

Administrative Alternates



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: UDO 1.5.9 Transparency & UDO 7.1.7 Vehicle Parking Lot Landscaping Provide an explanation of the alternate requested, along with an applicant's statement of the findings See Supporting Document - Exhibit A Provide all associated case plan numbers including zoning and site plan: ASR-0059-2019	Transaction Number

Property Address 4381 Lassiter Mill Road		Date 1/14/2020
Property PIN 1705597841 (This PIN represents the master parcel)	Current Zoning CX-12-UL	
Nearest Intersection Lassiter Mill Road and Six Forks Road		Property size (in acres) 30.63 (8.32 Project Area)
Property Owner North Hills Owner LP	Phone 919-833-7755	Mail 4321 Lassiter at North Hills Ave, Suite 250, Raleigh, NC 27609
	Email kwalker@kanerealtycorp.com	
Project Contact Person Kallie Walker	Phone 919-833-7755	Mail 4321 Lassiter at North Hills Ave, Suite 250, Raleigh, NC 27609
	Email kwalker@kanerealtycorp.com	
Property Owner Signature 	Email j.kane@kanerealtycorp.com	
Notary Sworn and subscribed before me this <u>16</u> day of <u>January</u> , 20 <u>20</u>	Notary Signature and Seal 	

UNIFIED DEVELOPMENT ORDINANCE

Section 7.1.7. VEHICLE PARKING LOT LANDSCAPING

Administrative Alternate Findings

The Planning Director in accordance with Sec. 10.2.17. may approve an administrative alternate subject to all of the following findings:

1. The approved administrative alternate meets the intent of the vehicle parking lot regulations;

The project meets the intent of the vehicle parking lot regulations by delineating parallel parking spaces throughout the project into small groupings separated by peninsulas which incorporate raised planters with shade trees. Careful arrangement of planters maintains free flow of pedestrian circulation.

2. The approved administrative alternate conforms with the Comprehensive Plan and adopted City plans;

We have included a select grouping of examples from the Comprehensive Plan policies that the proposed development conforms to:

- i. *Policy UD 2.7 – Public Open Space* which states, “Usable and well-appointed urban public open space should be provided within mixed-use centers to serve as focal points and community gathering spots.”
- ii. *Policy UD3.9 – Parking Lot Design* which states, “Encourage efficient site design, shared parking between complementary uses, and reduced amounts of impervious surface in parking lot design. Where underground or below-grade parking is not feasible, parking garages should be wrapped with active retail uses along the entire vertical frontage of buildings along the public right-of-way. Garages should be architecturally screened so that stored vehicles are not visible from the adjacent right-of-way.”
- iii. *Policy UD3.10 – Planting Requirements* which states, “Enhance and expand the required planting and tree coverage for parking lots by incorporating design standards that promote long term tree growth and health. Planting standards should improve permeability and reduce the heat island effect.”
- iv. *Policy UD3.11 – Parking Structures* which states, “Encourage creative solutions including landscaping and other aesthetic treatments to design and retrofit parking structures to minimize their visual prominence. Where feasible, the street side of parking structures should be lined with active and visually attractive uses to lessen their impact on the streetscape.”

3. The approved administrative alternate is considered equal or better to the standard.

The proposed solution exceeds the intent of the standard by providing large, landscaped public space and streetscaped areas on the parking structure roof surface (street level), by minimizing the size of parking space groupings, and by incorporating plantings throughout the street level parking areas. All proposed parking space groupings at the street level are smaller than those required by the standard. Furthermore, the proposed plantings at the end of each parking grouping include a combination of low plantings and trees in raised planters which provide both visual interest and a reduction of urban heat island.

UNIFIED DEVELOPMENT ORDINANCE

Section 1.5.9. TRANSPARENCY

Administrative Alternate Findings

The Planning and Development Officer may in accordance with Sec. 10.2.17. reduce the required transparency subject to the following findings:

1. The approved alternate meets the intent of the transparency requirements

The proposed reduction in transparency along both Lassiter Mill Road and the internal drive aisle labeled High Street at North Hills is offset with other elements to lend visual interest to street facing building facades for both pedestrians and building occupants via consistent facade rhythm, additional architectural elements like brick details, perforated screening, and vertical landscaping

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.

We have included a select grouping of examples from the Comprehensive Plan policies that the new development conforms to:

- i. *Policy UD 1.2 – Architectural Features* which states “Quality architecture should anchor and define the public realm. Elements of quality architecture include architectural accents and features conducive to pedestrian scale and usage, such as a distinct base, middle, and top (for high-rise buildings); vertical and horizontal articulation; rooflines that highlight entrances; primary entrances on the front façade; transparent storefront windows and activated uses on the ground floor; and corner buildings with defining landmark features.”
- ii. *Policy UD1.3 – Creating Attractive Facades* which states “Well-designed and articulated building facades, storefront windows, and attractive signage and lighting should be used to create visual interest. Monolithic or box-like facades should be avoided to promote the human quality of the street.

3. The street facing building façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency

- i. The proposed solution along for building W along Lassiter Mill uses architectural elements and vertical landscaping to help create visual interest and provide relief at street level to offset the reduction in transparency. Brick pilasters are brought to the ground to extend the architectural rhythm from above. Additional brick detail and attention has been paid at the street level to create an obvious building base. Perforated metal screens have been provided to screen the loading dock from the street while still providing some level of transparency. These panels are inset into the brick frame to provide façade relief and visual interest. Vertical landscaping is provided at both the screen and the pilasters to reinforce the brick structure and to soften the metal screens. Additionally, base plantings have been provided at facades without transparency to ensure that these areas are indeed of interest and not static.
- ii. The proposed building X along Lassiter Mill and the internal drive aisle labeled High Street at North Hills employs consistent facade rhythm and architectural elements to create visual interest and provide relief at street level to offset reduction in transparency. Pilasters are brought to the ground to extend the architectural rhythm from above, and canopy detailing brings additional visual interest to what will be active retail facades featuring programmed storefront and pedestrian access points.

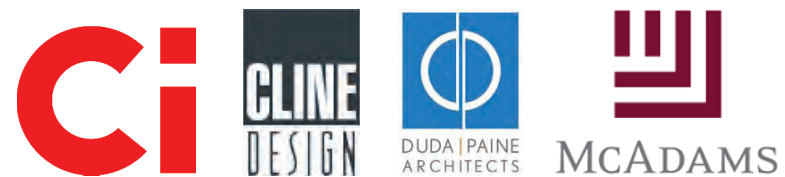
NORTH HILLS

RALEIGH, NORTH CAROLINA

APPEARANCE COMMISSION PRESENTATION

6 FEBRUARY 2020

KANE
REALTY CORPORATION





PRESENTATION AGENDA

- I. INTRODUCTION
- II. PROJECT DESIGN OVERVIEW
- III. VEHICLE PARKING LOT LANDSCAPING
- IV. TRANSPARENCY
- V. CONCLUSION





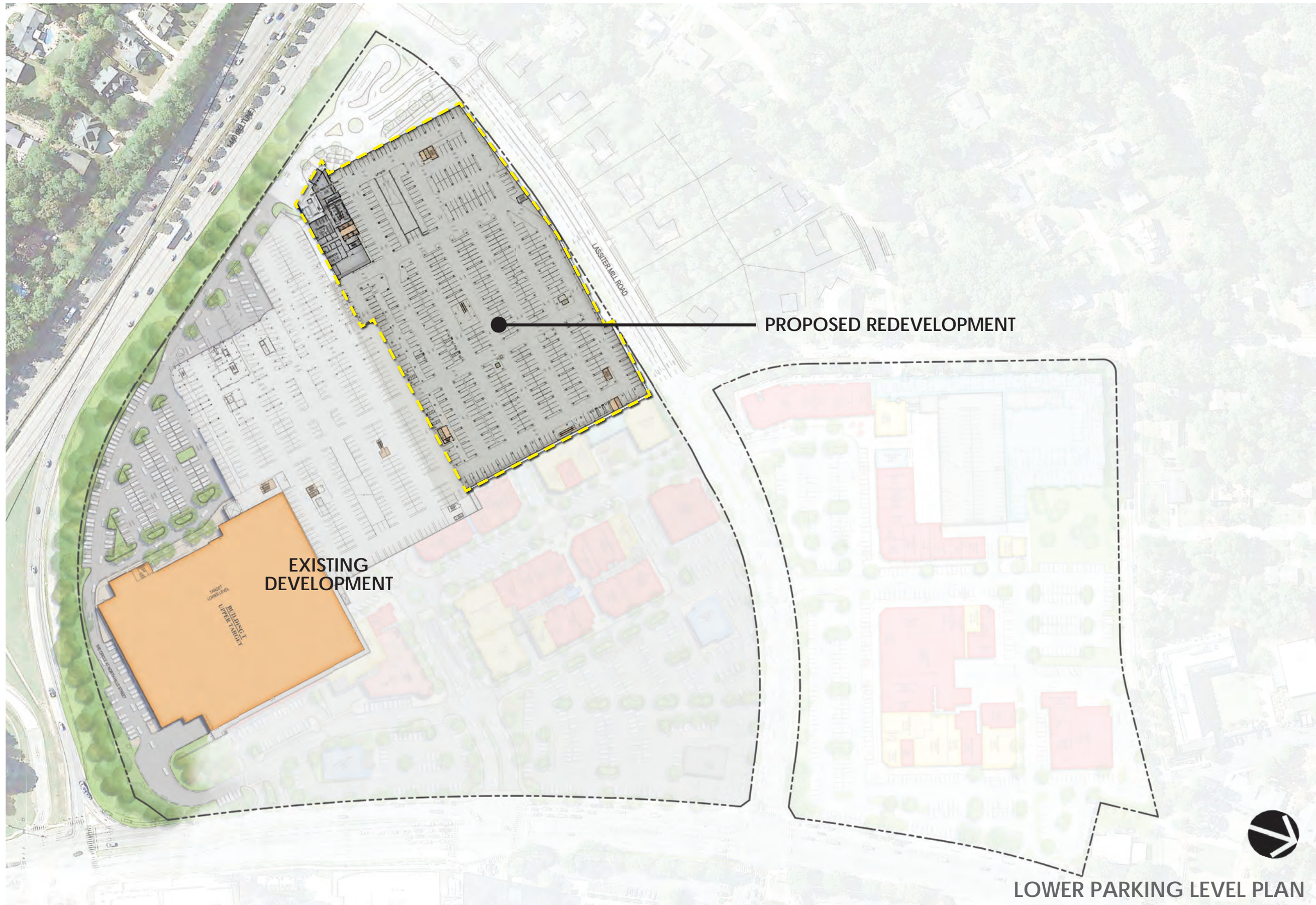




PROPOSED DEVELOPMENT



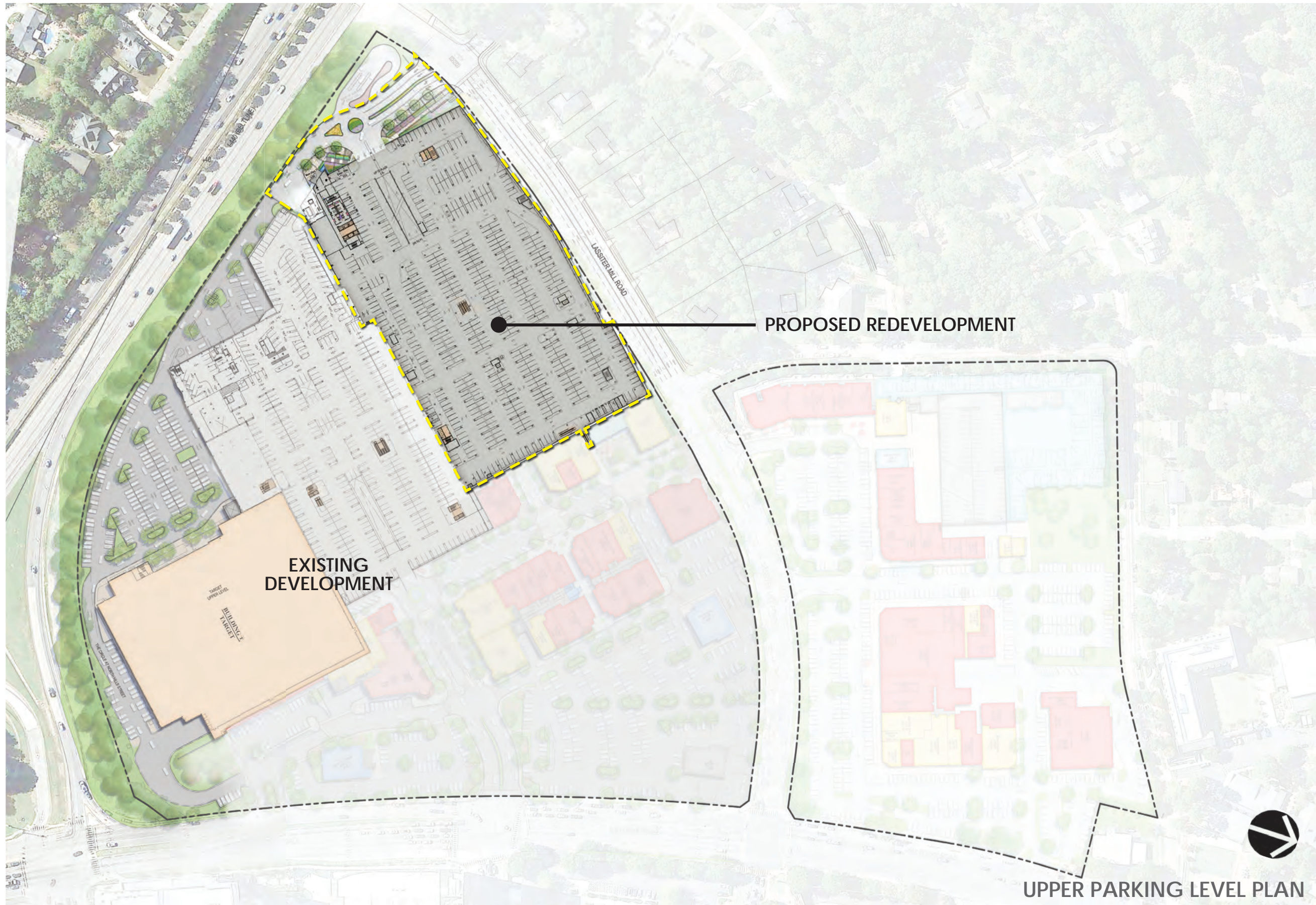




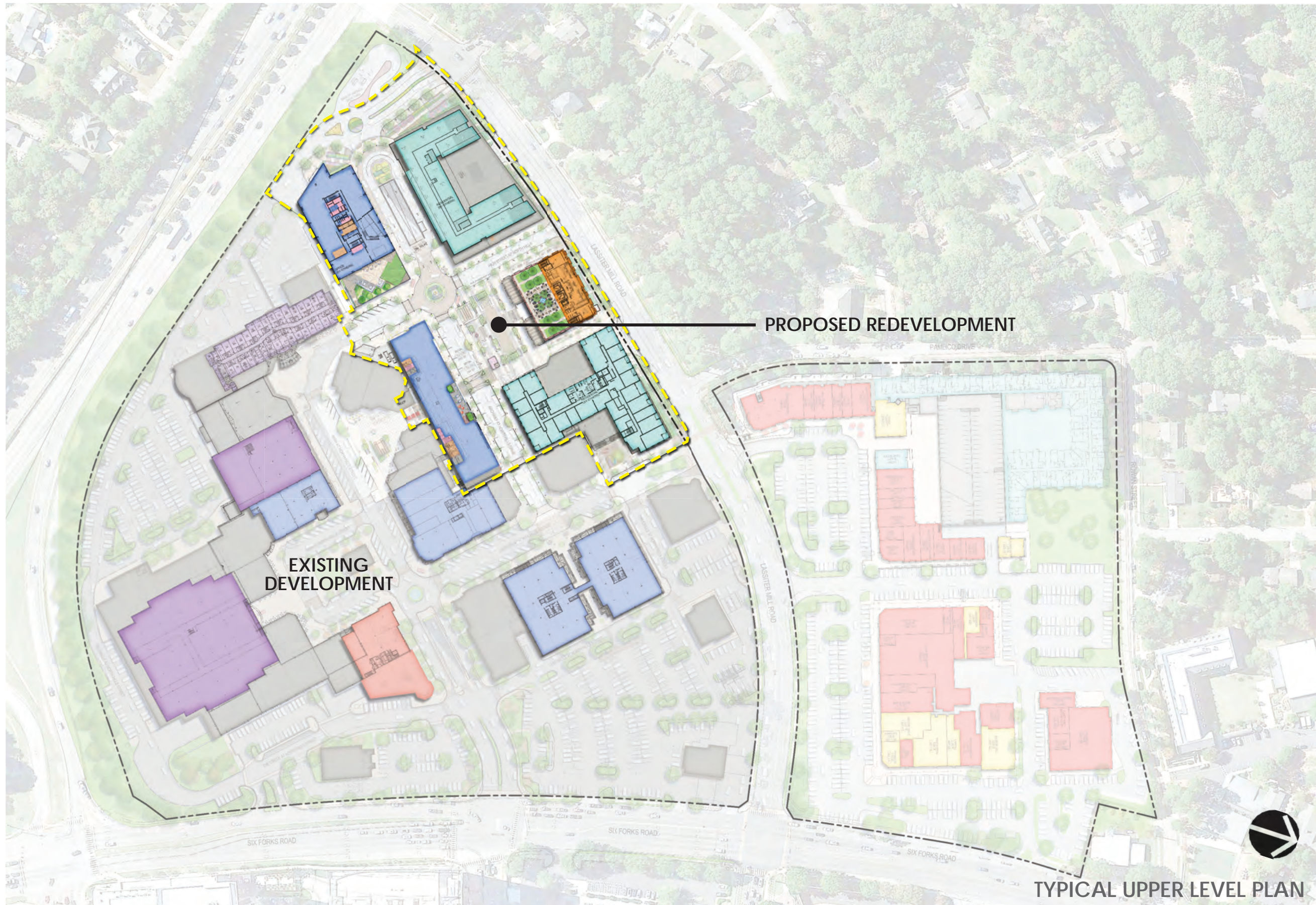
PROPOSED REDEVELOPMENT

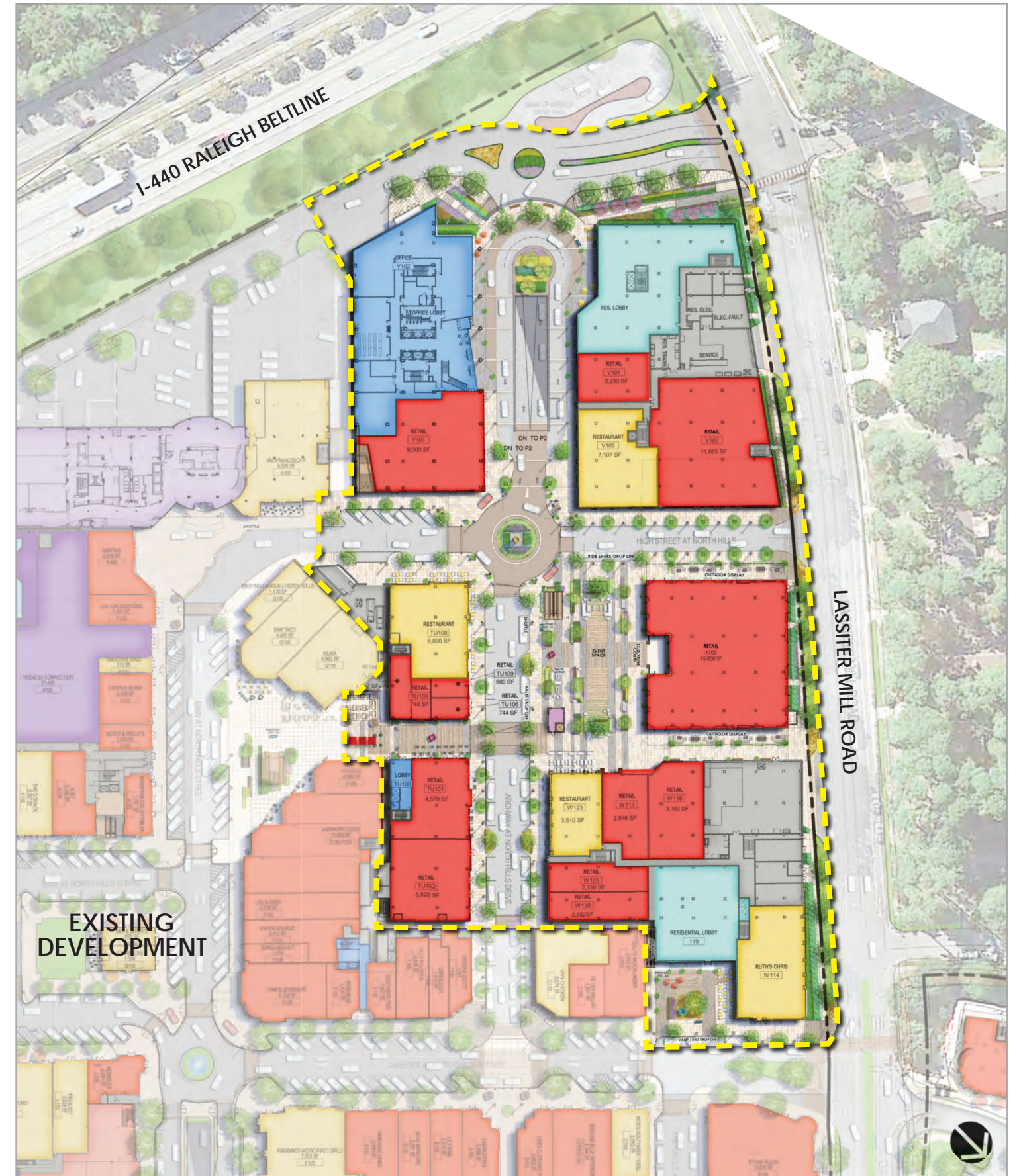
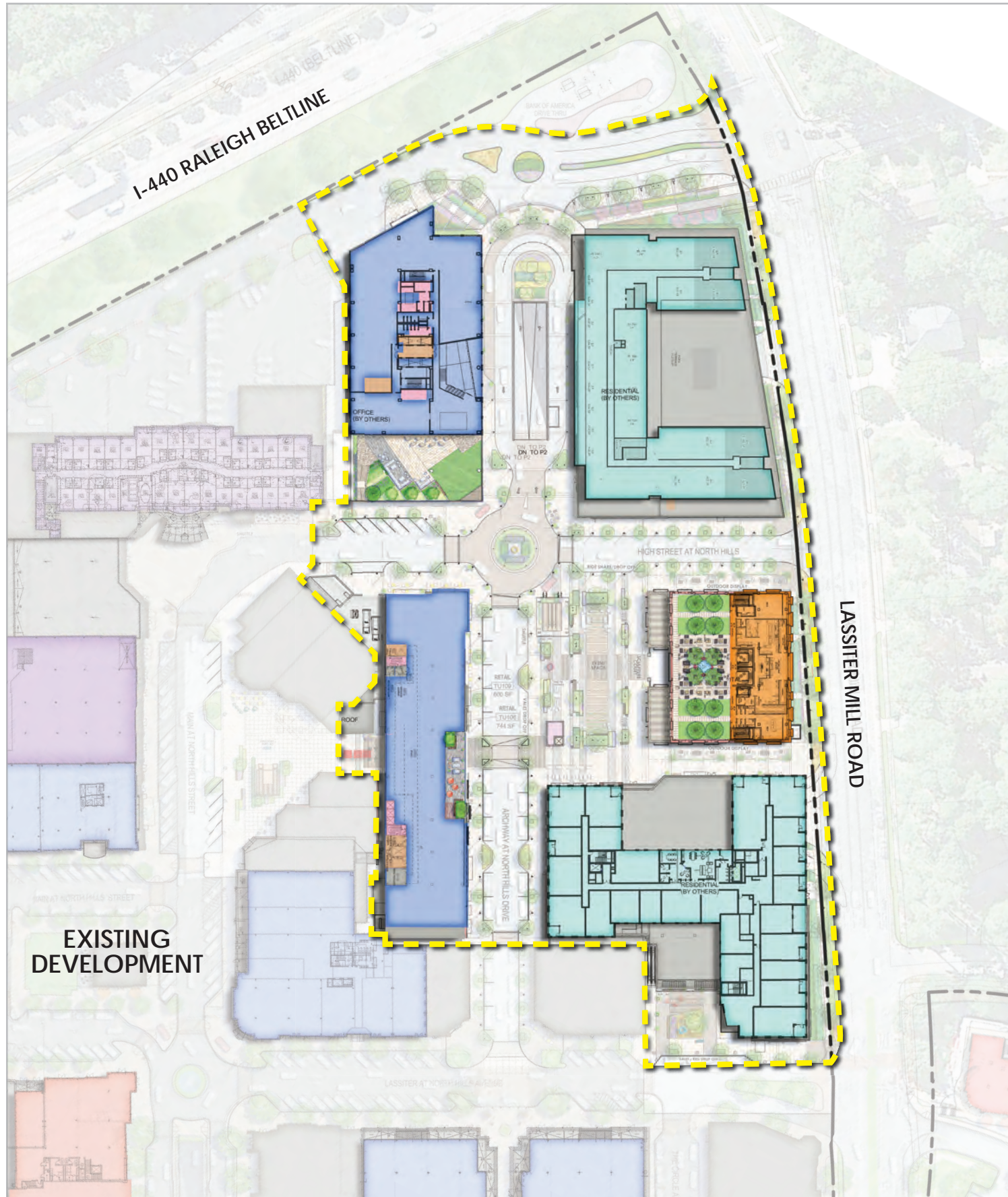
EXISTING DEVELOPMENT

LOWER PARKING LEVEL PLAN













UDO SECTION 7.1.7 VEHICLE PARKING LOT LANDSCAPING

INTENT:

1. The intent of the vehicle parking lot landscaping requirements is to **minimize the visual impacts of large areas of vehicular parking** as viewed by the public right-of-way, **minimize the impacts of stormwater runoff**, and **dissipate the effects of the urban heat island**.
2. A well-designed parking lot utilizes landscaped islands and clear delineations to break the parking lot into smaller segments.
3. Tree and shrub plantings should not interfere with the pedestrian circulation on the site.

I. ADMINISTRATIVE ALTERNATE FINDINGS

The Planning Director in accordance with Sec. 10.2.17. may approve an administrative alternate subject to all of the following findings:

FINDING A

The approved administrative alternate meets the intent of the vehicle parking lot regulations.

Parking spaces are delineated into **small groupings** separated by peninsulas which incorporate **raised planters with shade trees**.

Careful arrangement of planters maintains **free flow of pedestrian circulation** throughout the project.

FINDING B

The approved administrative alternate conforms with the Comprehensive Plan and adopted City plans.

The project is consistent with policies of the Comprehensive Plan, specifically the following:

- UD 2.7 Public Open Space
- UD 3.9 Parking Lot Design
- UD 3.10 Planting Requirements
- UD 3.11 Parking Structures

FINDING C

The approved administrative alternate is considered equal to or better than the standard.

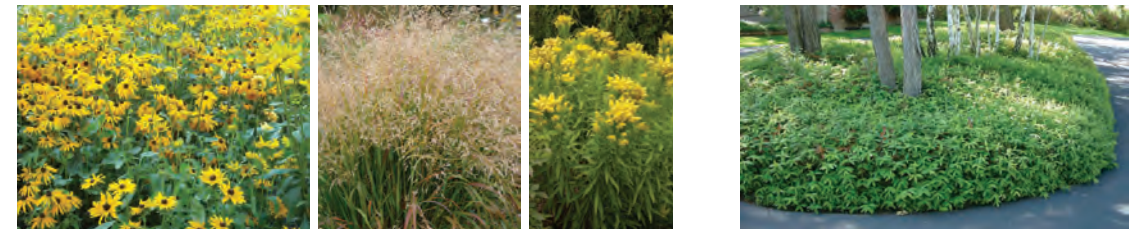
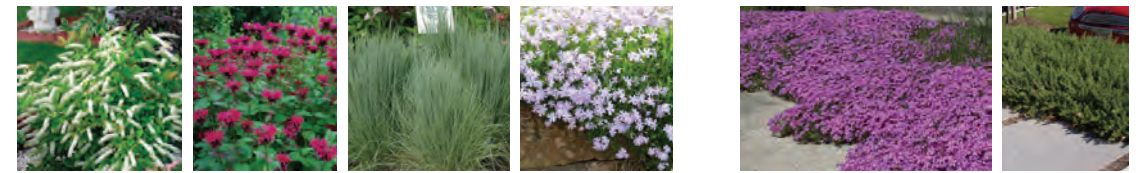
- Majority of parking structure roof surface has been dedicated to **public open space and streetscape**.
- Each end of all groupings of parking spaces terminate with planters
- Parallel parking spaces are arranged in **groupings of 5 spaces or fewer**.
- Head-in parking spaces are arranged in **groupings of 8 spaces or fewer**.

LASSITER MILL ENTRY



PROPOSED STREETSCAPE POT PLANT
"THRILLERS, FILLERS, + SPILLERS"

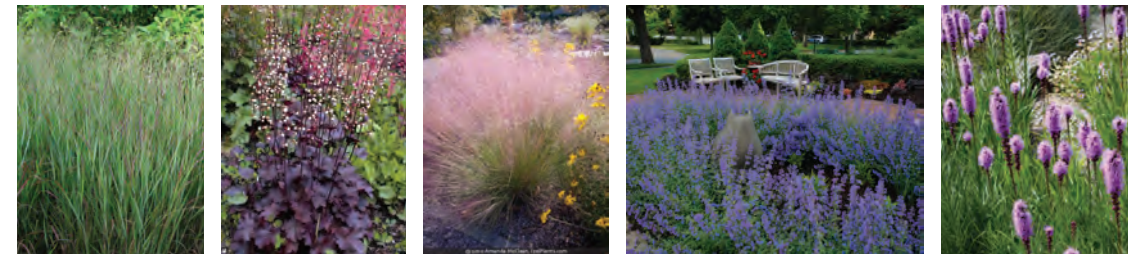
LASSITER MILL FRONTAGE



PROPOSED UNDERSTORY PLANTINGS
JC PENNEY PLAZA

PROPOSED
GROUNDCOVERS

HIGH STREET

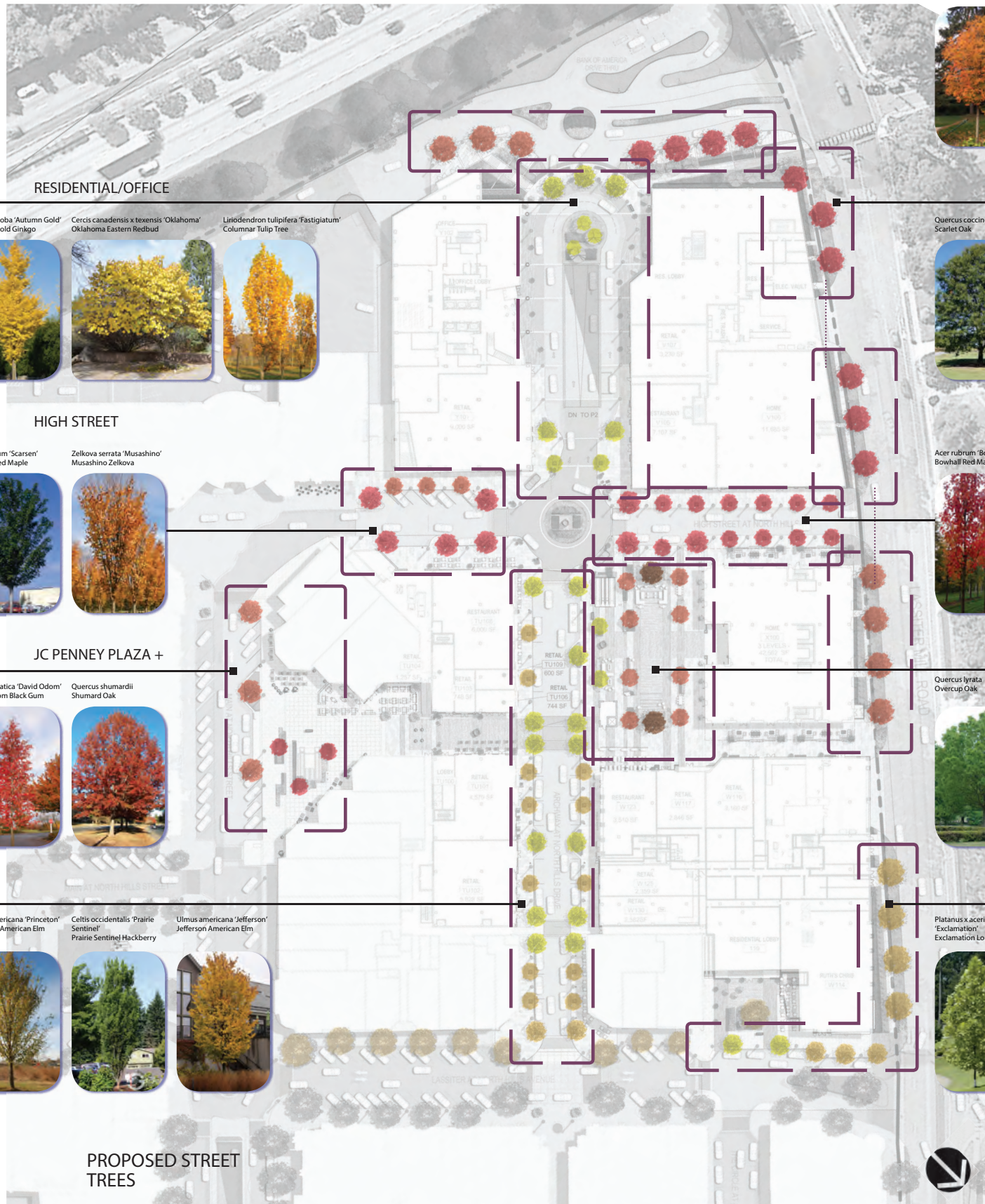


PROPOSED UNDERSTORY PLANTINGS
MAIN PLAZA

MAIN PLAZA



NORTH RESIDENTIAL COURT +



RESIDENTIAL/OFFICE



HIGH STREET

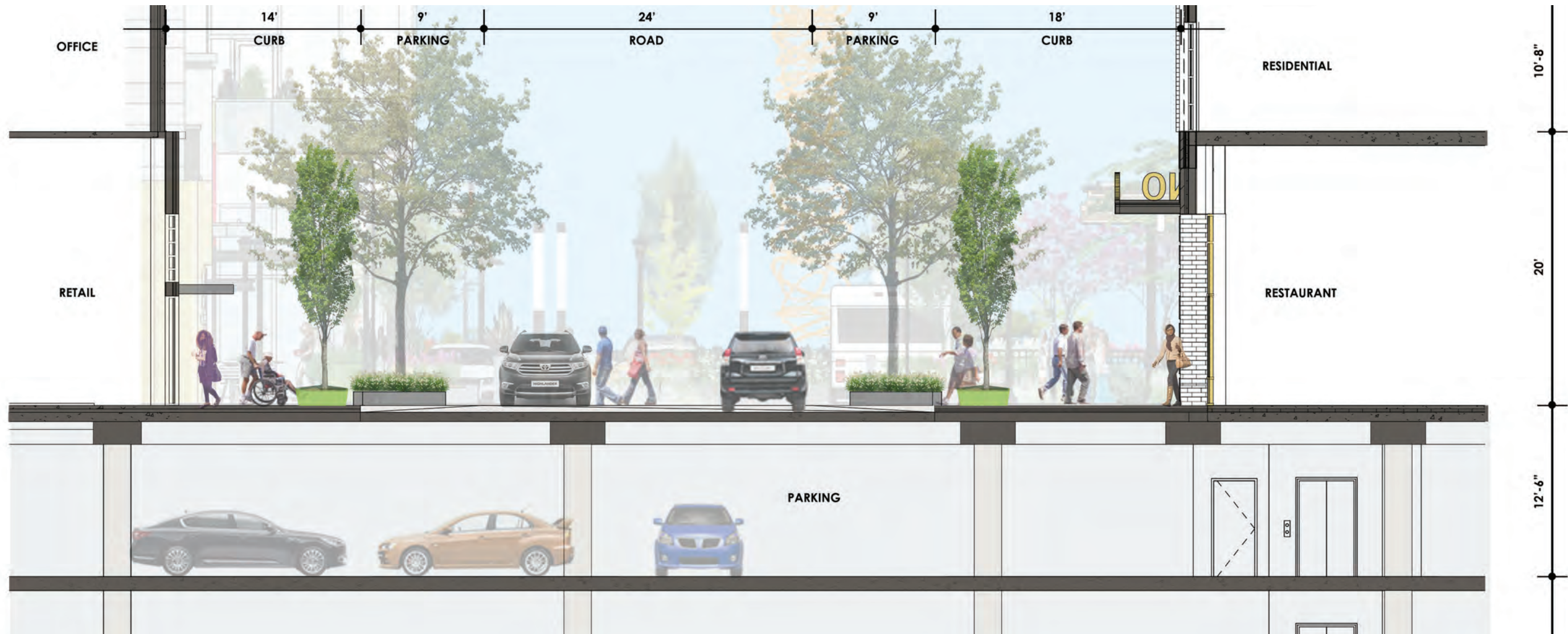
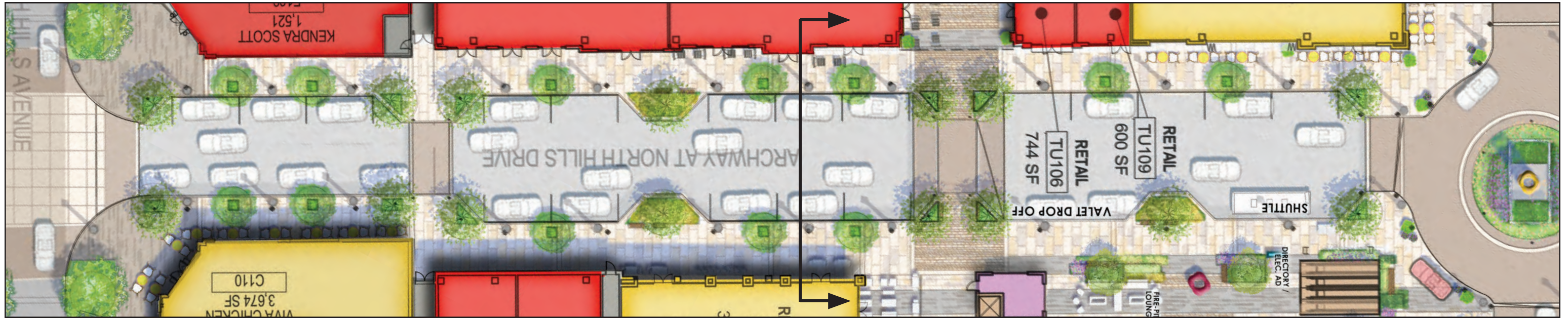


JC PENNEY PLAZA +



PROPOSED STREET
TREES





UDO SECTION 1.5.9 TRANSPARENCY

INTENT:

The transparency requirements are intended to lend **visual interest to street-facing building facades** for both pedestrians and building occupants and **minimize blank wall areas**. This is not applicable to residential uses.

I. ADMINISTRATIVE ALTERNATE FINDINGS

The Planning Director in accordance with Sec. 10.2.17. may approve an administrative alternate, subject to all of the following findings:

FINDING A

The approved administrative alternate meets the intent of the transparency requirements.

Proposed reduction along both Lassiter Mill Road and the internal drive aisle labeled High Street at North Hills is offset with other elements to lend visual interest via **consistent facade rhythm** and **additional architectural elements** (brick details, perforated screening, vertical landscaping)

FINDING B

The approved alternate conforms with the Comprehensive Plan and adopted City plans.

Proposed alternate is consistent with policies related to ground level transparency:

- UD 1.2 - Architectural Features
- UD 1.3 - Creating Attractive Facades

FINDING C

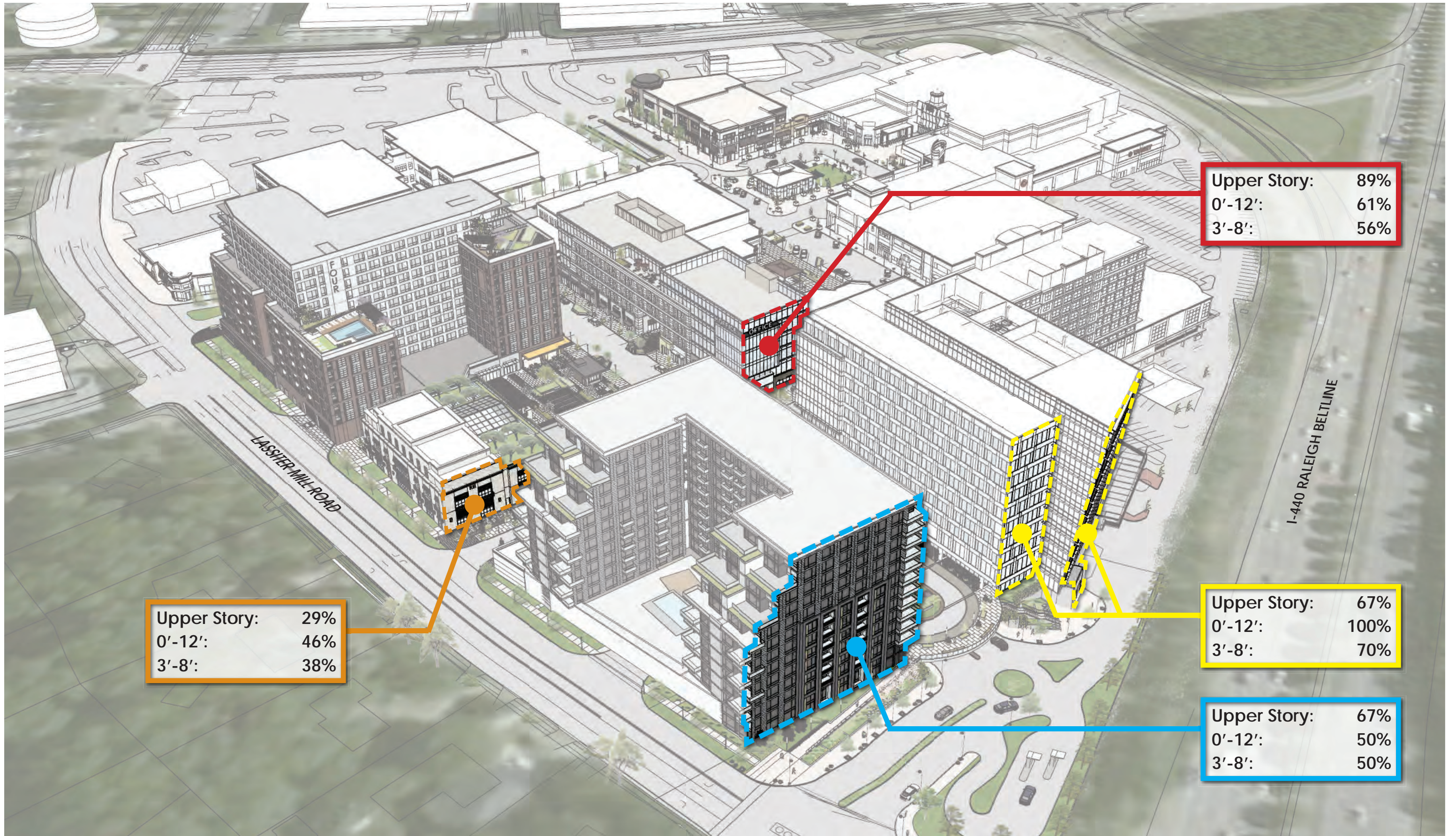
The street-facing building facade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

Proposed solutions on Bldgs W include:

- **Pilasters** brought to the ground to extend architectural rhythm from above
- **Additional brick detail** at the street level to create an obvious building base
- Proposed **perforated metal screens** to screen loading dock while providing some level of transparency. Panels are inset into brick to provide further facade relief
- **Vertical landscaping** provided at both screen and pilasters
- **Base plantings** at non-transparent portions of facade provide visual interest

Proposed solutions on Bldgs X include:

- Consistent facade rhythm
- **Pilasters** brought to the ground to extend architectural rhythm from above
- **Canopy detailing**
- **Active retail facades** featuring programmed storefront and pedestrian access points

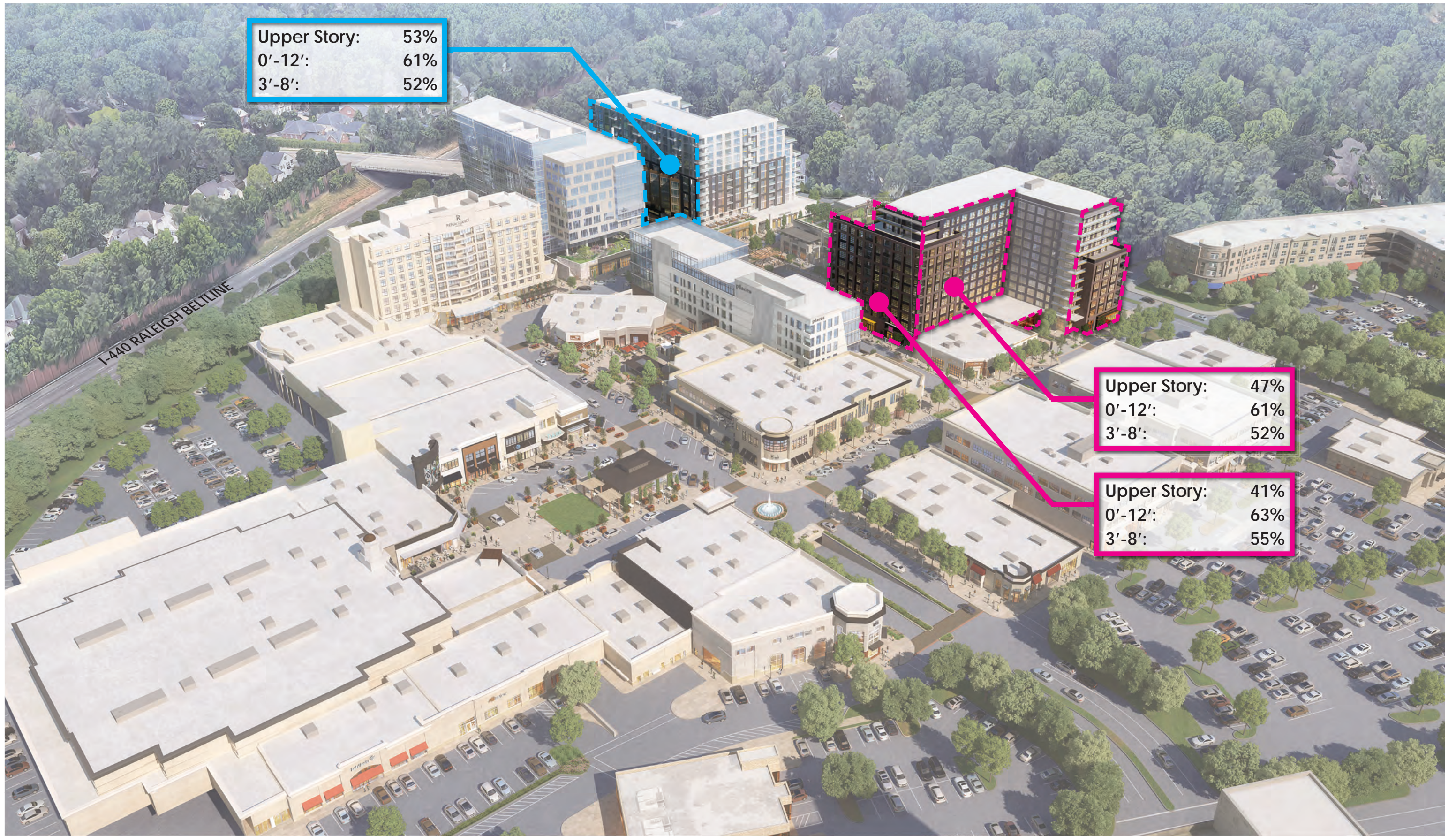


Upper Story:	89%
0'-12':	61%
3'-8':	56%

Upper Story:	29%
0'-12':	46%
3'-8':	38%

Upper Story:	67%
0'-12':	100%
3'-8':	70%

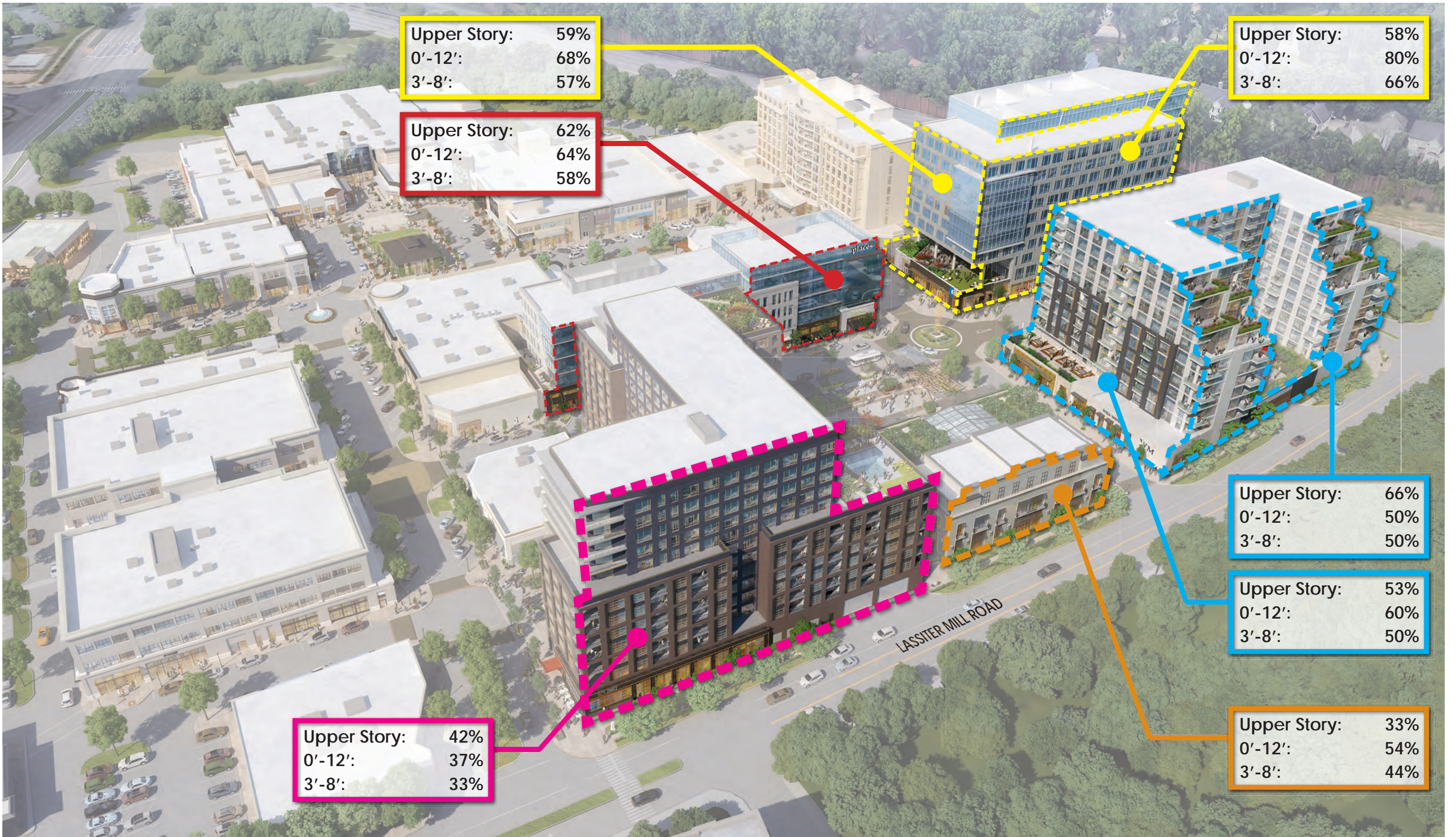
Upper Story:	67%
0'-12':	50%
3'-8':	50%



Upper Story:	53%
0'-12':	61%
3'-8':	52%

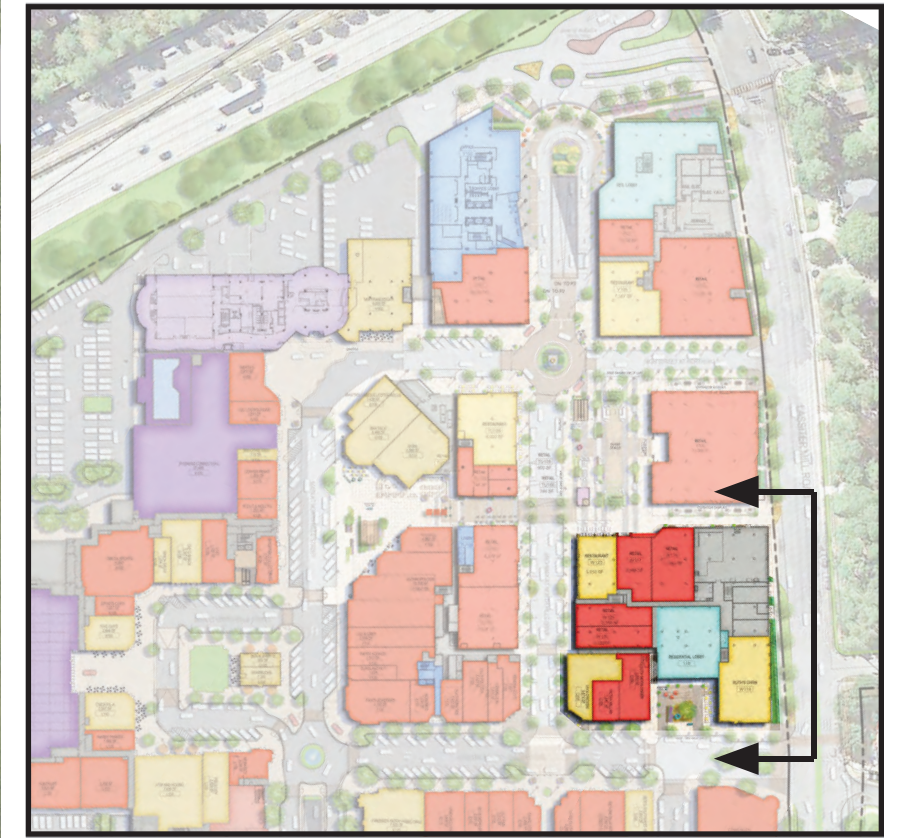
Upper Story:	47%
0'-12':	61%
3'-8':	52%

Upper Story:	41%
0'-12':	63%
3'-8':	55%





BLDG W - WEST ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	1,236 sf	742 sf	492 sf
Ground Story between 0' and 12'	2,966 sf	1,483 sf (50%)	1,100 sf (37%)
Upper Story	26,487 sf	5,297 sf (20%)	11,192 sf (42%)





LANDSCAPE BASE
PLANTING

OUTDOOR
SEATING



DOOR TO BFP ROOM

PERFORATED METAL SCREEN ON PAINTED STEEL FRAME ON SOLID WALL (NO VIEW BEYOND)

DUKE ENERGY TRANSFORMER VAULT ROLLING DOOR

PERFORATED METAL SCREEN ON PAINTED STEEL FRAME W/ VERTICAL LANDSCAPING

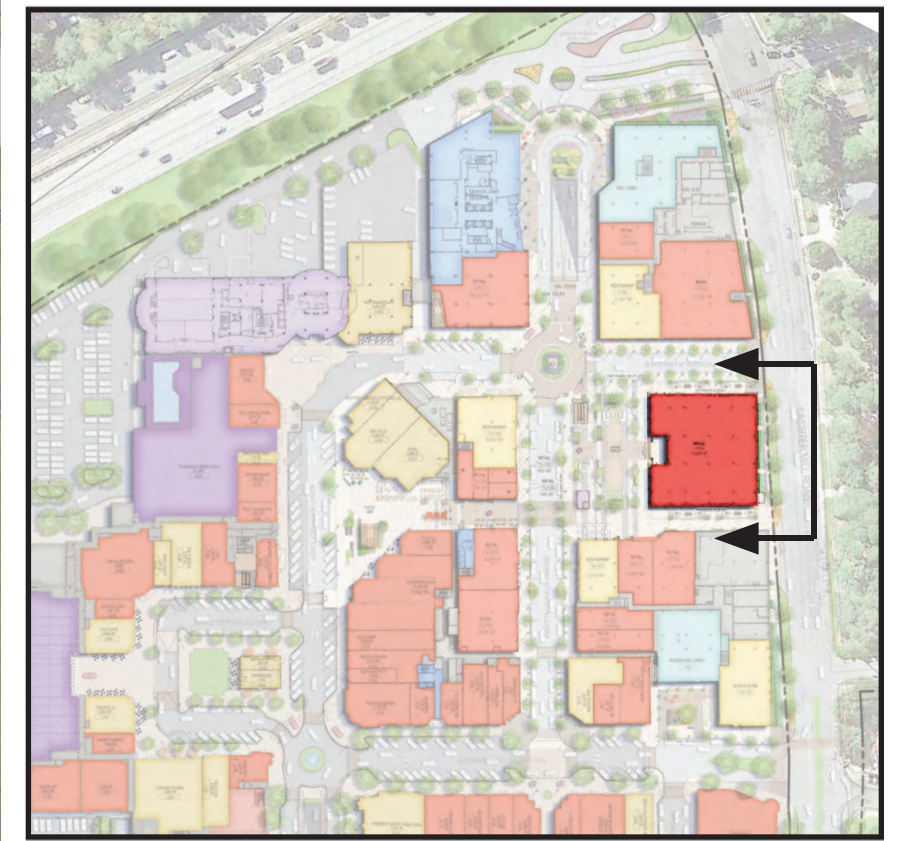
LANDSCAPED BASE PLANTER

EXTENSION OF BRICK FRAME RHYTHM FROM ABOVE

ADDITIONAL BRICK DETAIL @



BLDG X - WEST ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	700 sf	420 sf	371 sf
Ground Story between 0' and 12'	1,680 sf	840 sf (50%)	910 sf (54%)
Upper Story	4,018 sf	803 sf (20%)	1,312 sf (33%)





BLDG X - SOUTH ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	665 sf	399 sf	300 sf
Ground Story between 0' and 12'	1,596 sf	798 sf (50%)	730 sf (46%)
Upper Story	3,292 sf	658 sf (20%)	965 sf (29%)



BUILDING V

OVERALL 0'-12' TRANSPARENCY: 55%



BUILDING X

OVERALL 0'-12' TRANSPARENCY: 50%



BUILDING W

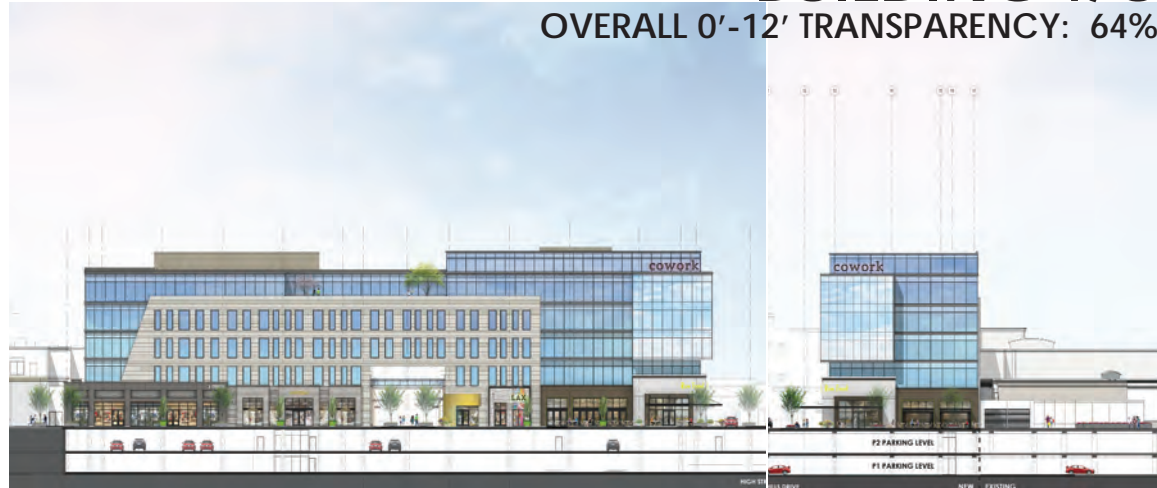
OVERALL 0'-12' TRANSPARENCY: 51%



LASSITER AT NORTH HILLS AVENUE FACING S

BUILDING T/U

OVERALL 0'-12' TRANSPARENCY: 64%



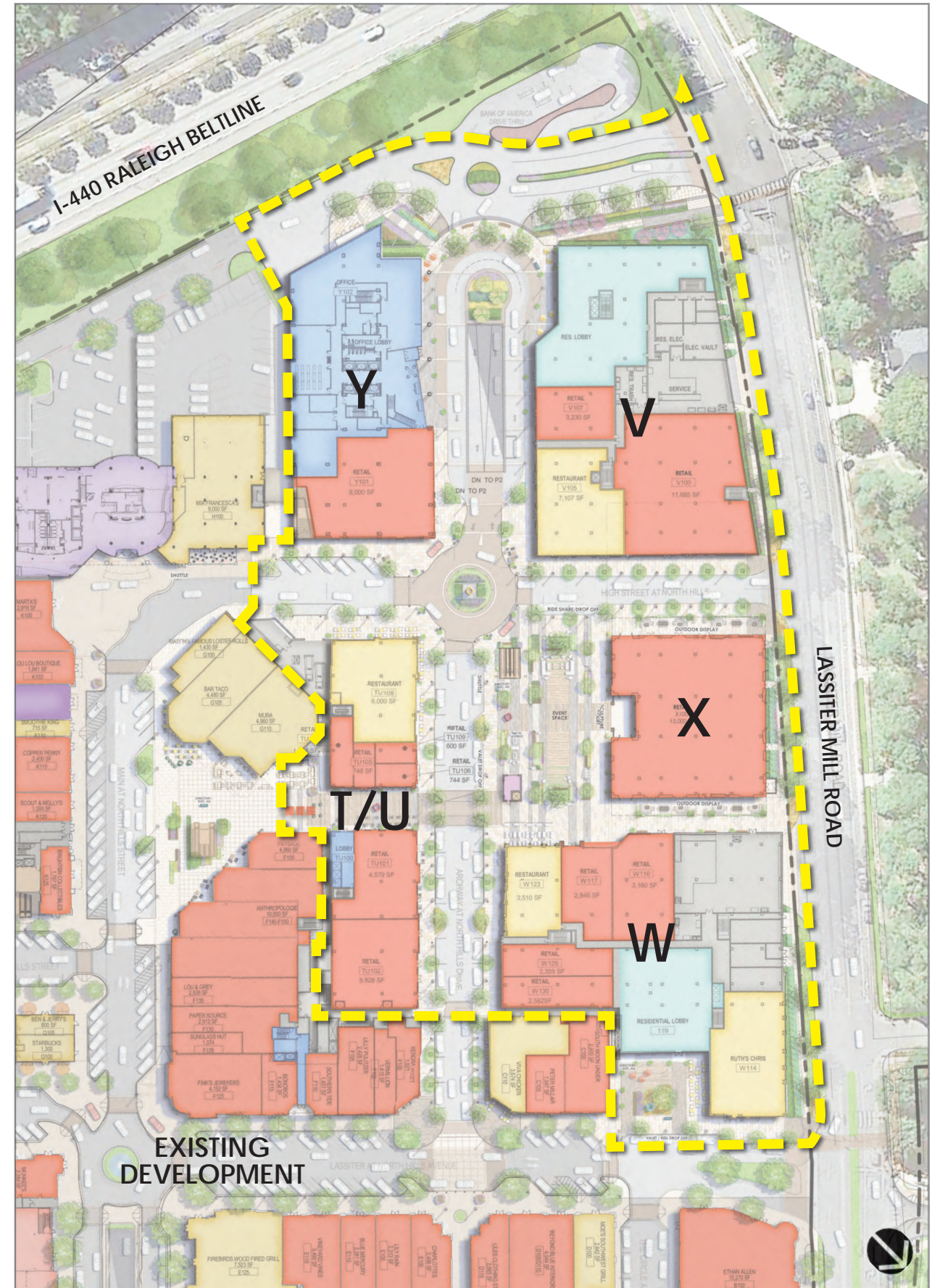
BUILDING Y

OVERALL 0'-12' TRANSPARENCY: 82%



TRANSPARENCY CALCULATIONS

		3' - 8'	0' - 12'	Upper Story
		(Min 50% of 0'-12' Req)	(Min 50%)	(Min 20%)
T/U	North	N/A	N/A	N/A
	South	55.6%	61.3%	88.5%
	East	N/A	N/A	N/A
	West	58.0%	64.2%	61.5%
V	North	50.0%	60.0%	52.8%
	South	50.0%	50.0%	66.9%
	East	52.3%	60.7%	52.7%
	West	50.0%	50.0%	66.3%
W	North	52.3%	60.6%	47.2%
	South	N/A	N/A	N/A
	East	54.8%	63.2%	41.4%
	West	33.2%	37.1%	42.3%
X	North	N/A	N/A	N/A
	South	37.6%	45.1%	29.3%
	East	N/A	N/A	N/A
	West	44.2%	53.6%	32.7%
Y	North	56.5%	67.9%	58.7%
	South	69.7%	100.0%	66.9%
	East	N/A	N/A	N/A
	West	65.6%	80.0%	58.2%
Project Total		52.2%	60.6%	54.8%



SUMMARY

UDO SECTION 7.1.7 VEHICLE PARKING LOT LANDSCAPING

FINDING A

The approved administrative alternate meets the intent of the vehicle parking lot regulations.

- Small groupings of parking spaces
- Providing raised planters with trees and low plantings
- Large public open space at parking roof surface (street level)

FINDING B

The approved administrative alternate conforms with the Comprehensive Plan and adopted City plans.

Proposed solution is consistent with policies of the Comprehensive Plan:

- UD 2.7 Public Open Space
- UD 3.9 Parking Lot Design
- UD 3.10 Planting Requirements
- UD 3.11 Parking Structures

FINDING C

The approved administrative alternate is considered equal to or better than the standard.

- Large public open space and streetscape at parking roof surface
- Groupings of parking spaces terminate with planters
- Parallel parking spaces in groupings of 5 spaces or fewer.
- Head-in parking spaces in groupings of 8 spaces or fewer.

UDO SECTION 1.5.9 TRANSPARENCY

FINDING A

The approved administrative alternate meets the intent of the transparency requirements.

Proposed reduction offset with other elements to lend visual interest

FINDING B

The approved alternate conforms with the Comprehensive Plan and adopted City plans.

Proposed alternate is consistent with Comprehensive Plan:

- UD 1.2 Architectural Features
- UD 1.3 Creating Attractive Facades

FINDING C

The street-facing building facade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

- Brick pilasters
- Additional brick detail at the street level
- Proposed perforated metal screens
- Vertical landscaping provided at both screen and pilasters
- Base plantings provided at non-transparent portions of facade
- Canopy detailing at Bldg X
- Active retail facade with programmed storefront at Bldg X



CONCLUSION / QUESTIONS

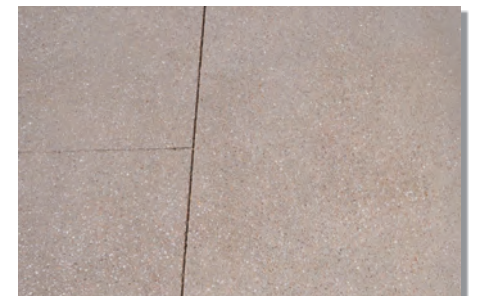
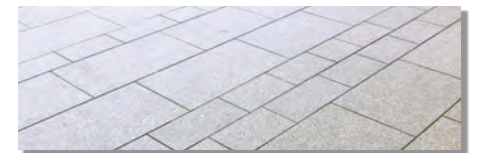
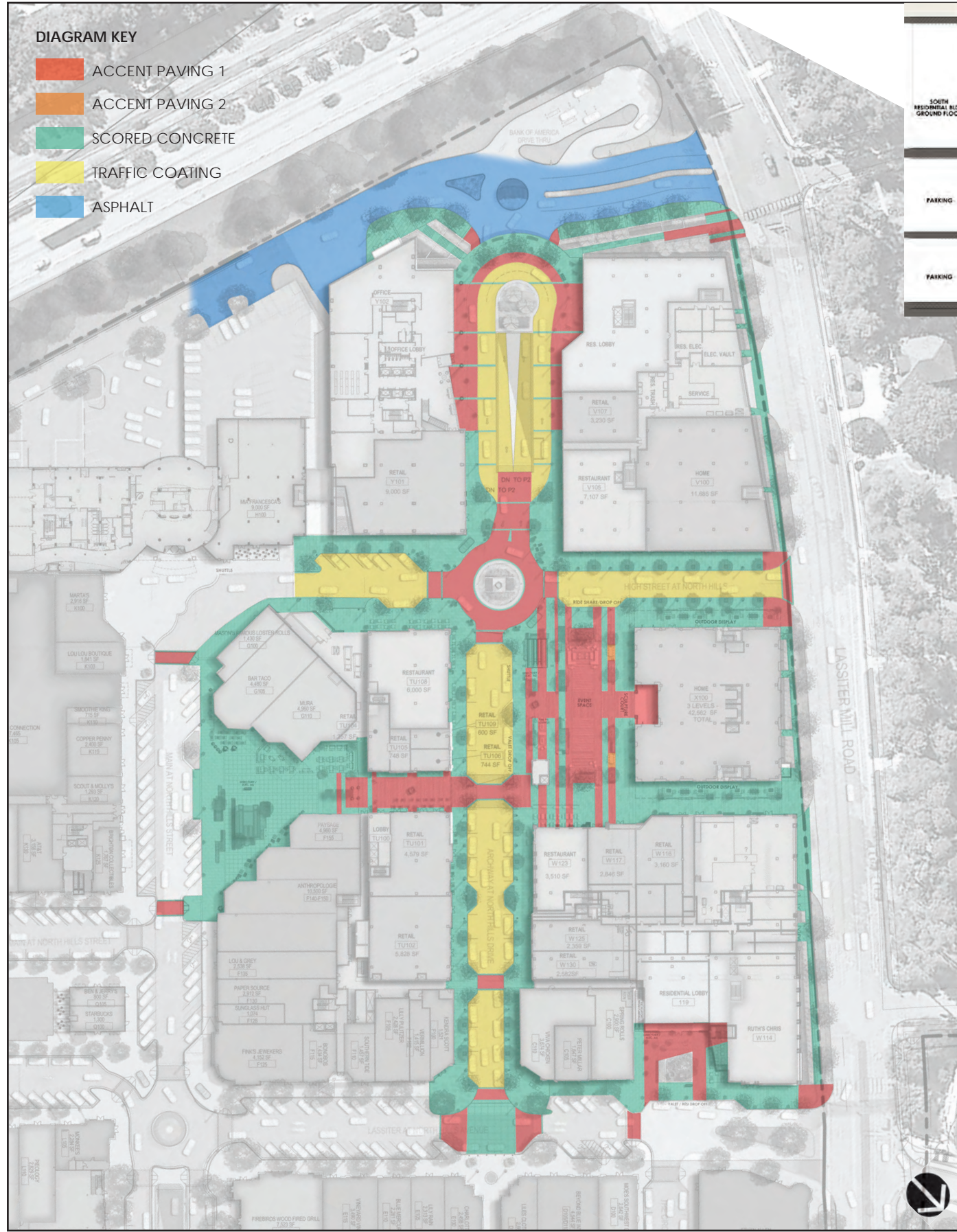
APPENDIX

HARDSCAPE



DIAGRAM KEY

- ACCENT PAVING 1
- ACCENT PAVING 2
- SCORED CONCRETE
- TRAFFIC COATING
- ASPHALT



SITE LIGHTING



Main Entrance



Drop Off Loop



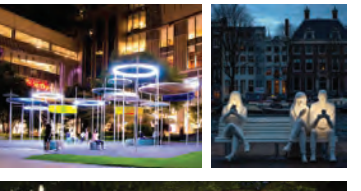
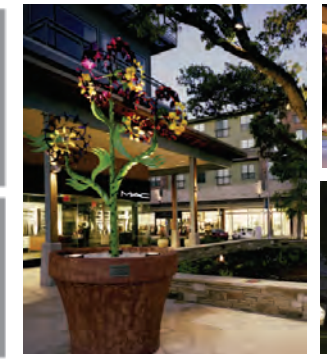
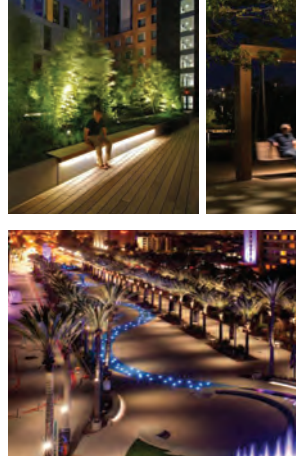
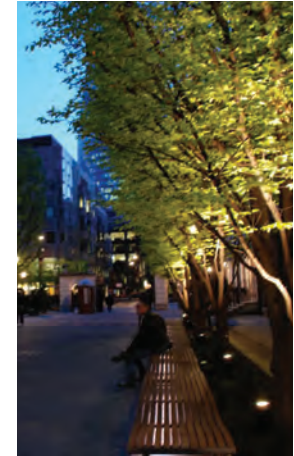
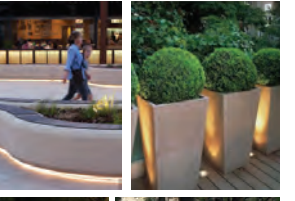
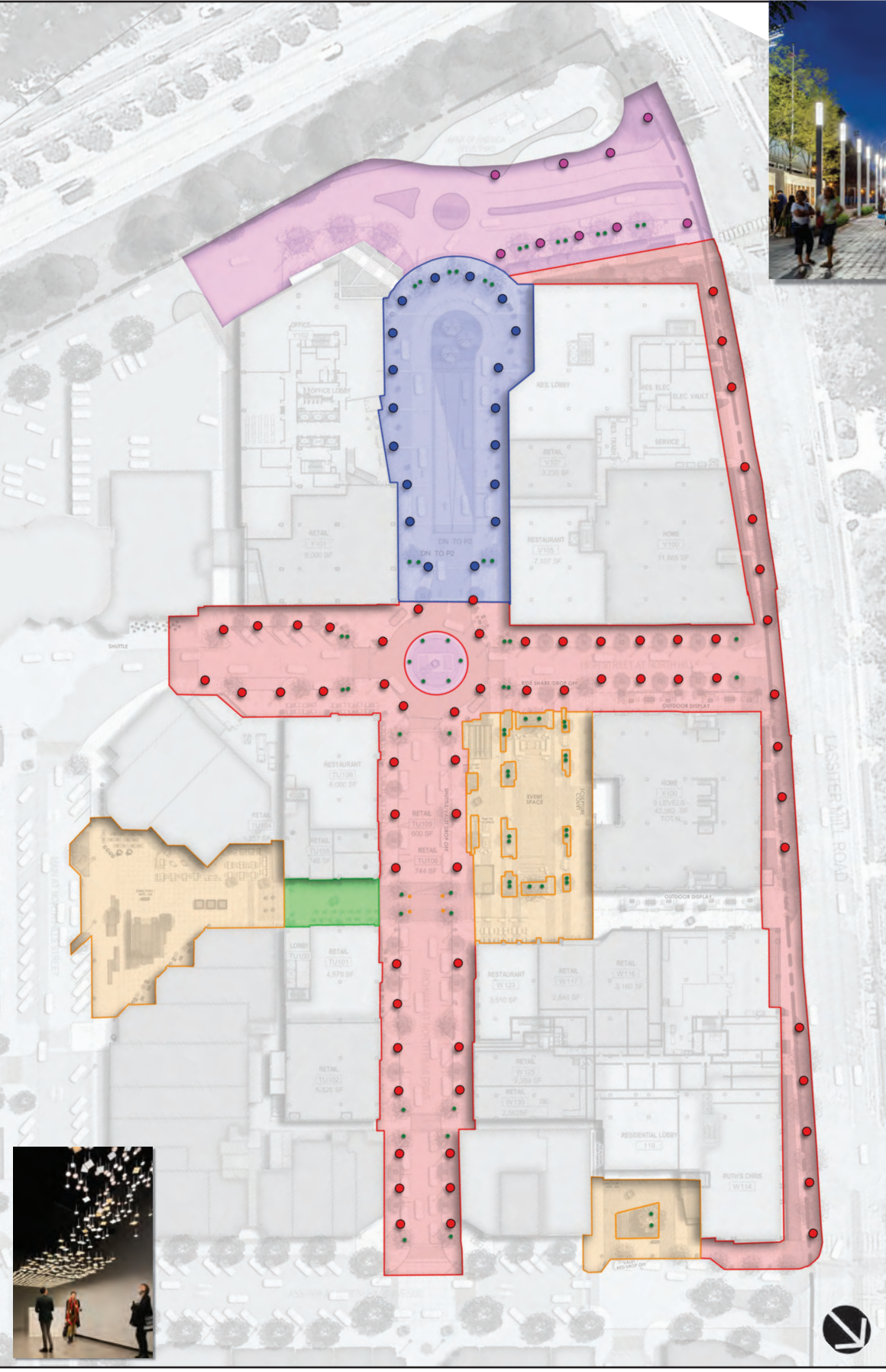
Parking Garage Entrance



Ramp to Shopping



Parking Garage Entrance

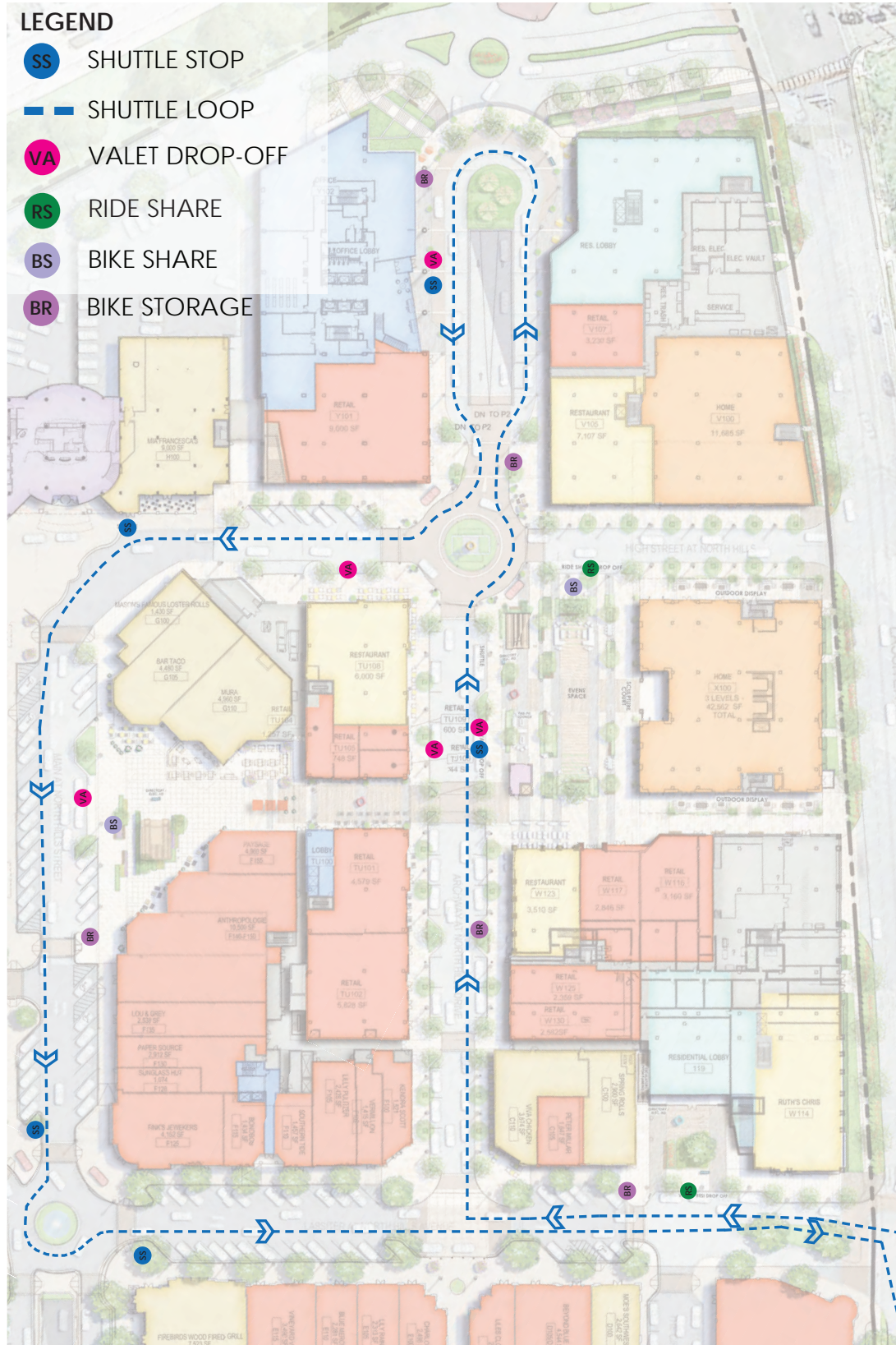


Pole Height

FURNISHINGS & AMENITIES

LEGEND

- SS SHUTTLE STOP
- SHUTTLE LOOP
- VA VALET DROP-OFF
- RS RIDE SHARE
- BS BIKE SHARE
- BR BIKE STORAGE

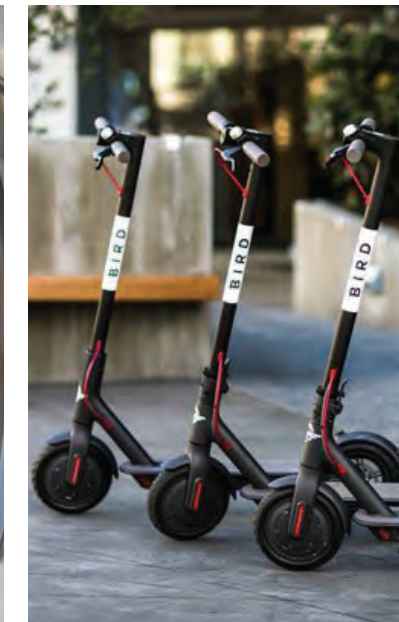


VALET / RIDESHARE / SHUTTLE LOOP /



KANE PUBLIC SAFETY
919-369-4089 | @NHPublicSafety

- TROLLEY STATION
- TROLLEY ROUTE
- P PARKING
- X UNDER CONSTRUCTION



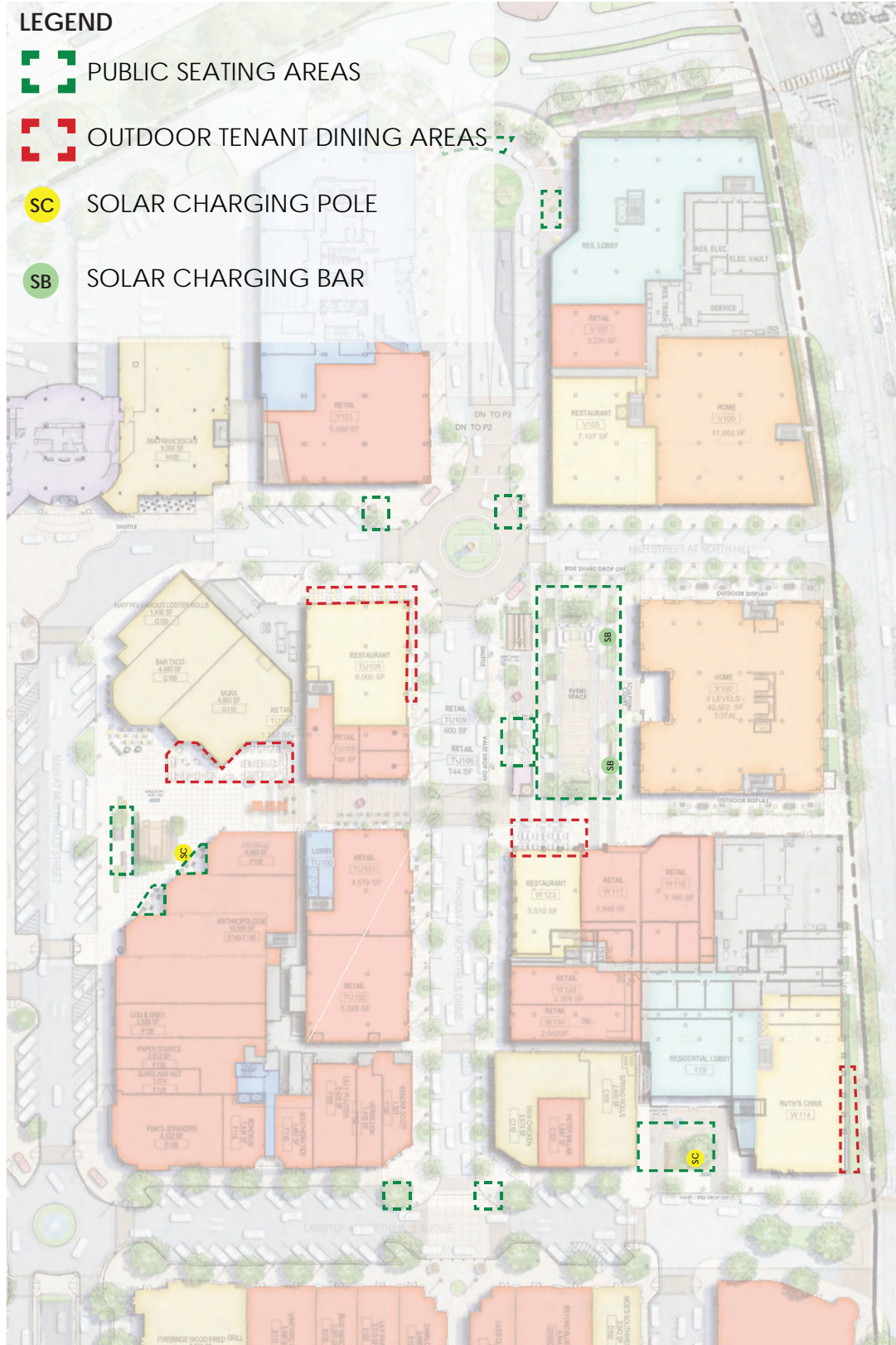
FURNISHINGS & AMENITIES



VEHICLE DISPLAY / POP-UP RETAIL / ELECTRONIC ADVERTISING



FURNISHINGS & AMENITIES



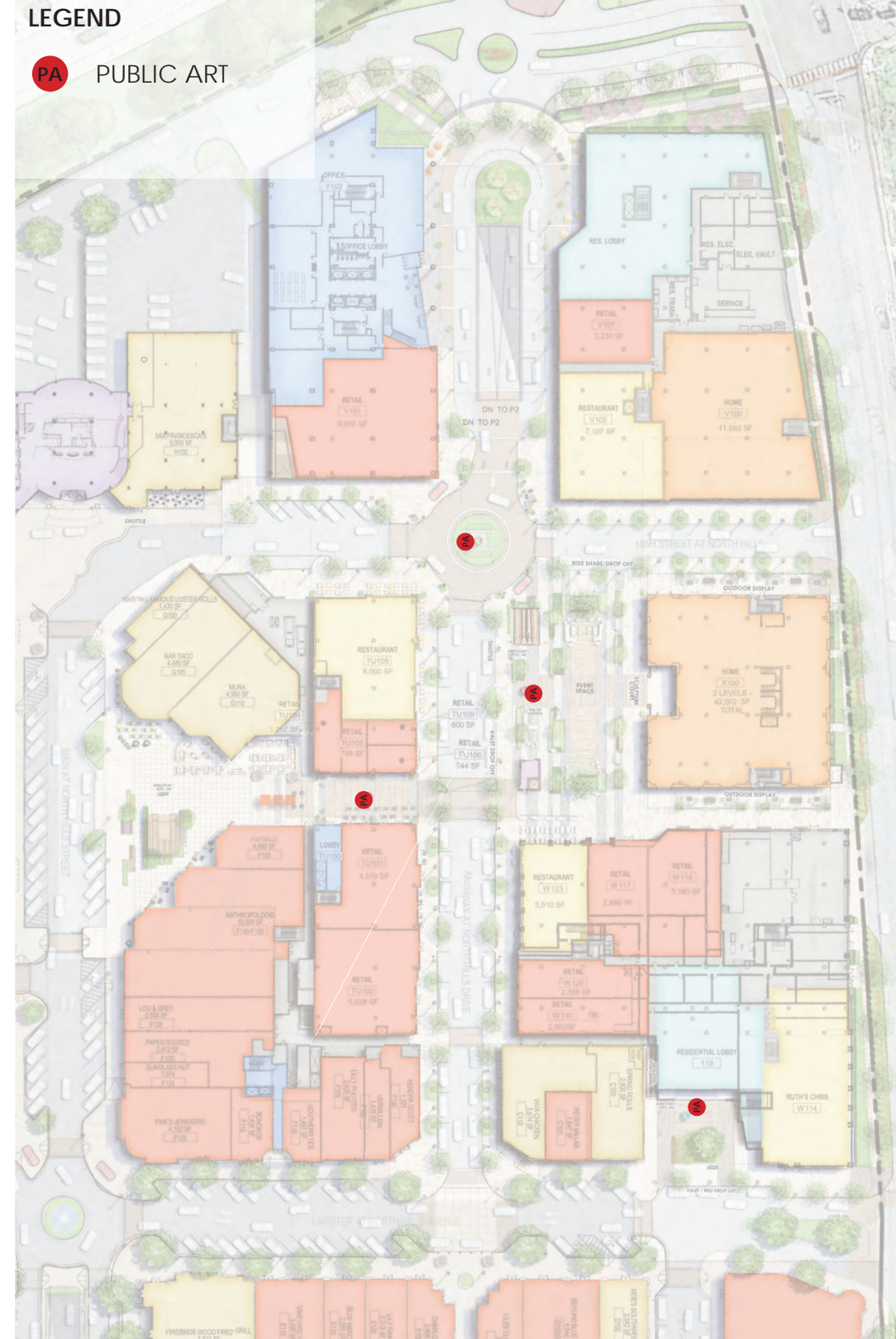
OUTDOOR TENANT DINING / PUBLIC SEATING AREAS / SOLAR CHARGING STATIONS



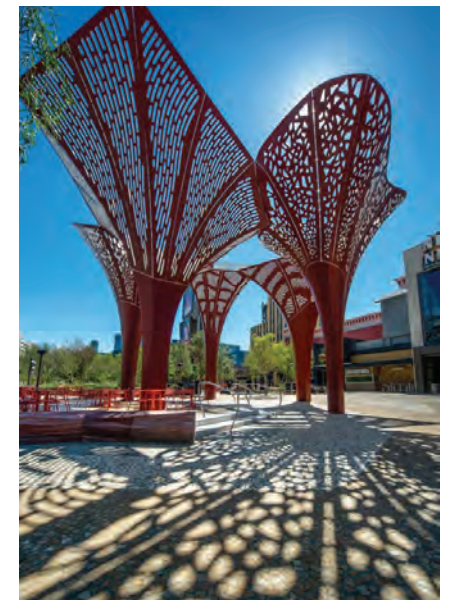
FURNISHINGS & AMENITIES



WASTE RECEPTACLES / DOG FOUNTAINS / "MUTT



PUBLIC ART





BLDG Y - SOUTH ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	567 sf	407 sf	567 sf
Ground Story between 0' and 12'	1,628 sf	814 sf (50%)	1,628 sf (100%)
Upper Story	15,943 sf	3,188 sf (20%)	10,669 sf (67%)

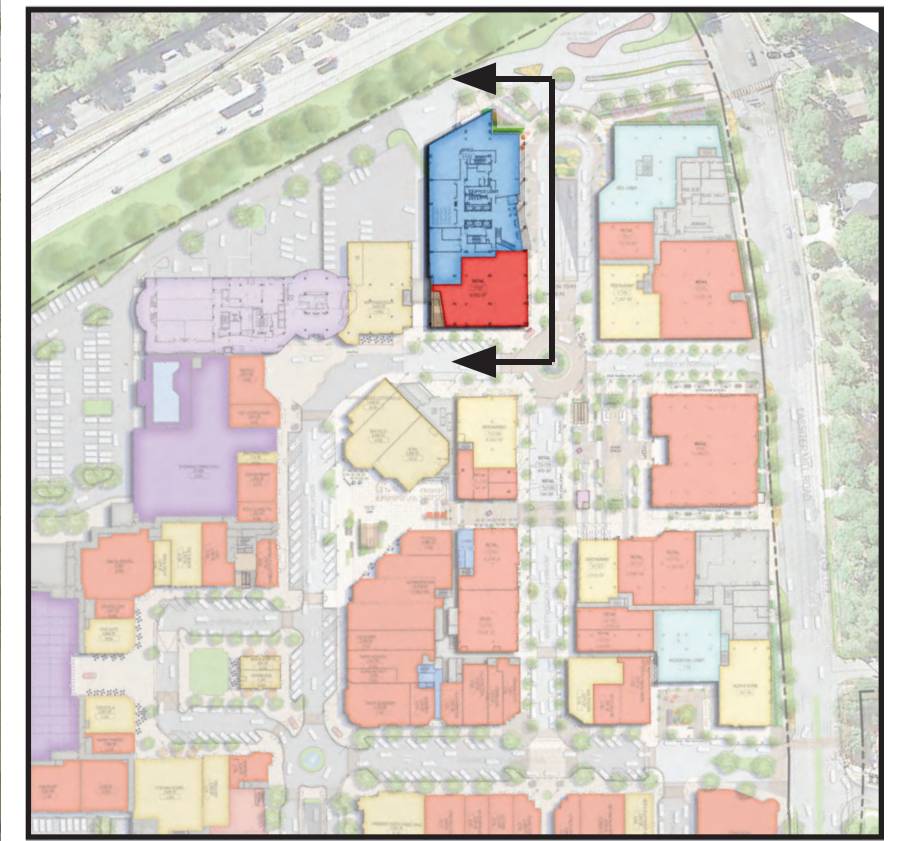




AT NORTH HILLS

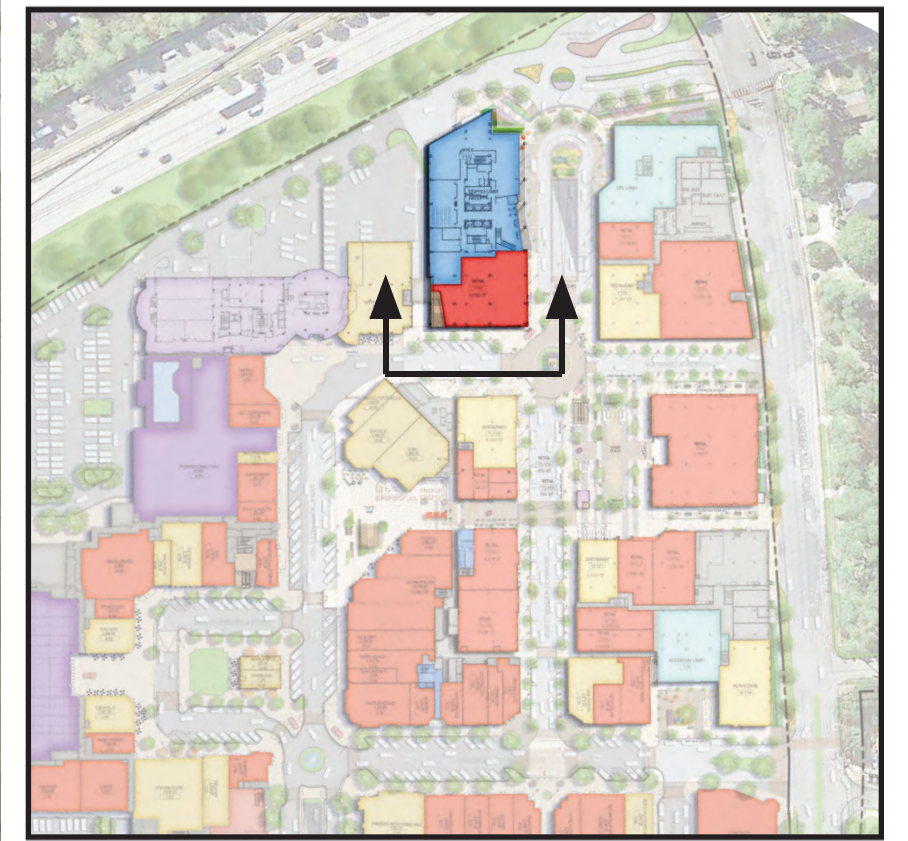


BLDG Y - WEST ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	1,357 sf	882 sf	1,158 sf
Ground Story between 0' and 12'	3,529 sf	1,764 sf (50%)	2,822 sf (80%)
Upper Story	34,252 sf	6,850 sf (20%)	19,921 sf (58%)





BLDG Y - NORTH ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	619 sf	367 sf	415 sf
Ground Story between 0' and 12'	1,468 sf	734 sf (50%)	997 sf (68%)
Upper Story	16,212 sf	3,242 sf (20%)	9,518 sf (59%)



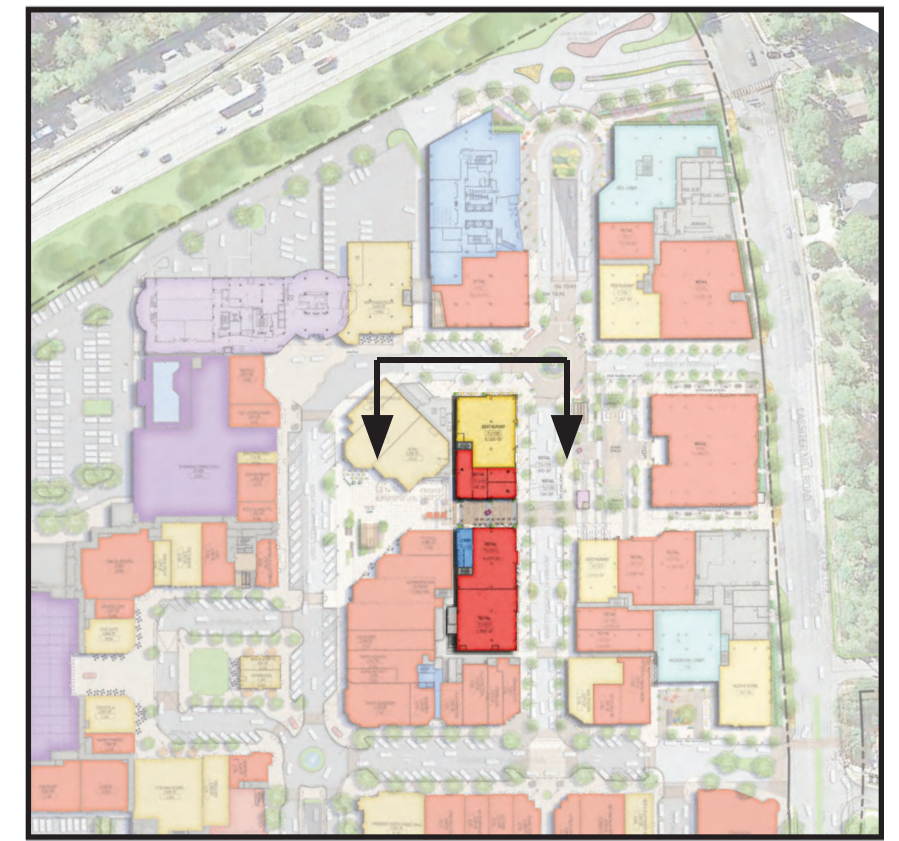






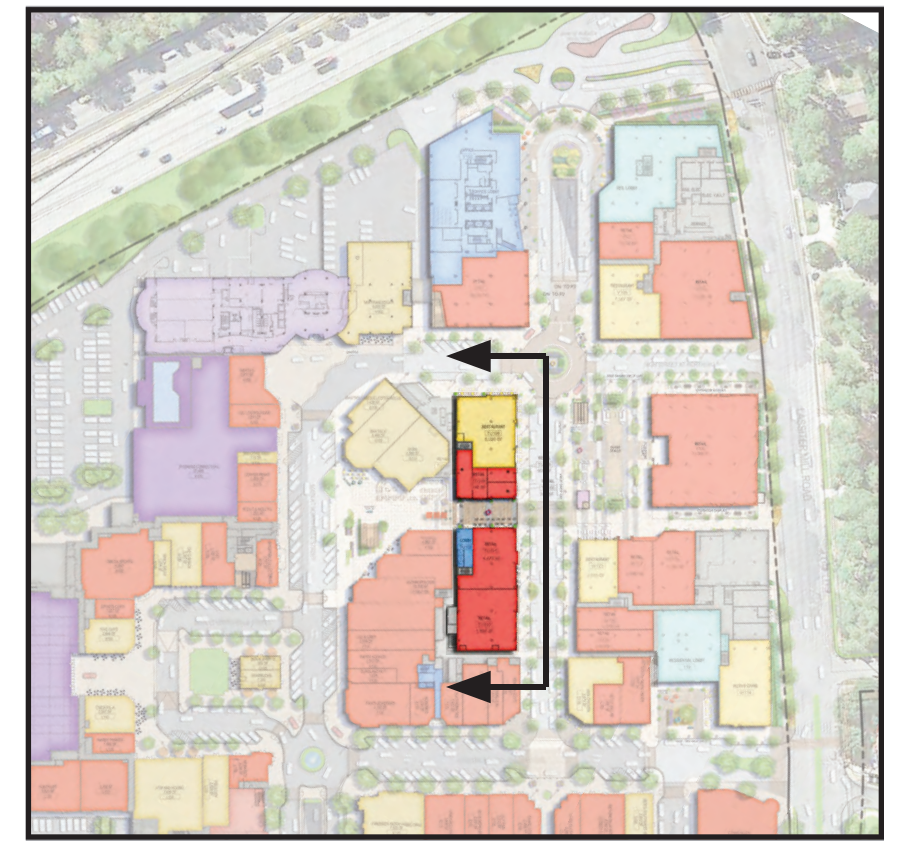


BLDG T/U - SOUTH ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	387 sf	232 sf	259 sf
Ground Story between 0' and 12'	931 sf	465 sf (50%)	571 sf (61%)
Upper Story	4,412 sf	882 sf (20%)	3,905 sf (89%)





BLDG T/U - WEST ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	1,424 sf	854 sf	991 sf
Ground Story between 0' and 12'	3,417 sf	1,709 sf (50%)	2,194 sf (64%)
Upper Story	17,068 sf	3,414 sf (20%)	10,504 sf (62%)



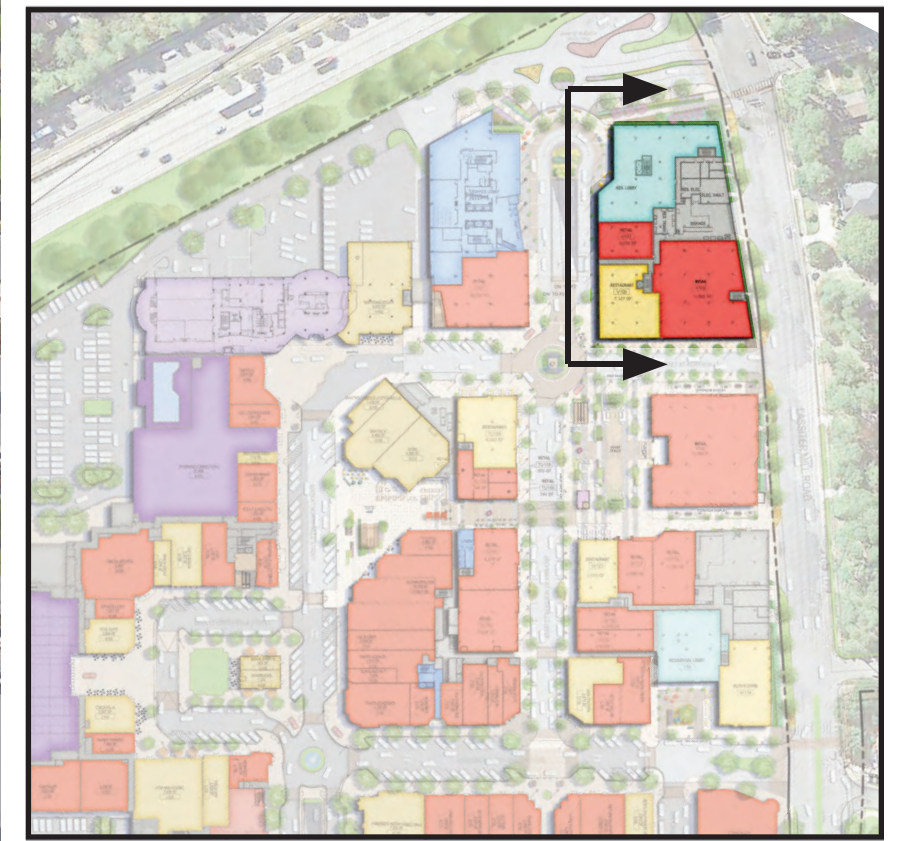






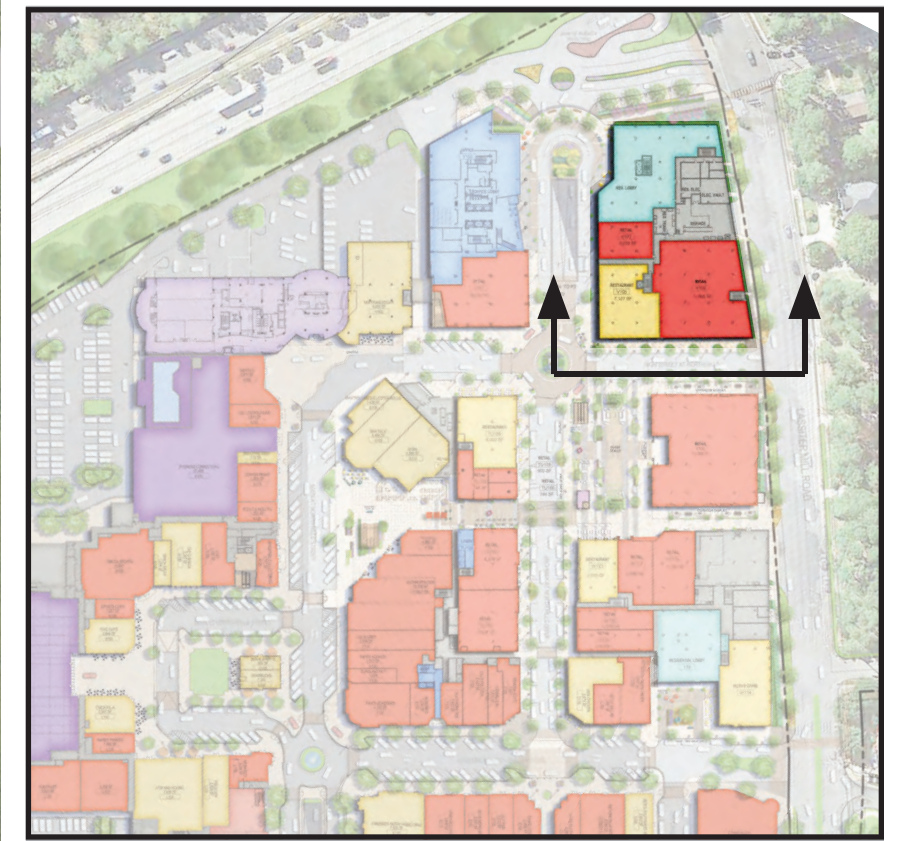


BLDG V - EAST ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	1,367 sf	820 sf	859 sf
Ground Story between 0' and 12'	3,283 sf	1,641 sf (50%)	1,992 sf (61%)
Upper Story	28,580 sf	5,716 sf (20%)	15,063 sf (53%)



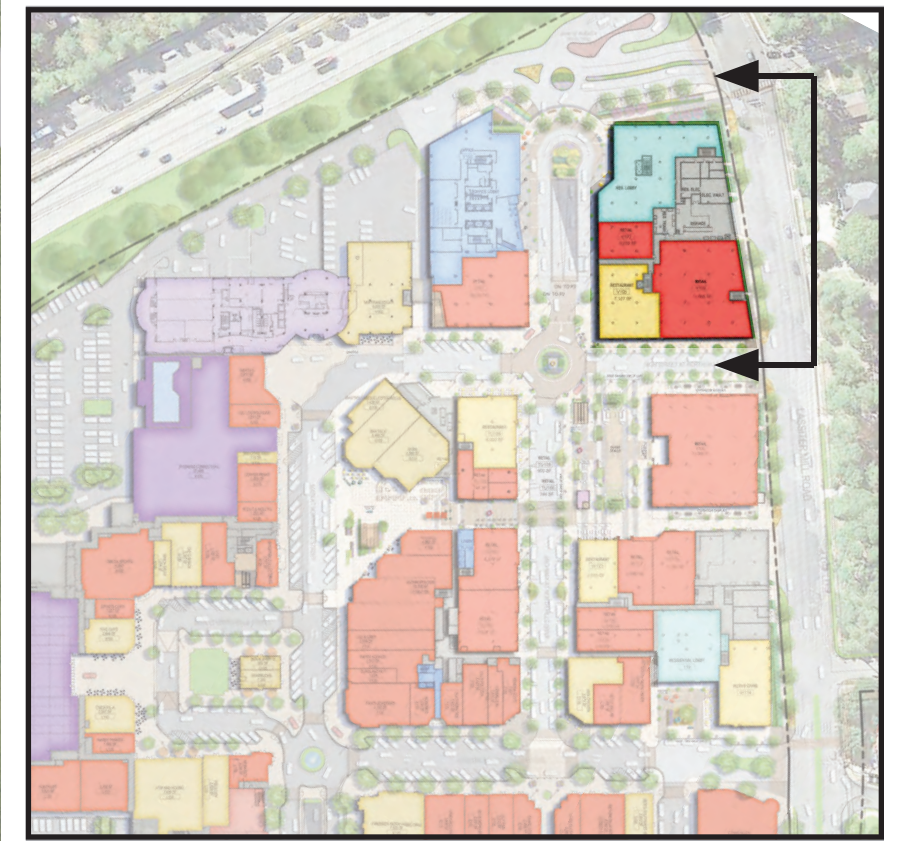


BLDG V - NORTH ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	975 sf	585 sf	585 sf
Ground Story between 0' and 12'	2,341 sf	1,170 sf (50%)	1,405 sf (60%)
Upper Story	19,900 sf	3,980 sf (20%)	10,509 sf (53%)





BLDG V - WEST ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	1,342 sf	805 sf	805 sf
Ground Story between 0' and 12'	3,221 sf	1,610 sf (50%)	1,610 sf (50%)
Upper Story	28,381 sf	5,676 sf (20%)	18,819 sf (66%)

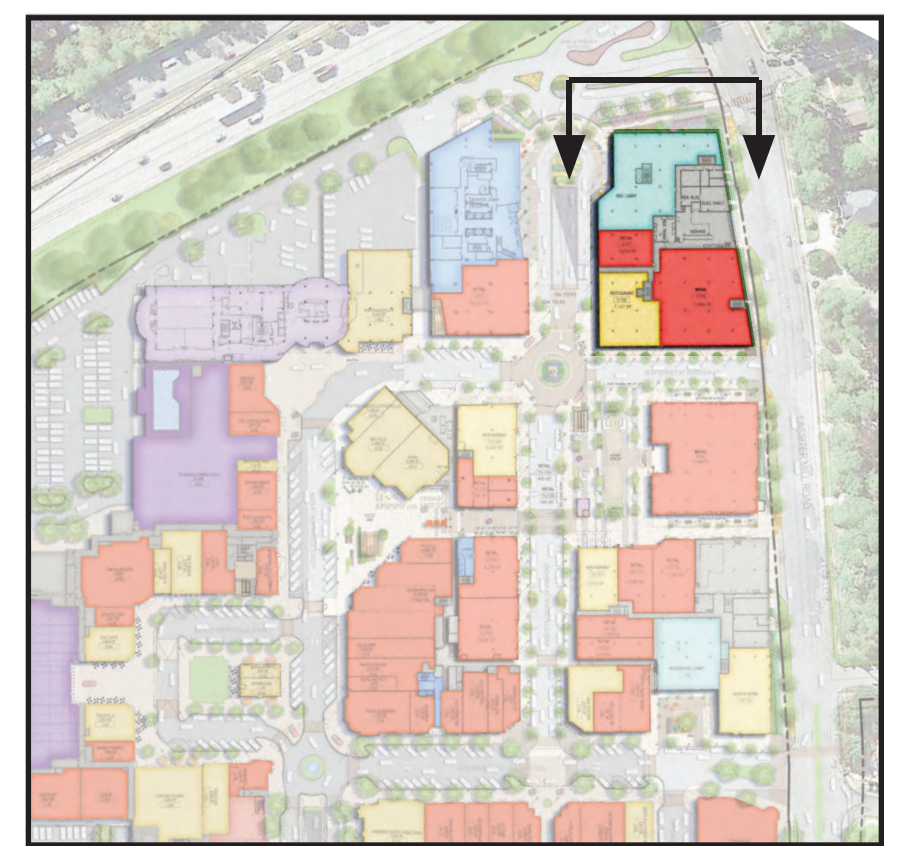




HIGH STREET AT NORTH HILLS

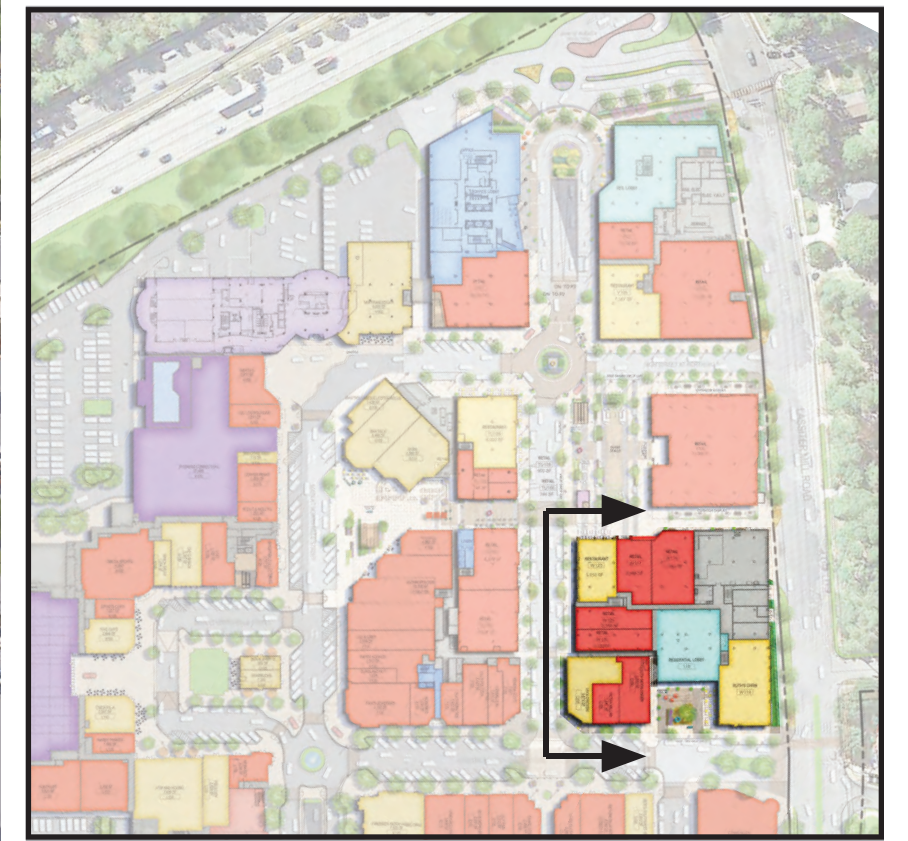


BLDG V - SOUTH ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	918 sf	551 sf	551 sf
Ground Story between 0' and 12'	2,204 sf	1,102 sf (50%)	1,102 sf (50%)
Upper Story	15,943 sf	3,189 sf (20%)	10,669 sf (70%)





BLDG W - EAST ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	784 sf	470 sf	516 sf
Ground Story between 0' and 12'	1,882 sf	941 sf (50%)	1,190 sf (63%)
Upper Story	26,452 sf	5,290 sf (20%)	10,945 sf (41%)





BLDG W - NORTH ELEVATION	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
Ground Story between 3' and 8'	712 sf	427 sf	447 sf
Ground Story between 0' and 12'	1,710 sf	855 sf (50%)	1,037 sf (61%)
Upper Story	27,368 sf	5,473 sf (20%)	12,912 sf (47%)



