

US DEVELOPMENT INTELLIGENCE / PREMIUM DECISION STUDY

More height. A better investment?

3911 Western Boulevard
Raleigh, North Carolina

7 stories requested / rezoning pending at snapshot



Scenario C / PLUcide design hypothesis. Existing surroundings shown as flat 2025 imagery; no inferred neighboring heights.

MAPPED SITE 1.507 ac 1.500 acres in the application	STRATEGIES 3 / 5 / 7 Stories examined, with distinct conditions	THE DECISION Proceed selectively Test entitlement, mobility and economics
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Independent public-data demonstration, not commissioned by or endorsed by the owner. All redevelopment designs are PLUcide hypotheses, not the applicant's plans. [E01] [E02] [E03]

01 / EXECUTIVE DECISION

The opportunity is real. The acquisition case is not yet proven.

RECOMMENDATION

Fund a focused feasibility stage. Do not price the land on seven stories alone.

The model produces three physically different outcomes from one site strategy. None constitutes an approved unit count. Height is only one part of the investment decision.

A / BASELINE

63 homes

3 floors / current height designation

B / TOD

105 homes

5 floors / affordability conditions

C / REZONING

147 homes

7 floors / council decision required

- 1 **Five stories deserves a separate review.**
The overlay offers a route beyond the base height. Model B fits within 49 ft; the affordable housing obligation is material to delivery and revenue.
- 2 **24 parking spaces is a commercial question.**
There is no numeric vehicle minimum in the reviewed table, but this concept provides only 0.16-0.38 spaces per home. Buyer, operator and lender acceptance are unproven.
- 3 **The illustrative economics do not support a positive land budget.**
At the stated inputs, residuals range from -\$4,926,038 to -\$23,218,463. These are funding gaps before land, not estimates of the property's value.

First spending gate: confirm the post-hearing ordinance, the future road boundary and a credible parking strategy; then obtain cost and rent evidence.

Program counts are PLUcide hypotheses. Existing base zoning, conditional bonus and pending rezoning are separate legal paths. [E01] [E02] [E06] [E07] [E11] [E17]

02 / SITE AND DATA

A real parcel.
An existing developed site.



North-up, official 2025 aerial with mapped parcel overlay. Existing buildings and parking are visible. No demolition or vacancy is assumed to be authorized.

SOURCE VALUE	FINDING	INTERPRETATION
Deed / application	1.500 acres / 65,340 SF	Declared land area
County polygon	65,642.8 SF / 1.507 acres	GIS calculation; +0.46% versus deed
Assessment attributes	1962 / 11,354 SF heated area	Tax data; not a measured footprint

The applicant describes the site as a brownfield (PDF p. 20); this is not an independently verified contamination or registry finding. Survey, title, leases and business continuity are required before redevelopment. The design assumes full replacement solely to compare options. [E01] [E03] [E05]

03 / ENTITLEMENT STATUS

Know which permission you are buying.

LAYER / EVENT	EVIDENCE AT 03 OCT 2026	DECISION CONSEQUENCE
Base district	County GIS intersects the parcel as NX-3.	Use 3 stories / 50 ft as the base height designation.
Overlays	Application identifies TOD and SRPOD.	Apply the TOD analysis provisionally; obtain a zoning verification letter.
Rezoning Z-07-26	NX-7-CU requested; public hearing listed for 06 Oct.	Seven stories is conditional on an effective ordinance. No approval inferred.
Proposed conditions	Use exclusions and Urban Limited frontage on Western.	Review the final adopted conditions, which can differ from the application.
Program	No PLUcide concept is an applicant site plan.	All layouts and counts in this report are independent test fits.

Current route

A: 3 stories
Base-height apartment concept.

B: 5 stories
Conditional affordability route; covenant, eligibility and implementation must be accepted.

Future route

C: 7 stories
Rezoning-dependent apartment concept.

Further bonus is not modeled
The retained TOD overlay may interact with a future base height. This report does not claim that seven stories is an absolute ceiling.

Refresh required after the hearing. Re-run this study against the effective ordinance before using it for an offer, loan or investor presentation.

GIS cross-check covers the base district only. Overlay boundaries and all recorded restrictions remain a formal confirmation item. [E01] [E02] [E04] [E06] [E07]

04 / RULES TO GEOMETRY

The rules that shape the footprint.

TOPIC	REVIEWED RULE	APPLIED TO THIS CONCEPT	SOURCE
Use	Multi-unit living is permitted in NX in the principal use table.	All scenarios are apartments, without commercial floor area.	[E15]
Lot	Apartment minimum 7,500 SF; NX maximum 10 acres.	Mapped 65,643 SF / 1.507 acres passes this screen.	[E09]
Base height	NX-3: 3 stories and 50 ft.	A = 31 ft. B = 49 ft plus conditional story bonus.	[E06]
Street frontage	UL build-to 0-20 ft; primary coverage 50%, side street 25%.	Western primary / Clanton side assumed. Geometry check is preliminary.	[E08]
Placement	No parking or vehicular surface between street and building.	Rear parking concept; no Western forecourt parking. Corner relationship still needs site-plan review.	[E08]
Side / rear	Apartment table: 0 ft or at least 6 ft.	Separate building concept; mapped interior clearances exceed 6 ft.	[E09]
Amenity	10% of net site area, with eligibility rules.	9,000 SF designated; preliminary minimum 6,564 SF before dedication.	[E09]
Street line	Measure from existing or proposed ROW, whichever is greater.	GIS offsets are not a confirmed legal setback envelope.	[E16]

The build-to range is not a blanket “20 ft setback.” Both the distance to the street line and the amount of frontage occupied by the building must be checked.

Facade detailing, street trees and sidewalks are not validated by passing a polygon containment test. This is a targeted development screen, not an exhaustive permit checklist.

05 / OVERLAY LOGIC AND CONDITIONS

The five-story route has an affordability price.

Base height: 3 stories

Residential TOD bonus: $\text{ceil}(3 \times 1.50) = 5$ stories

Additional stories in concept B: 2

Target homes on additional stories: $2 \times 21 = 42$

Conservative affordable allocation: $\text{ceil}(42 \times 20\%) = 9$ homes

What the source requires

Bonus floors must serve principal residential uses. The specified affordable share serves households at or below 60% AMI for at least 30 years, supported by a recorded City-approved restriction and annual compliance reporting.

What the model assumes

Nine of 105 apartments carry a lower illustrative rent. The \$1,400 input is not a verified statutory rent ceiling; household size, utilities and current City limits must be applied.

Keep height and program tied together

B uses a 13 ft ground floor and four 9 ft upper floors: 49 ft overall to the modeled roof slab. Parapets, grade measurements and construction depth remain to be resolved without assuming a higher feet limit.

Design dependencies beyond the bonus

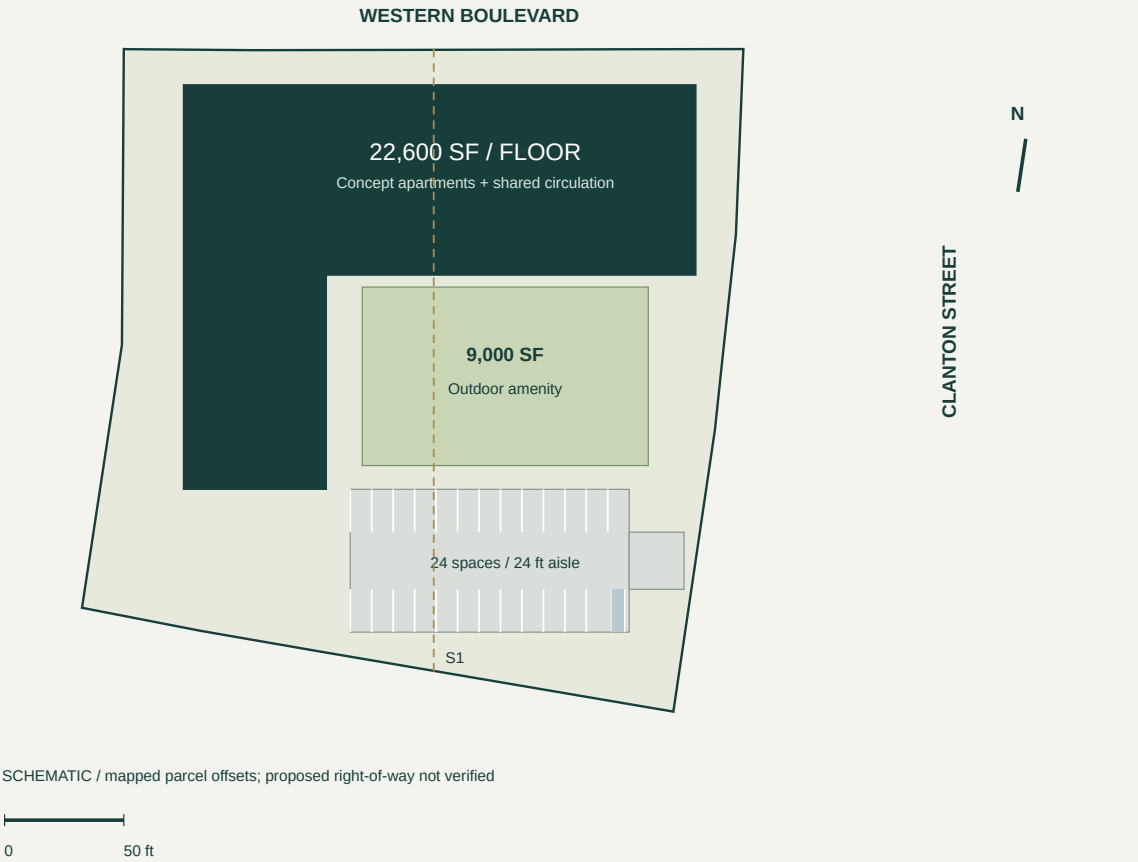
UL frontage applies through the TOD for the examined building type. Taller B/C amenity areas need an urban-plaza treatment. The concept reserves 9,000 SF at grade, seven trees and 140 linear feet of seating; access and eligible area remain design checks.

The nine-home allocation is a conservative rounding assumption to confirm with the City. Read the complete source conditions before structuring a covenant. [E07] [E10]

06 / CONCEPT MASTERPLAN

One site strategy.
Room for the essentials.

CONCEPT SITE PLAN / 3 SCENARIOS, ONE TESTED FOOTPRINT



Measured parcel transformed into a street-aligned local frame. Building, courtyard and parking polygons are tested for containment and non-overlap.

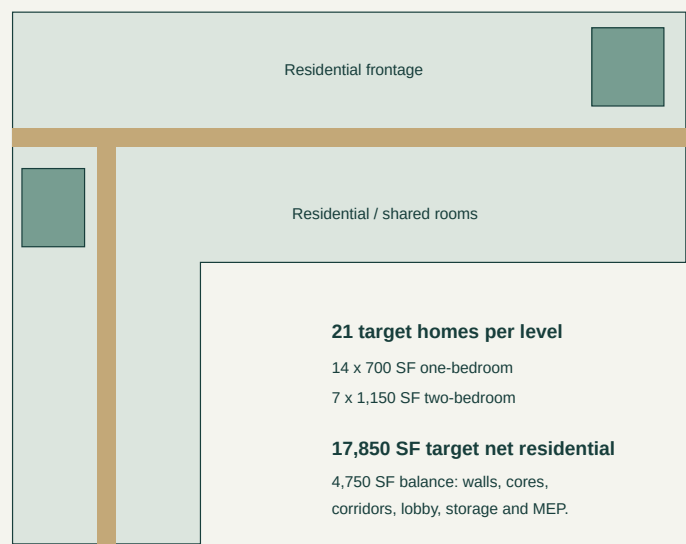
BUILDING FOOTPRINT 22,600 SF 34.4% of mapped parcel	AMENITY RESERVE 9,000 SF At grade / excludes parking	VEHICLE SPACES 24 Concept allocation, not an approved layout
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Western is primary frontage; Clanton is the side frontage. Access corridor location is conceptual. Fire access, curb authorization, refuse, deliveries, stormwater and actual grades can change this layout.

07 / PROGRAM AND FLOORPLATE

Surface is not the same
as saleable homes.

TYPICAL FLOOR / FUNCTIONAL TEST FIT



Program target only. No room layouts, egress travel, daylight or accessibility compliance established.

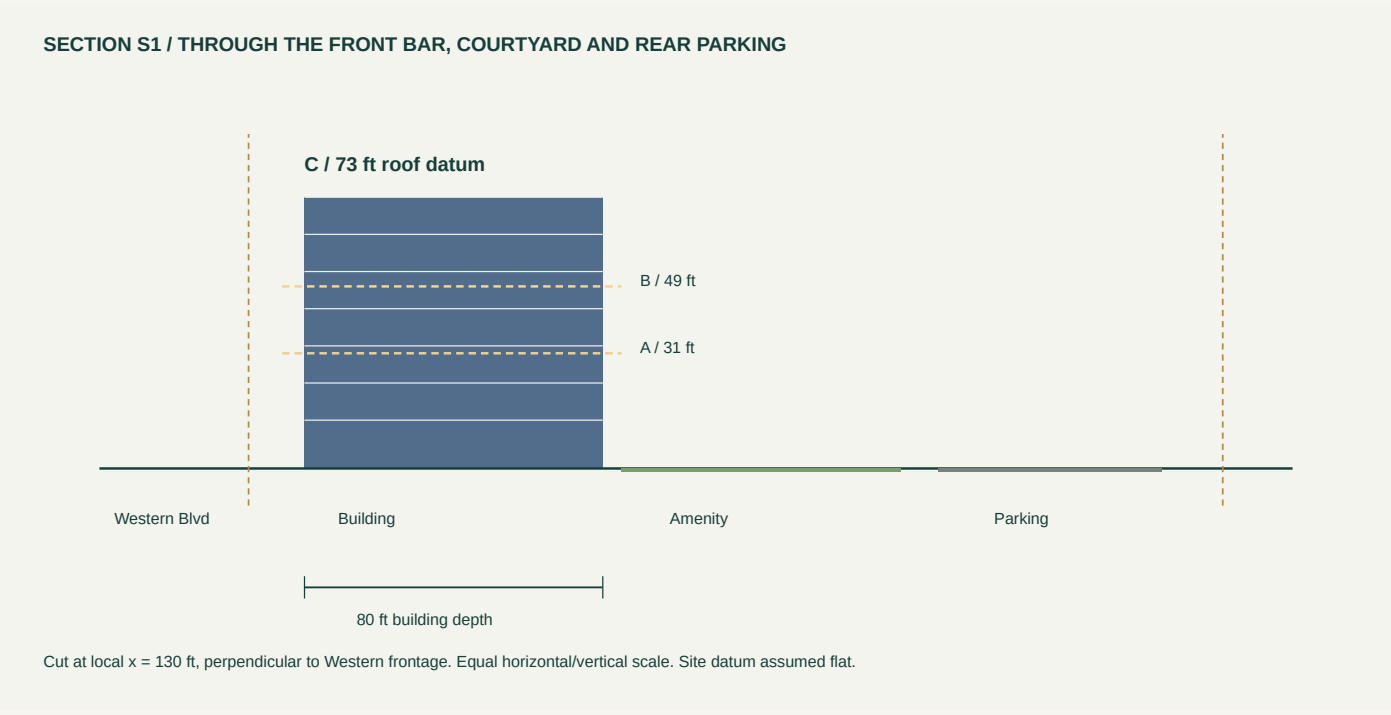
Functional zones only. Cores and corridors illustrate a circulation allowance, not a code-compliant architectural plan.

PER TYPICAL LEVEL	AREA / COUNT	MODEL TREATMENT
Gross floor area	22,600 SF	Exterior footprint, no balconies counted
One-bedroom target	14 x 700 SF = 9,800 SF	Program assumption
Two-bedroom target	7 x 1,150 SF = 8,050 SF	Program assumption
Net residential target	17,850 SF / 79.0%	Before detailed layouts
Non-rentable balance	4,750 SF / 21.0%	Cores, walls, circulation, services and shared uses

Counts are program targets. An architect must demonstrate compliant units, daylight, accessible routes, fire separation and egress. Ground-floor service needs may reduce the repeated 21-home target.

08 / SECTIONS AND MASSING

Three heights.
Explicit floor stacks.



Section S1 uses the actual modeled footprint at local x = 130 ft. C is solid; A and B roof levels are dashed. Flat datum, no surveyed grades.

SCENARIO	FLOOR STACK	GROSS FLOOR AREA	PROGRAM TARGET
A	13 + 9 + 9 ft	67,800 SF	63 apartments
B	13 + 9 + 9 + 9 + 9 ft	113,000 SF	105 apartments
C	13 + 10 + 10 + 10 + 10 + 10 + 10 ft	158,200 SF	147 apartments

Consistent geometry

The same 22,600 SF outline drives quantities, plans, the interactive viewer and reopened Blender model measurements.

Height is not construction type

Structure, fire rating, podium strategy, rooftop services and grade datum remain engineering work. C is not assumed to use the same construction system as A.

UDO tall-building stepback rules reviewed; the 13-story trigger is not reached. Other frontage and transition rules still apply. [E06] [E13] [E14]

09 / SCENARIO A

A / Baseline infill

Existing height designation



Scenario A. Illustrative architectural expression; materials and windows are not a reviewed design.

TARGET HOMES 63 3 stories / 31 ft	GROSS FLOOR AREA 67,800 SF Analytical FAR 1.03, not an allowed FAR	PARKING RATIO 0.38 24 spaces / target home count
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Lower entitlement complexity. A may still require significant redevelopment, tenant relocation and civil works; low-rise construction does not remove those costs.

At illustrative inputs: residual land budget **-\$4,926,038**. With a \$2m land test price and 15% margin on total cost, break-even market rent is **\$3,159/month**.

These figures are sensitivity outputs, not market valuations. The full inputs and formulas are on pages 15-16.

09 / SCENARIO B

B / TOD affordability route

Conditional bonus under current overlay



Scenario B. Illustrative architectural expression; materials and windows are not a reviewed design.

TARGET HOMES	GROSS FLOOR AREA	PARKING RATIO
105	113,000 SF	0.23
5 stories / 49 ft	Analytical FAR 1.72, not an allowed FAR	24 spaces / target home count

The bonus adds 42 target homes versus A, with nine affordable homes assumed. Its covenant affects rents, administration and future transfers.

At illustrative inputs: residual land budget **-\$10,197,202**. With a \$2m land test price and 15% margin on total cost, break-even market rent is **\$3,308/month**.

These figures are sensitivity outputs, not market valuations. The full inputs and formulas are on pages 15-16.

09 / SCENARIO C

C / Rezoning-led density

Pending rezoning; not an existing right



Scenario C. Illustrative architectural expression; materials and windows are not a reviewed design.

TARGET HOMES 147 7 stories / 73 ft	GROSS FLOOR AREA 158,200 SF Analytical FAR 2.41, not an allowed FAR	PARKING RATIO 0.16 24 spaces / target home count
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The requested rezoning adds 84 target homes versus A. This concept is unavailable as a seven-story base-height scheme until the rezoning is effective.

At illustrative inputs: residual land budget **-\$23,218,463**. With a \$2m land test price and 15% margin on total cost, break-even market rent is **\$3,696/month**.

These figures are sensitivity outputs, not market valuations. The full inputs and formulas are on pages 15-16.

10 / MOBILITY AND OPERATIONS

No parking minimum
does not mean no parking problem.

METRIC	A / 63 HOMES	B / 105 HOMES	C / 147 HOMES
Concept spaces	24	24	24
Spaces per home	0.38	0.23	0.16
TOD vehicle maximum	105	175	245
Short-term bicycle minimum	4	5	7
Long-term bicycle minimum	12	20	28

Vehicle maxima use 1.5 spaces per one-bedroom and 2 per two-bedroom. Bicycle calculations use the target bedroom mix and UDO nearest-integer rounding; minima are not parking supply targets. [E11] [E12]

CRITICAL SEQUENCING RISK

2032

Anticipated Western BRT opening in the City programme, not an operating service at the report date. Do not underwrite the low-parking concept as if BRT already existed.

Before selecting B or C

- Validate tenant profile and realistic car ownership.
- Test a managed off-site parking agreement or alternative on-site strategy.
- Price structured parking if required by the operator or lender.

Before site-plan submission

- Confirm driveway rights, sight distance and curb changes.
- Provide turning paths, refuse loading and emergency access.
- Detail accessible stalls/routes and bicycle storage.

The 24-space sketch is a geometric allocation. It does not establish traffic, accessibility or fire-code compliance.

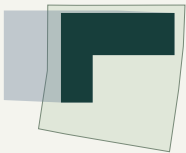
BRT dates are an anticipated programme and may change. [E17]

11 / SOLAR AND SHADOW TEST

See the seasonal effect of the taller option.

SEASONAL SHADOWS / SCENARIO C / 73 FT

2026-06-21 / 09:00



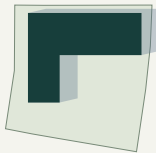
Sun 34.0 deg | ray 108 ft

2026-06-21 / 12:00



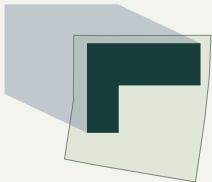
Sun 69.4 deg | ray 27 ft

2026-06-21 / 15:00



Sun 64.4 deg | ray 35 ft

2026-09-22 / 09:00



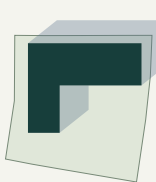
Sun 22.9 deg | ray 173 ft

2026-09-22 / 12:00



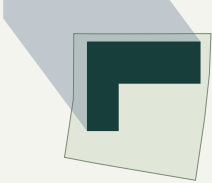
Sun 51.5 deg | ray 58 ft

2026-09-22 / 15:00



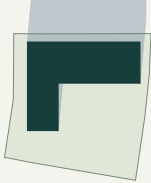
Sun 46.2 deg | ray 70 ft

2026-12-21 / 09:00



Sun 15.3 deg | ray 266 ft

2026-12-21 / 12:00



Sun 30.7 deg | ray 123 ft

2026-12-21 / 15:00



Sun 18.8 deg | ray 215 ft

America/New_York (DST applied) / flat ground / project-only shadows / not a neighborhood daylight assessment

Project-only shadow projection of the full 73 ft building. The shadow tip is calculated from solar altitude and azimuth; ground and neighboring massing are simplified.

What this shows

June, September and December at 09:00, 12:00 and 15:00 local civil time. Winter gives the longest shadows and should guide a detailed neighbor-impact study.

What it does not establish

No annual sunlight-hours assessment, neighboring window analysis or regulatory daylight compliance is claimed. Terrain, trees and existing 3D surroundings are absent.

Site coordinates 35.784054, -78.690457. Time zone America/New_York; DST applied by date. Azimuth referenced to north, then rotated into the parcel frame. [E18]

12 / ILLUSTRATIVE UNDERWRITING / USD

The economics must work before the land does.

A transparent rental-hold residual model. Every input below is editable in the companion tool and requires local evidence.

INPUT	WORKING ASSUMPTION	SCOPE
Market / affordable rent	\$2,200 / \$1,400 per home / month	Neither is a verified market or statutory limit.
Vacancy / operating expense	7% / 35% of effective income	Operating expense includes property tax, insurance, management and reserves as a combined placeholder.
Exit capitalization rate	5.50%	Unverified valuation assumption.
Building hard cost A / B / C	\$210 / \$230 / \$285 per gross SF	Different height systems; no contractor quote.
Site works / surface parking	\$1.20m / \$8,500 per space	Preliminary allowance; major remediation excluded.
Soft costs / contingency	20% / 8% of building + site + parking	Concept-stage allowances.
Carry and lease-up / target margin	\$0.80m / 15% on total cost	Carry lump sum; no debt schedule or IRR.

OUTPUT	A	B	C
Net operating income	\$1,005,404	\$1,623,445	\$2,345,944
Stabilized value	\$18,280,080	\$29,517,185	\$42,653,520
Non-land development cost	\$20,821,760	\$35,864,320	\$60,308,480
Residual land budget	-\$4,926,038	-\$10,197,202	-\$23,218,463

NOI = annual rent x (1 - vacancy) x (1 - operating expense)

Value = NOI / capitalization rate

Residual land = value / (1 + target margin) - non-land cost

Negative residual means the modeled project cannot support even zero land cost at these assumptions and target margin. It is not a negative market value for the existing property. Purchase closing costs, taxes on profit and unusual off-site works are not separately modeled.

13 / SENSITIVITY AND BREAK-EVEN

Know which assumption can change the decision.

Scenario C: residual land budget at different rents and exit yields

MONTHLY MARKET RENT	4.50% CAP	5.50% CAP	6.50% CAP
\$1,800	-\$23,218,463	-\$29,962,102	-\$34,630,776
\$2,200	-\$14,976,237	-\$23,218,463	-\$28,924,619
\$2,600	-\$6,734,010	-\$16,474,823	-\$23,218,463
\$3,000	\$1,508,216	-\$9,731,184	-\$17,512,306
\$3,400	\$9,750,442	-\$2,987,544	-\$11,806,150

All other C inputs unchanged. Cells show dollars remaining for land after the target margin, not project profit. There is no claim these rent or cap-rate cases are attainable.

A / BREAK-EVEN RENT

\$3,159

/ month, market homes

B / BREAK-EVEN RENT

\$3,308

/ month, market homes

C / BREAK-EVEN RENT

\$3,696

/ month, market homes

Break-even rents include the \$2.0m illustrative land test price and 15% margin on total cost. B retains the \$1,400 affordable-rent assumption while solving for the other homes.

Capital discipline

Commission a local rent-comp schedule and a system-specific cost plan before treating more floors as more value. A taller building can add cost faster than net income.

Program discipline

Test unit sizes, ground-floor service needs and parking strategy together. Changing the unit mix changes revenue, net-to-gross, bicycle needs and absorption.

Open the editable underwriting model

14 / DUE-DILIGENCE REGISTER

The open items are
part of the decision.

WORKSTREAM	STATUS	EVIDENCE NEEDED TO CLOSE
Entitlement / overlays	Partially verified	Effective ordinance and zoning verification letter; confirm all overlays and conditions.
Boundary / road dedication	Unresolved	ALTA/NSPS and topographic survey; BRT/ROW design and dedication requirements.
Title / occupation	Unresolved	Title commitment, easements, leases, vacant possession and existing business agreements.
Flood / watercourse	Not verified	Official FEMA / NC FRIS parcel review and civil drainage analysis. Automated endpoints did not provide a usable result; no flood clearance claimed.
Stormwater / utilities	Not verified	Capacity letters, detention sizing, utility easements and off-site works estimate.
Environmental / geotechnical	Applicant brownfield claim	Application p. 20 describes a brownfield. Verify status, Phase I ESA and any land-use restrictions; obtain geotechnical and demolition surveys.
Fire / accessibility / construction	Concept only	Local architect and engineers: code strategy, type, separation, egress, access and service requirements.
Market / cost / financing	Assumptions only	Rent comparables, QS/GC estimate, operator parking brief and lender terms.

No “all clear” conclusion is inferred from a missing dataset. The aerial does not reveal underground constraints, title restrictions or the actual elevations needed for a construction design.

The GIS base zoning around the parcel is NX/RX in the query extent. The neighborhood-transition review must be revisited if the parcel boundary, adjoining district or project use changes. [E04] [E13]

15 / DELIVERY ROADMAP

A short path to a defensible go / no-go.

GATE	WORK PRODUCT	PROCEED ONLY IF
1 / Entitlement	Post-hearing ordinance, zoning letter, overlay confirmation.	The selected height route and applicable conditions are verified.
2 / Site control	Survey, title, leases and road-design overlay.	The footprint and access survive the actual legal/physical constraints.
3 / Test fit	Architect/civil/traffic coordinated plan, unit layouts, parking and services.	Count, circulation, operations and code strategy can coexist.
4 / Economics	Cost plan, rent comps, affordable schedule, financing and delivery programme.	An evidence-based residual supports an acceptable offer.
5 / Decision	Selected scenario, risk-adjusted budget and conditions precedent.	Acquisition exposure is aligned with what has actually been verified.

RECOMMENDED NEXT INSTRUCTION

Validate B first.
Keep C as conditional upside.

B tests the value of existing TOD provisions without assuming a successful new rezoning. A provides the lower-height reference. C needs both entitlement and a much stronger financial case under the current input set.

What PLUcide delivers here

A traceable rule screen, repeatable geometry, three tested massings, explicit quantities and transparent sensitivity calculations.

What the next team supplies

Surveyed inputs, municipal confirmations, licensed design, verified market economics and a coordinated approval package.

16 / SOURCE REGISTER / 1 OF 2

The evidence stays attached to the conclusion.

E01 / Rezoning application Z-07-26

PDF pp. 1-2: site, current/requested zoning, proposed conditions. Applicant statements, not approval.

[Official source](#) · [Archived record](#)

SHA-256 78d122e1a0f955fbf04c31a3...

E02 / Official rezoning case list

Page updated 21 Sep 2026; reviewed 03 Oct. Public hearing listed 06 Oct 2026. Local file is an analyst extraction.

[Official source](#) · [Archived record](#)

SHA-256 67a239dd59a559f053e3cb40...

E03 / Wake County parcel GIS

PIN 0794107492. NC State Plane US survey feet, EPSG:2264. Query response archived.

[Official source](#) · [Archived record](#)

SHA-256 0f370e5125038bc1c7ca36d9...

E04 / Raleigh base zoning GIS

Spatial intersection verifies NX-3. This layer does not independently verify TOD/SRPOD overlays.

[Official source](#) · [Archived record](#)

SHA-256 fa43efff082e9ca8bd755ede...

E05 / Wake County imagery 2025

County aerial tiles, level 12. Existing conditions context, not a topographic or boundary survey.

[Official source](#) · [Archived record](#)

SHA-256 ab54d3bae6fb9293de3f0f3c...

E06 / Height designations

UDO 3.3.1. NX-3: 3 stories / 50 ft; NX-7: 7 stories. TOD exception referenced.

[Official source](#) · [Archived record](#)

SHA-256 06cf7f5e2667bdf226fd5ee2...

E07 / Transit overlay

UDO 5.5.1.E/H. Frontage and conditional residential height bonus. See full covenant and annual reporting conditions.

[Official source](#) · [Archived record](#)

SHA-256 017bc90a5fd8f1ea24e60e55...

E08 / Urban Limited frontage

UDO 3.4.7: build-to ranges, street-wall coverage, street entrance and vehicle placement.

[Official source](#) · [Archived record](#)

SHA-256 e16b8fdf57888152f1142290...

E09 / Apartment dimensions

UDO 3.2.4. Lot dimensions, setbacks, amenity and facade standards.

[Official source](#) · [Archived record](#)

SHA-256 135da5647bce266a7bb23b4f...

16 / SOURCE REGISTER / 2 OF 2

The evidence stays attached to the conclusion.

E10 / Outdoor amenity

UDO 1.5.3. Net site denominator, eligible areas, access and urban-plaza amenities.

[Official source](#) · [Archived record](#)

SHA-256 b8d57e808b5baa3bed8ba474...

E11 / Parking and bicycle table

UDO 7.1.2. Vehicle maxima, bicycle minima and nearest-integer rounding.

[Official source](#) · [Archived record](#)

SHA-256 eb2271f12ea380154c2cc25f...

E12 / TOD parking controls

UDO 7.1.3.B overrides general residential maxima.

[Official source](#) · [Archived record](#)

SHA-256 a67ed04f40e626b17724b32d...

E13 / Neighborhood transitions

UDO 3.5.1. Adjacency triggers; TOD apartment exemption from Zones B/C does not erase Zone A.

[Official source](#) · [Archived record](#)

SHA-256 927112a38263a07ac0a2bda5...

E14 / Massing standards

UDO 3.3.3. Tall-building stepback begins at 13 stories; no such stepback applied here.

[Official source](#) · [Archived record](#)

SHA-256 4fcdb8abd1c52e73559847dc...

E15 / Use table

UDO 6.1.4. Multi-unit living permitted in NX. Detailed use standards still apply.

[Official source](#) · [Archived record](#)

SHA-256 ab85a99aae6822a70af3e0e2...

E16 / Setback measurement

UDO 1.5.4: street setback measured from existing or proposed right-of-way, whichever is greater.

[Official source](#) · [Archived record](#)

SHA-256 085d5883ae5c56d58243bbb3...

E17 / Western BRT programme

Updated 17 Sep 2026. Anticipated construction 2030, operation 2032. Analyst extraction, not a programme guarantee.

[Official source](#) · [Archived record](#)

SHA-256 8f71074f8cb654f78caac7c9...

E18 / Solar method

NOAA fractional-year approximation; local civil time converted with America/New_York. Project-only flat-plane shadows.

[Official source](#) · [Archived record](#)

SHA-256 c87b1156adefcf77835401ac...

17 / METHOD, DELIVERABLES AND LIMITS

A report you can inspect and replay.

Explore the model

Interactive 3D comparison

Editable financial sensitivities

Scenario geometry and quantities

Source hashes and URLs

Keep the record

Download this report as PDF

Build and verification manifest

Reopened Blender measurements

Portable report package

Method

The county parcel is transformed from NC State Plane coordinates into a local street-aligned frame. Areas are measured in square feet. Design input feet are converted to metres for rendering. All three scenarios share a footprint; level heights, unit targets and cost assumptions are explicit inputs.

Verification

Automated checks test polygon validity, parcel containment, non-overlapping program areas, minimum amenity allocation, arithmetic, affordability rounding and consistency between the reopened 3D floor meshes and report quantities. Browser and PDF checks cover layout and functioning companion tools.

Scope of reliance

This is a comprehensive preliminary decision study based on public information and stated assumptions. It is not a survey, appraisal, legal opinion, building permit, municipal determination or signed architectural/engineering design. It does not represent the owner or applicant. No private project, lease or engineering documents were supplied.

Evidence reviewed: 03 October 2026. The hearing date and any later ordinance must be rechecked. The building image is a calculated design hypothesis, not an approved project or a photograph of a future building.

YOUR SITE / YOUR DECISION

Bring the address. Define the investment question.

We turn the rules and the physical constraints into a decision you can examine.

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