

DOWNTOWN NORTH AT KNIGHTDALE STATION

PLANNED UNIT DEVELOPMENT > ENVIRONMENTAL SURVEY + CONCEPT MASTER PLAN

SITE DATA TABLE

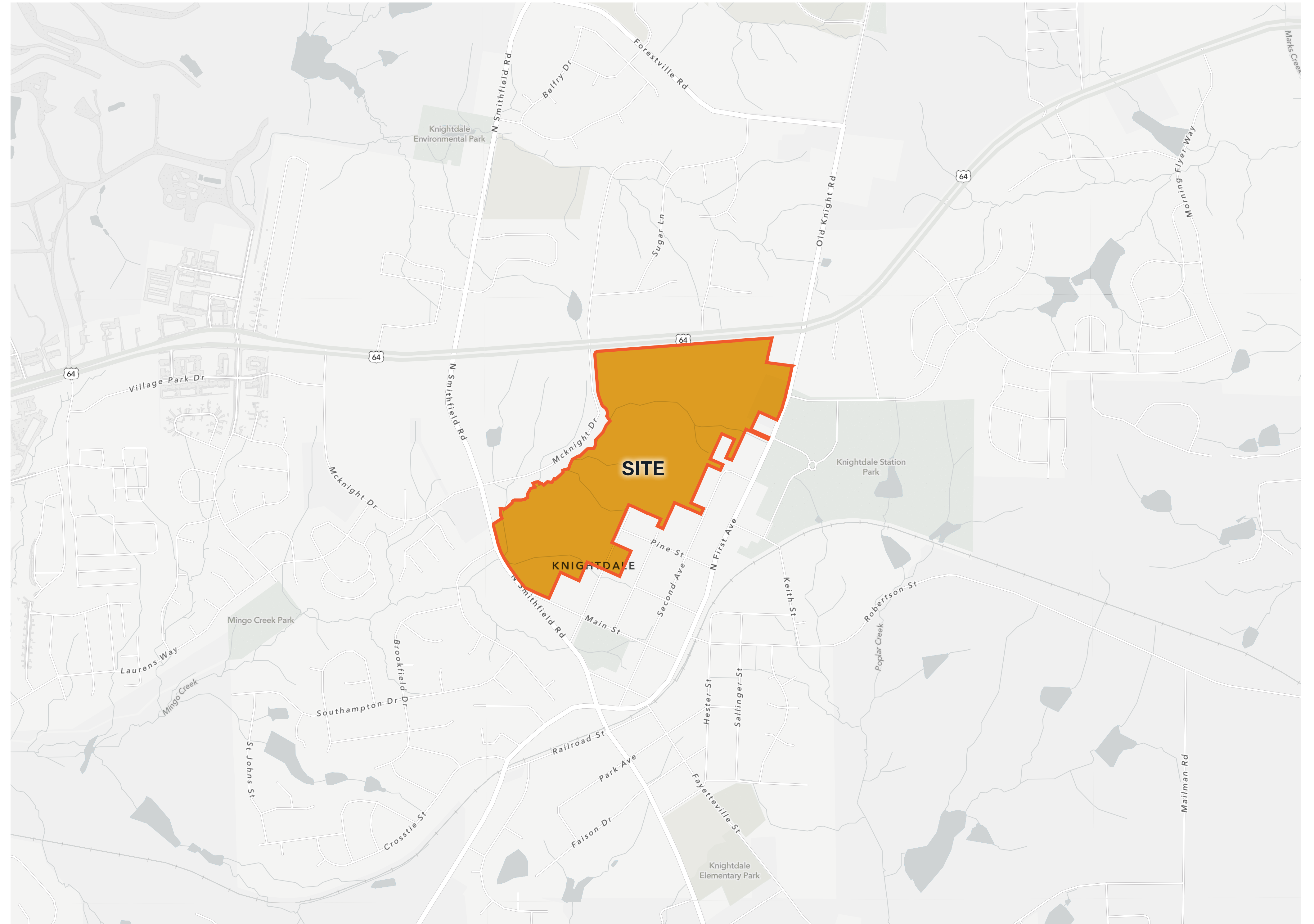
Total Site Area	+/- 91 acres
Knightdale Zoning	RT, NMX, GR3
Proposed Zoning	PUD (NMX & TC)
Existing Land Use	Vacant
Watershed Classification	Lower Neuse
18' Rear-loaded Townhome Units	56 units
22'/24' Rear-loaded Townhome Units	119 units
2/2 Rear-loaded Attached Condo Units	142 units
32' Rear-loaded SFD Lots	71 lots
38'+ Rear-loaded SFD Lots	61 lots
Apartment Units (upper story: mixed-use buildings)	60 units
Total Proposed Dwelling Units	509 du
Proposed Density	+/- 5.593 du/ac
Proposed Residential On-street Parking	+/- 325 spaces
Proposed Commercial Area	+/- 25 ac
Proposed Grocery SF	25,000-60,000 sf
Proposed Fitness SF	25,000-35,000 sf
Proposed Commercial/Mixed-Use Parking (Lots)	+/- 810 spaces
Proposed Commercial/Mixed-Use Parking (On-street)	+/- 125 spaces
Proposed Hotel Rooms	90-115 rooms
Proposed 3/4 Story Vertical Mixed-Use SF	204,000 sf (assumes 3 story buildings)
Proposed National Retail SF	50,000-60,000 sf
Proposed Local Shop Space/Small Scale Tenants	60,000-80,000 sf
Proposed Local Professional Services (Legal, Insurance, Small Local Medical, etc.)	60,000-80,000 sf
Property Owner 1	Suggs, Jane P ; Beasley, Eve C 1507 Trailwood Dr. Raleigh NC 27606
Property Owner 2	Turner, Linda D ; Turner, Lisa 813 N 1st Ave, Knightdale, NC 27545
Property Owner 3	Poole, Jesse A ; Poole, Joyce R 809 N 1st Ave, Knightdale, NC 27545
Property Owner 4	7208 Partners LLC 7208 Falls of Neuse Rd, Ste 101, Raleigh, NC 27615

OPEN SPACE + TREE SAVE + CONNECTIVITY

Total Open Space Required	8.29 acres
Total Recreational Open Space Provided	8.3 acres
Passive Open Space Required	4.33 acres
Passive Open Space Provided	4.33 acres
Active Open Space Required	3.97 acres
Active Open Space Provided	4.3 acres
Additional Common Open Space Provided	10+ acres
Tree Cover Required	262,789.4 sf
Tree Cover Provided	387,232.7 sf
Connectivity Required	1.5 (PUD-NMX) & 1.6 (PUD-TC)
Connectivity Provided	1.47

WATER ALLOCATION POINTS

Proposed Points	79 (50 Base Points 'Mixed Use Dev.' + 29 Bonus Points)
Architectural Design Standards	15 Points
Any Other Pool	1 Point
On-Street Public Parking	4 Points
Clubhouse	5 Points
Public Art	4 Points

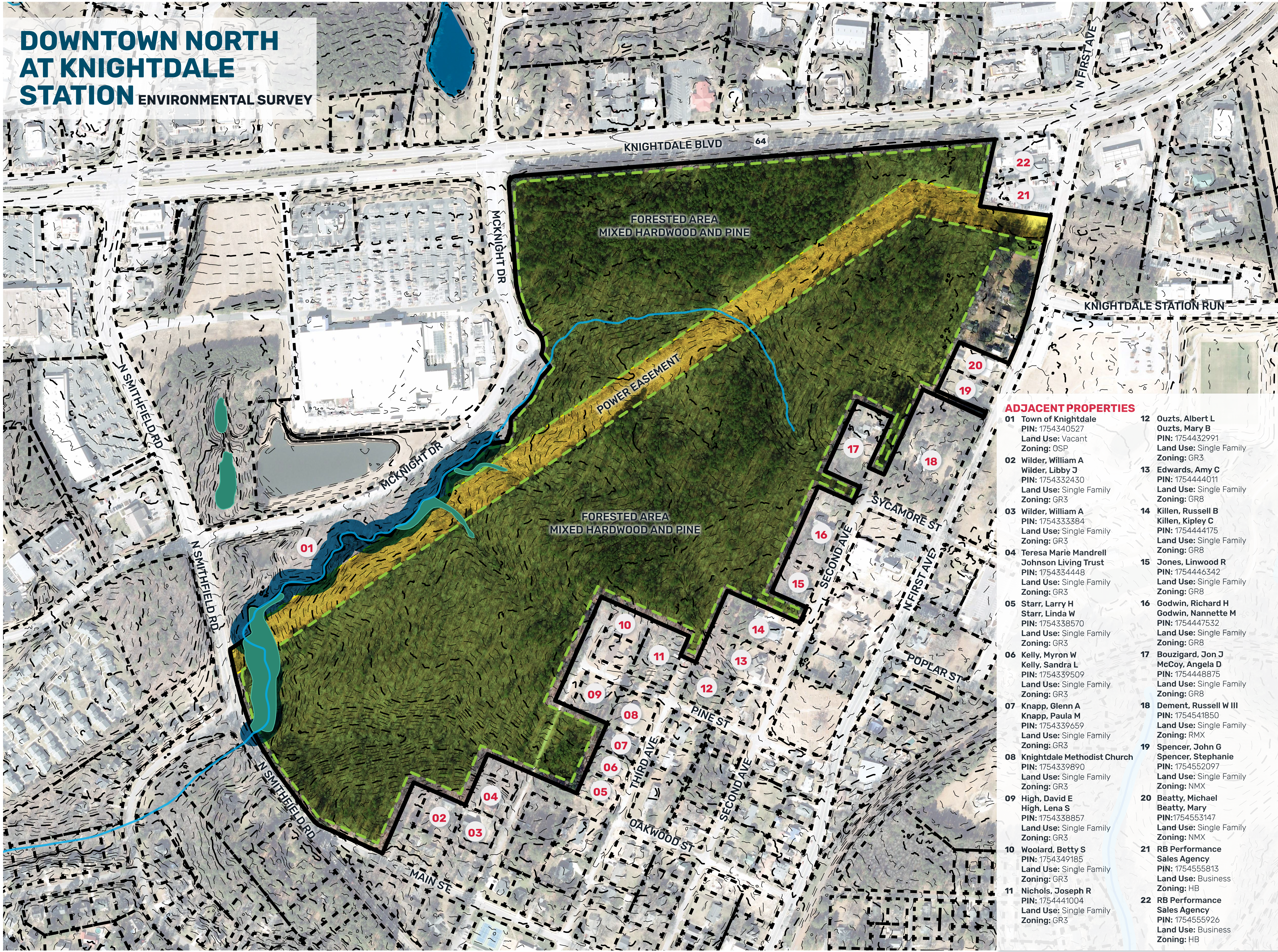


DISTRIBUTION OF USE

SFD Detached	14.4 acres (27%)
Commercial Mixed Use	23 acres (43%)
Townhomes	11.15 acres (21%)
Condos (Multifamily)	4.66 acres (9%)
Total Acreage (minus Open Space + RoW)	53.1 acres



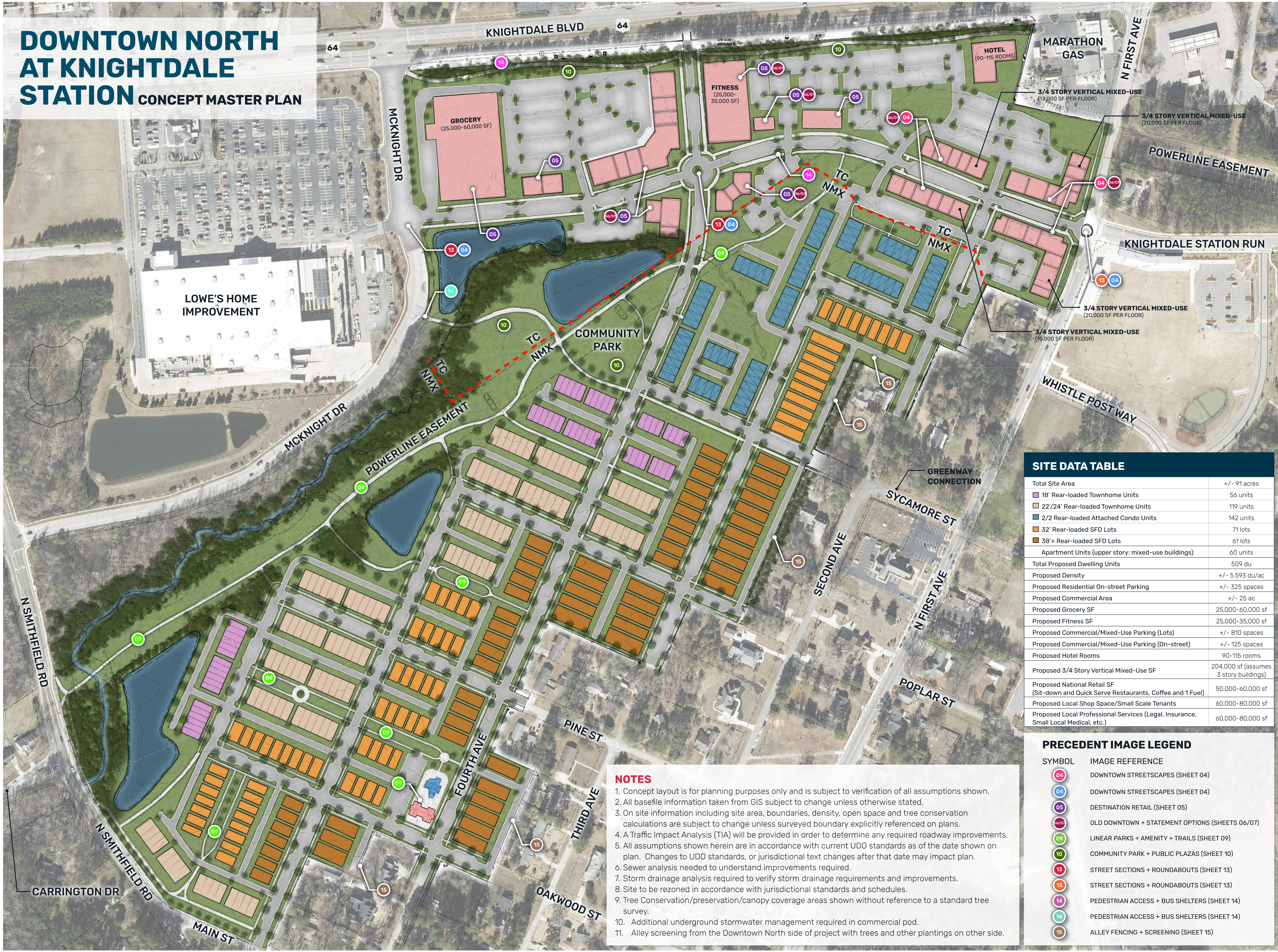
DOWNTOWN NORTH AT KNIGHTDALE STATION ENVIRONMENTAL SURVEY



ADJACENT PROPERTIES

- | | |
|--|---|
| <p>01 Town of Knightdale
PIN: 1754340527
Land Use: Vacant
Zoning: OSP</p> <p>02 Wilder, William A
Wilder, Libby J
PIN: 1754332430
Land Use: Single Family
Zoning: GR3</p> <p>03 Wilder, William A
PIN: 1754333384
Land Use: Single Family
Zoning: GR3</p> <p>04 Teresa Marie Mandrell
Johnson Living Trust
PIN: 1754334448
Land Use: Single Family
Zoning: GR3</p> <p>05 Starr, Larry H
Starr, Linda W
PIN: 1754338570
Land Use: Single Family
Zoning: GR3</p> <p>06 Kelly, Myron W
Kelly, Sandra L
PIN: 1754339509
Land Use: Single Family
Zoning: GR3</p> <p>07 Knapp, Glenn A
Knapp, Paula M
PIN: 1754339659
Land Use: Single Family
Zoning: GR3</p> <p>08 Knightdale Methodist Church
PIN: 1754339890
Land Use: Single Family
Zoning: GR3</p> <p>09 High, David E
High, Lena S
PIN: 1754338857
Land Use: Single Family
Zoning: GR3</p> <p>10 Woolard, Betty S
PIN: 1754349185
Land Use: Single Family
Zoning: GR3</p> <p>11 Nichols, Joseph R
PIN: 1754441004
Land Use: Single Family
Zoning: GR3</p> | <p>12 Ouzts, Albert L
Ouzts, Mary B
PIN: 1754432991
Land Use: Single Family
Zoning: GR3</p> <p>13 Edwards, Amy C
PIN: 1754444011
Land Use: Single Family
Zoning: GR8</p> <p>14 Killen, Russell B
Killen, Kipley C
PIN: 1754444175
Land Use: Single Family
Zoning: GR8</p> <p>15 Jones, Linwood R
PIN: 1754446342
Land Use: Single Family
Zoning: GR8</p> <p>16 Godwin, Richard H
Godwin, Nannette M
PIN: 1754447532
Land Use: Single Family
Zoning: GR8</p> <p>17 Bouzigard, Jon J
McCoy, Angela D
PIN: 1754448875
Land Use: Single Family
Zoning: GR8</p> <p>18 Dement, Russell W III
PIN: 1754541850
Land Use: Single Family
Zoning: RMX</p> <p>19 Spencer, John G
Spencer, Stephanie
PIN: 1754552097
Land Use: Single Family
Zoning: NMX</p> <p>20 Beatty, Michael
Beatty, Mary
PIN: 1754553147
Land Use: Single Family
Zoning: NMX</p> <p>21 RB Performance
Sales Agency
PIN: 1754555813
Land Use: Business
Zoning: HB</p> <p>22 RB Performance
Sales Agency
PIN: 1754555926
Land Use: Business
Zoning: HB</p> |
|--|---|

DOWNTOWN NORTH AT KNIGHTDALE STATION CONCEPT MASTER PLAN



SITE DATA TABLE	
Total Site Area	+/- 91 acres
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Proposed Hotel Rooms	90-115 rooms
Proposed 3/4 Story Vertical Mixed-Use SF	204,000 sf (assumes 3 story buildings)
Proposed National Retail SF (Sit-down and Quick Serve Restaurants, Coffee and 1 Fuel)	50,000-60,000 sf
Proposed Local Shop Space/Small Scale Tenants	60,000-80,000 sf
Proposed Local Professional Services (Legal, Insurance, Small Local Medical, etc.)	60,000-80,000 sf

PRECEDENT IMAGE LEGEND	
SYMBOL	IMAGE REFERENCE
04	DOWNTOWN STREETSCAPES (SHEET 04)
04	DOWNTOWN STREETSCAPES (SHEET 04)
05	DESTINATION RETAIL (SHEET 05)
06/07	OLD DOWNTOWN + STATEMENT OPTIONS (SHEETS 06/07)
09	LINEAR PARKS + AMENITY + TRAILS (SHEET 09)
10	COMMUNITY PARK + PUBLIC PLAZAS (SHEET 10)
13	STREET SECTIONS + ROUNDABOUTS (SHEET 13)
13	STREET SECTIONS + ROUNDABOUTS (SHEET 13)
14	PEDESTRIAN ACCESS + BUS SHELTERS (SHEET 14)
14	PEDESTRIAN ACCESS + BUS SHELTERS (SHEET 14)
15	ALLEY FENCING + SCREENING (SHEET 15)

- NOTES**
1. Concept layout is for planning purposes only and is subject to verification of all assumptions shown.
 2. All basefile information taken from GIS subject to change unless otherwise stated.
 3. On site information including site area, boundaries, density, open space and tree conservation calculations are subject to change unless surveyed boundary explicitly referenced on plans.
 4. A Traffic Impact Analysis (TIA) will be provided in order to determine any required roadway improvements.
 5. All assumptions shown herein are in accordance with current UDO standards as of the date shown on plan. Changes to UDO standards, or jurisdictional text changes after that date may impact plan.
 6. Sewer analysis needed to understand improvements required.
 7. Storm drainage analysis required to verify storm drainage requirements and improvements.
 8. Site to be rezoned in accordance with jurisdictional standards and schedules.
 9. Tree Conservation/preservation/canopy coverage areas shown without reference to a standard tree survey.
 10. Additional underground stormwater management required in commercial pod.
 11. Alley screening from the Downtown North side of project with trees and other plantings on other side.

DOWNTOWN NORTH AT KNIGHTDALE STATION DOWNTOWN STREETSCAPES

PUBLIC ART | ROUNDABOUT



PUBLIC ART | ROUNDABOUT



PUBLIC PLAZA



ENHANCED STREETSCAPE



ENHANCED STREETSCAPE



ENHANCED STREETSCAPE



ENHANCED STREETSCAPE

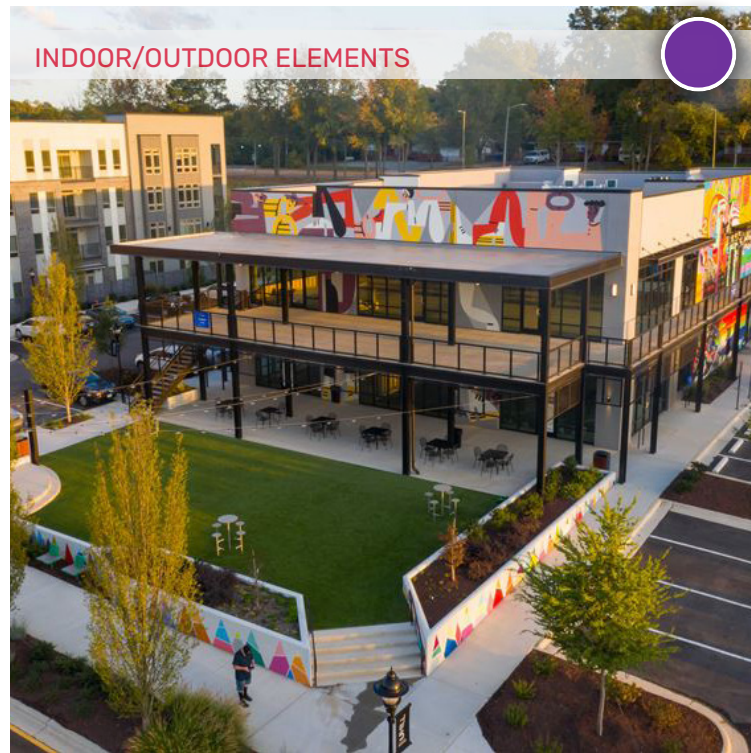


DOWNTOWN NORTH AT KNIGHTDALE STATION DESTINATION RETAIL

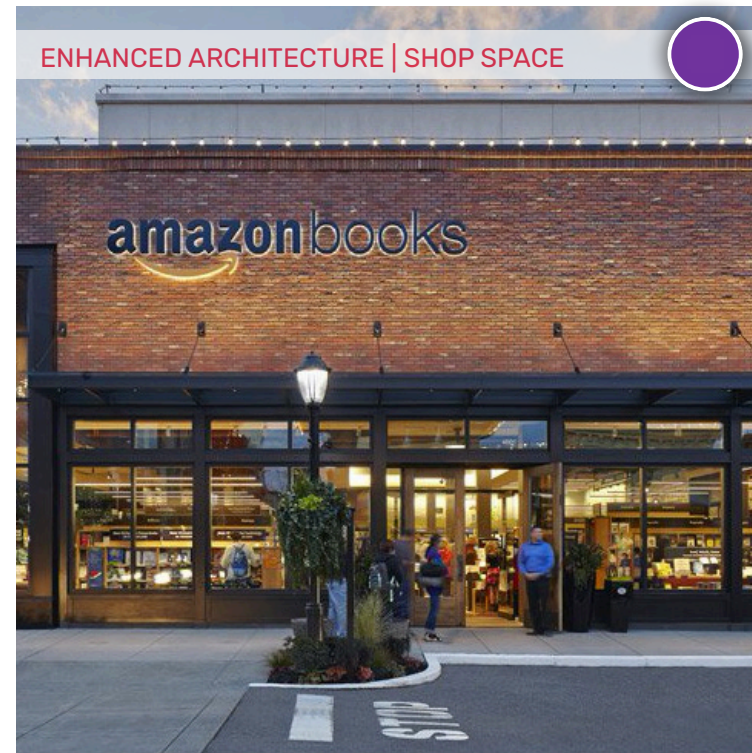
ENHANCED ARCHITECTURE | GROCERY



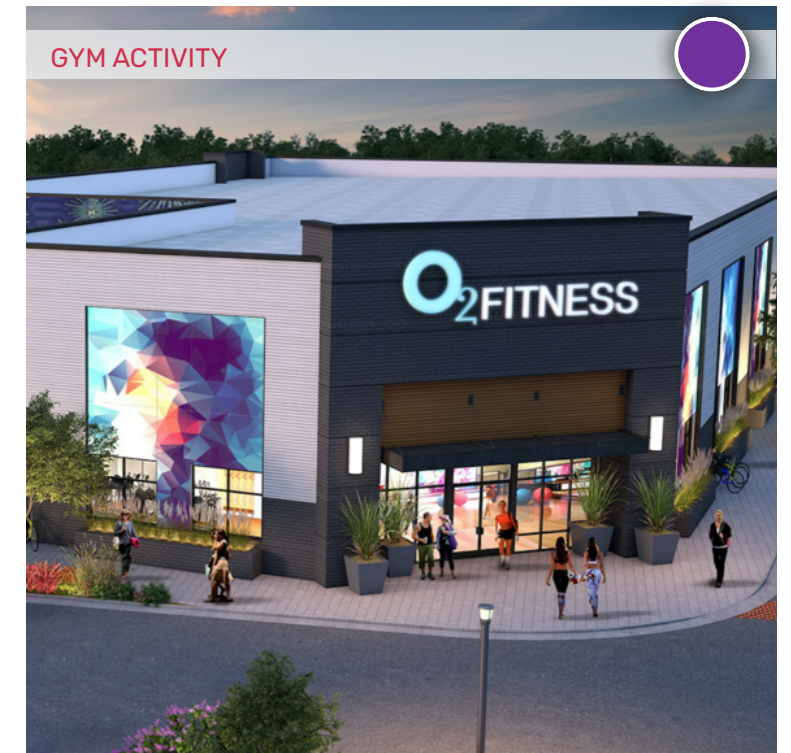
INDOOR/OUTDOOR ELEMENTS



ENHANCED ARCHITECTURE | SHOP SPACE



GYM ACTIVITY



INDOOR/OUTDOOR | MULTI-STORY



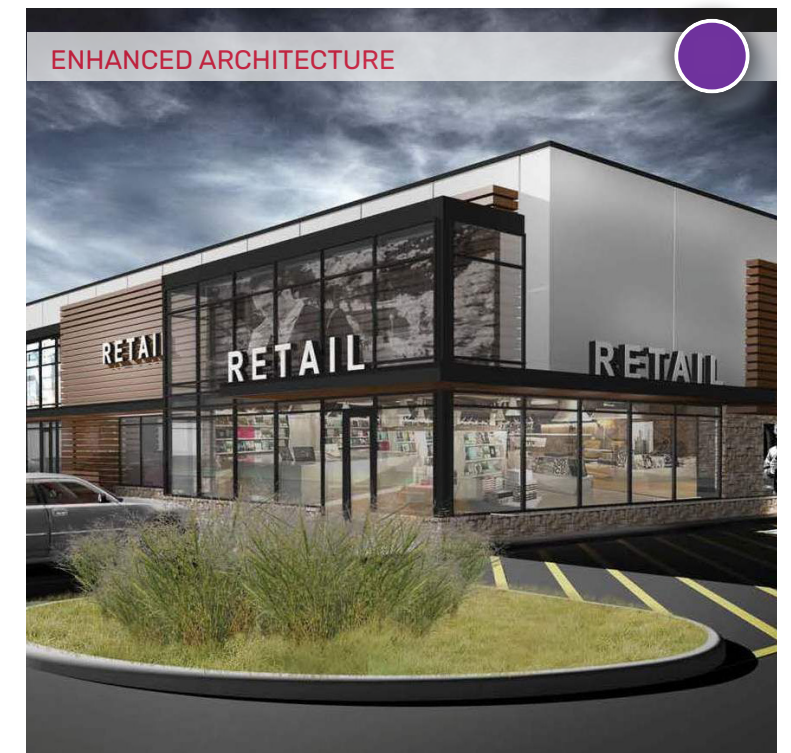
ENHANCED ARCHITECTURE | SHOP SPACE



ENHANCED ARCHITECTURE



ENHANCED ARCHITECTURE



DOWNTOWN NORTH AT KNIGHTDALE STATION OLD DOWNTOWN OPTIONS

MIXED-USE | SMALL SCALE



MIXED-USE | SMALL SCALE



MIXED-USE | LIVE-WORK



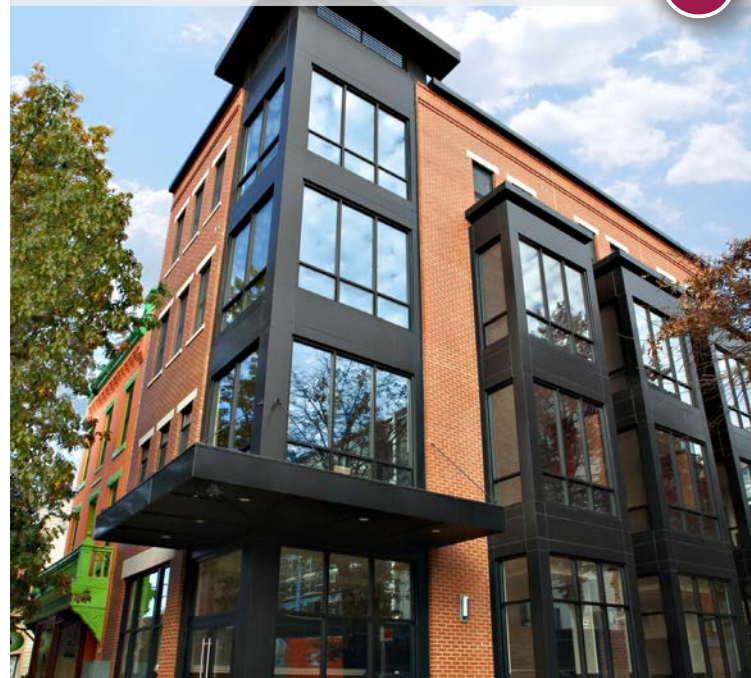
MIXED-USE | SMALL SCALE



MIXED-USE | SMALL SCALE



MIXED-USE | SMALL SCALE



MIXED-USE | SMALL SCALE



MIXED-USE | SMALL SCALE



DOWNTOWN NORTH AT KNIGHTDALE STATION STATEMENT OPTIONS

MIXED-USE | LARGER SCALE



MIXED-USE | LARGER SCALE



MIXED-USE | LARGER SCALE



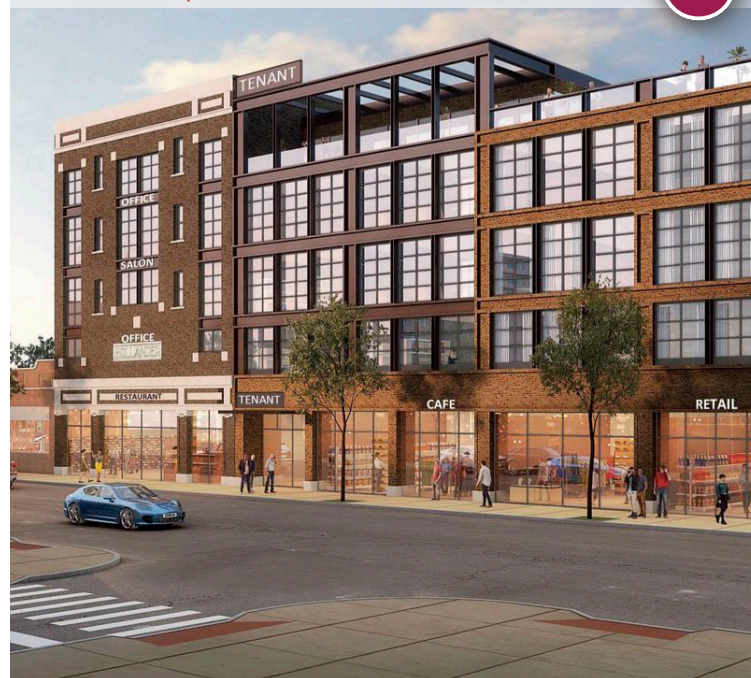
MIXED-USE | LARGER SCALE



MIXED-USE | LARGER SCALE



MIXED-USE | LARGER SCALE



MIXED-USE | LARGER SCALE



MIXED-USE | LARGER SCALE



DOWNTOWN NORTH AT KNIGHTDALE STATION HOUSING OPTIONS

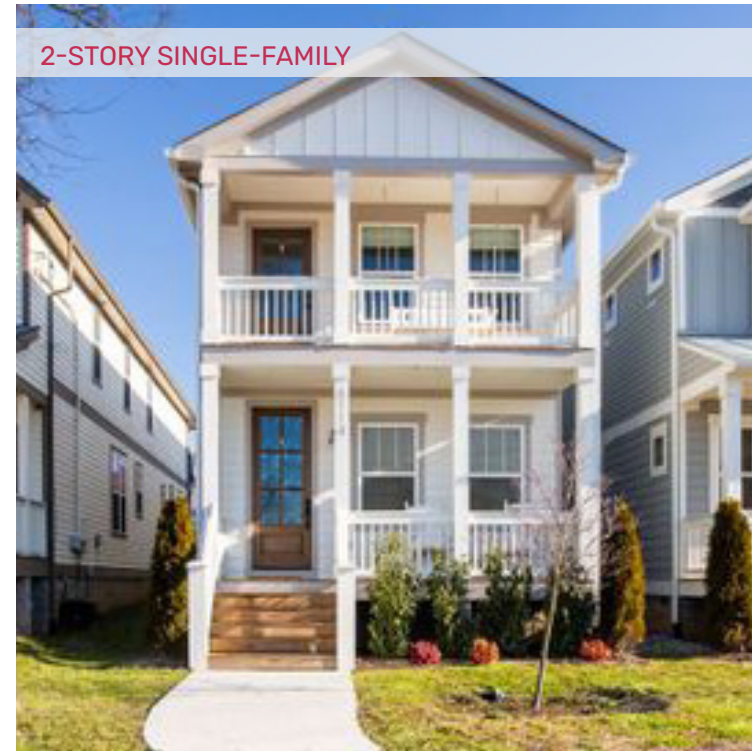
2-STORY SINGLE-FAMILY



2-STORY SINGLE-FAMILY



2-STORY SINGLE-FAMILY



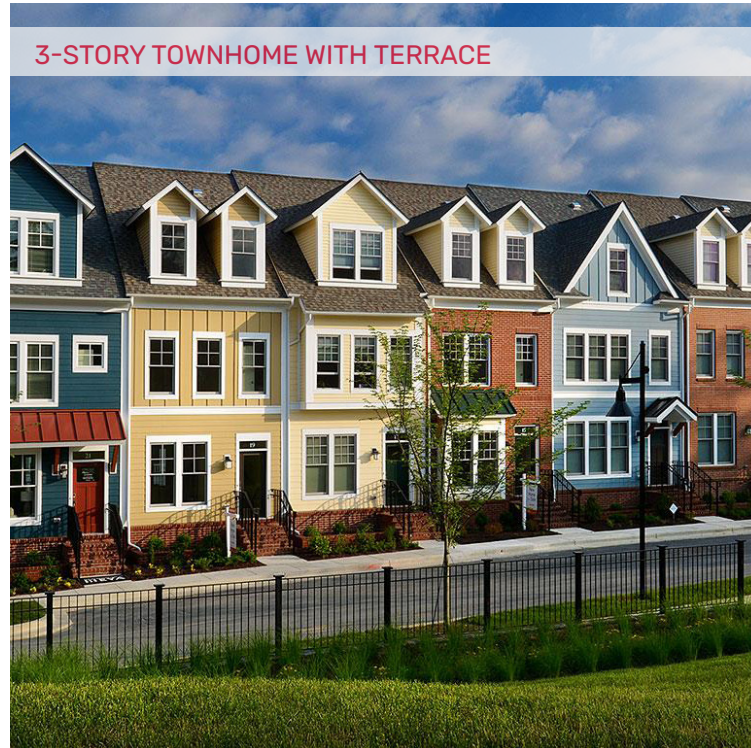
1.5-STORY SINGLE-FAMILY



2-STORY TOWNHOME



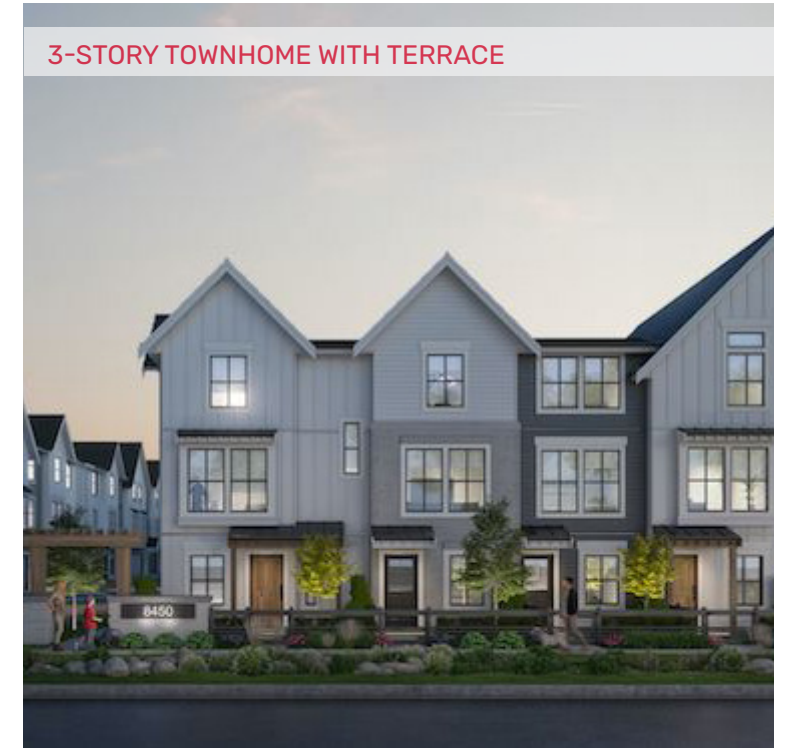
3-STORY TOWNHOME WITH TERRACE



4-STORY CONDO WITH TERRACE



3-STORY TOWNHOME WITH TERRACE



DOWNTOWN NORTH AT KNIGHTDALE STATION LINEAR PARKS + AMENITY + TRAILS

RESIDENTIAL FRONTING LINEAR PARK



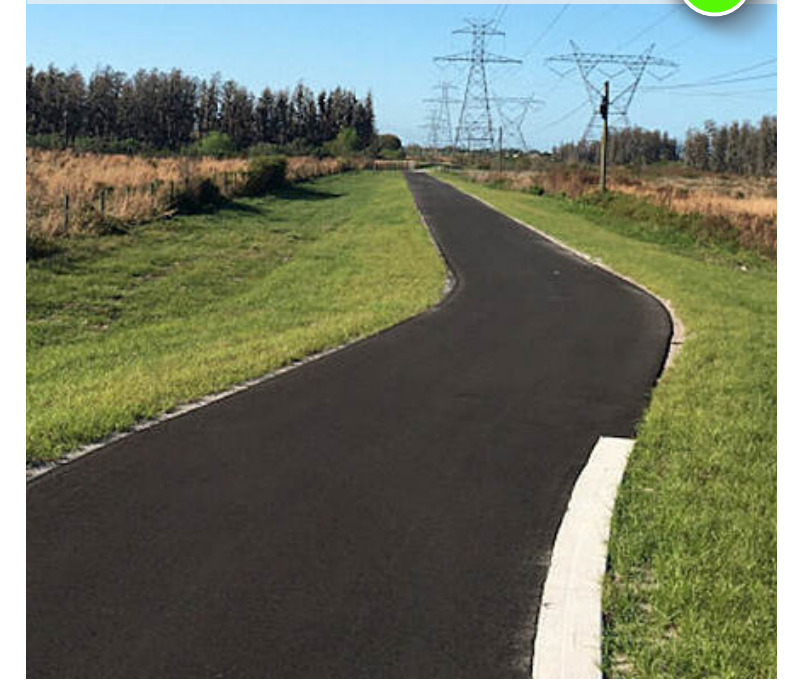
RESIDENTIAL FRONTING PUBLIC GREEN



RESIDENTIAL FRONTING LINEAR PARK



PUBLIC GREENWAY IN EASEMENT



AMENITY CLUBHOUSE



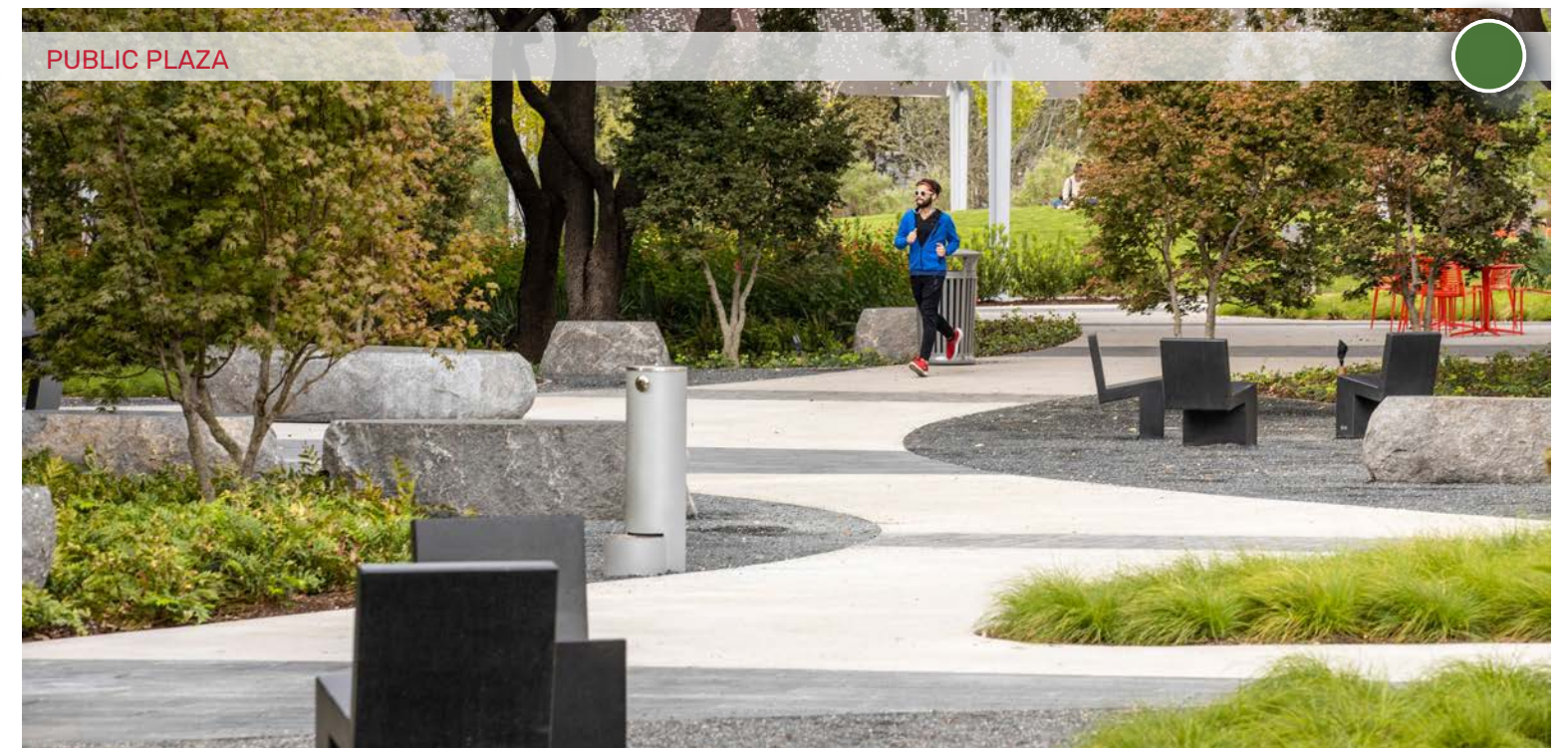
AMENITY CLUBHOUSE



AMENITY POOL AND CLUBHOUSE



DOWNTOWN NORTH AT KNIGHTDALE STATION COMMUNITY PARK + PUBLIC PLAZAS



DOWNTOWN NORTH AT KNIGHTDALE STATION PUBLIC ART



PUBLIC ART ON OLD AND NEW BUILDINGS



PUBLIC ART | TOWN HISTORY



PUBLIC ART



PUBLIC ART



PUBLIC ART AND PLACEMAKING

DOWNTOWN NORTH AT KNIGHTDALE STATION SITE SIGNAGE

DECORATIVE STREET SIGNS



DARK PANEL DECORATIVE STREET SIGNS



DOWNTOWN SIGNAGE



NEIGHBORHOOD ENTRY SIGNAGE



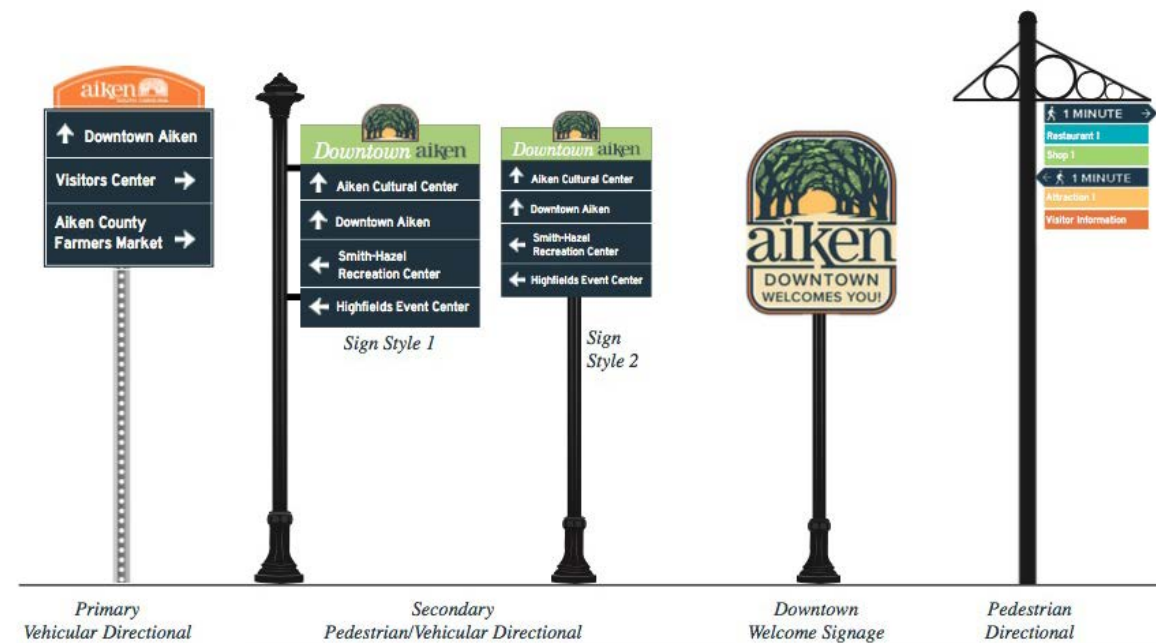
DECORATIVE GREENWAY SIGNAGE



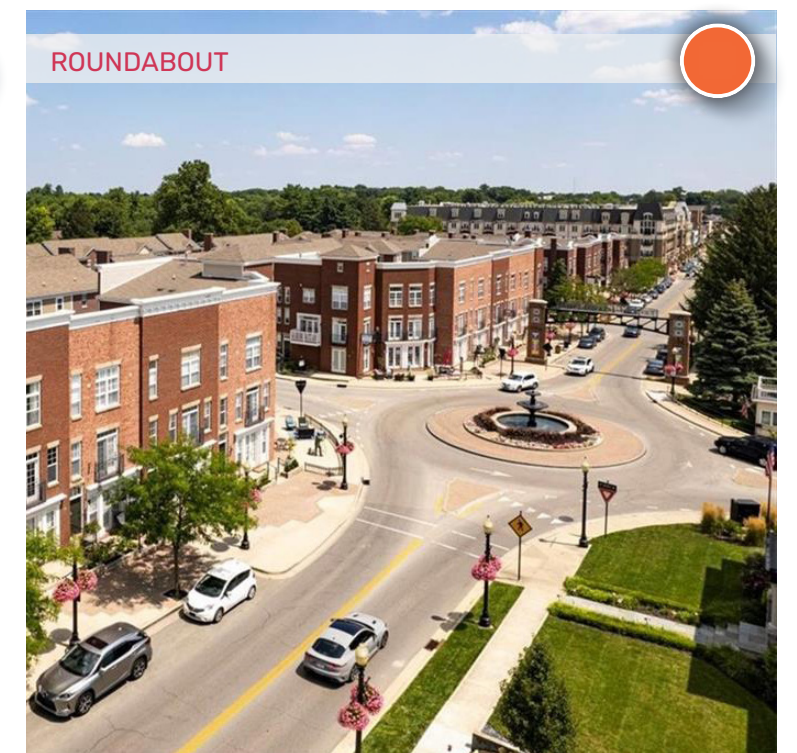
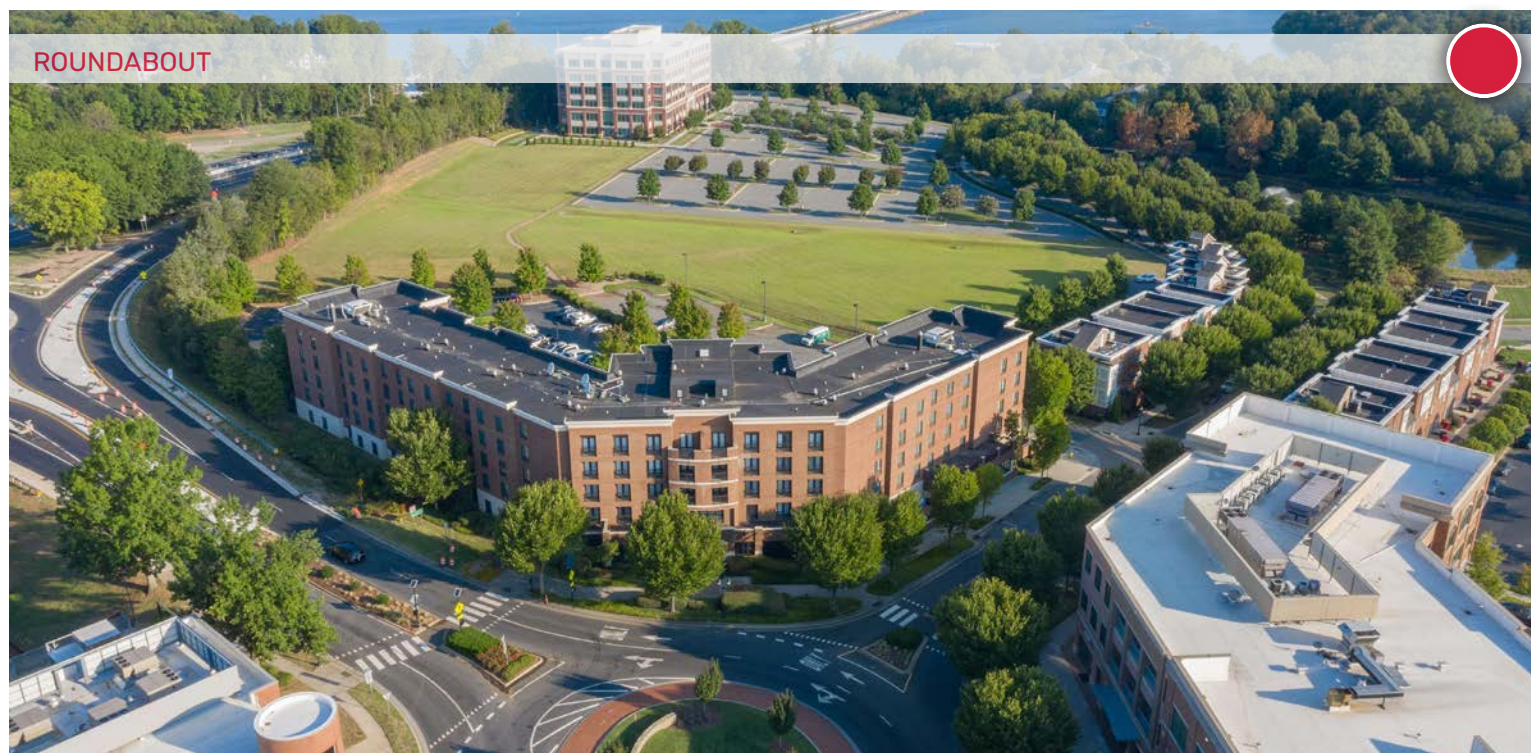
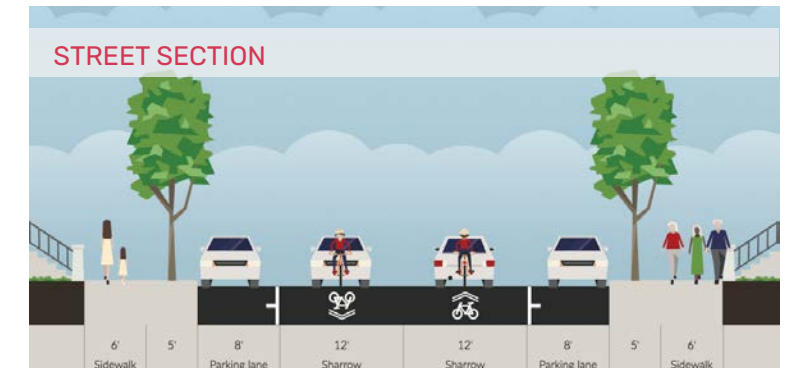
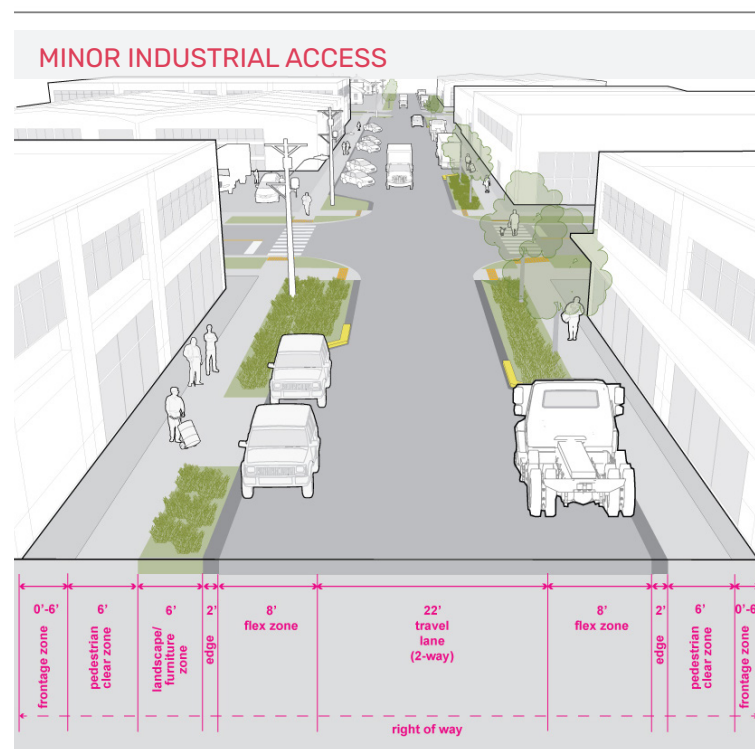
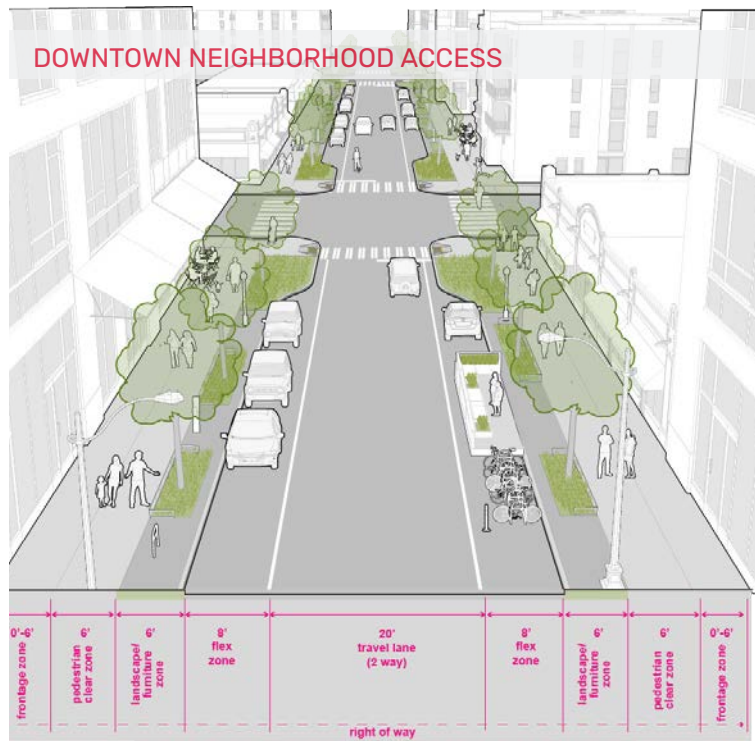
GREENWAY STORIES



SIGN PALETTE

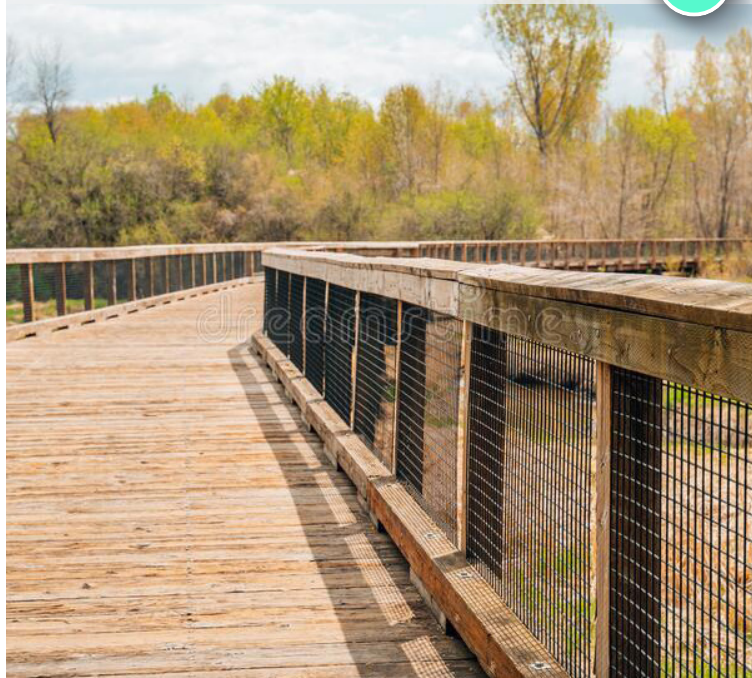


DOWNTOWN NORTH AT KNIGHTDALE STATION STREET SECTIONS + ROUNDABOUTS



DOWNTOWN NORTH AT KNIGHTDALE STATION PEDESTRIAN ACCESS + BUS SHELTERS

PEDESTRIAN ACCESS | GREENWAY BRIDGE



PEDESTRIAN ACCESS | GREENWAY BRIDGE



PEDESTRIAN ACCESS | GREENWAY BRIDGE



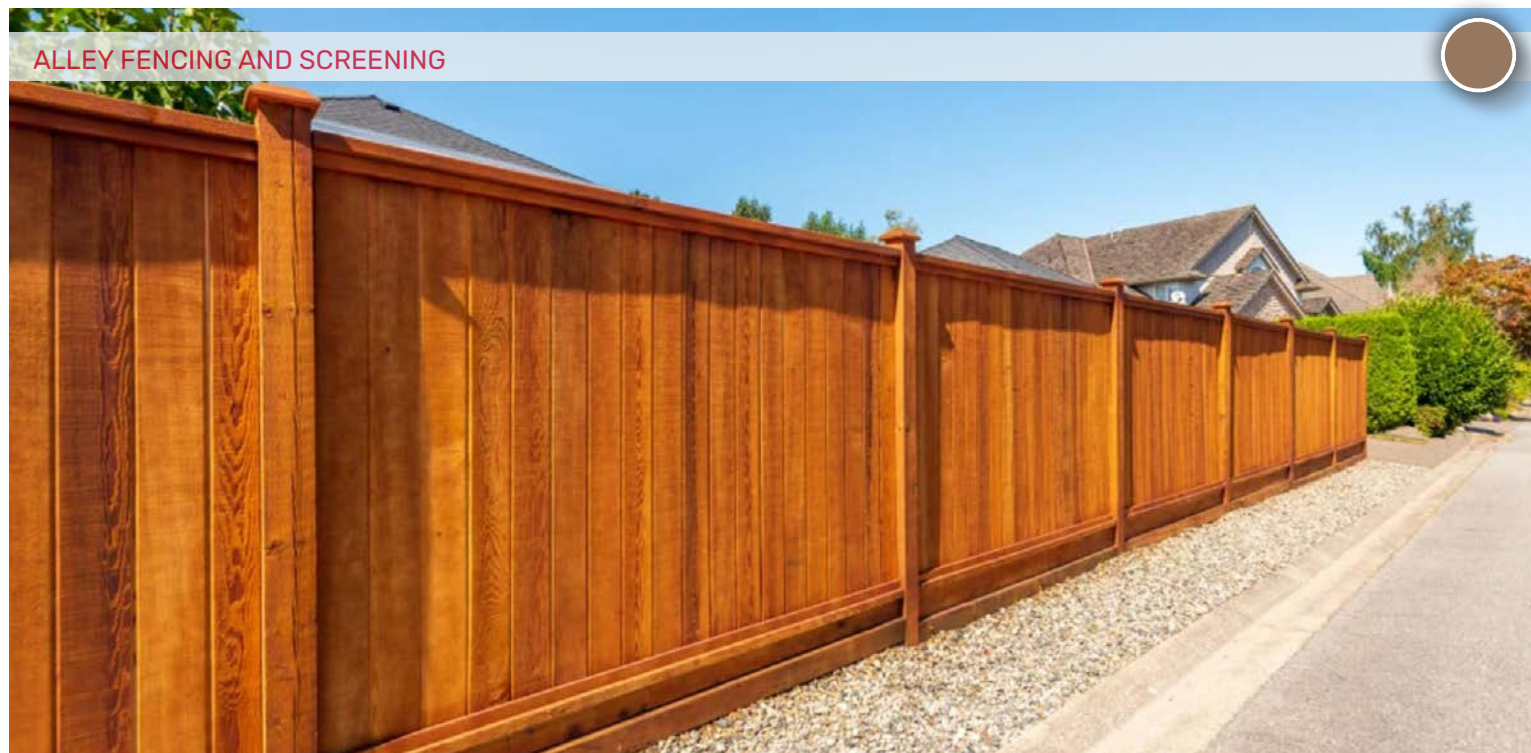
BUS SHELTER



BUS SHELTER



DOWNTOWN NORTH AT KNIGHTDALE STATION ALLEY FENCING + SCREENING



ALLEY FENCING AND SCREENING DETAIL

