

401 Crossing Planned Unit Development Rezoning

January 16, 2024

Town Council

Who are SLI Capital?

- **SLI Capital** is a Raleigh, N.C.-based real estate investment firm which seeks to establish and create high-quality, mixed-use community centers around the Triangle
- They have on worked projects including:
 - East End (Raleigh, NC)
 - The Weld (Raleigh, NC)
 - Terrazzo (Durham, NC)



- Overview
- New Conditions
- Plan Consistency
- Public Benefits



Targeting the Missing Middle

- Increased housing choice for those who cannot afford a down payment to purchase a home
 - Young Professionals
 - Young Families
- Provides accessible, single-story housing options and a sense of community
 - Reduced maintenance as the development will be professionally managed



Professionally Managed Community

- 401 Crossing will be professionally managed.
 - Full-time, dedicated staff on site 7 days a week
 - Site-wide landscaping maintenance,
 - Professional Trash Management
 - Community Guidelines and Rules
 - Controlled Access Buildings 24/7



Creating a Community:

- Neighborhood Scale Commercial
 - Coffee Shop
 - Café
 - Bank
 - Restaurant
 - Retail Shop
- Potential Pickleball/Racquet Space Concept
 - Will provide an active recreational amenity for residents and the surrounding community



Master Plan



Concept Plan

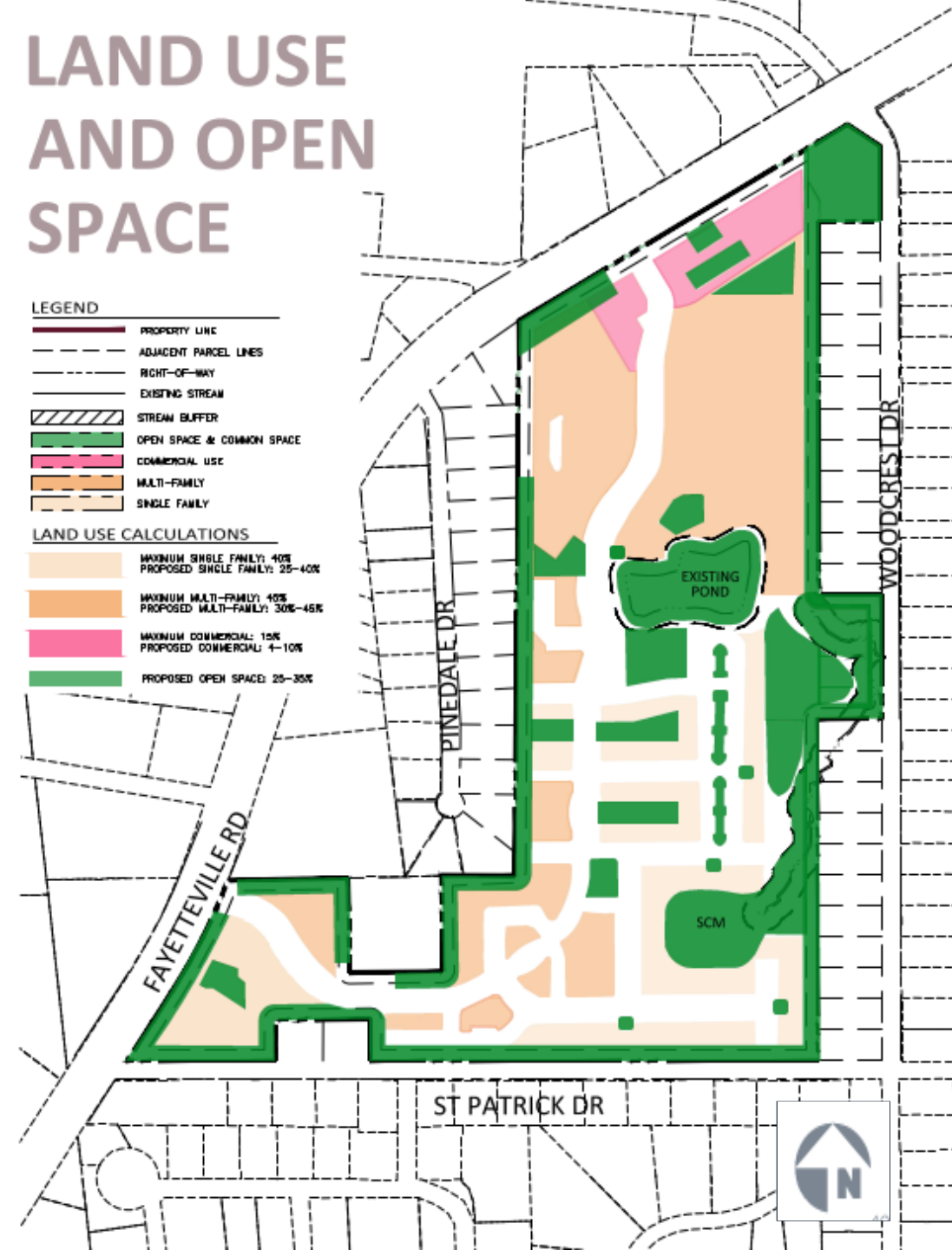
LAND USE AND OPEN SPACE

LEGEND

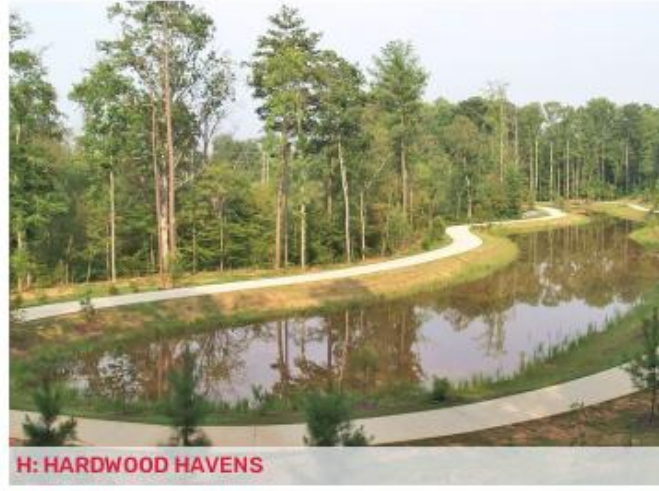
- PROPERTY LINE
- ADJACENT PARCEL LINES
- RIGHT-OF-WAY
- EXISTING STREAM
- STREAM BUFFER
- OPEN SPACE & COMMON SPACE
- COMMERCIAL USE
- MULTI-FAMILY
- SINGLE FAMILY

LAND USE CALCULATIONS

- MAXIMUM SINGLE FAMILY: 40%
PROPOSED SINGLE FAMILY: 25-40%
- MAXIMUM MULTI-FAMILY: 40%
PROPOSED MULTI-FAMILY: 30%-45%
- MAXIMUM COMMERCIAL: 15%
PROPOSED COMMERCIAL: 4-10%
- PROPOSED OPEN SPACE: 25-35%



OPEN SPACE COMMERCIAL



OPEN SPACE MULTI-FAMILY



C: NEIGHBORHOOD AMENITY CENTER



B: LAKE LOOP

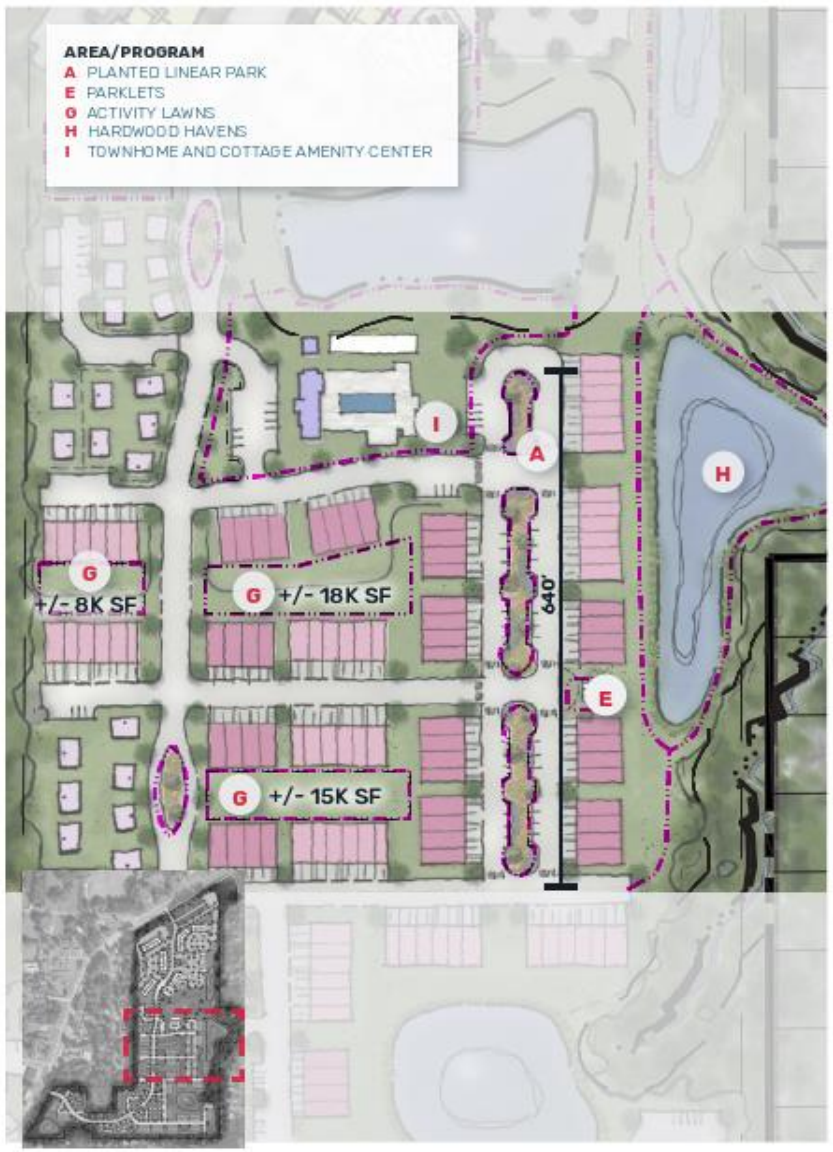


G: ACTIVITY LAWNS



E: PARKLETS

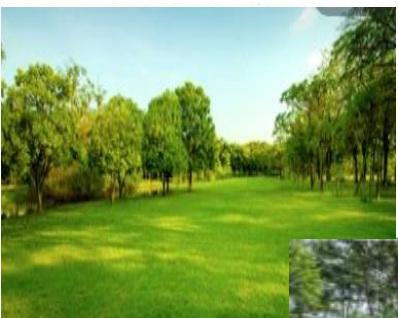
OPEN SPACE TOWNHOMES



A: PLANTED LINEAR PARK



H: HARDWOOD HAVENS



G: ACTIVITY LAWNS



E: PARKLETS



I: TOWNHOME AND COTTAGE AMENITY CENTER

OPEN SPACE COTTAGE COURT & TOWNHOMES

AREA/PROGRAM

- E** PARKLETS
- F** PLAYGROUNDS



F: PLAYGROUNDS



E: PARKLETS



F: PLAYGROUNDS

OTHER OPEN SPACE SITE PLAN



J: PRESERVED WOODLAND



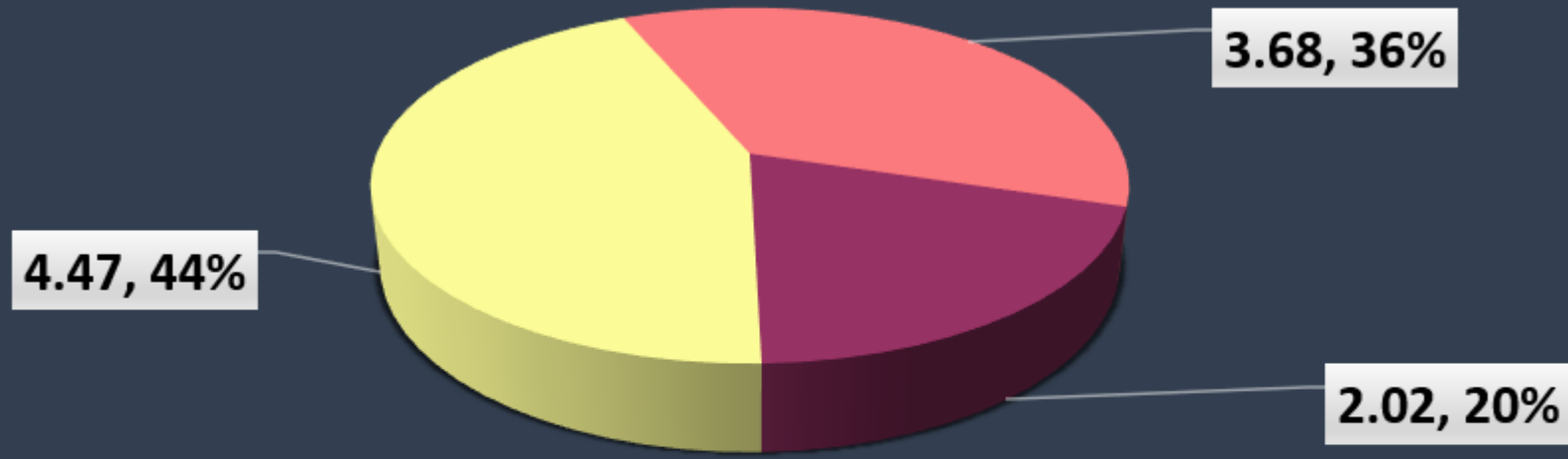
K: PERIMETER BUFFERS



L: STREAM BUFFERS

Common Recreation (Active) Open Space (in acres)

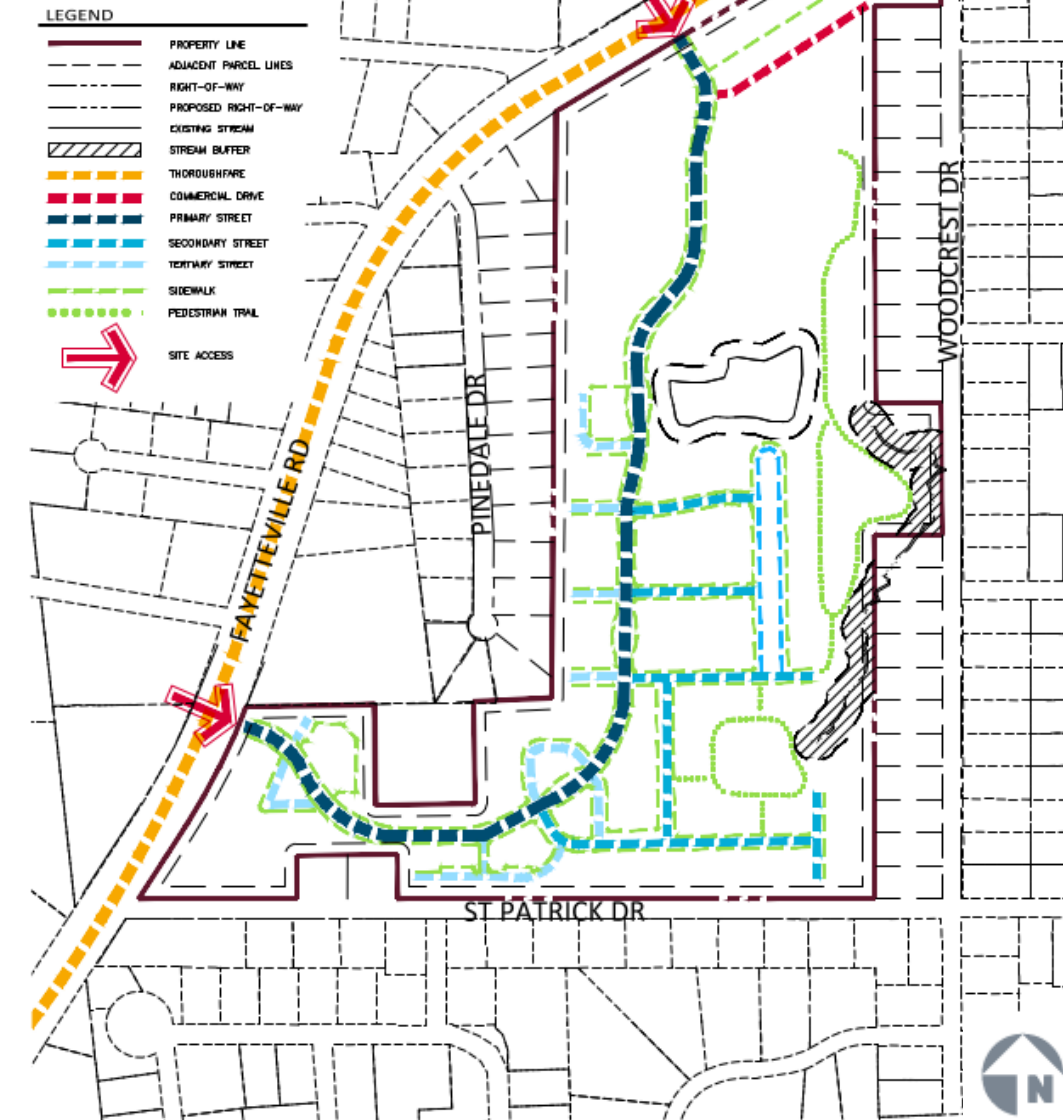
Does *not* include the 14.79 acres of Other (Passive) Open Space



- Commercial Open Space (88,000 sf)
- Multi-family Open Space (194,590 sf)
- Townhome & Cottage Court (160,460 sf)

Proposed Circulation

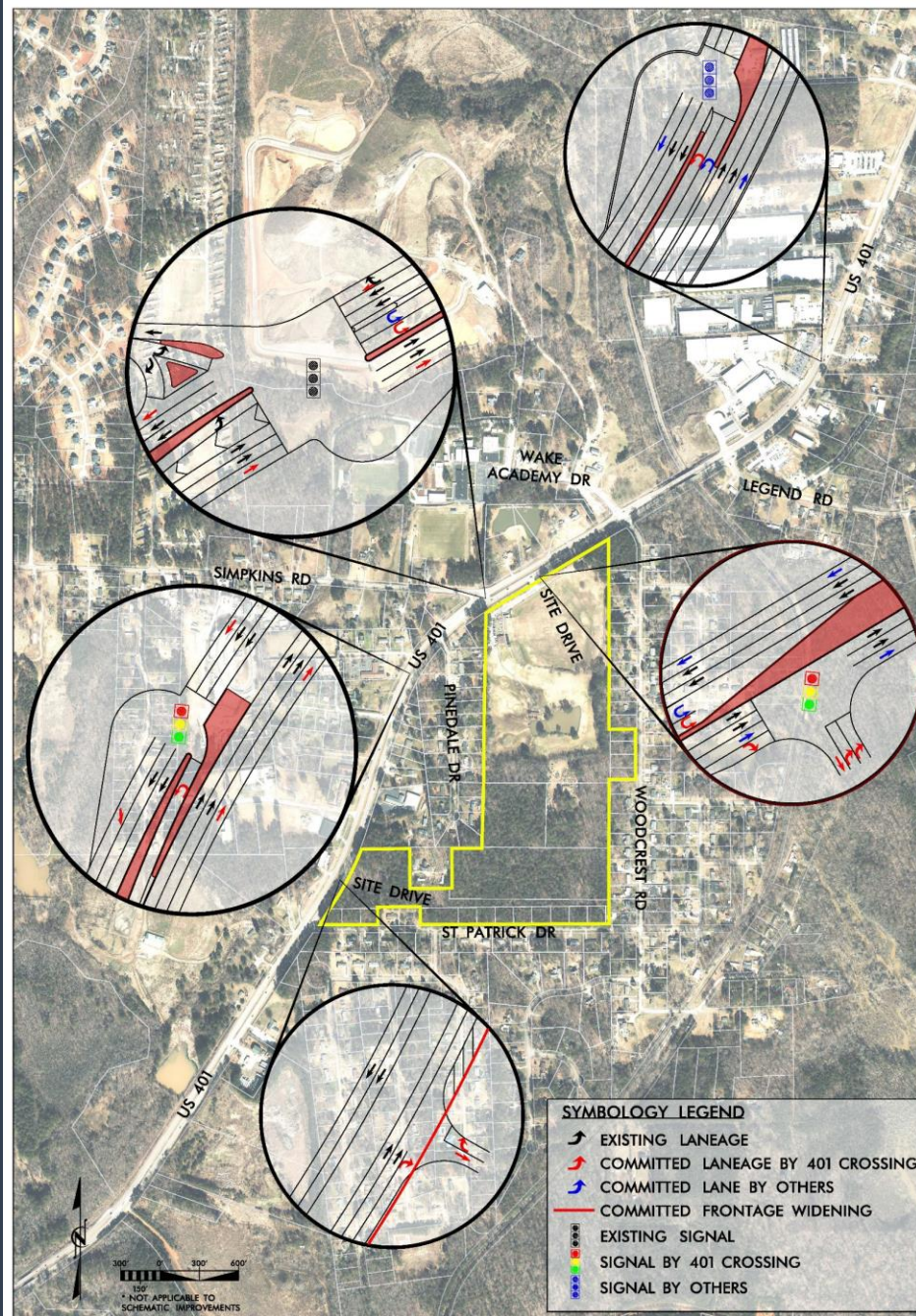
VEHICULAR AND PEDESTRIAN CIRCULATION



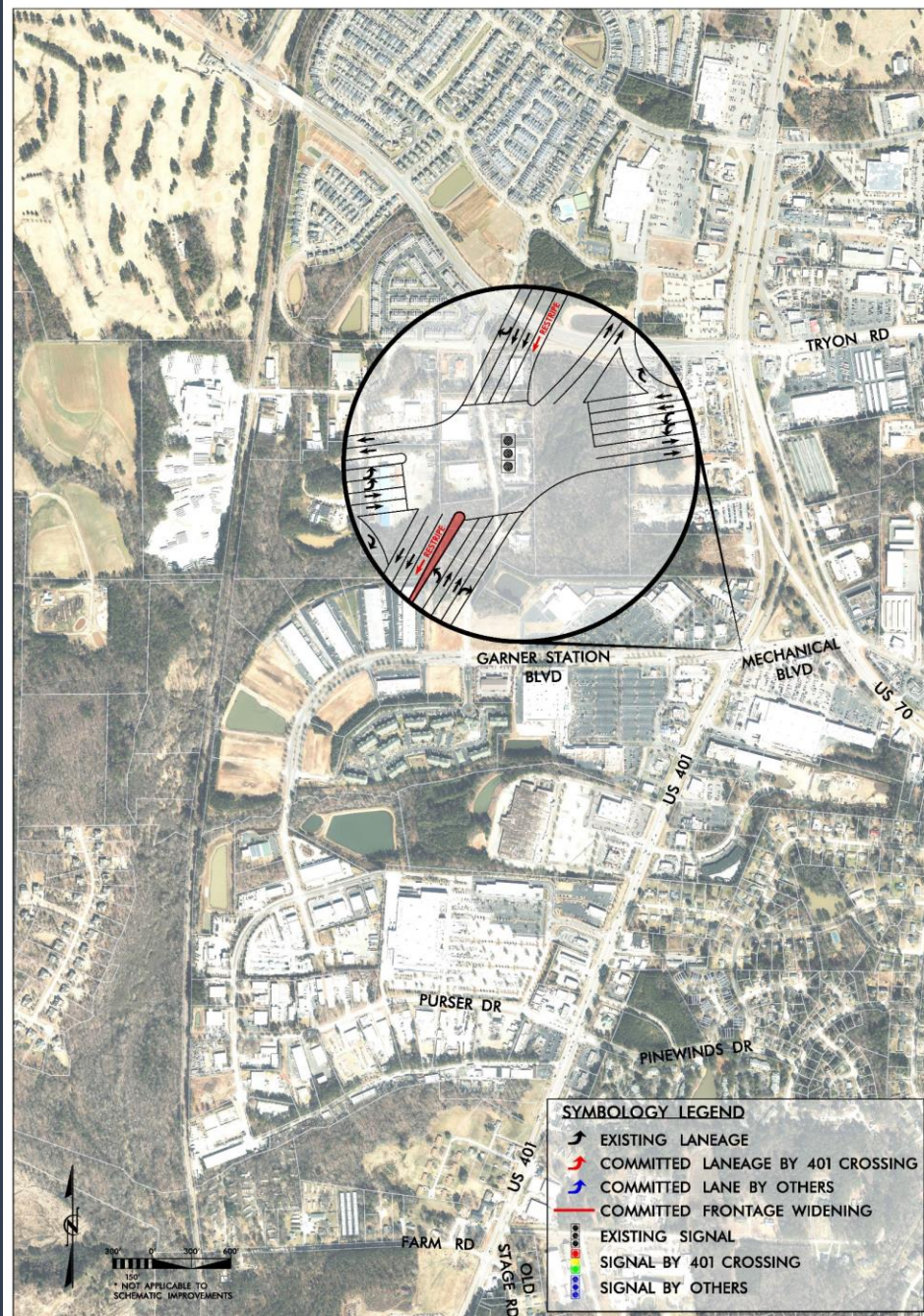
Traffic Impact Analysis

- Exult worked closely with NCDOT and the Town to scope and prepare the Traffic Impact Analysis (TIA)
- The TIA considered:
 - Existing traffic counts
 - Approved development traffic
 - A conservative annual growth rate
 - NCDOT STIP projects
 - A project buildout year of 2028
- The TIA studied the traffic impact that the proposed development will have on the surrounding roadway network and determined necessary roadway improvements to mitigate the site impact.
- The TIA compared the No-Build vs Buildout scenarios to determine site impact.
- NCDOT and the Town have reviewed and provided their roadway requirements.
- The roadway requirements are expected to mitigate the impact this development will have on the surrounding roadway network.





**401 CROSSING
TRANSPORTATION IMPROVEMENTS (SHEET 1)**



**401 CROSSING
TRANSPORTATION IMPROVEMENTS (SHEET 2)**

Master Plan

