

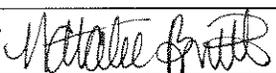
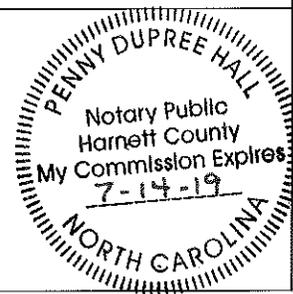
Administrative Alternates



**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: 3.2.4D1 Build-To, Primary Street Provide an explanation of the alternate requested, along with an applicant's statement of the findings <small>This request is for a reduction in the build-to requirements for the Primary Street of Block C. See statement of findings memo.</small> Provide all associated case plan numbers including zoning and site plan: S-18-16 (Conditional Approval) / SR-37-16 (T#474389 currently under review)	Transaction Number

Property Address 2001 Booker Dr., 2030 Booker Dr., 1810 Bakers Grove Way		Date 07.05.2016
Property PIN 1714-31-9454 / 1714-41-4026 / 1714-30-9902	Current Zoning RX-3	
Nearest Intersection N. Fisher Street / Booker Drive & Milburnie Road / Raleigh Boulevard		Property size (in acres) 22.66 total for 3 existing tracts
Property Owner College Park Collaborative, Inc. DHIC, Inc.	Phone 919-832-4345	Mail 113 S. Wilmington St., Raleigh 27601
	Email jamie@dhic.org	
Project Contact Person Ken Thompson, JDavis	Phone 919-835-1500	Mail 510 S. Wilmington St., Raleigh 27601
	Email kent@jdavisarchitects.com	
Property Owner Signature 	Email	
Notary Sworn and subscribed before me this <u>5th</u> day of <u>July</u> , 20 <u>16</u>	Notary Signature and Seal  	

DATE:	July 5, 2016
TO:	Carter Pettibone, Members of Appearance Commission
FROM:	Nicole Johnson / Ken Thompson
PROJECT:	SR-37-16 / The Villages at Washington Terrace
RE:	Administrative Alternate Findings

As our request for an Administrative Alternate is evaluated, please consider this memo about findings related to UDO section 1.5.6. Build-To.

Project Summary / Background:

The Village at Washington Terrace (SR-37-16) is a 2 block first phase of a larger master plan developed by DHIC, Inc. for the redevelopment of the existing 23-acre affordable housing community (master plan attached for reference). This phase proposes 2-3 story apartment buildings flanking both sides of N. Fisher Street (the primary street for build-to for Block C). The broader strategy for the redevelopment of Washington Terrace is to transform the suburban form of the existing street layout and building placement to one that is more compatible with adjacent neighborhoods and provides improved connectivity and access for residents. The extension of N. Fisher Street north to Milburnie Road and the straightening of Booker Drive create the primary spines that establish a grid street network. The street grid supports walkability, and provides the framework for a distinct neighborhood character with building placement adjacent to the street, community amenities, and a large community "green" which will be part of a later phase of development.

As noted in our application, we are requesting a reduction in the build-to requirement for the Primary Street of Block C from the required 70% to +/- 57% (see attached), and supported by the following findings:

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

The apartment buildings planned along N. Fisher Street strengthen the street edge with a consistent building setback and a regularity of building placement/spacing to provide a legible and clear spatial definition between the public and private realms. The building edge has been supplemented with architectural elements, including stoops/porches (see attached building elevations). The street trees also provide a formal rhythm that enhances the streetscape.

Two access points are required to support the residential development for this block (Street Design Manual 6.5.4), and directly impact the ability to meet the build-to for the primary street. Both access points have been located on N. Fisher Street due to the following:

- a. An access to Milburnie Road would impact the placement of building facing the street. Input received by the community during the master plan process conveyed the desire for buildings facing Milburnie that would help transition to the neighborhood of single family houses across Milburnie.*
- b. Raleigh Boulevard (major thoroughfare) is a NCDOT maintained roadway, and they have not approved an additional access point to that road between Milburnie Road and Oakwood Avenue.*

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

It is our belief that the approved alternate maintains conformance with the following elements of the Comprehensive Plan:

- | | |
|--|--|
| <i>LU 2.1 Placemaking</i> | <i>LU 8.2 Neighborhood Revitalization</i> |
| <i>LU 2.2 Compact Development</i> | <i>LU 8.8 Finer-Grained Development</i> |
| <i>LU 2.5 Healthy Communities</i> | <i>T 2.1 Integration of Travel Modes</i> |
| <i>LU 2.6 Targeting Development Incentives</i> | <i>T 2.5 Multi-modal Grids</i> |
| <i>LU 5.4 Density Transitions</i> | <i>T 2.8 Access Management Strategies</i> |
| <i>LU 8.1 Housing Variety</i> | <i>T 5.3 Bicycle and Pedestrian Mobility</i> |



T 5.4 Pedestrian and Bicycle Network
Connectivity
T 5.5 Sidewalk Requirements
T 5.9 Pedestrian Networks

H 1.4 Assisted Housing Design
UD 5.1 Contextual Design
UD 5.4 Neighborhood Character and Identity

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.

This request and the site review submittal is Phase 1 of a larger master plan for the redevelopment of Washington Terrace. The introduction of a consistent building edge at the street, increased density, and a mix of uses including a community building and future senior apartments, more consistently support the urban fabric of the surrounding neighborhoods than what currently exists today, which is a suburban-type development of mostly 1-story apartment buildings.

The reduction of build-to requirement for the Primary Street of Block C does not substantially negatively alter the character of the street wall as it is balanced by the proposed buildings on the west side of N. Fisher Street, and the rhythm of the street trees. Additionally, this request does not establish a build-to pattern that is inconsistent with the surrounding context or creates precedence for other areas of the proposed development.

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.

The reduction of build-to requirement for the Primary Street of Block C of +/-13% does not negatively impact the pedestrian environment. The proposed streetscape provides the required sidewalks and street trees and while the two access points impede conformance with the build-to, the overall sense of scale, access, comfort and safety has not been compromised (see attached street view perspectives).

5. Site area that would have been otherwise occupied by buildings is converted to an outdoor amenity area.

Some areas that would have been otherwise occupied by buildings have been converted to an outdoor amenity area, as depicted on the attached graphic. The areas highlighted meet the definition of outdoor amenity area per UDO 1.5.3.B. The areas that are not highlighted but fall within the build-to zone do not meet the outdoor amenity area requirement of ADA accessibility.



THE VILLAGE AT WASHINGTON TERRACE
 (Families, 162 affordable units)

BOOKER PARK NORTH
 (Seniors, 72 affordable units)

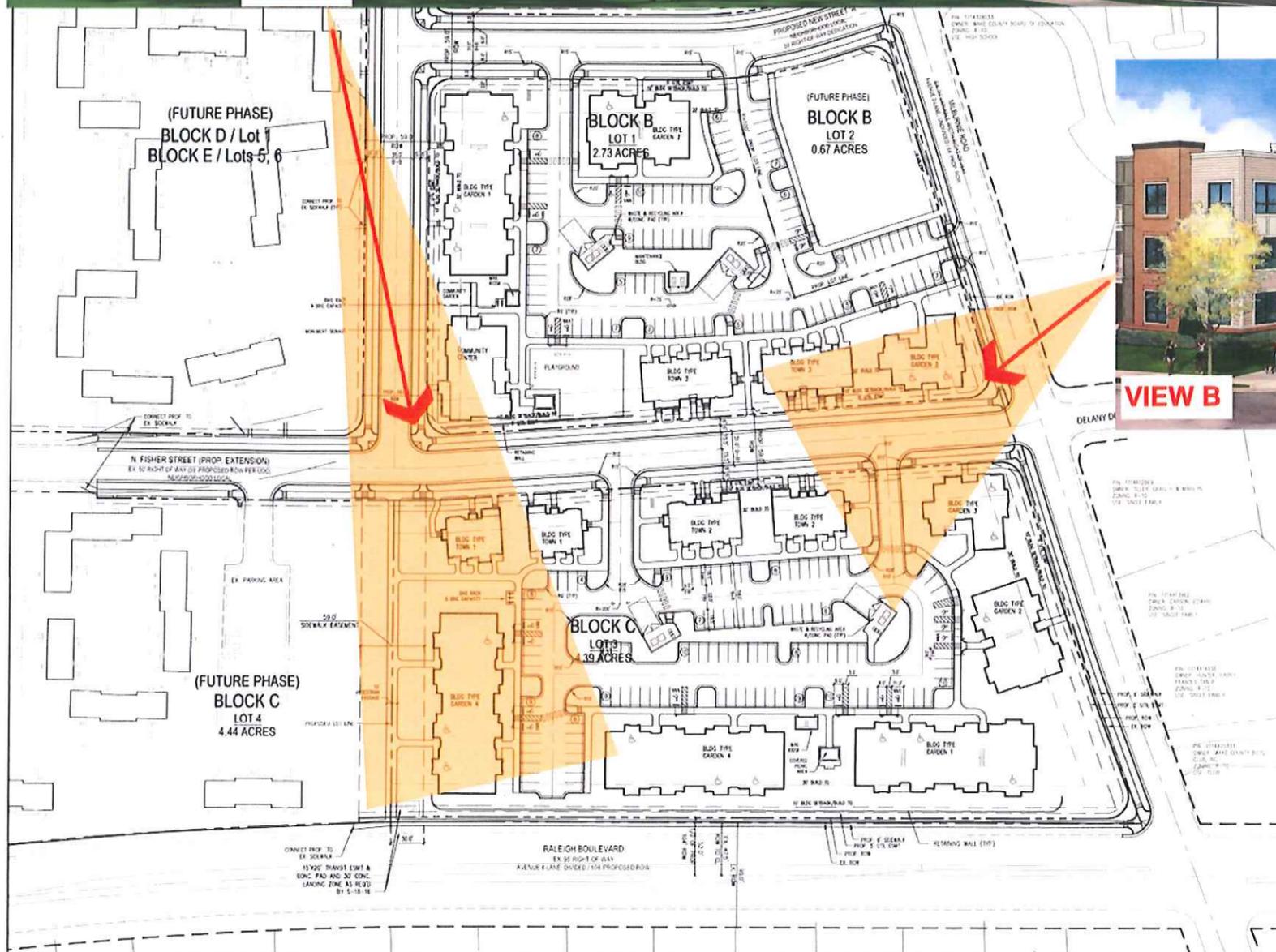
BOOKER PARK SOUTH
 (Seniors, 60-80 affordable units)

FUTURE AFFORDABLE AND/OR MARKET RATE DEVELOPMENT
 (160-170 units)

THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE
 MARCH 2016



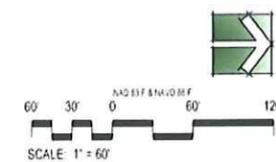
VIEW A



VIEW B

Reference:
S-18-16 (T# 467281)

SR-37-16
SITE PLAN



JDAVIS
810 South Wilmington St., Raleigh, NC 27603 | Tel: 919.875.1000
1018 Walnut St., Suite 1308 | Philadelphia, PA 19102 | Tel: 215.545.8171
SR-37-16
TRANSACTION NO: 474389 (Admin. Site Review)



DHIC Inc.
The Village at Washington Terrace
Raleigh, North Carolina

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PROJECT	DATE
DHIC-15098	01.2016
Admin Site Review	05.27.2016
REVISIONS	1st Review Comments 07.05.2016

DRAWN BY: NJER
CHECKED BY: KT
CONTENT: SITE PLAN

LS1.1

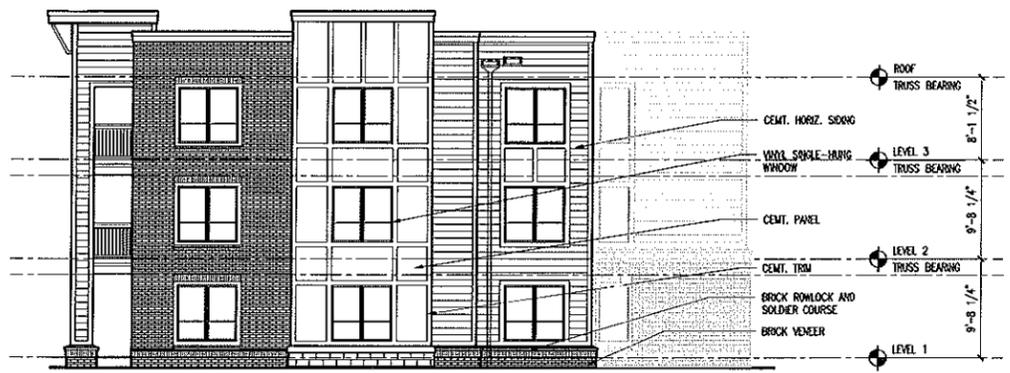
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GARDEN 3 REAR ELEVATION
SCALE: 1/8" = 1'-0" 4



GARDEN 3 SIDE ELEVATION
SCALE: 1/8" = 1'-0" 2



GARDEN 3 SIDE ELEVATION
SCALE: 1/8" = 1'-0" 3



GARDEN 3 FRONT ELEVATION
SCALE: 1/8" = 1'-0" 1

ELEVATION NOTES:
-PROVIDE CONTROL JOINTS (CJ) IN BRICK PER DETAIL 8/A9.07.
-COLOR OF SEALANT AT CONTROL JOINT SHALL MATCH MORTAR COLOR.
-ANCHOR BOTH SIDES OF CONTROL JOINTS (CJ).
-COORDINATE MECHANICAL INTAKE AND EXHAUST LOCATIONS W/ARCHITECT PRIOR TO INSTALLATION. EXTERIOR DRYER VENTS MUST BE MECHANICALLY SECURED TO SIDING AND BRICK VENEER.

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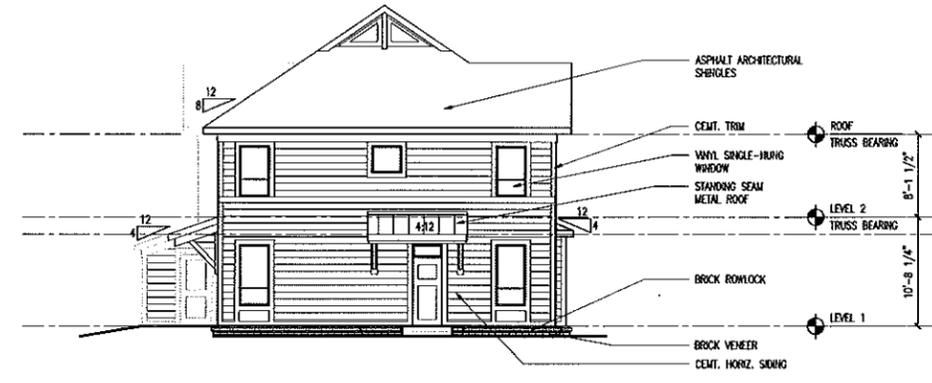
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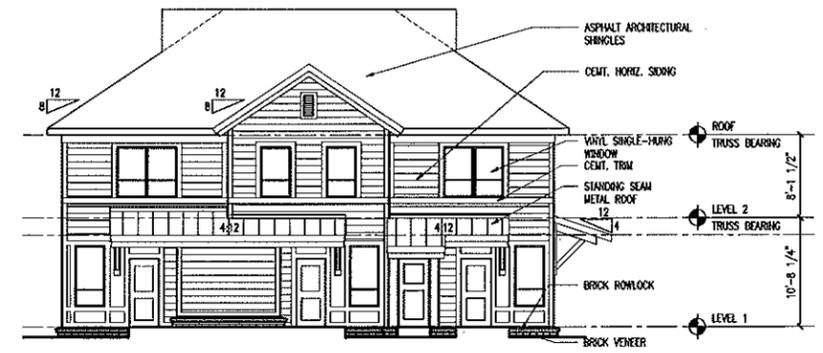
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CONTENT:	GARDEN 3 EXTERIOR ELEVATIONS

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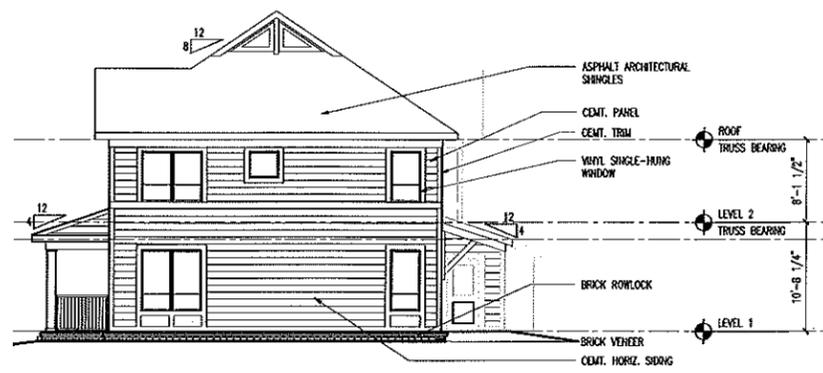
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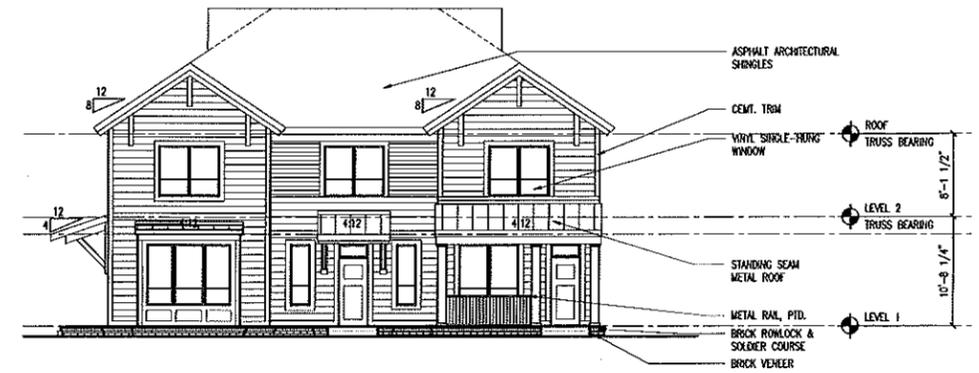
TOWNHOME 1 SIDE ELEVATION
 SCALE: 1/8" = 1'-0" 4



TOWNHOME 1 REAR ELEVATION
 SCALE: 1/8" = 1'-0" 3



TOWNHOME 1 SIDE ELEVATION
 SCALE: 1/8" = 1'-0" 2



TOWNHOME 1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0" 1

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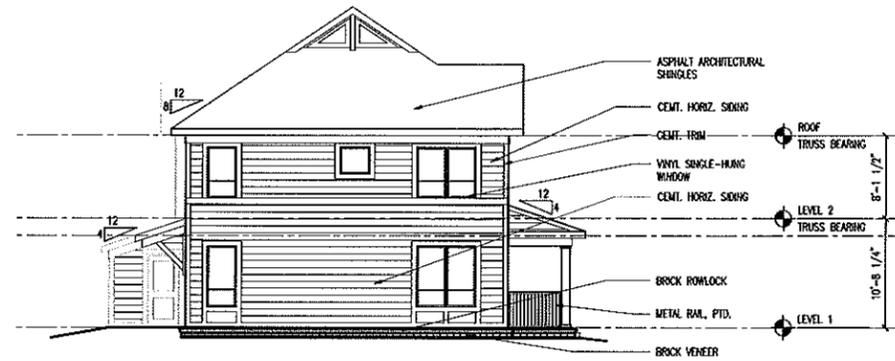
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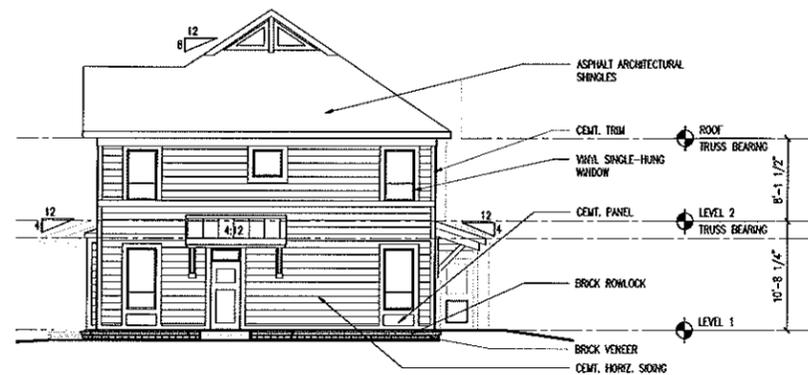
TOWNHOME 2 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

4



TOWNHOME 2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

3



TOWNHOME 2 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

2



TOWNHOME 2 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

1

ELEVATION NOTES:
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