




Planning & Development

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Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: 1.5.10	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings	
Provide all associated case plan numbers including zoning and site plan: ASR-0048-2021	

GENERAL INFORMATION		
Property Address: 3905 Reedy Creek Rd, Raleigh, NC 27607		Date: 8/25/2021
Property PIN: 0784695116	Current Zoning: OX-3/OX-5-UL; proposed CX-12	
Nearest Intersection Blue Ridge Rd and Reedy Creeedy Road		Property size (in acres) 34
Property Owner: State of North Carolina	Phone	Mail: State Property Office, 1321 Mail Service Ctr, Raleigh, NC 27699
	Email: will.johnson@doa.nc.gov WILLIAM.JOHNSON@DOA.NC.GOV	
Project Contact Person: Jamie Schwedler	Phone: 919-835-4529	Mail: 301 Fayetteville St, Suite 1400, Raleigh, NC 27601
	Email: jamieschwedler@parkerpoe.com	
Property Owner Signature: 	Email: will.johnson@doa.nc.gov	
Notary Sworn and subscribed before me this <u>25</u> day of <u>July</u> , 20 <u>24</u>	Notary Signature and Seal	



S. Hasheminejad
expires 7-25-2024

DHHS Phase 1 Campus
ASR-0048-2021
Administrative Alternative Application Addendum

Summary of Request: Applicant seeks relief from the blank wall area requirements of UDO Section 1.5.10 and Section 3.2.5.F.3, which limit blank wall area to 30' in the proposed CX district for the general building type, to allow for a larger blank wall located on a portion of the northern elevation of the new North Carolina Department of Health and Human Services (DHHS) office building.

I. Project Address

PIN: 0784695116; 3905 Reedy Creek Rd., Raleigh, NC 27607

II. Administrative Alternate Findings

The Planning Director may in accordance with Sec. 10.2.17., approve additional blank wall, subject to all of the following findings:

1. The approved alternate meets the intent of the blank wall area regulations;

Response: The blank wall area regulations are intended to prevent large, monotonous expanses of undifferentiated building mass. The proposed facade meets the intent of this regulation by providing design elements to break up the space. This includes an architectural reveal pattern on the façade that carries through the detailing and patterning found around the remainder of the DHHS Campus in site walls and building components. The proposed facade is also set back approximately 30' from the primary façade for the office plinth, which is much larger and will be the main focal point on the north facade.

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

Response: The alternate conforms with the 2030 Comprehensive Plan, in light of the following policies:

Policy LU 2.1 – Placemaking. Granting this administrative alternate will allow the State to create a visually attractive space for the new DHHS campus, with a distinctive identity. The proposed façade incorporates architectural reveal patterns that carry through the remainder of the DHHS campus, creating a cohesive and functional space and wholistic approach. This also supports the intent of *Policy LU 7.4 – Scale and Design of New Commercial Uses.*

This request is also consistent with *Policy UD 1.2 – Architectural Features*, because the proposed façade incorporates architectural elements that meet the intent of the blank wall area regulations, including an architectural reveal pattern on the façade that carries the detailing and patterning found around the remainder of the DHHS Campus. For the same reasons, the request furthers *Policy UD 1.3 – Creating Attractive Facades*, *Policy UD 2.1*

– *Building Orientation, Policy UD 5.1 – Contextual Design, and Policy UD 5.4 – Neighborhood Character and Identity.*

3. The amount of blank wall area is offset by multiple design elements, intended to break up and avoid large blank wall facades; and

Response: The proposed facade provides multiple design elements intended to break up and avoid large blank wall facades, including:

- a. Additional vertical trees and landscaping along Reedy Creek Road in front of the subject façade;
- b. A planter wall/retaining wall along the subject façade, which is 4'-6' above grade and sits 26' in front of the façade, helping to create layering and depth;
- c. Signage for the "Department of Health and Human Services" that adds interest and breaks up the façade at street level; and
- d. An architectural reveal pattern on the façade that carries through the detailing and patterning found around the remainder of the DHHS Campus in site walls and building components.

In addition, the subject façade is set back approximately 30' from the primary façade for the office plinth, to draw ones eye to the primary façade and allowing the subject façade to take a back seat. Finally, the proposed façade is designed to be elegant and visually attractive while playing a secondary role to the main office plinth façade beside it.

4. The amount of blank wall area for buildings located on an Urban Frontage should not be more than 40%.

Response: N/A.

A. Avenue 2-Lane, Undivided



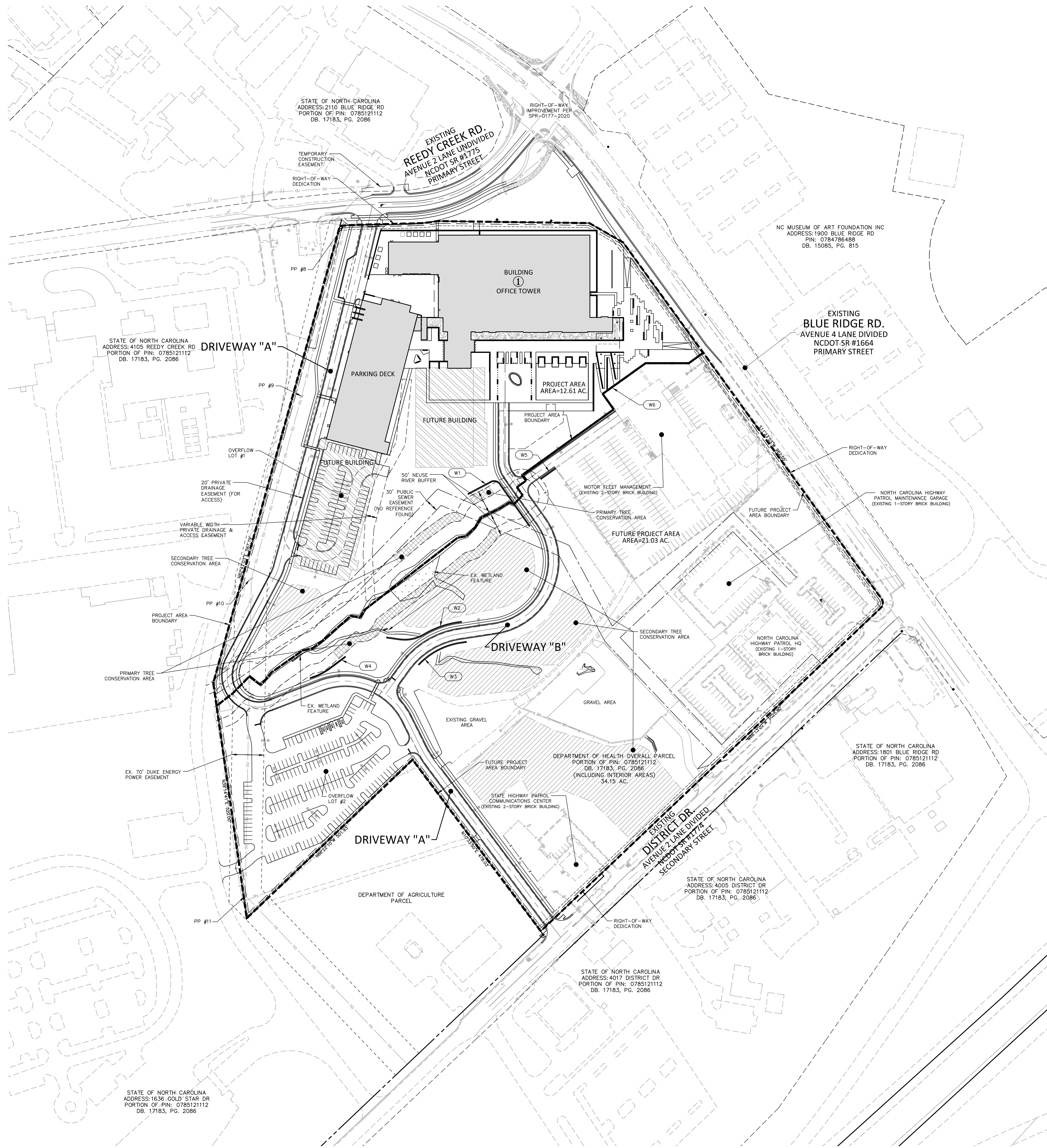
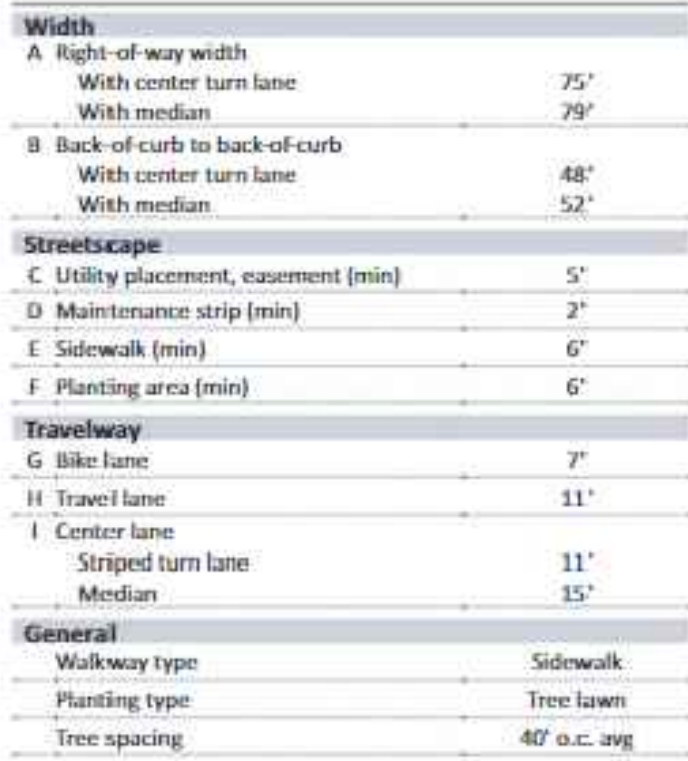
REEDY CREEK STREET SECTION DEVIATES FROM ABOVE STREET SECTION DUE TO BIKE/PED IMPROVEMENTS PROJECT C-5604OF.

1. REEDY CREEK RIGHT-OF-WAY WIDTH IN EXCESS OF 64' (71' AT MOST NARROW SECTION).
2. THIS PROJECT CONTINUES RIGHT OF WAY IMPROVEMENTS FROM BIKE/PED IMPROVEMENT PLAN.
3. 5' BIKE LANE CONTINUATION ESTABLISHED 3' BEHIND PROPOSED REEDY CREEK BANK OF CURB AND 10' WIDE MULTI-USE WALK.
4. REEDY CREEK AREAS ESTABLISHED BETWEEN BIKE LANE AND MULTI-USE WALK FOR THE INSTALLATION OF STREET TREES 12' FROM THE FACE OF CURB ADHERING NCDOT REQUIREMENT FOR 12' CLEARANCE FROM THE EDGE OF TRAVEL WAY.

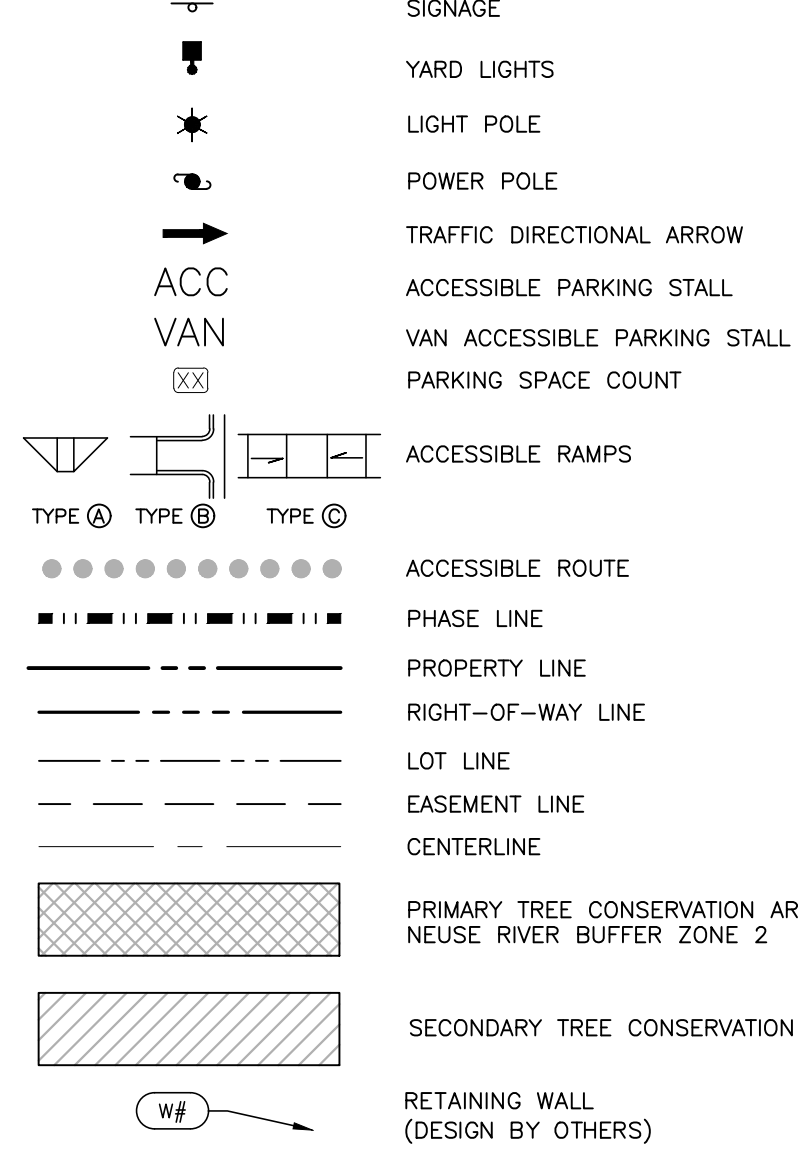
B. Avenue 4-Lane, Divided



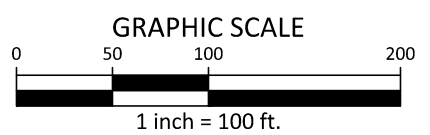
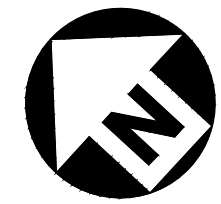
B. Avenue 2-Lane, Divided

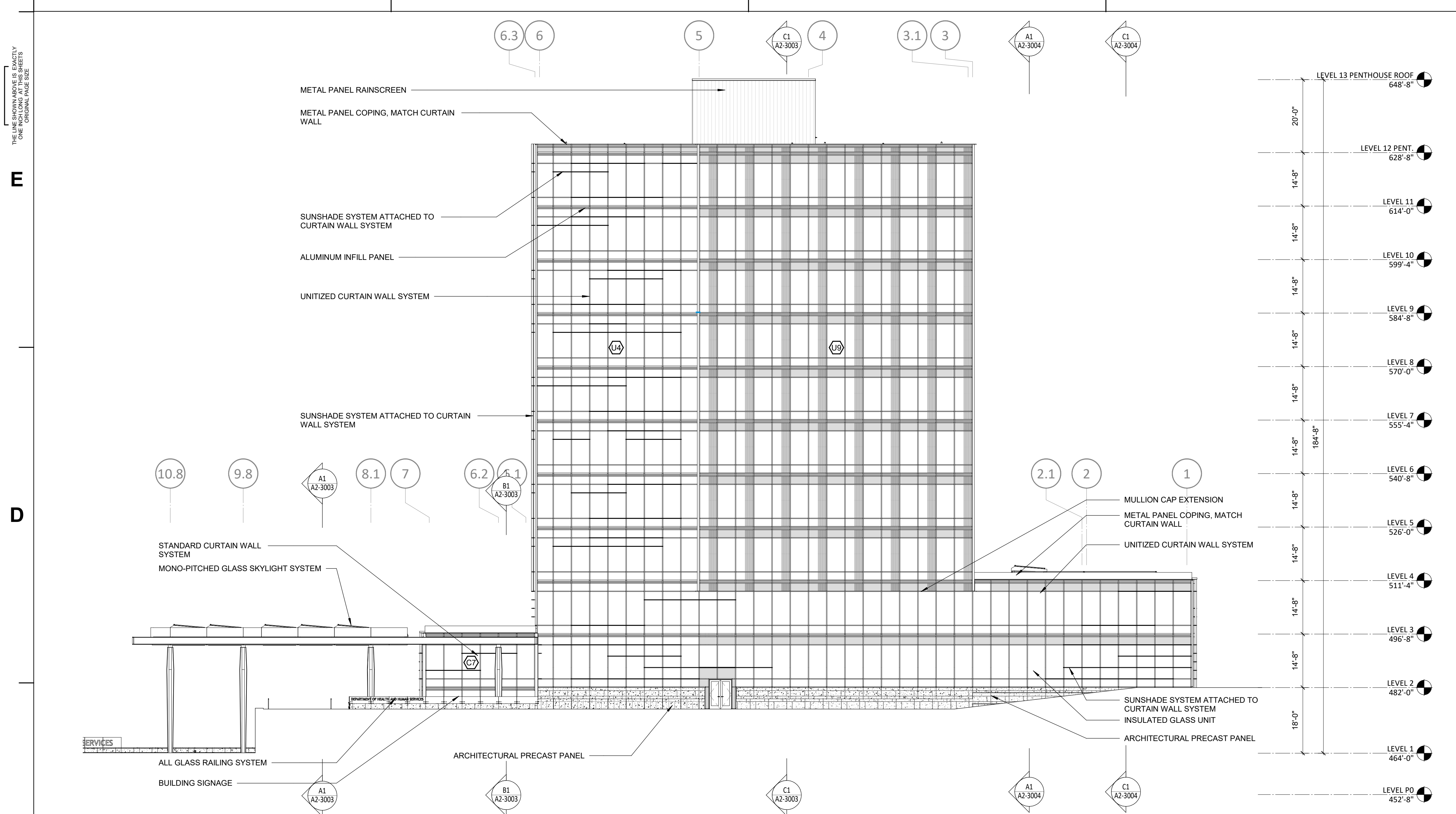


SITE LEGEND

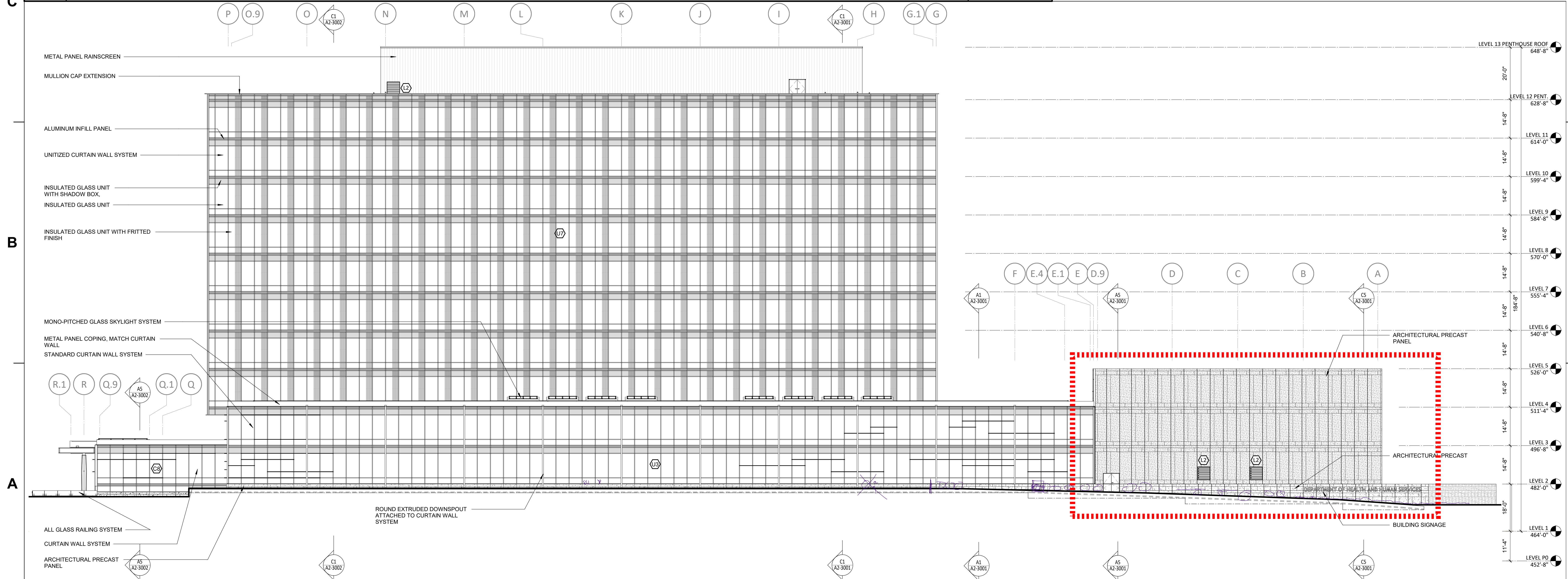


SEE SHEET L-100 FOR AMENITY AREA CALCULATIONS.





C1	Elevation - Exterior - Overall - East	1/16" = 1'-0"
A2-2001		



A1	OVERALL NORTH EXTERIOR ELEVATION	1/16" = 1'-0"
A2-2001		

**NEW DHHS CAMPUS
PACKAGE A
BUILDINGS**

3905 REEDY CREEK ROAD
RALEIGH, NC 27607

SCO PROJECT: 19-21089-02A
LSP PROJECT: 8703-192810

[illegible]

SHEET NAME:
OVERALL BUILDING
ELEVATIONS

RIG 2021.08.20
SUBMISSION:

HEET: **A2-2001**