

Central Business Improvement District

Meeting Minutes

November 18, 2010 10:00 a.m.

3rd Floor Planning Conference Room

Attendance: Chairman; Richard Griffin, Sec. /Treas.; Sam T. Sicard, Jeff Pryor, Phil White, Bennie Westphal, Rodney Ghan, Bill Hanna and staff: Jayne Hughes.

Others in Attendance: David Kerr, David Harris, Kevin Moran, Maggie Rice, Wanda Freeman, Brenda Andrews, Linda Gurlen, Sam Bowden, Ralph Baker, Tony Elkins.

Call to Order:

Mr. Griffin called the meeting to order at 10:04 am.

Approval of Minutes:

The minutes from October, 2010 were presented. A motion to approve the minutes was made by Ghan with a 2nd from Westphal. Motion passed by a 7 for – 0 against vote.

Treasurer's Report:

The Treasurer's report for October 2010 was presented by Jayne Hughes in Mr. Sicard's absence. Motion to approve the treasurer's report was made by White, second by Ghan, Motion passed by a 7 for – 0 against vote.

Commissioners Forum:

Ralph Baker/Anderson Landscaping

Hughes introduced Tony Elkins and Ralph Baker with Woody Anderson's project. Ralph began the presentation with drawings of the proposed landscaping around the covered parking areas. He mentioned that they will be doing the project in phases and that each space is very important to the residential units. White asked the number of units that are planned. Baker responded that in phase 1 there would be 6-1 bedroom, 1- 1 bedroom ADA, 1- 2 bedroom ADA, 3- 2 bedroom. Total number of apartments was going to be about 50 for the project. Tony said that Woody was waiting on the restaurant and bar area to determine the total needs on parking. Baker said that for the phase 1 and 2 parking they would need to plan for as many spaces as possible due to accessibility to the units. It appears that they would have about 12 spaces covered for each phase. Irrigation for the landscaping is included. White stated that he felt like the project was going in the right direction. Hughes suggested Tony contact the City's Urban Forrester about landscape varieties that will survive in hot asphalt areas. White stated that they were not trying to be hard to get along with just wanting the units to be successful and nice landscaping would help with that by giving it a more residential feel. Ghan suggested wrapping the stairwells with landscaping trying not to use a parking space. He also said breaking up the canopies with some landscaping could soften the area. Griffin asked to see what the carports will look like. Baker said they have taken the detail of the fascia on the building and added it on areas of the carports, using the same colors. Griffin asked for colors but Baker did not have that information. Griffin asked what the roof was going to look like. Tony said that the metal roof would be the same color of the hotel, a green with burgundy accents and then tan columns. Westphal also stated the importance of the landscaping and the carport aesthetics to the district but very important to the success of the residential project. Baker told the commissioners that he would bring whatever they needed as far as review. White asked for colors and materials. He also asked to see the overall plan. He reviewed that the only real opportunities to take away from the motel look would be to add landscaping and improve the covered parking areas. White said he didn't feel like they would need to worry about parking spaces. Tony said the parking needs of additional phases, after the first phase of rental success, could change based on what the market called for. He also said that the hotel colors had already been approved for downtown and did not understand why the colors if they were going to match the hotel were an issue. Griffin asked again for the colors and Tony repeated that the green, burgundy and tan will be the colors of the parking carports. Griffin reminded the presenters that all the commissioners needed was information for what the exterior would look like. Ghan agreed and asked if the project was to only turn the hotel rooms into apartments would they come before the Commission. The answer was no, and that only the exterior materials and colors and the carports were what was the concern. The landscaping is also being suggested. Hughes reminded that this project was not a variance but that suggestions on landscaping materials and colors was what the commissioners want to see from the architect. Griffin stated that if the carport is not designed to look good it will look like just another add on carport like what we have in other parts of the community. Baker agreed to bring back materials and colors labeled on the plans.

Griffin as a developer brought to the commission a project that his company will be doing on the side "carriage" entry off of North 10th to the New Theater. Hughes reminded the commissioners that although this is not a variance the commission still views most projects. The façade will be restored with actual terra cotta tiles created by artist Peter Lippincott. In

addition, new paint and replacing the damaged materials will be a part of the renovation. This building has a conservation easement which was created many years ago but future projects all have to be referred to the easement program in Little Rock. AHPP has to review and approve projects on the property. Griffin has applied to AHPP and they approved this project.

Hughes reported that the Design Guidelines were almost complete. She was working on locating electronic photos which will improve the quality of the guidelines. Brenda Andrews did ask the commission to reconsider the use of materials which would cover up historic features on the exteriors of buildings within the Garrison Avenue Historic District. She reminded the commissioners that for example EIFS could be viewed as permanent and this could lower our ability to apply for tax credits. This use of some materials such as EIFS or metal could bring us down in our percentages of contributing structures. We must remain above 51% of contributing structures in the Historic District. The commissioners discussed the use of metal or any material which covers historic features.

White made the motion that no more than 20% of all existing wall surface, excluding window and door openings, will consist of metal, EIFS or similar materials within the Garrison Avenue Historic District. Westphal made the 2nd. Motion passed by a 7 for 0 opposed vote.

It was decided that the retreat would be January 20. Griffin said that he wanted 100% attendance.

The meeting adjourned at 11:20 am.

Respectfully Submitted,

Jayne Hughes