


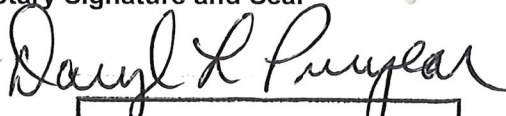
Administrative Alternates



**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 Section 1.5.9 and 1.5.10 Provide an explanation of the alternate requested, along with an applicant's statement of the findings <small>See attached Administrative Alternate Request Letter</small> Provide all associated case plan numbers including zoning and site plan: 595018; ASR-0068-2019	Transaction Number

Property Address 1198, 1200 Partin Road; 4702, 4704, 4710, 4524 New Bern Avenue; 901,1001,1005, 1009 Freedom Drive		Date 10/24/2019
Property PIN <small>1734044982, 1734054086, 1734049541, 1734049744, 1734049216, 1734044376, 1734143205, 1734143511, 1734143715, 1734059036</small>	Current Zoning IX-3-CU	
Nearest Intersection Freedom Drive & New Bern Avenue		Property size (in acres) 27.96
Property Owner Wolfpack Family LLC, Bypass East LLC	Phone (919) 266-5992	Mail 2475 Wendell Blvd, Wendell, NC 27591
	Email dwatson@speecon.net	
Project Contact Person Pat Moore (Al. Neyer)	Phone (513) 271-6400	Mail 302 West 3rd Street, Suite 800, Cincinnati, OH 45202
	Email pmoore@neyer.com	
Property Owner Signature 	Email dwatson@speecon.net	
Notary Sworn and subscribed before me this <u>17th</u> day of <u>OCTOBER</u> , 20 <u>19</u>	Notary Signature and Seal  <div style="border: 1px solid black; padding: 5px; display: inline-block;">DARYL L. PURYEAR NOTARY PUBLIC WAKE COUNTY, NC</div>	

October 21, 2019

Mr. Carter Pettibone
Department of City Planning
Urban Design Center
1 Exchange Plaza, Suite 100
Raleigh, NC 27601

Re: **Application for Appearance Commission Meeting – Administrative Alternate Requests
New Hope Industrial Flex Buildings – Bullock Farm Road**

Dear Mr. Pettibone:

This letter is in reference to our application for the November 7, 2019 Appearance Commission Meeting to review the Administrative Alternates Requests. Please note the following project information, statement of findings, and referenced UDO Sections:

Project: Project consists of (2) flex industrial warehouse buildings (speculative) on approximate 20 acre site which was recently rezoned IX-3. The buildings are situated on the site with north ends of buildings having frontage on a new Bullock Farm Road extension (please reference attached preliminary site plan):

- Building 1 to be approximately 231,112 sf, Building 2 to be approximately 192,214 SF.
- Building construction will be site-cast concrete panels with medium textured paint finish (decorative reveals and form-liner relief), conventional steel frame roof structure, membrane roof and storefront glazing.
- 30' clear height, which yields top of wall of 40' along front.
- Shared truck court with fully equipped docks (levelers and shelters) and dock stairs.
- Auto parking along front of buildings with pedestrian walk.
- Prefinished metal gutters/downspouts along dock walls

Alternate Request: The applicant is requesting an administrative alternate for the following:

- UDO Section 1.5.9 Transparency: Alternate for north Facing walls facing Bullock Farm Road
- UDO Section 1.5.9 Transparency: Alternate for reduction of glazing transparency to 70%
- UDO Section 1.5.10 Blank Wall: Alternate for dock walls

UDO Section 1.5.9: Transparency - Intent

- The transparency requirements are intended to provide visual interest to street-facing building facades for both pedestrians and building occupants, and to minimize blank wall areas.
- Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.

In accordance with UDO Section 1.5.9: Administrative Alternate Findings:

- In order to achieve energy performance required by energy codes, low-e coatings applied to the glass is necessary. Even an insulating glass unit (two panes of clear glass with a ½" air space between) using clear glass (no low-e coating) has a visual light transmittance of 79%; not meeting the requirements on UDO Section 1.5.9. Low-e coatings further reduce the transparency of the glass.
- A glass with 70% transparency for the north elevation is proposed for this project to allow for energy code compliance and optimal transparency.
- The reflectance of the glass will be at or below the 15% required.

PRINCIPALS

Robert R. Thrun, AIA
Patrick G. Moore, AIA
Douglas E. Kramer, AIA
James T. Neyer, P.E.

- Proposed north walls include windows along 52' of the front bay (future office) with a square footage of storefront equal to 336 SF.
- The proposed alternate for the north walls include stair-stepping the top of wall to improve the overall scale/visual interest, and to reflect the sloped Bullock Farm road to better engage with the road/walk and support the building-to-site composition.
- Applicant is proposing additional clearstory windows along north wall, complimenting the 4' wide decorative form-liner panels at approximately 50' c/c. contributing to the natural light to the space.
- Applicant is proposing adding a widened sidewalk with park bench and enhanced landscaping area to engage pedestrians and add visual interest at the north end of Building 1.
- Applicant is reserving the notched corner for future tenant amenity at Building 2 to add visual interest at the corner.

UDO Section 1.5.10: Blank Wall Area - Intent

- The blank wall area regulations are intended to prevent large, monotonous expanses of undifferentiated building mass.

In accordance with UDO Section 1.5.10: Administrative Alternate Findings:

- Proposed building design incorporates enhanced office area entrances that include taller feature panel (decorative reveal pattern and accent color), and wider extent of form liner to better define office entrances, break up the scale of the building and engage pedestrians at the office side of the buildings. Design allows for a middle office entrance for future tenant flexibility.
- Between the office entrance features, the building design incorporates 4' wide full-height panels with decorative form-liner (darker painted) at 50' on center to provide texture and color relief and eliminate any blank wall. This spacing is provided at all walls except at dock walls. Form-liner used to have tightly-spaced reveal pattern, and deeper, 1-3/4" relief into the face of the panel.
- Due to the nature of dock areas, stepping the façade in or out would affect the usability of the building. Both dock walls will incorporate 4' wide painted accent panels at each dock stair and incorporate clearstory windows. The pre-finished metal downspouts spaces at 48'-0" on center will also contribute to the visual interest and rhythm.
- Applicant is proposing additional enhanced landscaping (shrubs, grasses and perineal flowers) within a curvilinear mulch-bed at each building entrance to improve visual interest and pedestrian engagement.
- Applicant is proposing additional decorative accent up-lights to highlight the building entrances and along the north wall at approximately 50' c/c to enhance the color and form-liner pattern adding more visual interest (at night).

We appreciate your review and consideration for these alternates. Please feel free to call and discuss prior to our November 7, 2019 Appearance Commission Meeting.

Sincerely,

NEYER ARCHITECTS, INC.

Patrick G. Moore, AIA, NCARB
Vice President of Architecture

NEYER ARCHITECTS, INC

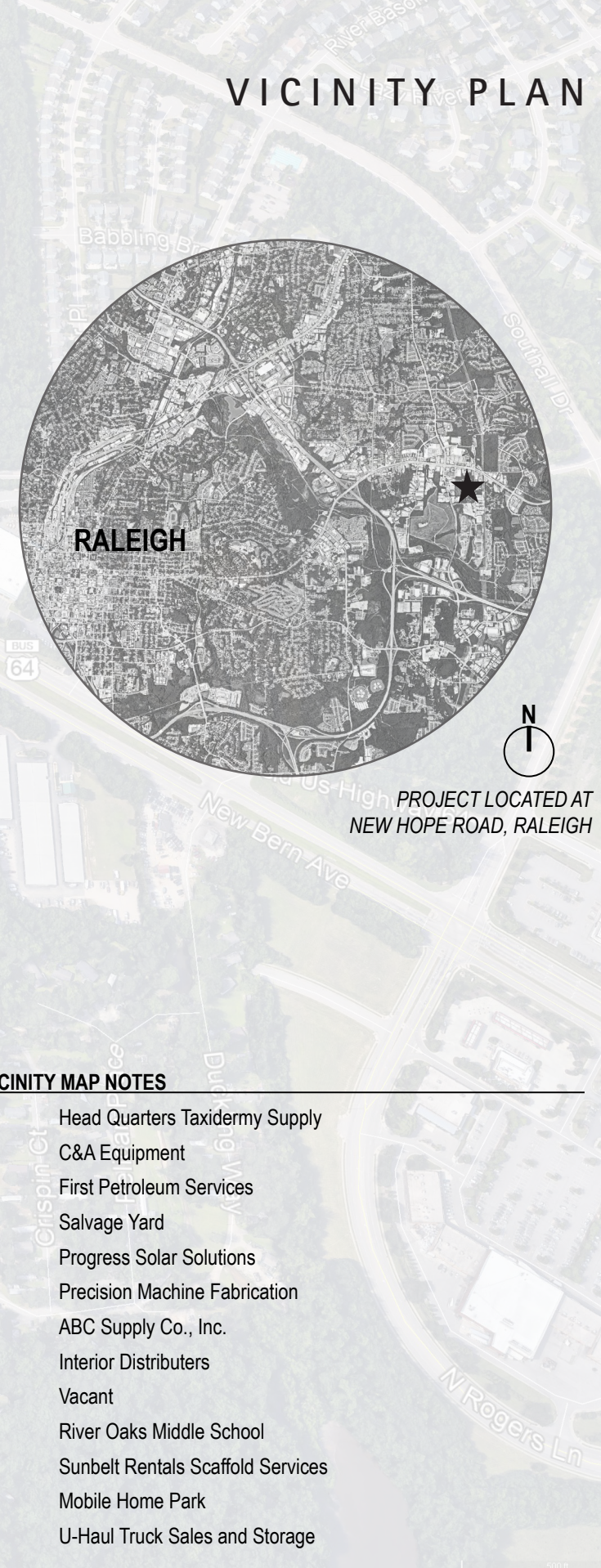




NEW HOPE ROAD

RALEIGH APPEARANCE COMMISSION REVIEW
21 OCTOBER 2019





VICINITY PLAN

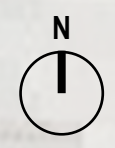
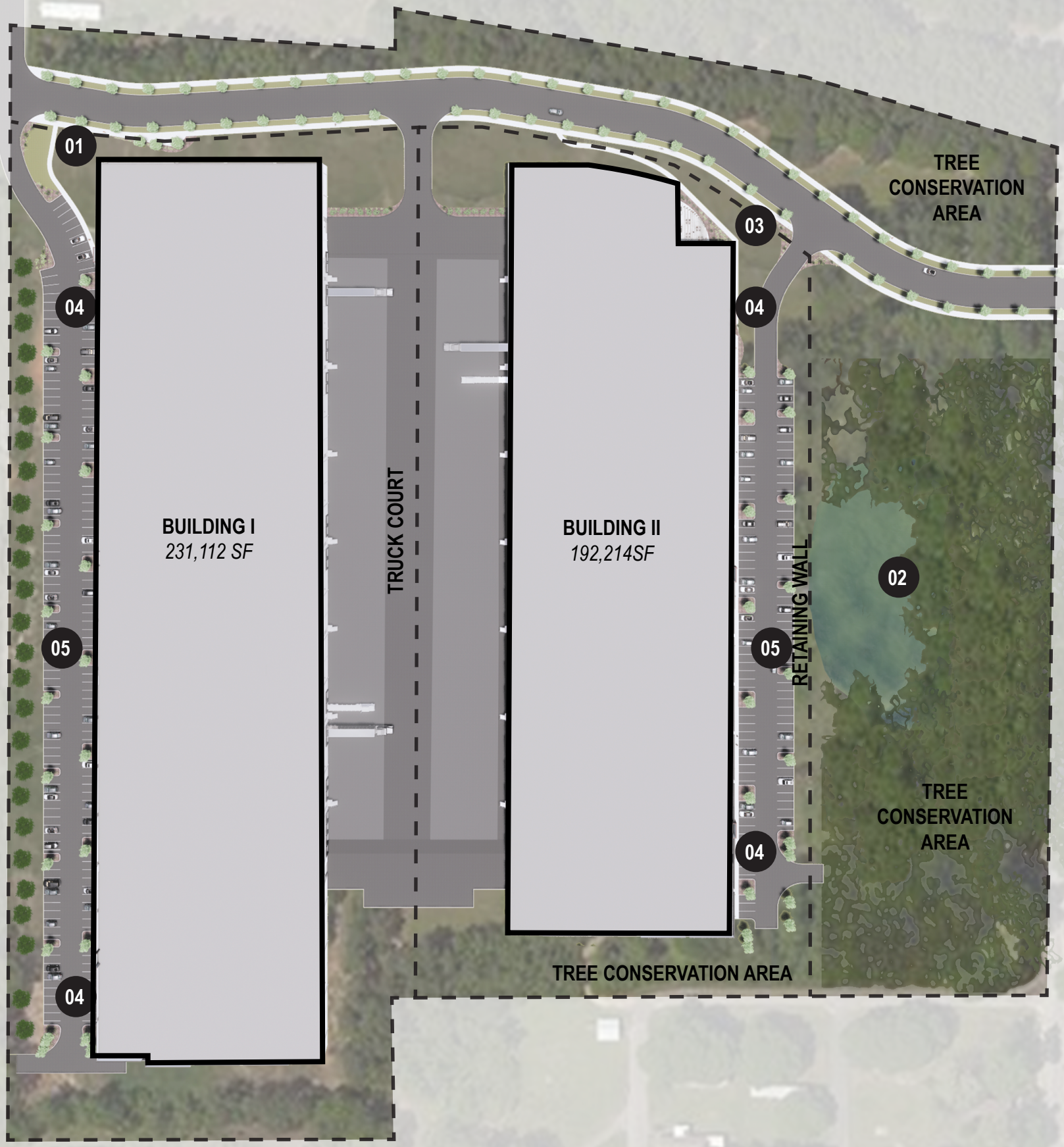
RALEIGH

PROJECT LOCATED AT
NEW HOPE ROAD, RALEIGH

VICINITY MAP NOTES

- 01 Head Quarters Taxidermy Supply
- 02 C&A Equipment
- 03 First Petroleum Services
- 04 Salvage Yard
- 05 Progress Solar Solutions
- 06 Precision Machine Fabrication
- 07 ABC Supply Co., Inc.
- 08 Interior Distributors
- 09 Vacant
- 10 River Oaks Middle School
- 11 Sunbelt Rentals Scaffold Services
- 12 Mobile Home Park
- 13 U-Haul Truck Sales and Storage

SITE PLAN



01

BENCH SEATING WITH PLANTINGS ALONG SIDEWALK



02

RETENTION POND WITH FOUNTAIN AND RETAINING WALL



03

FUTURE TENANT PATIO WITH SHADE STRUCTURE AND SEATING



04

ENHANCE ENTRANCE LANDSCAPING AND FEATURE PANEL

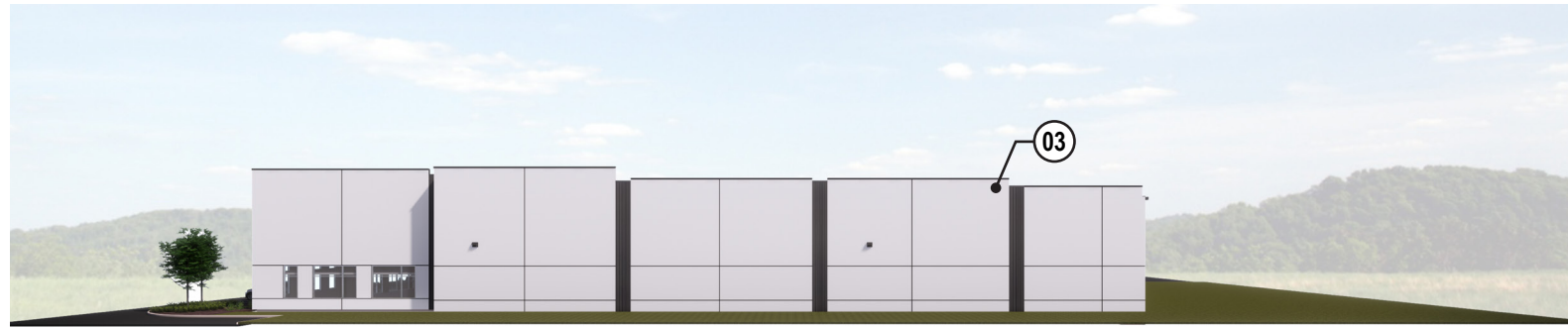


05

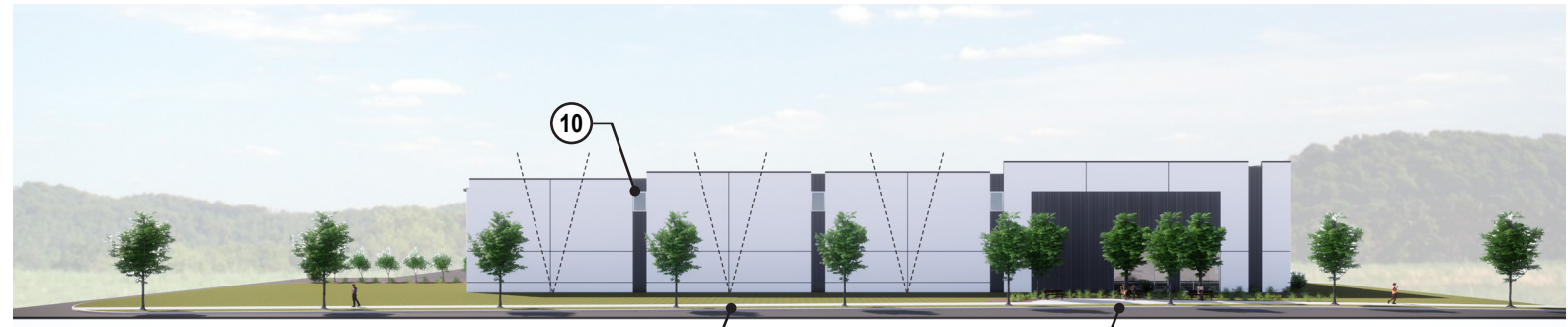
PLANTINGS AT PARKING ISLANDS



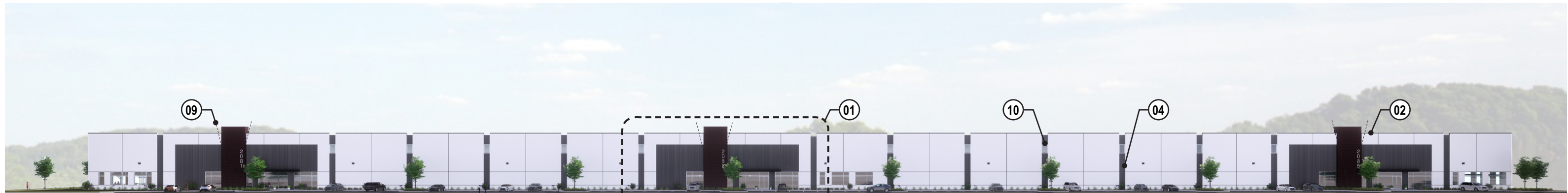




SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

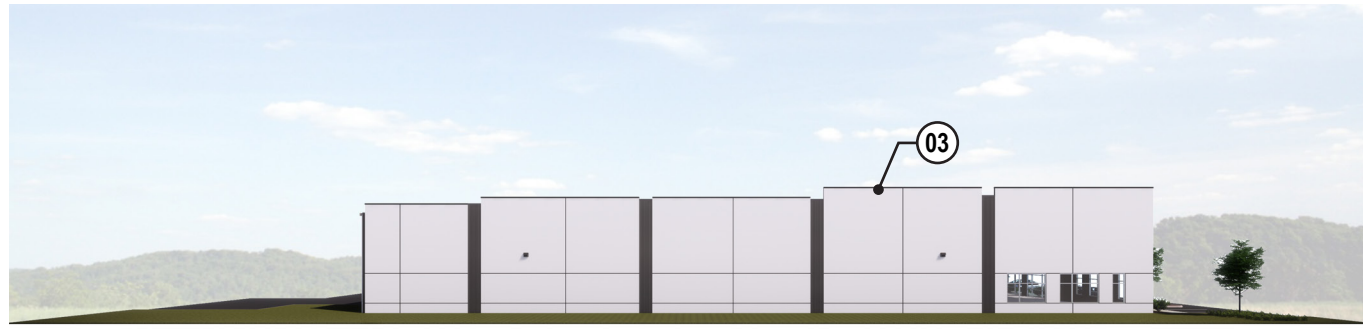


EAST ELEVATION

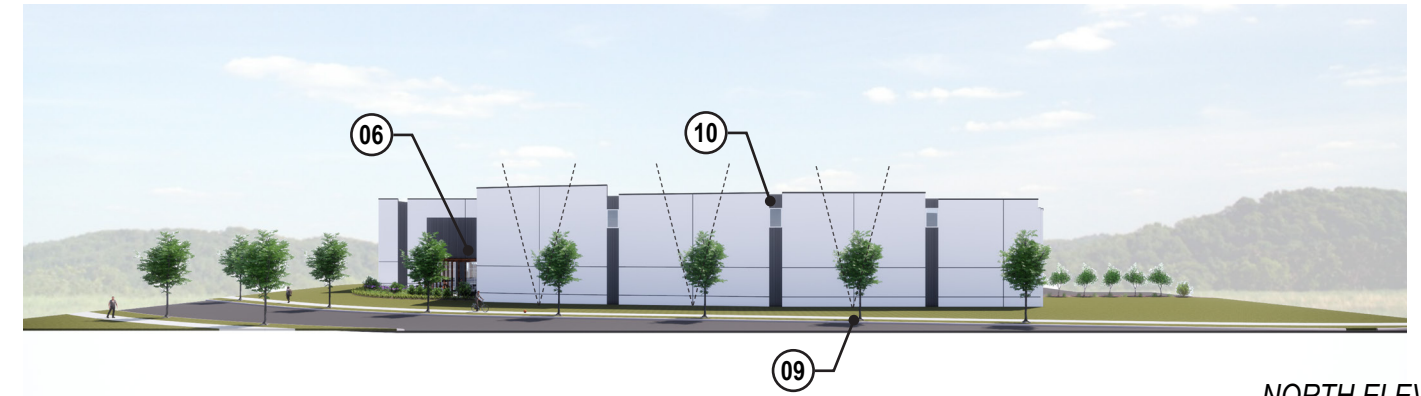
BUILDING | EXTERIOR ELEVATIONS

01	Potential future tenant entry location	05	Typical 4'-0" wide accent panel, painted gray at dock wall	09	Decorative Accent Up-Light
02	Feature panel at proposed tenant entry location	06	Seating area with plantings along Bullock Farm Rd	10	Clerestory Windows
03	Typical concrete panel with reveals as shown, painted white	07	Metal downspouts at 48' on center and gutter at dock wall		
04	Typical 4'-0" wide accent panel, painted gray with vertical formliner	08	Planting screen between Bullock Farm Rd and dock area		





SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

4'-0" TYP. 48'-0" TYP.



EAST ELEVATION

BUILDING II EXTERIOR ELEVATIONS

01	Potential future tenant entry location	05	Typical 4'-0" wide accent panel, painted gray at dock wall	09	Decorative Accent Up-Light
02	Feature panel at proposed tenant entry location	06	Future tenant patio with shade structure	10	Clerestory Window
03	Typical concrete panel with reveals as shown, painted white	07	Metal downspouts at 48' on center and gutter at dock wall		
04	Typical 4'-0" wide accent panel, painted gray with vertical formliner	08	Planting screen between Bullock Farm Rd and dock area		

TYPICAL BUILDING ENTRY DESIGN



TYPICAL BUILDING ENTRY NOTES

- 01 Feature panel at proposed tenant entry location, accent color paint and decorative reveals as shown.
- 02 Typical concrete panel with reveals as shown, painted white
- 03 Black metal coping at top of concrete panel
- 04 Typical accent panel, painted gray with vertical formliner
- 05 Building address marker - aluminum signage at each feature panel
- 06 Black metal canopy at each tenant entry
- 07 Glazing concentrated at tenant entries and office locations
- 08 4'-0" wide accent panel at 50'-0" on center, painted gray with vertical formliner and clerestory glazing
- 09 Decorative Accent Up-Light

PROPOSED MATERIAL PALETTE

01

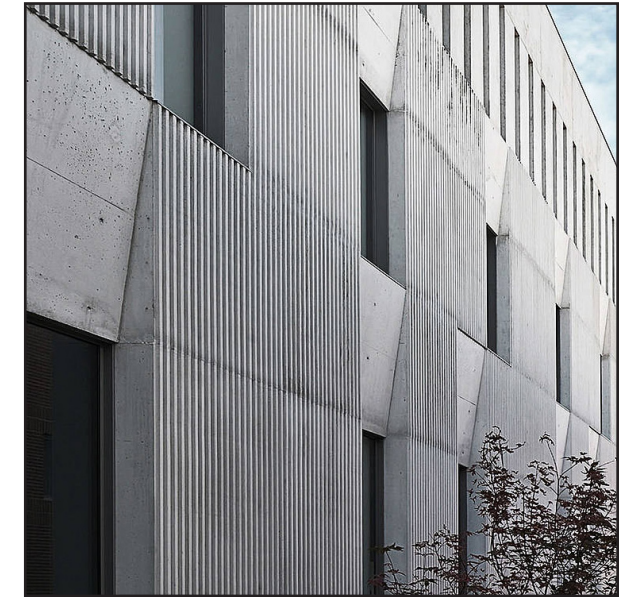
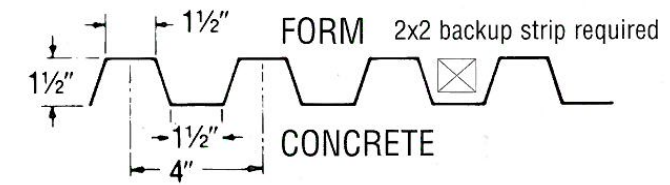
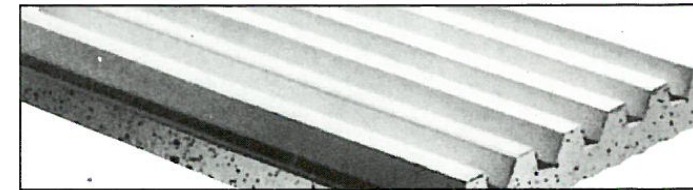


MODERN BLACK METAL ENTRY CANOPIES

02

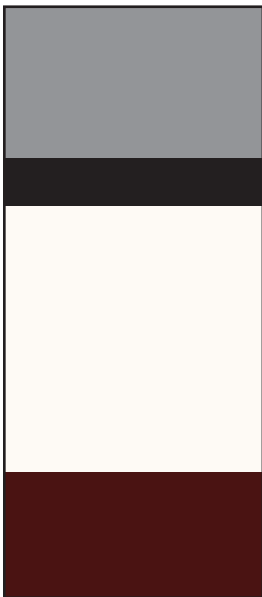


No. 302
4' x 10' Sheets • Trapezoid



VERTICAL FORMLINER CONCRETE PANEL

03

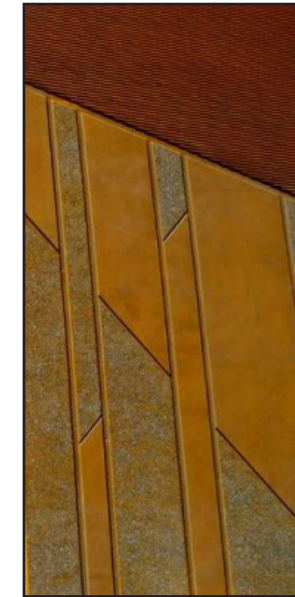


TEXTURED PAINT + COLORS AT CONCRETE PANELS

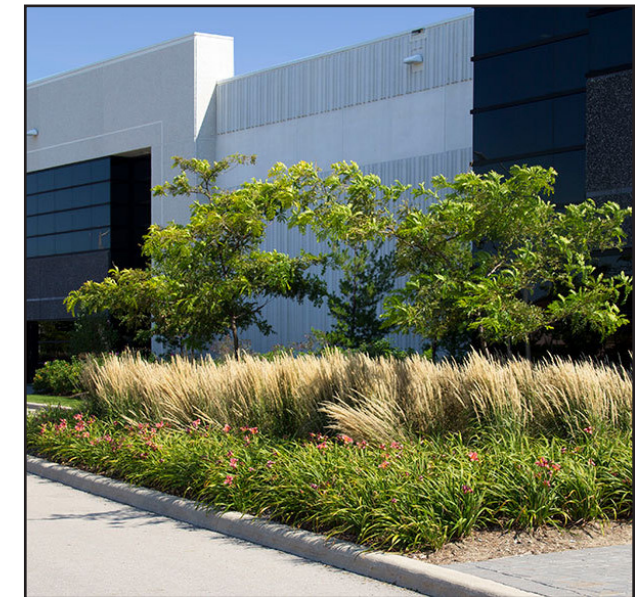
04



DECORATIVE REVEALS IN CONCRETE PANELS



05



PLANTING AREAS WITH NATIVE GRASSES

