



Certified Action of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 516-2626
www.raleighnc.gov

Case File / Name: SP-43-10 / The Lynden Centre

General Location: On the Northeast corner of North Hills Drive, Lead Mine Road and Century Drive, inside the city limits.

Owner: Trailwood Building LLC
Designer: Bass, Nixon & Kennedy, Inc

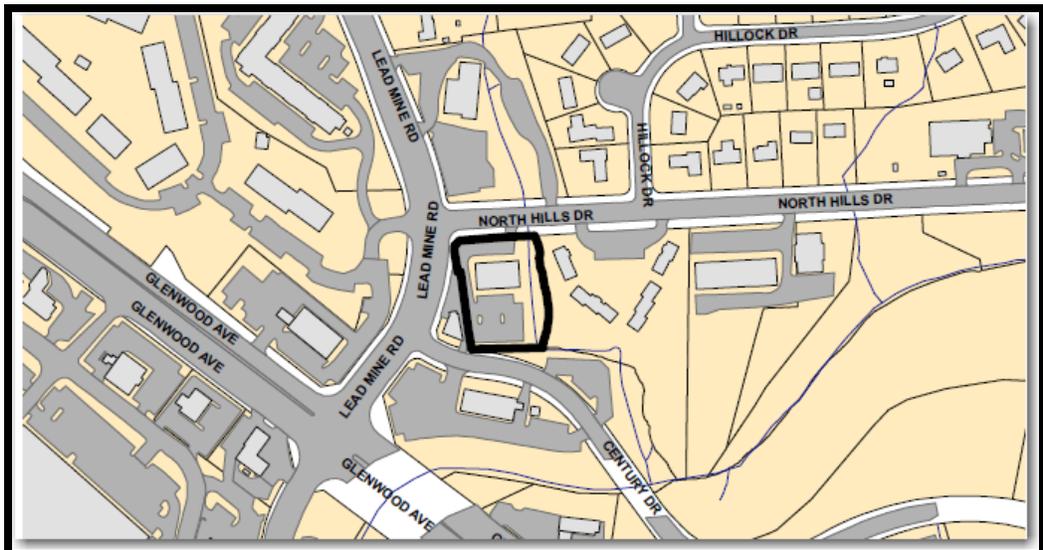
CAC: Six Forks

Nature of Case: Construction of a 3 - story office building consisting of 44,000 square feet and a 3 level parking deck (ground level 50 spaces, entry level 46 space and upper/ramp level 50 spaces) on .96 acre tract zoned O&I-1. The existing 3 story 12,448 square feet office building and surface parking will be demolished.

The applicant is requesting to increase the allowable floor area ratio (FAR) as allowed in code section 10-2072, "Office, agency, or studio of a professional, business, agent, or political, labor, or service association in the Office and Institutional-1 and 2 Districts - additional floor area ratio (F.A.R.) allowance". This code allows the applicant points from each subsection 1-5. The applicant has provided in writing an explanation as to how the development meets each of the criteria. The total number of points is 90 and allows an additional FAR or an allowable FAR of 1.167. The proposed FAR for the site is 1.05.

Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

Contact: Bass, Nixon & Kennedy/Marty Bizzell



SP-43-10 The Lynden Centre – site location

SUBJECT: SP-43-10 / The Lynden Centre

**CROSS-
REFERENCE:** N/A

LOCATION: On the Northeast corner of North Hills Drive, Lead Mine Road and Century Drive, inside the city limits.

REQUEST: Construction of a 3 - story office building consisting of 44,000 square feet and a 3 level parking deck (ground level 50 spaces, entry level 46 space and upper/ramp level 50 spaces) on .96 acre tract zoned O&I-1. The existing 3 story 12,448 square feet office building and surface parking will be demolished. Based upon City Code section 10-2132.2 this plan requires Planning Commission approval as the office use is greater than 25,000 square feet and is within 400 feet of a residential zone district.

The applicant is requesting to increase the allowable floor area ratio (FAR) as allowed in code section 10-2072(b), "*Office, agency, or studio of a professional, business, agent, or political, labor, or service association in the Office and Institutional-1 and 2 Districts - additional floor area ratio (F.A.R.) allowance*". This code allows the applicant points from each subsection 1-5. The applicant has provided in writing an explanation as to how the development meets each of the criteria. The total number of points is 90 and allows an additional FAR or an allowable FAR of 1.167. The proposed FAR for the site is 1.05.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:** As noted on the Staff Report, attached

FINDINGS: The Planning Commission finds that with the following conditions of approval this request conforms to Chapter 2, Part 10, Sections 10-2035, 10-2072(b), and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated January 20, 2011, owned by Trailwood Building, LLC, submitted by Bass, Nixon & Kennedy, Inc.

**ADDITIONAL
NOTES:** The plan was submitted and reviewed by the Six Forks CAC in November.

**VARIANCES /
ALTERNATES:** N/A

To PC: February 22, 2011

Case History:

Staff Coordinator: Jacque Baker

Motion: Fleming
Second: Haq
In Favor: Butler, Anderson, Bartholomew, Harris Edmisten, Fleming, Haq, Schuster, Smith, Sterling Lewis
Opposed: Batchelor
Excused:

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)



date: February 22, 2011

(PC Chair)



date: February 22, 2011



Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Planning Commission Actions:

- (1) That the Planning Commission finds that this site plan conforms to the eight standards for site plan approval, code section 10-2132.2(d);
- (2) That the Planning Commission finds that this site plan conforms to code section 10-2072(b) *Office, agency, or studio of a professional, business, agent, or political, labor, or service association in the Office and Institutional-1 and 2 Districts - additional floor area ratio (F.A.R.) allowance*, subsections 1 thru 5 for allowable increase in floor area ratio;

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (3) That a demolition permit or building permit issuance, whichever comes first, be issued by the Inspections Department for removal of the existing office building;
- (4) That prior to issuance of a grading permit or building permit, whichever comes first, detailed information will be provided shown how the site complies with all FEMA and City of Raleigh floodplain regulations including the proposal to allow flood waters to pass through the parking deck;
- (5) That prior to issuance of a grading permit or building permit, whichever comes first, that detailed calculations will be provided quantifying all areas of proposed obstruction within the special flood hazard areas;
- (6) That prior to issuance of a grading permit or building permit, whichever comes first, that detailed documentation for the site's Flood Warning System, Inspection and Maintenance Plan and Flood Emergency Operation Plans are to be provided. This information is to be coordinated with all other applicable reviewers, including and not limited to Building and Fire reviewers, to check the documentation for code compliance across all disciplines;

Prior to issuance of building permits in the Inspections Department:

- (7) That a demolition permit or building permit, whichever comes first, be issued by the Inspections Department for removal of the existing office building;
- (8) That a final detailed landscape plan showing street yards and the transitional protected in accordance with 10-2082.5 be submitted/stamped and approved by the Site Review Specialist in the Inspection Department and a stamped approved copy is placed on file in the Planning Department;

- (9) That prior to issuance of a grading permit or building permit issuance whichever comes first a detailed information will be provided shown how the site complies with all FEMA and City of Raleigh regulations floodplain regulations including your proposal to allow flood waters to pass through the parking deck,
- (10) That prior to issuance of a grading permit or building permit issuance whichever comes first that detailed calculations will be provided quantifying all areas of proposed obstruction within the special flood hazard areas;
- (11) That prior to issuance of a grading permit or building permit, whichever comes first, that detailed documentation for the site's Flood Warning System, Inspection and Maintenance Plan and Flood Emergency Operation Plans are to be provided. This information is to be coordinated with all other applicable reviewers, including and not limited to Building and Fire reviewers, to check the documentation for code compliance across all disciplines;
- (12) That documentation be submitted to the Stormwater Engineer in the Public Works Department that shows the maximum impervious surface coverage of the development is 32,096 square feet or less and if there is any increase in the impervious surface on this site all provisions of Part 10 Chapter 9 of the City Code will apply;
- (13) That the standards used to justify for the additional FAR, as outlined in the Development Intensity section of this report, are continuously met unless the FAR of the City code are modified.

ZONING:

ZONING DISTRICTS: O&I-1.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 30', rear yard = 20', front / rear aggregate = 50', side yard = 5', side yard aggregate = 10'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 63 feet.

PARKING: Off-street parking conforms to minimum requirements: 146 spaces required, based on 1 parking space per 300 square feet. 144 spaces are provided. A reduction of 2 off-street parking spaces for landscape planting area is being utilized. Drive-through facility contains stacking for vehicles, in compliance with Section 10-2081.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a low impact use under Section 10-2082.9. Transitional protective yards are shown in compliance with City standards in the following locations:

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
Eastern property line	"C"	20'

TREE CONSERVATION: Compliance with the Tree Conservation Ordinance is not required. This commercial site is less than 2 acres in size and is not wooded along the major and minor thoroughfare frontage.

**DEVELOPMENT
INTENSITY:**

Proposed floor area ratio (FAR) of 1.05 and lot coverage of 59.83 does not conform to the maximum zoning district standards of 1.0 FAR and 25% lot coverage without Planning Commission approval as a conditional use approval per code sections 10-2036 & 10-2072. The applicant has demonstrated (see attached sheet) how the request meets code section 10-2072(b) *Office, agency, or studio of a professional, business, agent, or political, labor, or service association in the Office and Institutional-1 and 2 Districts - additional floor area ratio (F.A.R.) allowance*, subsections 1-5.

- (1) Appearance, design, and overall quality of development:
 - a. At least eighty (80) per cent of the off-street parking spaces required in the Schedule of Off-Street Parking Standards are contained in a multilevel parking structure which is designed to complement other *buildings* on the site by using compatible building materials and architectural designs, as reflected in scale, color, texture, fenestration, width, height, *roof lines*, and other similar architectural gauges (twenty (20) points).

20 Points **98.6% of the proposed off-street parking will be contained within the lower 3 levels of the building. The lower 3 parking levels of the building make up 3 of the 5 stories of the proposed building.**

- (2) Mitigation of off-site impacts:
 - a. Specific stormwater facilities are constructed or maintenance of specific lakes is undertaken as called for in any *City*-adopted stormwater drainage basin study (ten (10) points). All retention and detention devices *shall* limit the peak stormwater runoff for the two-year, ten-year and fifteen-year storms to be no greater for post-development conditions than pre-development conditions and *shall* be permanently maintained and *shall* otherwise comply with §10-5007 and §10-9027(b).

10 Points **A cistern is proposed that will capture all stormwater runoff for the 2, 10, 15 and greater storms from the entire roof area. The total runoff will be less than that of the pre-developed condition.**

- (3) Open space and site development:
 - c. At least ten (10) per cent of the site contains pedestrian-oriented squares and courtyards or permanent waterbodies which are an integral part of the overall *site plan* and are easily accessible to office workers. Such areas *shall* not be located in required setback yards, in *vehicular surface areas* nor within landscaped areas required by §10-2082 *et seq.* (ten (10) points).

10 Points **Approximately 6,222 sf of green roof area and green hardscape area will be provided and will be pedestrian oriented, similar to a courtyard setting, as well as accessible to office workers. 6,222 sf represents 14.88% of the site area.**

- (4) Public amenities and facilities:
- a. At least five (5) per cent of the *floor area gross* is continuously devoted to *day care facilities* or "community meeting rooms" or a combination thereof. "Community meeting rooms" as used herein means a facility which is open to the public from at least 6:00 p.m. through 9:00 p.m. on week nights and 9:00 a.m. through 5:00 p.m. on weekends, and it is operated under rules and charges comparable to similar *City* facilities (ten (10) points).

10 Points **Approximately 2,200 sf (5% of floor area gross) of the building space will be devoted to public meeting spaces, which will be available for use by the public under rules and charges comparable to similar City facilities.**

- (5) Environmental Design.
- a. Water conservation. Potable water use is reduced a minimum of twenty (20) percent from baseline calculated for the *building* (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures (as applicable to the *building*): water closets, urinals, lavatory faucets, showers and kitchen sinks.

Potential Technologies & Strategies: Use high-efficiency fixtures, dry fixtures such as composting toilet systems and non-water using urinals, and occupant sensors to reduce the potable water demand. Consider reuse of stormwater and greywater for non-potable applications such as toilet and urinal flushing and custodial uses (ten (10) points).

10 Points **A cistern will capture all stormwater from the roof and this water will be used for toilet flushing. Only high-efficiency fixtures will be utilized. Cistern is proposed to provide all water for toilet flushing. Potable water use will be reduced by greater than 20% by reuse of stormwater.**

- b. Sewer conservation. Reduce potable water use for *building* sewage conveyance by 50% through the use of water-conserving fixtures (water closets, urinals) or non-potable water (captured rainwater, recycled greywater, and on-site or municipally treated wastewater).
Potential Technologies & Strategies: Specify high-efficiency fixtures and dry fixtures such as composting toilet systems and non-water using urinals to reduce wastewater volumes. Consider reusing stormwater or greywater for sewage conveyance or on-site wastewater treatment systems (mechanical and/or natural) (ten (10) points).

10 Points **A cistern will capture all stormwater from the roof and this water will be used for toilet flushing. Only high-efficiency fixtures will be utilized. Cistern is proposed to provide all water for toilet flushing. Potable water use will be reduced by greater than 20% by reuse of stormwater.**

c. Reduce urban heat-island effect. A minimum of fifty (50) per cent of the roof surface of the principal *building(s)* is vegetated and permanently maintained (green roof) (twenty (20) points).

20 Points **Approximately 50.8% of the roof surface of the principle building is vegetated and permanently maintained as a green roof system.**

90 Points Total – Increase FAR by 1/6 or 0.167

Allowable FAR: 1.0 + 0.167 or 1.167

PHASING: Only one phase in this request.

UNITY OF DEVELOPMENT: Unity of development and sign criteria is not required in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN:

All required right-of-way and construction of the following streets exist along North Hills Drive, Century Drive and Lead Mine Road.

TRANSIT: No transit-oriented features are incorporated into the proposed plan. The City’s Transit Technician determined there was not a need for any improvements at this location.

URBAN FORM: This site is located in the Six Forks Citizen Advisory Council.

Policy LU 5.1 – Reinforcing the Urban Pattern

New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

Policy LU 5.6 – Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones,

fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

Policy T 5.5 – Sidewalk Requirements

New subdivisions and developments should provide sidewalks on both sides of the street.

Policy EP 1.4 – Green Building

Advance green building practices in the public and private sectors by encouraging LEED Gold-level certification and LEED-ND, or their respective equivalents.

Policy EP 1.7 – Sustainable Development

Promote the adaptive use of existing buildings, infill development, and brownfield development as effective sustainability practices that take development pressure off undeveloped areas.

Policy EP 5.4 – Tree Selection

Tree species should be selected for site suitability, superior form, disease resistance, regional performance, drought tolerance, urban tolerance, diversity, and mature size by an ISA Certified Arborist or a professional approved by the Parks and Recreation Department's Urban Forestry staff.

Policy UD 1.2—Architectural Features

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.

Policy UD 1.3—Creating Attractive Facades

Well-designed 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.

Policy UD 3.11 – Parking Structures

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.

**HISTORIC /
DISTRICTS:**

The existing building is not a designated Historic Structure. This site is not located in or adjacent to a designated Historic District.

**APPEARANCE
COMMISSION:**

The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

Comment	Response
<ul style="list-style-type: none"> • Final landscape plan (including the foundation plantings illustrated in building elevations) 	<ul style="list-style-type: none"> • The final landscape plan will be submitted to meet all landscaping requirements per City of Raleigh requirements prior to issuance of building permits.
<ul style="list-style-type: none"> • Parking deck wall/ railing details 	<ul style="list-style-type: none"> • The parking deck walls

- are of colored concrete up to 24" above deck floor. A metal decorative rail will finish the wall to extend to 42" above finish floor for pedestrian safety.
- Final exterior building materials.
 - The exterior building materials are high energy efficient Low-E glass (tint color yet to be decided), Clear Aluminum Storefront mullions, Stair well towers will be veneered in natural man made stone masonry, Curved roof will be metal, silver or white finish as per LEED requirements, deck will be warm earth tone colored concrete, formed finish.
- Site lighting plan, particularly regarding the parking deck
 - Site lighting is primary deck lighting. A lighting plan will be submitted with the building construction documents for permitting. Light bleed will be controlled to within the deck and property per City of Raleigh regulations.
- Site signage
 - Tenant or site signage has not been established. All signage will meet City of Raleigh requirements and be permitted separately from site plan approval and building permit documents.
- The committee recommends that the elevations of the two physical divisions of the building—the office space and parking deck—be better integrated architecturally to minimize the visual prominence of the
 - The integration of the parking deck with the office space is accomplished through the use of stone clad veneer in the atrium entrance and stair well these two

parking structure
(e.g., continue vertical
lines of the curtain
walls downward as
score lines in the
deck pre-cast,
provide greater
consistency of
building materials
and/ or colors top to
bottom, etc.)
[commensurate with
code Sec. 10-
2132.2(d)(2)].

elements make the
transition of the two
distinctly different
program elements
possible. The
parking deck is
partially
underground to
what current code
will allow for this
site. Architecturally
the simple masking
rather than the
integration and
transition of the
programs and
material elements is
not the concept of
this building. It was
suggested during
the meeting that the
score lines on the
parking deck align
with the window
mullions on the
office space above.
Please note that the
parking deck walls
and the office walls
are never in the
same plane which
might dictate such
an integration as a
thematic or building
theme, but not in
this case since they
are in different
planes and are
transitioned by the
vertical Atrium and
stair elements.

- The low walls and metal railings proposed for the parking deck permit only minimal screening of parked cars. Provide opaque treatments at least as tall as would be required of VSA plantings, on all deck levels [commensurate with code Sec. 10-2132.2(d)(2) & (3)].

- The parking deck per code is classified as an open deck and cannot be enclosed. The parking deck walls are to colored concrete with a decorative rail up to 42" in height which is not minimal. This railing allows natural light to penetrate further into deck interiors

increasing pedestrian. Visibility, the focus of a LEED's certified building. The Atrium Entry way screens the deck from the Lead Mine right of way, which is 60'+/-. Visually the view (-), by automobile, from the main roads is minimal due to the parking deck walls limiting exposure; no parking surface of the deck, due to its orientation to Lead Mine Road will be exposed. The exterior elevations, especially the west elevation may be deceptive as to the amount of deck *parking exposed to the main roads and the concrete walls, decorative pedestrian rail, and the Atrium entrance* do provided screening and meet requirements. VSA plantings are not required.

- Maximize vegetative screening of the parking deck, especially along Lead Mine Road and Century Drive [commensurate with code Sec. 10-2132.2(d)(2) & (3)].
- Improve pedestrian access from Century Drive by providing a direct, straight-line
- Maximization of vegetative screening of parking deck will be taken under consideration during preparation of final landscape plan in order to comply with Code Sec. 10-2132.2(d)(2) & (3)].
- A straight-line sidewalk connection is proposed from the

walkway from the street to the building entrance; in addition, architecturally embellish the associated entrance to make it more prominent and inviting [commensurate with code Sec. 10-2132.2(d)(1), (2) & (6)].

building entrance to Century Drive, although the sidewalk may shift to the east in order to be contained within the existing cross access easement. In addition, floodplain the sidewalk be shifted as not to add any fill to floodway area.

- A straight-line sidewalk connection is proposed from the building entrance to Century Drive.
- Parking deck lighting will be positioned/shielded to minimize glare off-site to the extent practical.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The existing street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length.

PUBLIC UTILITIES: City water and sewer services are available. The developer is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Refuse disposal will be by private contractor. Location and design of collection facilities shall meet the standards in the Solid Waste Design Manual.

CIRCULATION: Existing street improvements conform to normal City construction standards.

PEDESTRIAN: Existing sidewalk locations conform to City regulations.

FLOOD HAZARD: There are flood hazard areas on this site and shall be shown on any future maps for recording, currently shown on the preliminary site plan. Less than 50% of the obstruction is located in the floodplain per code section 10-4008(c).

STORMWATER MANAGEMENT:

This site is showing compliance with the stormwater regulations of Part 10 Chapter 9 through a reduction in impervious surfaces. The plan proposes a post development reduction in impervious surfaces of 2,539 square feet when comparing the existing to proposed conditions; existing impervious surface is 32,096 square feet the plan proposes 29,557 square feet of impervious surface. A decrease in stormwater runoff is shown in the post-development condition for the 2 and 10 year storms. If there is any increase in the impervious surfaces all provisions of Part 10 Chapter 9 of the City code will apply.

RIPARIAN BUFFER DISTURBANCE

The developer proposes to disturb a designated riparian buffer for the purpose of site improvements. Compliance with Neuse Riparian Buffer regulations is shown through documentation provided from the North Carolina Division of Water Quality noting that "since there is no new impervious surface being added to the buffers,

no buffer authorization or variance is required for this project because it is exempt from the Neuse Buffer Rules”.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are required on this site.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.
