


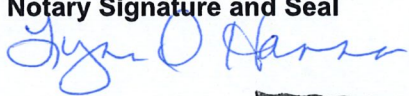
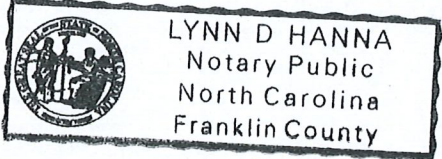
Administrative Alternates



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 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: 1.5.6, 3.4.5.C Provide an explanation of the alternate requested, along with an applicant's statement of the findings <small>See attached.</small>	Transaction Number
Provide all associated case plan numbers including zoning and site plan: Z-16-18, ASR-SR-7-2019	

Property Address 5401 Trinity Road		Date 08/08/2019
Property PIN 0774-96-3627	Current Zoning OX-7-PL-CU (4.86 AC), OX-7-PK-CU (0.76 AC)	
Nearest Intersection Trinity Road / Nowell Road		Property size (in acres) 5.62
Property Owner Keystone - Trinity Road LLC	Phone 919-747-7912	Mail 5410 Trinity Rd., Suite 215, Raleigh, NC 27607
	Email mblount@kscdevelop.com	
Project Contact Person Jeff Westmoreland	Phone 919-747-5858	Mail 1 Glenwood Ave., Suite 600, Raleigh, NC 27603
	Email jwestmoreland@sepiinc.com	
Property Owner Signature 	Email mblount@kscdevelop.com	
Notary Sworn and subscribed before me this <u>8th</u> day of <u>August</u> , 20 <u>19</u>	Notary Signature and Seal  	

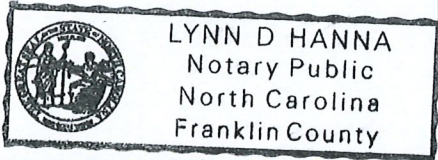
Administrative Alternates



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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: 3.4.5.F, 1.5.8 Provide an explanation of the alternate requested, along with an applicant's statement of the findings <i>See attached.</i> Provide all associated case plan numbers including zoning and site plan: Z-16-18, ASR-SR-7-2019	Transaction Number

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	Email jwestmoreland@seplinc.com	
Property Owner Signature <i>[Signature]</i>	Email mblount@kscdevelop.com	
Notary Sworn and subscribed before me this <u>8th</u> day of <u>August</u> , 20 <u>19</u>	Notary Signature and Seal <i>[Signature]</i>	
		



RALEIGH: 1 GLENWOOD AVENUE, SUITE 600, RALEIGH, NC 27603
OFFICE: 919.789.9977 / FAX: 919.789.9591 / WWW.SEPIINC.COM

August 21, 2019

Carter Pettibone
City of Raleigh, Urban Design Center
One Exchange Plaza, Suite 100
Raleigh, NC 27602

**Re: Palisades 3 (ASR-SR-7-2019)
Administrative Alternate Application**

Dear Mr. Pettibone,

We have prepared the following explanation of the alternate being requested and a statement of the findings to accompany the Administrative Alternate Request for UDO Sections 1.5.6, 3.4.5.C related to the Build-To.

An Administrative Alternate is being sought to meet the build-to requirement for the Parking Limited frontage along Nowell Road. The build-to requirement for Parking Limited frontage is 50% building width within 0 and 100 feet of the right-of-way. As proposed, the building occupies 25% of the lot width. In lieu of meeting the build-to, the plan offers a linear amenity area, which brings the build-to coverage to 63%, which is more than the 50% Parking Limited build-to requirement. This proposed amenity area is in addition to that required to meet the UDO for this site development.

Administrative Alternate Findings (UDO 1.5.6.D)

1. The approved alternate meets the intent of the build-to regulations.

The intent of the build-to requirement is (1) to provide a range for building placement that strengthens the street edge along the right-of-way, establishing a sense of enclosure by providing spatial definition adjacent to the street, (2) to allow for harmonious placement of buildings to establish the street edge and define the character of an area or district, and (3) to accommodate some flexibility in specific site design while maintaining the established street edge.

Response: The proposed alternate is consistent with the intent of the build-to with an amenity area adjacent to the street edge that includes a dense mixture of plantings to establish the intended sense of enclosure and spatial definition along the Nowell Road right-of-way.



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

Response: The alternate request is consistent with the following general Comprehensive Plan policies:

Policy UD 2.1 – Building Orientation

Policy UD 4.1 – Public Gathering Spaces

Policy UD 5.1 – Contextual Design

Policy LU 2.1 – Placemaking

Policy LU 7.4 – Scale and Design of New Commercial Uses

3. The approved alternate does not substantially negatively alter the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context.

Response: The surrounding built environment is largely defined by parking lots fronting the street with buildings behind that results in a street edge that is poorly defined and without pedestrian-scale. The requested alternate presents a pedestrian-scaled amenity area along the street edge that provides spatial definition adjacent to the street with a formal rhythm of plantings that improves the existing character of the street.

4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety.

Response: The proposed amenity area along the frontage introduces a linear pedestrian connection to other amenity areas within the site, provides seating along the path, and a landscape that enhances the pedestrian experience.

5. Site area that would have otherwise occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.

Response: The proposed building occupies 25% of the lot width. In lieu of meeting the build-to, the plan offers an amenity area, which brings the build-to coverage to 63%, which is more than the 50% Parking Limited build-to requirement.

If you have any questions or need additional information, please do not hesitate to call 919-747-5858 or email me at jwestmoreland@sepiinc.com.

Sincerely,

Jeff Westmoreland, PLA, ASLA
Landscape Architecture Manager
SEPI Engineering & Construction, Inc.





August 21, 2019

Carter Pettibone
City of Raleigh, Urban Design Center
One Exchange Plaza, Suite 100
Raleigh, NC 27602

**Re: Palisades 3 (ASR-SR-7-2019)
Administrative Alternate Application**

Dear Mr. Pettibone,

We have prepared the following explanation of the alternate being requested and a statement of the findings to accompany the Administrative Alternate Request for UDO Sections 3.4.5.F and 1.5.8 related to the requirement for a Primary street-facing entrance along the Parking Limited frontage along Nowell Road.

We are requesting an Administrative Alternate to provide a building entrance that does not face the primary street. The intent of the primary street-facing entrance requirement is to concentrate pedestrian activity at an easily identifiable and conveniently located entrance from the street. As proposed the building provides an entrance to the building that is closely proximate and clearly visible from the primary street. The pedestrian route to this entrance is the most direct and accessible path from the street.

Administrative Alternate Findings (UDO 1.5.8.C)

1. The approved alternate meets the intent of the street-facing entrance regulations

Response:

This request meets the intent of the street-facing entrance by providing emphasis on pedestrian movement into the site at the closest, most convenient, direct and accessible path from the designated Primary Street, Nowell Road. The building entry is easily identifiable, with a recessed double storefront door with a projecting canopy above, and an outdoor plaza area that will serve as a focal point for pedestrians entering the site. This area is proposed to provide outdoor seating, decorative pavers / pavement, and plantings that emphasize the entrance door and the enhance the pedestrian arrival experience.

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

Response: The alternate request is consistent with the following general Comprehensive Plan policies: T 5.10 Building Orientation, with the proposed south-facing building entrance being the most direct, publicly accessible, ADA-compliant route to the building.

3. The pedestrian access point is easily identifiable by pedestrians, customers and visitors.

Response:

Due to the challenging grade change along Nowell Road we have provided a handicap accessible pedestrian access route directly adjacent to the drive coming into the site. At this access point from the sidewalk the South façade entry (perpendicular to Nowell Road) is in clear view. It is easily identifiable by the use of a double storefront door entrance with an aluminum canopy above.

4. Recessed or projecting entries or building elements have been incorporated into the design of the building to enhance visibility of the street-facing entrance.

Response:

The building entry is easily identifiable, with a recessed double storefront glass door with a projecting aluminum canopy above.

5. The pedestrian route from the street and bus stops and other modes of public transportation to the entrance is safe, convenient and direct.

Response:

There is no public transportation route at this location.

If you have any questions or need additional information, please do not hesitate to call 919-306-7239 or email me at bgibson@hagersmith.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Gibson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bryan Gibson, AIA
Vice President
Hagersmith Design, PA



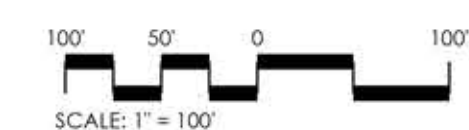
THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE

ADMINISTRATIVE ALTERNATE EXHIBIT | SITE CONTEXT AERIAL

PALISADES 3 | RALEIGH, NC

PREPARED FOR: KEYSTONE CORPORATION

AUGUST 21, 2019



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3 WORKING DAYS BEFORE YOU DIG FOR THE LOCATION OF UNDERGROUND UTILITIES
 Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

PRELIMINARY

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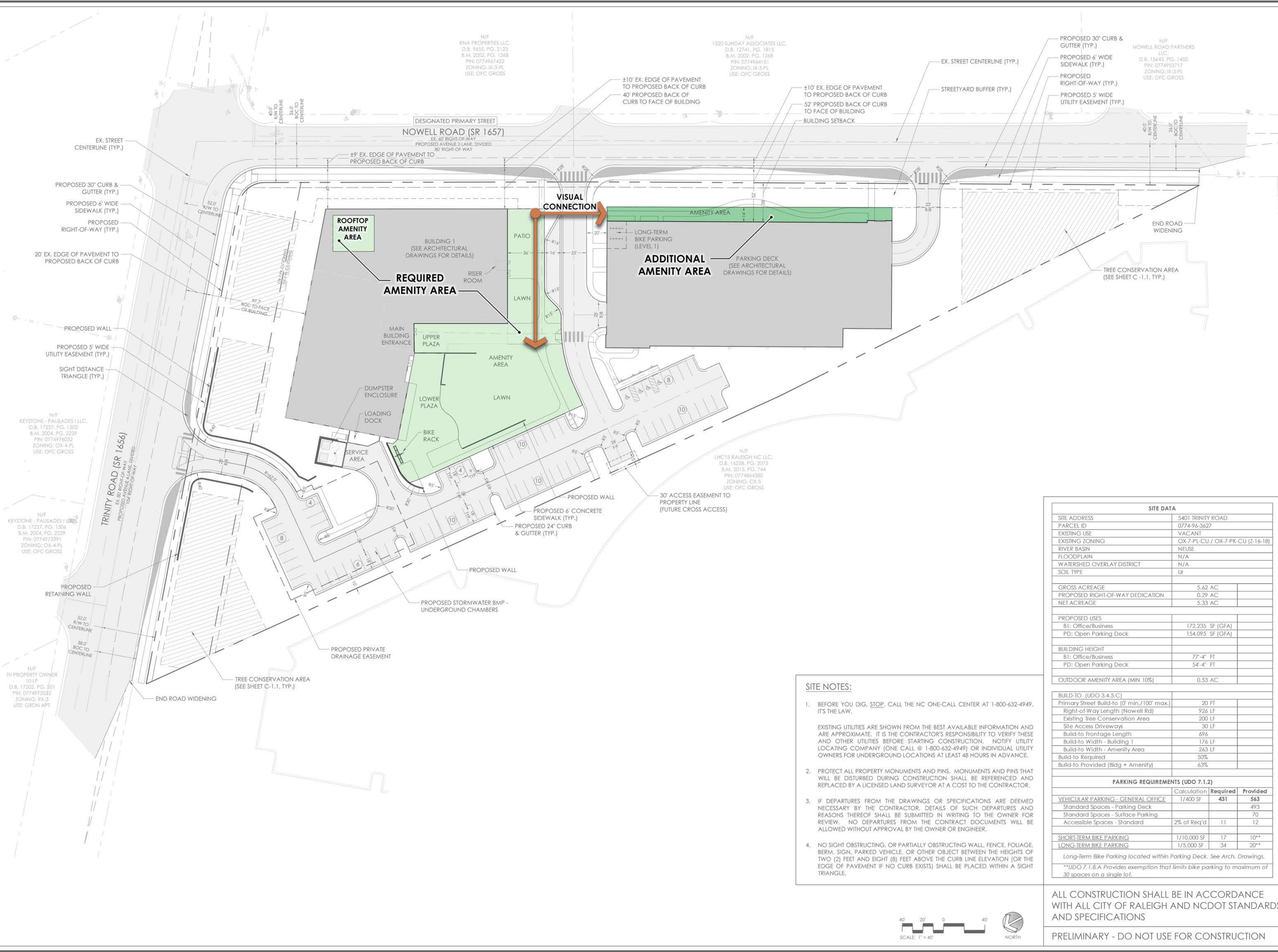
PALISADES 3
 5401 Trinity Road
 Raleigh, NC

PREPARED FOR:
 Keystone - Trinity Road LLC
 5410 Trinity Road, Suite 215
 Raleigh, NC 27607

PROJECT:	DATE
SE18.060	
ISSUE:	DATE
ASR 1st Submittal	01.23.2019
To Client for Preliminary Pricing	06.19.2019
Mass Grading	08.20.2019
REVISIONS:	DATE
ASR 1st Comment Responses	06.28.2019

PROJ. MGR: J. WESTMORELAND
 DRAWN BY: N. YOUNG
 CHECKED BY: J. WESTMORELAND

SITE PLAN
C-2.0

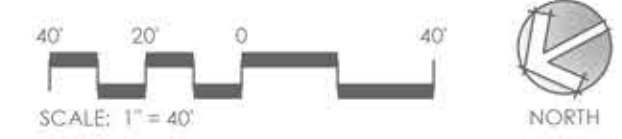


SITE NOTES:

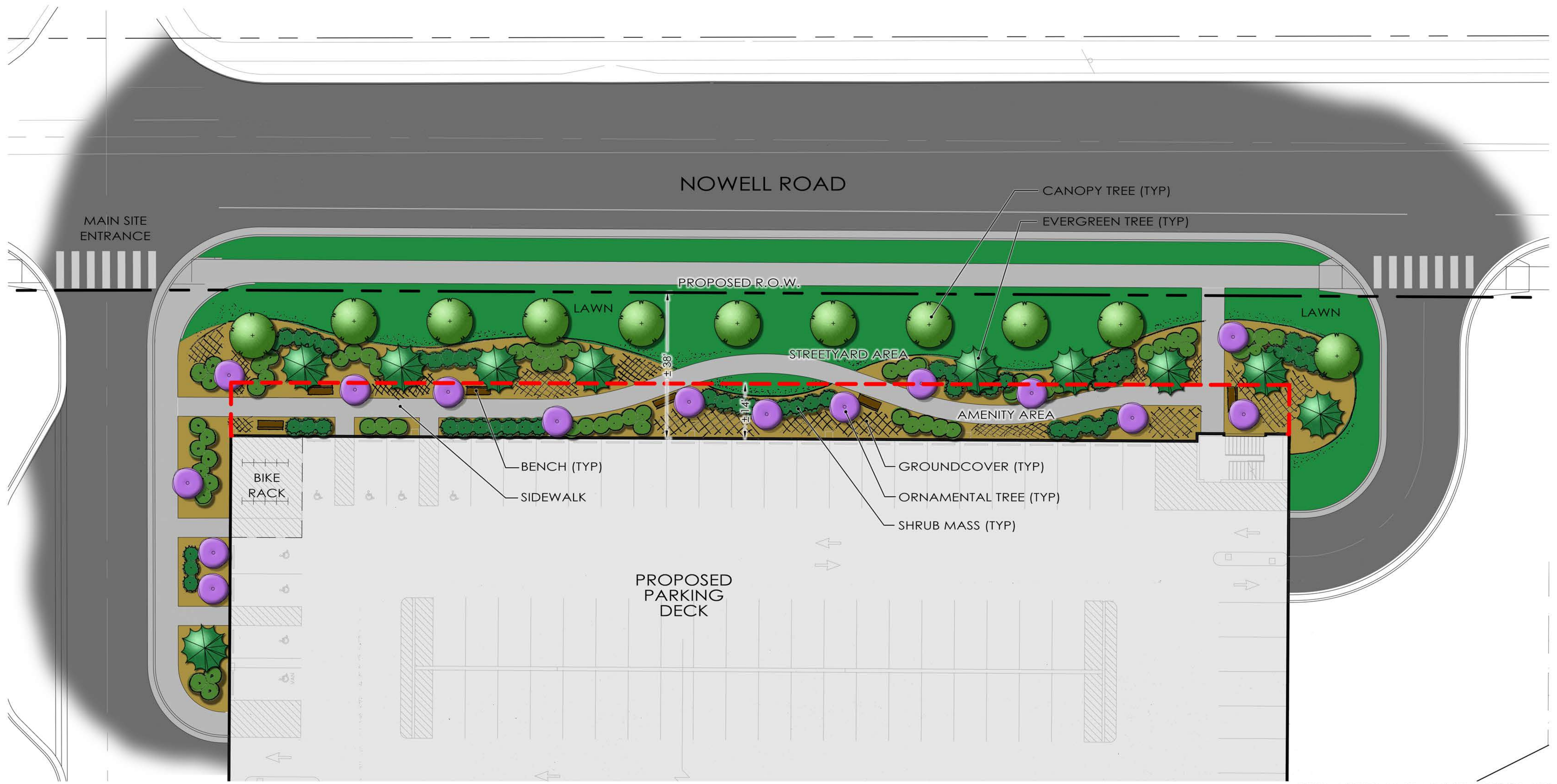
- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
 EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
- PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT A COST TO THE CONTRACTOR.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE OWNER OR ENGINEER.
- NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.

SITE DATA			
SITE ADDRESS	5401 TRINITY ROAD		
PARCEL ID	0774-96-3627		
EXISTING USE	VACANT		
EXISTING ZONING	OX-7-PL-CU / OX-7-PK-CU [Z-16-18]		
RIVER BASIN	NEUSE		
FLOODPLAIN	N/A		
WATERSHED OVERLAY DISTRICT	N/A		
SOIL TYPE	Ur		
GROSS ACREAGE	5.62 AC		
PROPOSED RIGHT-OF-WAY DEDICATION	0.29 AC		
NET ACREAGE	5.33 AC		
PROPOSED USES			
B1: Office/Business	172,235 SF (GFA)		
PD: Open Parking Deck	154,095 SF (GFA)		
BUILDING HEIGHT			
B1: Office/Business	77'-4" FT		
PD: Open Parking Deck	54'-4" FT		
OUTDOOR AMENITY AREA (MIN 10%)	0.53 AC		
BUILD-TO (UDO 3.4.5.C)			
Primary Street Build-to (0' min./100' max.)	20 FT		
Right-of-Way Length (Nowell Rd)	926 LF		
Existing Tree Conservation Area	200 LF		
Site Access Driveways	30 LF		
Build-to Frontage Length	696		
Build-to Width - Building 1	176 LF		
Build-to Width - Amenity Area	263 LF		
Build-to Required	50%		
Build-to Provided (Bldg + Amenity)	63%		
PARKING REQUIREMENTS (UDO 7.1.2)			
	Calculation	Required Provided	
VEHICULAR PARKING - GENERAL OFFICE	1/400 SF	431	563
Standard Spaces - Parking Deck			493
Standard Spaces - Surface Parking			70
Accessible Spaces - Standard	2% of Req'd	11	12
SHORT-TERM BIKE PARKING	1/10,000 SF	17	10**
LONG-TERM BIKE PARKING	1/5,000 SF	34	20**
*Long-Term Bike Parking located within Parking Deck. See Arch. Drawings.			
**UDO 7.1.8.A Provides exemption that limits bike parking to maximum of 30 spaces on a single lot.			

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS
 PRELIMINARY - DO NOT USE FOR CONSTRUCTION



N/F KEYSTONE - PALISADES 3 LLC, D.B. 17227, PG. 1502, B.M. 2004, PG. 2229, PIN: 0774976032, ZONING: OX-4-PL, USE: OFC GROSS
 N/F KEYSTONE - PALISADES 3 LLC, D.B. 17227, PG. 1506, B.M. 2004, PG. 2229, PIN: 0774973391, ZONING: OX-4-PL, USE: OFC GROSS
 N/F TH PROPERTY OWNER TO LP, D.B. 17202, PG. 501, PIN: 0774973352, ZONING: RX-3, USE: GRDN APT
 N/F RINA PROPERTIES LLC, D.B. 9655, PG. 2123, B.M. 2002, PG. 1268, PIN: 0774967422, ZONING: IX-3-PL, USE: OFC GROSS
 N/F 1520 SUNDAY ASSOCIATES LLC, D.B. 12741, PG. 1815, B.M. 2002, PG. 1268, PIN: 0774964151, ZONING: IX-3-PL, USE: OFC GROSS
 N/F NOWELL ROAD PARTNERS LLC, D.B. 15643, PG. 1450, PIN: 0774953717, ZONING: IX-3-PL, USE: OFC GROSS
 N/F LHC 15 RALEIGH NC LLC, D.B. 16238, PG. 2073, B.M. 2015, PG. 744, PIN: 0774864380, ZONING: CX-S, USE: OFC GROSS



THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE

ADMINISTRATIVE ALTERNATE EXHIBIT | ILLUSTRATIVE LANDSCAPE PLAN

PALISADES 3 | RALEIGH, NC

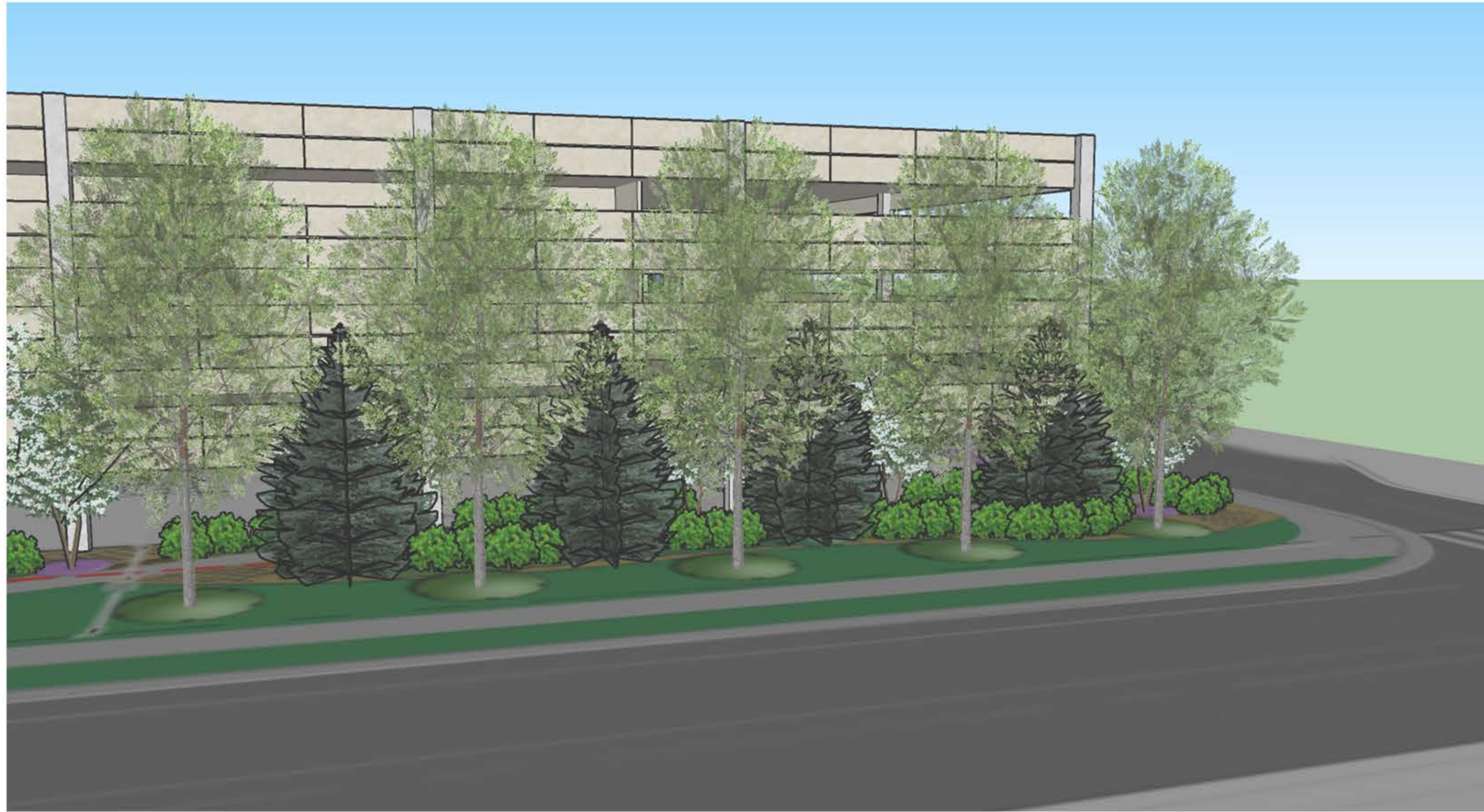
PREPARED FOR: KEYSTONE CORPORATION

AUGUST 21, 2019

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ADMINISTRATIVE ALTERNATE EXHIBIT | NOWELL ROAD STREETYARD + AMENITY LANDSCAPE

PALISADES 3 | RALEIGH, NC

PREPARED FOR: KEYSTONE CORPORATION

AUGUST 21, 2019



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NOWELL ROAD (SR 1657)

EX. 60' RIGHT-OF-WAY
PROPOSED AVENUE 2-LANE, DIVIDED
80' RIGHT-OF-WAY

SD A 14 CI
RIM
DEP
INV IN
INV OU
ACCESSIBLE PEDESTRIAN ACCESS POINT
1 LF
RCP
35%

SD A 7 CI
RIM=459.68
DEPTH=4.74'
INV IN=455.45
INV IN=455.14
INV OUT=454.94

BUILDING

NON STREET FACING ENTRANCE

PLAZA

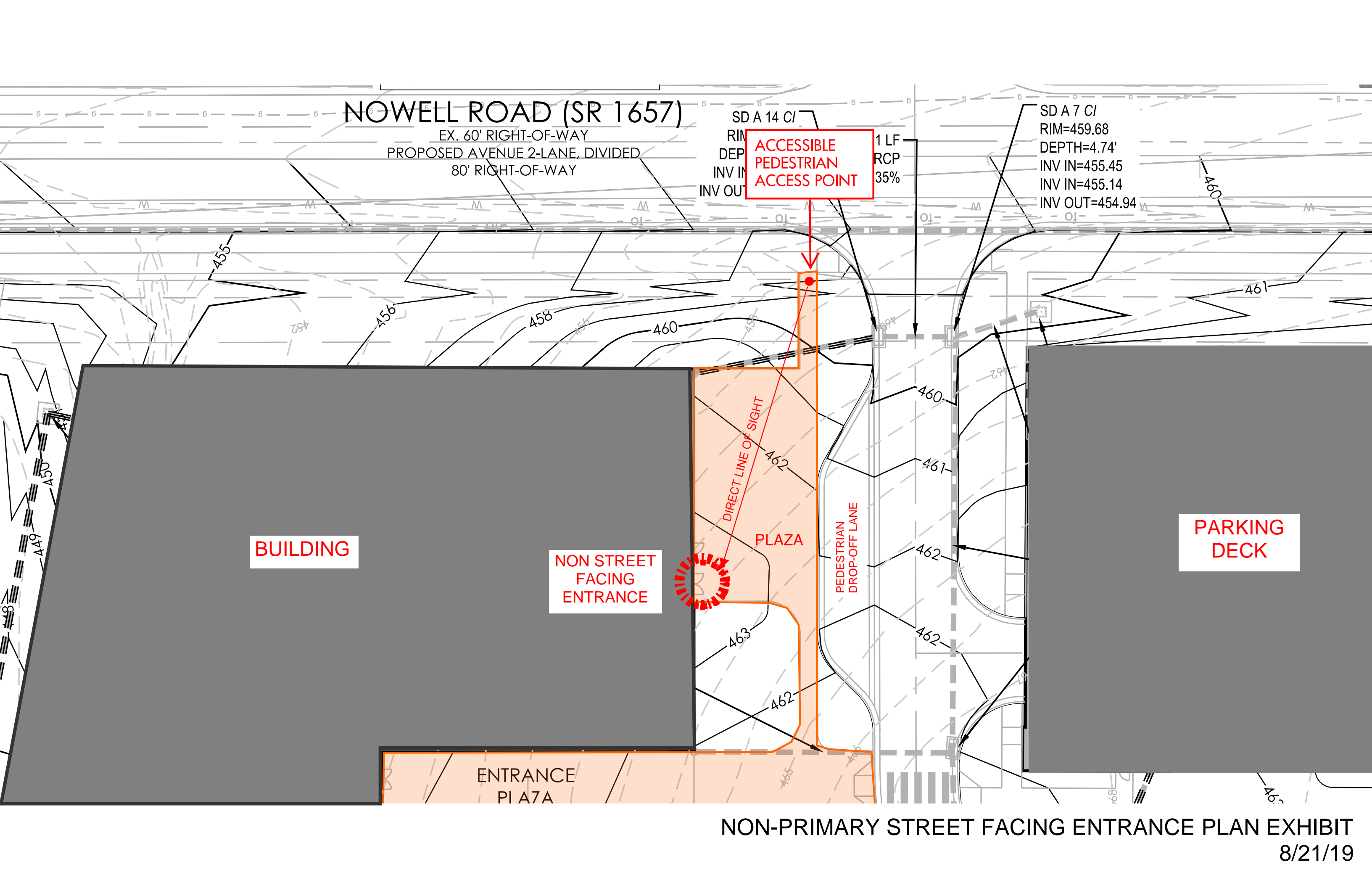
PEDESTRIAN DROP-OFF LANE

PARKING DECK

ENTRANCE
PLA 7A

NON-PRIMARY STREET FACING ENTRANCE PLAN EXHIBIT

8/21/19





NON-PRIMARY STREET FACING ENTRANCE VIEW FROM
PEDESTRIAN ACCESS EXHIBIT

8/21/19