

## Glen Lennox 9B Height Modification Request

October 14, 2022

Glen Lennox – 9B/9D: Office, Parking Deck, and Retail

Duda|Paine Architects' Project No. 22112



DUDA | PAINE  
ARCHITECTS

333 Liggett Street

Durham, NC 27701

919.688.5133

[dudapaine.com](http://dudapaine.com)

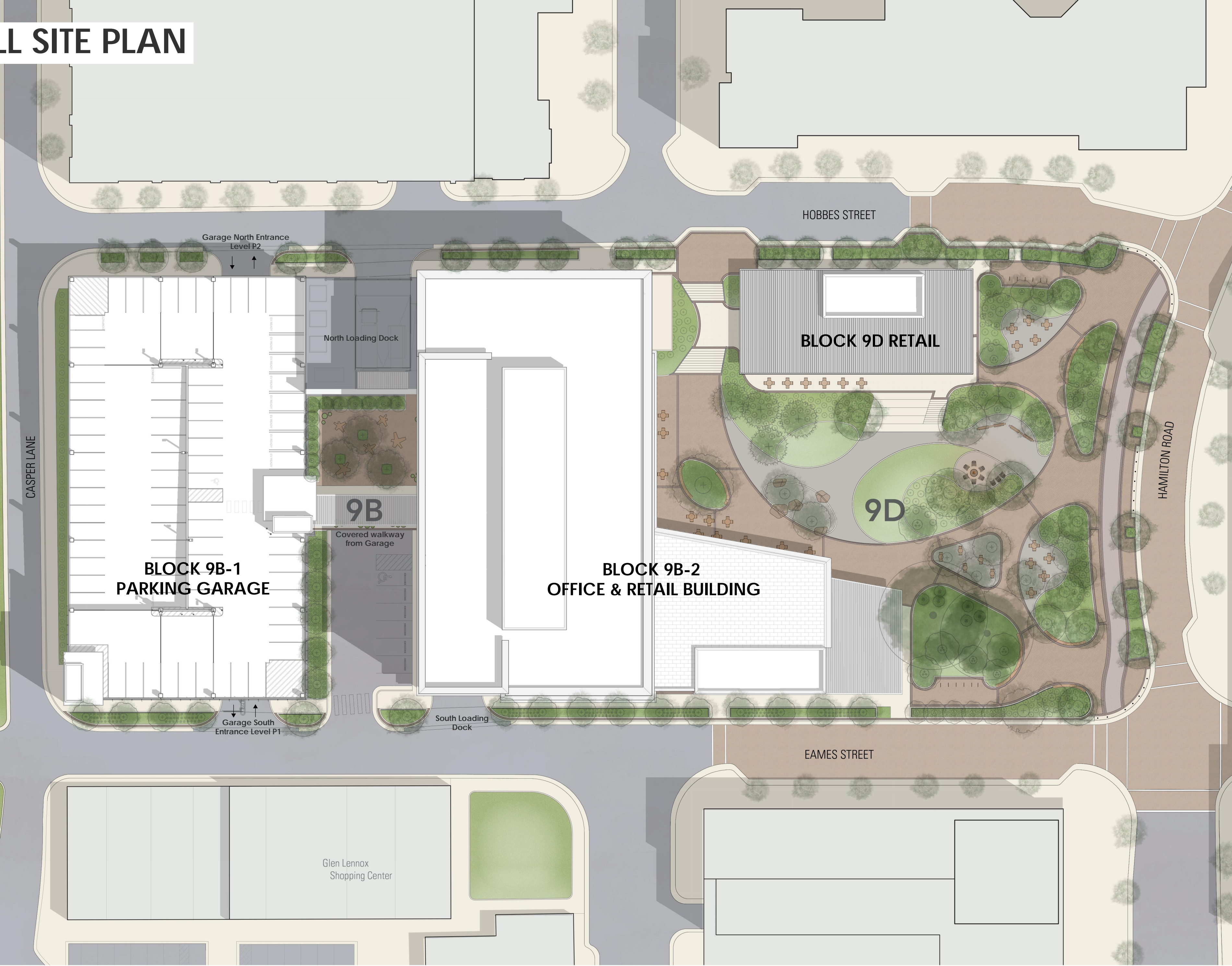
The project team has provided the exhibit on the following pages showing the general layout of the 9B & 9D blocks, which is subject to change as design progresses. Included are plans with spot elevations that show the significant grade change across the site, particularly between parts of Eames Street and Hobbes Street (see pages 6 & 7 in the attachment). One can see the Finished Floor Elevation (FFE) of the Glen Lennox Shopping Center sits at +299, while the Calyx development sits at +314. In order to accommodate the desired program of the building and the existing grades, the design team has created a stepped condition at the ground level – see Level 1 and Level 1.5 plans as well as the section cut through the office (pages 3-5 in the attachment). The stepped condition allows the building to make direct connections to Eames Street and Hobbes Street, but also accommodates a direct connection East/West across the site from the parking to the grand outdoor park space. With the taller height at Level 1, we are also able to conceal our South Loading dock within the building.

This design strategy brings the building into better compliance with the architectural and placemaking goals of the district for a few reasons, including creating a clear base in the building architecture, activating the retail and streetscape, and highlighting and framing the park, all while prioritizing accessibility across the site.

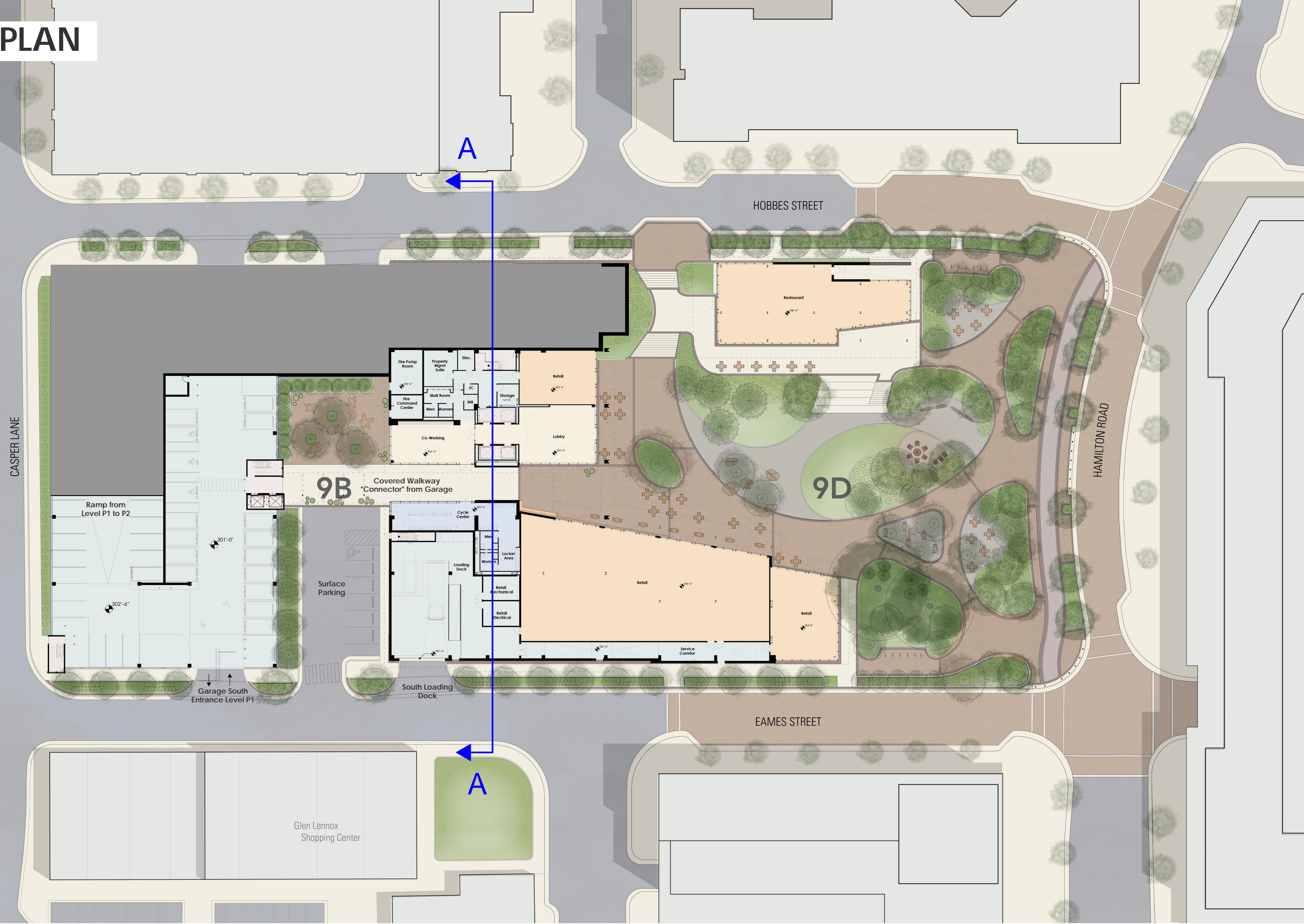
The design mitigates the grade change by balancing the scale of program at ground level. While more compact, the Level 1.5 retail space ensures active program across from the Calyx residential development and the taller Level 1 retail is hierarchically focused towards the large park. This balance of scale allows us to strike a horizontal datum that delineates the “base” of the building from the office massing above, while framing the pedestrian experience below. This horizontal expression is currently designed as a projection or “canopy” that is continuous around the entire building. The canopy varies in depth to highlight different retail zones and seating areas, interfaces with the colonnade facing the park, and generally reinforces the fabric of the public realm at the base of the building.

Maintaining accessibility across the site is very important in this design, with particular attention to connections from parking to the rest of the program. The circulation of most day-to-day tenants will be through the “connector” walkway running East/West. This walkway will showcase the activated public spaces of the building and connect to the rest of the retail program fronting on the shared park. This promenade condition architecturally extends our canopy expression through the building and creates more indoor/outdoor use of the site, including covered outdoor seating. We believe this design creates a cohesive and celebrated public space at the base of the building and maintains active uses on all frontages, while navigating the challenge of topography across the site.

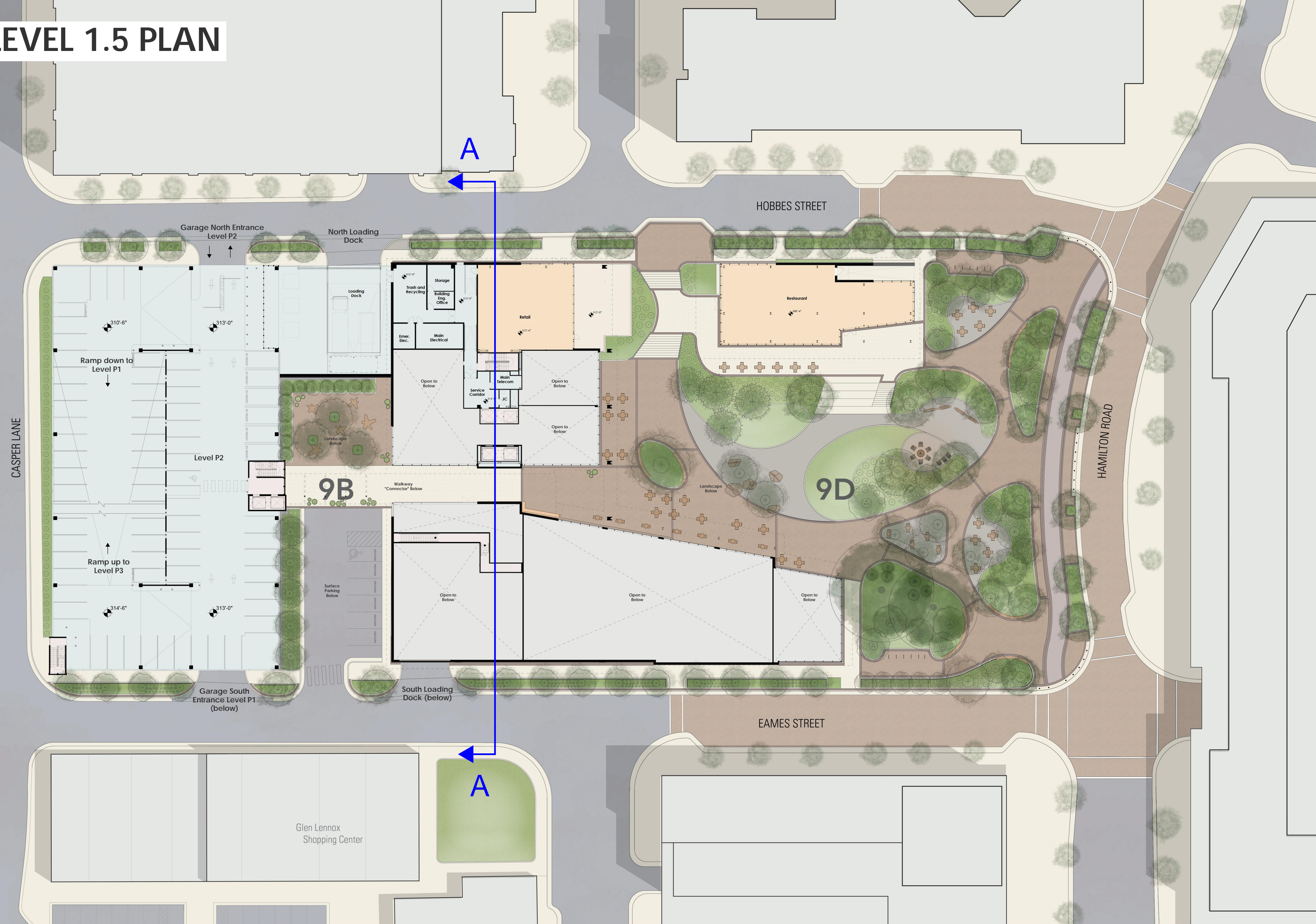
# OVERALL SITE PLAN



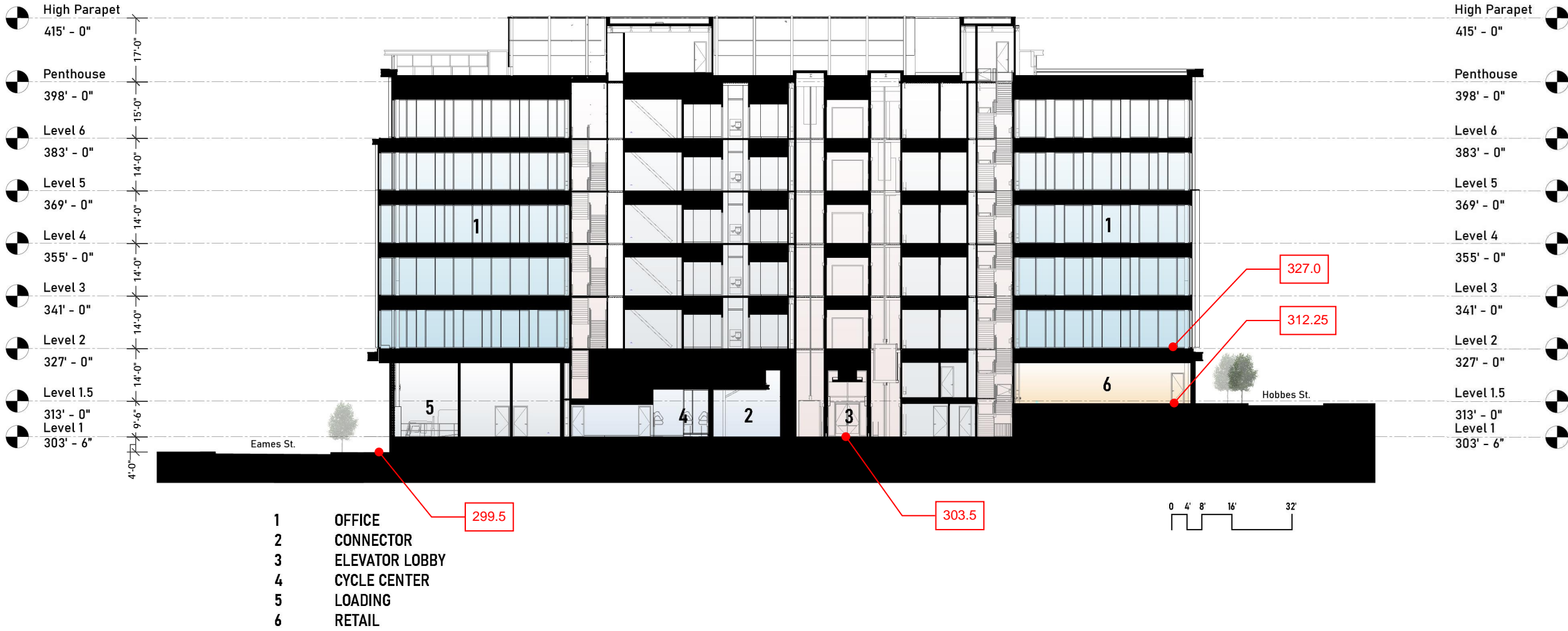
# LEVEL 1 PLAN



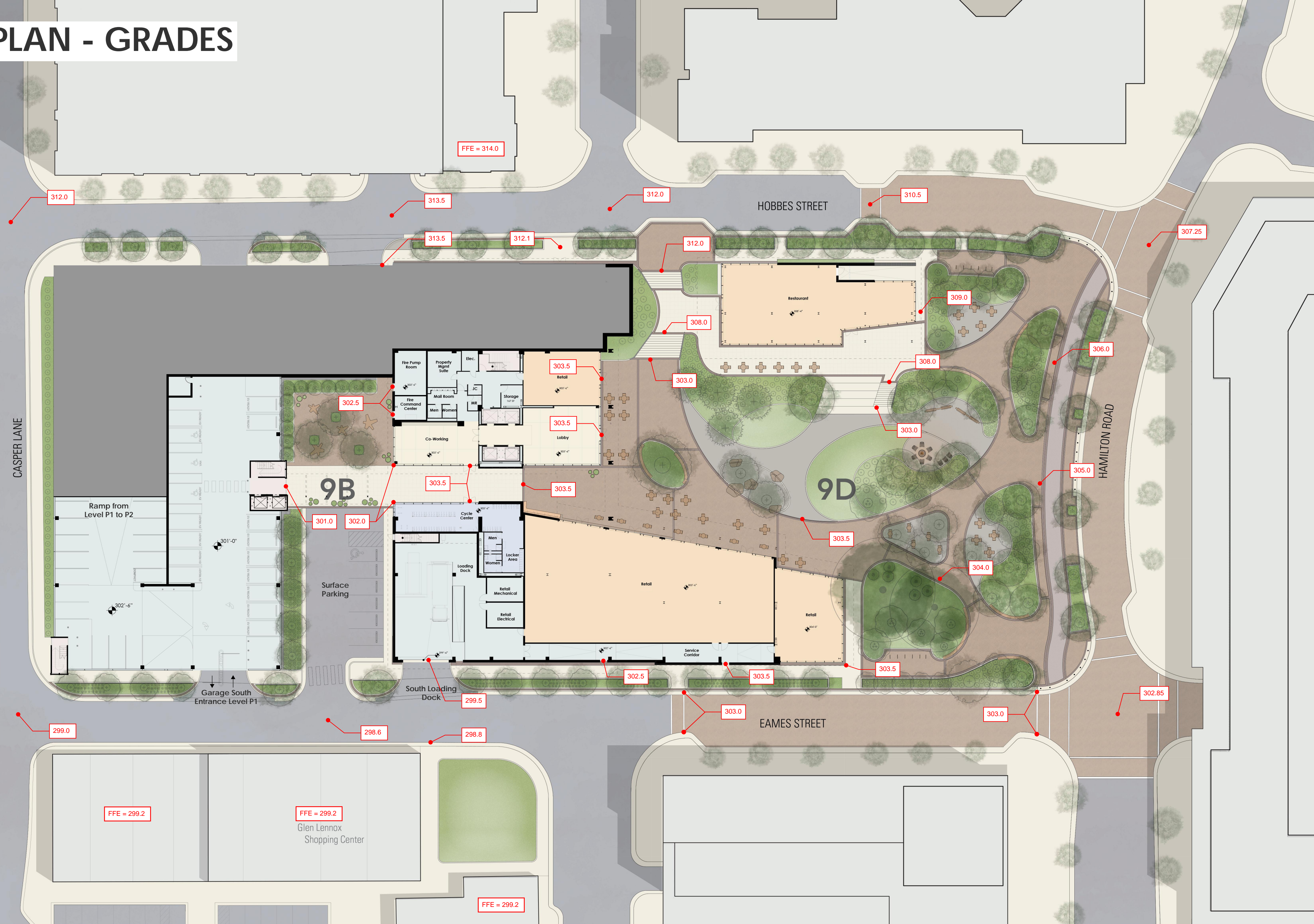
# OFFICE LEVEL 1.5 PLAN



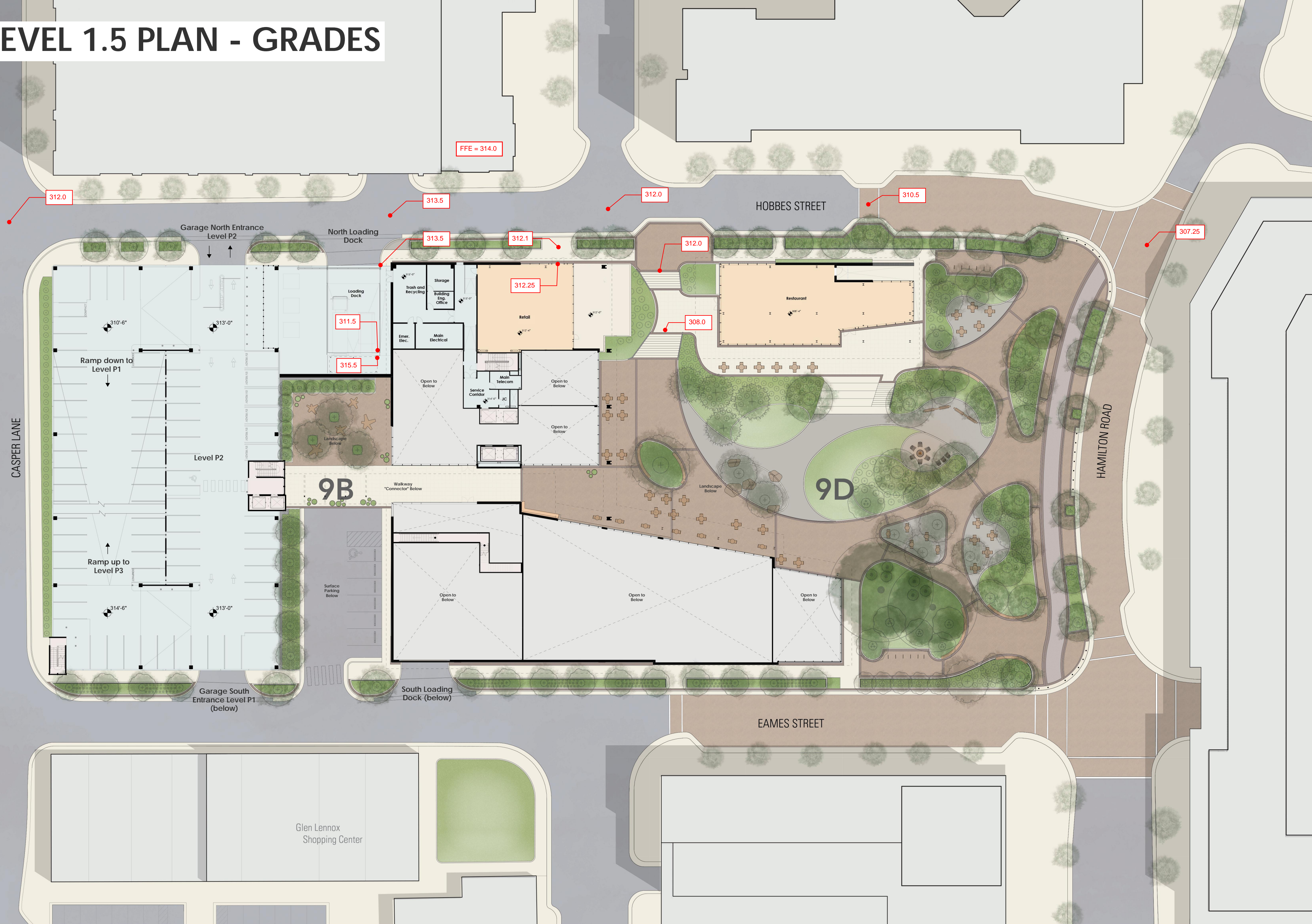
# SECTION A-A



# LEVEL 1 PLAN - GRADES



# OFFICE LEVEL 1.5 PLAN - GRADES

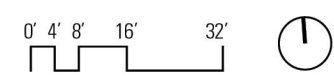
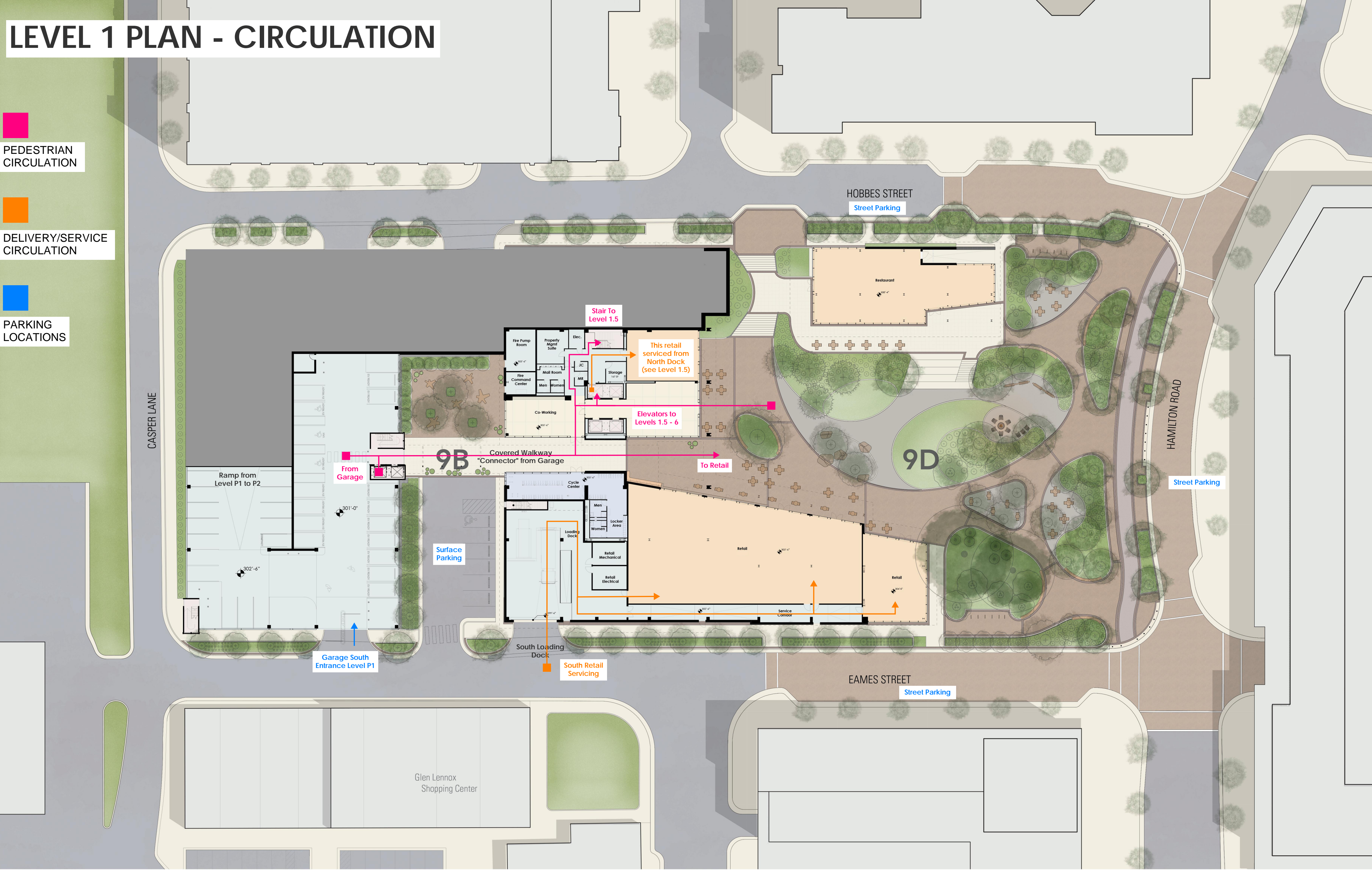


# LEVEL 1 PLAN - CIRCULATION

PEDESTRIAN CIRCULATION

DELIVERY/SERVICE CIRCULATION

PARKING LOCATIONS





# OFFICE LEVEL 1.5 PLAN - CIRCULATION

