

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: Section 1.5.6- Build-to & Section 3.3.3- Building Massing Standards Provide an explanation of the alternate requested, along with an applicant's statement of the findings The applicant is requesting an administrative alternate for build-to and the building setbacks along S Wilmington St and E Lenoir St. Provide all associated case plan numbers including zoning and site plan: ASR-0053-2019	Transaction Number

Property Address 603 S Wilmington St, 112 & 114 E. Lenoir St, Raleigh, North Carolina 27601		Date 2019-12-23
Property PIN 1703763353, 1703764322, 1703764352	Current Zoning DX-12-UG-CU	
Nearest Intersection S Wilmington St and E Lenoir St	Property size (in acres) 0.51 ac	
Property Owner Narsi Development Raleigh LLC / General Baptist State Convention...(see attached purchase agreement)	Phone 919-827-8522	Mail 10020 Sellona St, Suite 100, Raleigh, NC 27617
	Email deven.patel@narsi.com	
Project Contact Person Architect: Rafael Lopez	Phone Architect: 919.688.5133	Mail 333 Liggett St, Durham, NC 27701
	Email R.Lopez@dudapaine.com	
Property Owner Signature 	Email deven.patel@narsi.com	
Notary Sworn and subscribed before me this <u>23</u> day of <u>December</u> , 20 <u>19</u>	Notary Signature and Seal  	

Administrative Alternates

Section 1.5.6- Build-to

We are proposing outdoor amenity area located between the street and ground-story building façade. These are provided as an enhancement to the pedestrian realm as a benefit to the general public as well as guests and visitors. See plans for details.

Section 3.3.3- Building Massing Standards

Rather than a step back there is a 12 setback with an additional setback along S.Wilmington to create a large amenity area as well as increase access to light and air at street level. See plans for details.

The building conforms to multiple sections of the Comp Plan and adopted City Plans:

- Use is compatible with guidelines
- The proposed building will strengthen the downtown entry along S. Wilmington.
- The building supports policies to encourage vertical mixed-use, underutilized sites in downtown, and retail growth

Durable materials are included at the base of the building.

The additional setback will include amenity areas with seating and landscaping along the Corner of S. Wilmington and Lenoir.

Architectural treatments and material changes delineate the base, middle and top of the building.



HOME 2 & TRU HOTEL - DOWNTOWN RALEIGH

JANUARY 13, 202

OWNER / DEVELOPER

NARSI PROPERTIES
10020 SELLONA ST #100
RALEIGH, NC, 27617

ARCHITECT

DUDA | PAINE ARCHITECTS, PA
333 LIGGETT ST.
DURHAM, NC, 27701

CIVIL ENGINEER & LANDSCAPE

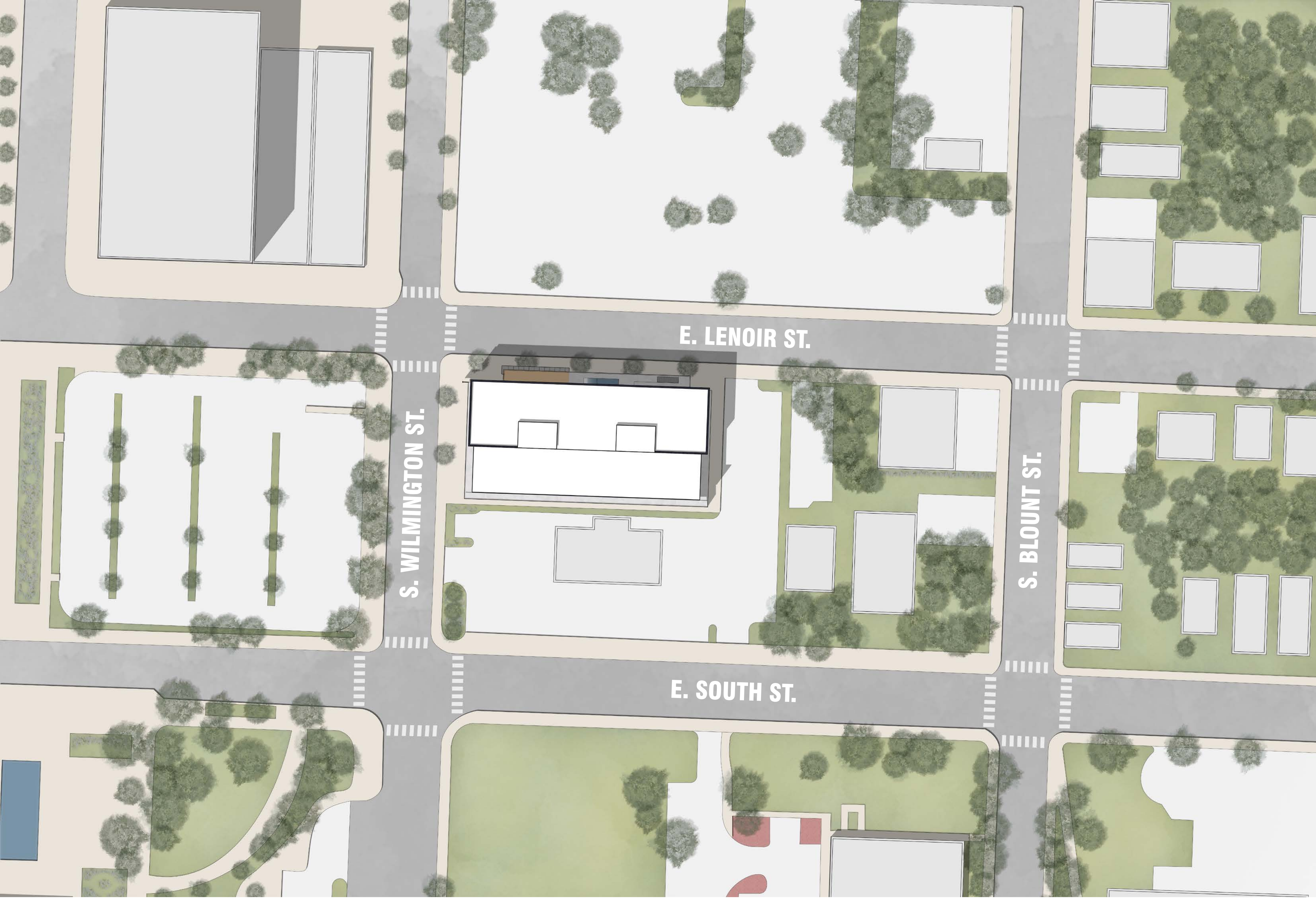
MCADAMS
ONE GLENWOOD, SUITE 201
RALEIGH, NC 27603

STRUCTURAL ENGINEER

SCALENE DESIGN
555 FAYETTEVILLE ST, SUITE 300
RALEIGH, NC, 27601

MEP ENGINEER

BARRETT WOODYARD
2301 REXWOODS DRIVE #108
RALEIGH, NC, 27607

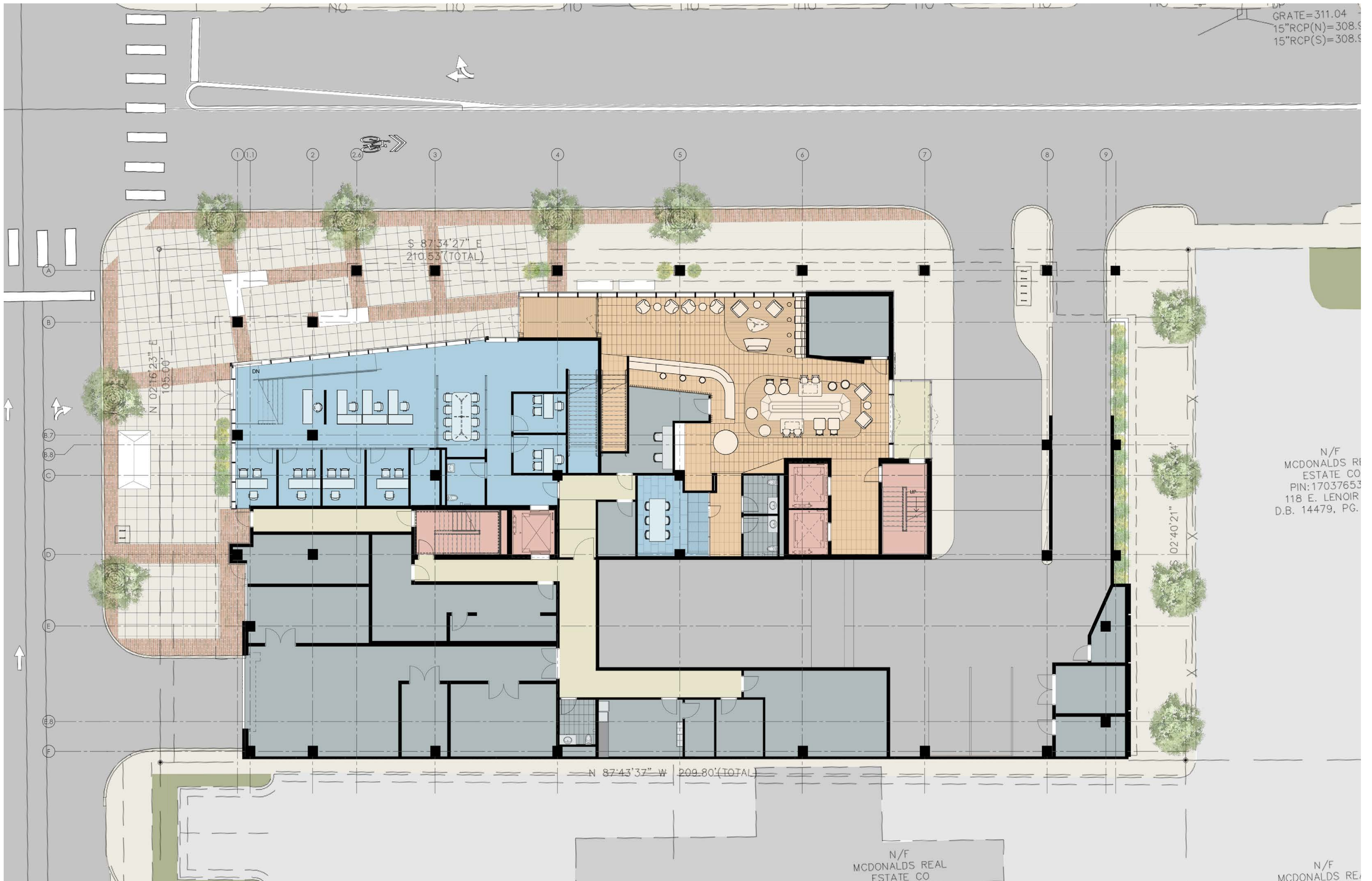


2020-01-16

HOME 2 & TRU HOTEL - SITE PLAN



2020-01-16



2020-01-16

HOME 2 & TRU HOTEL - GROUND FLOOR PLAN



2020-01-16

HOME 2 & TRU HOTEL - PRIMARY STREETS



HOME 2 & TRU HOTEL - AMENITY TERRACE PLAN

2020-01-16



2020-01-16

HOME 2 & TRU HOTEL - Amenity Terrace

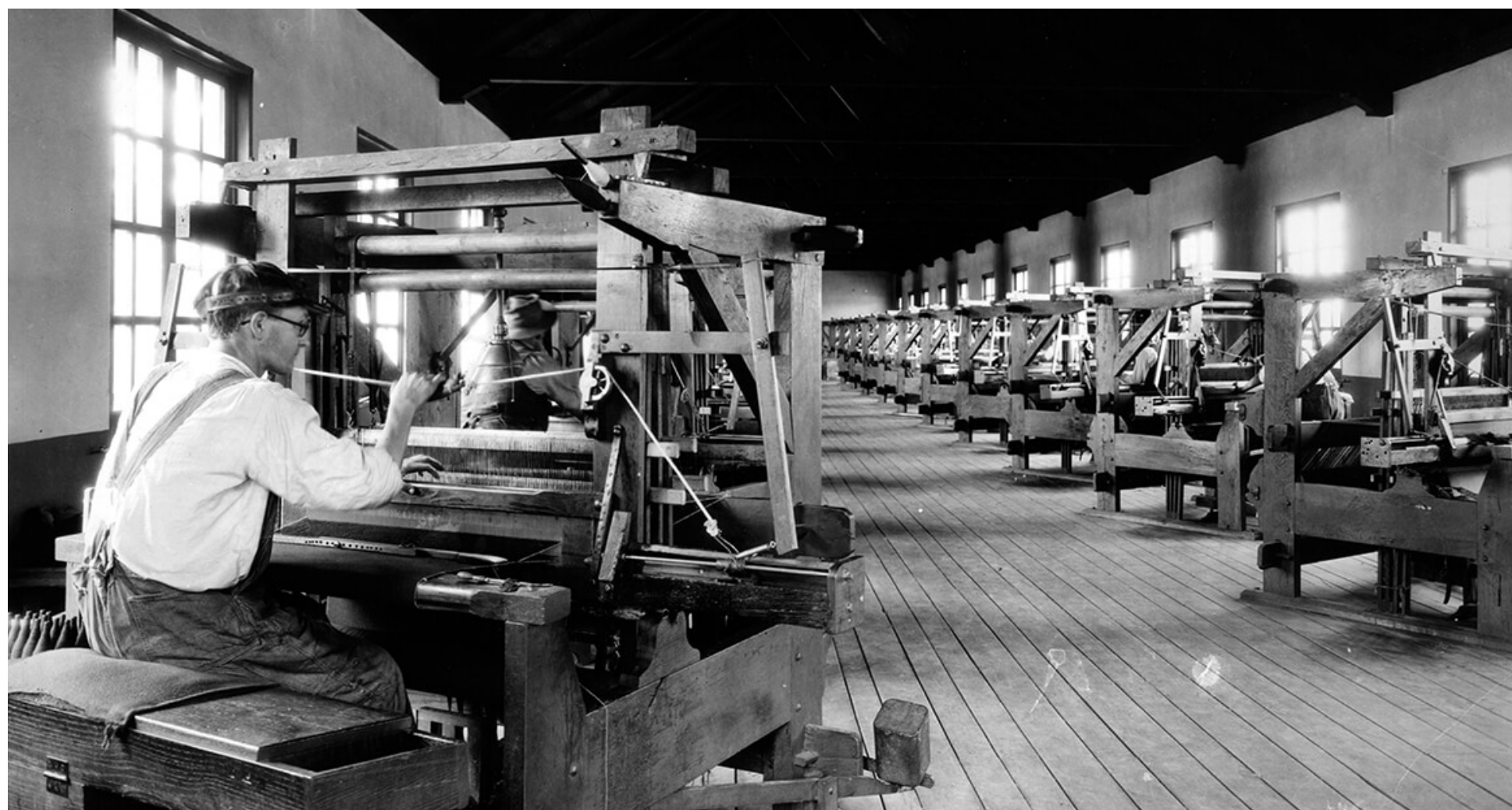


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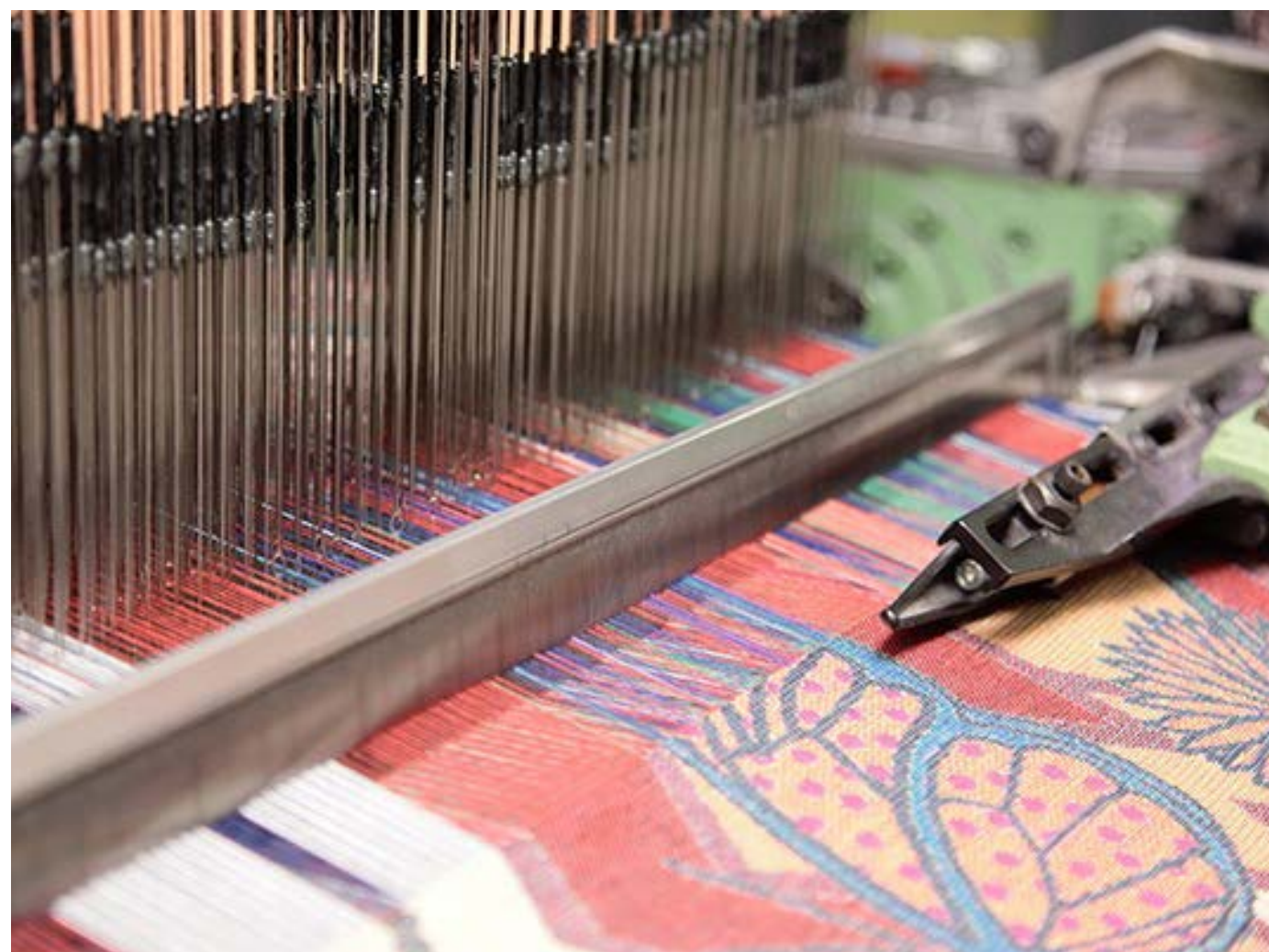


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HOME 2 & TRU HOTEL - NORTH ELEVATION



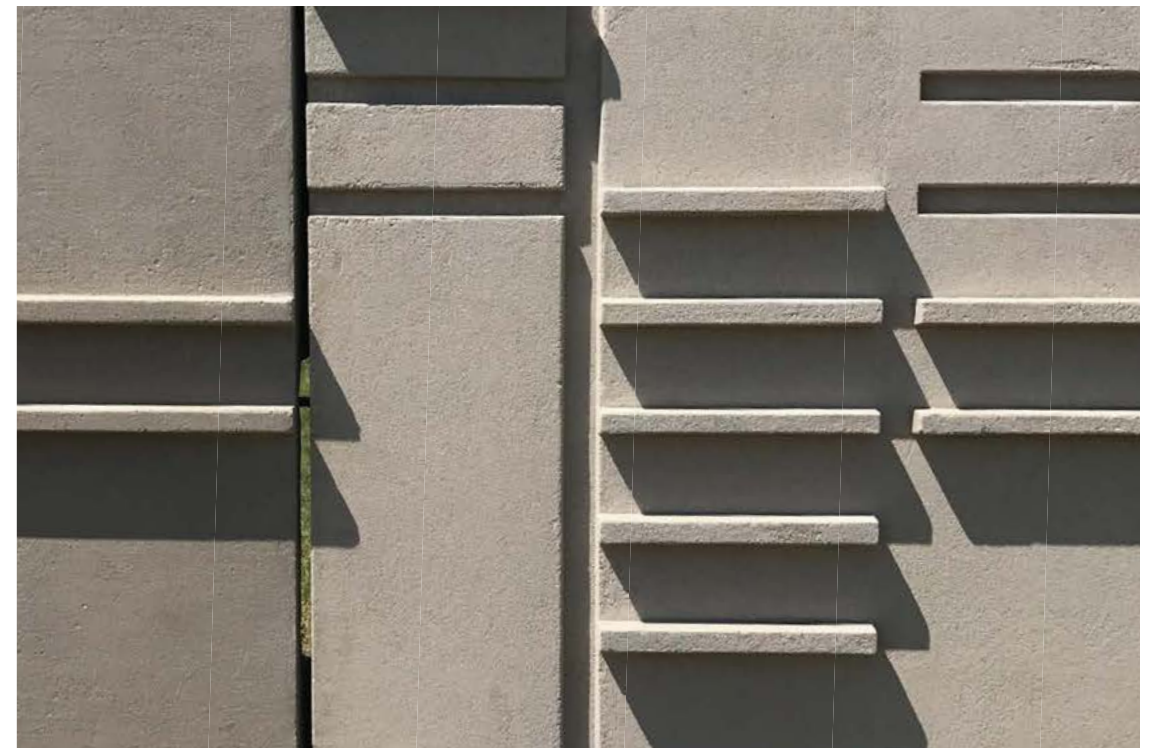
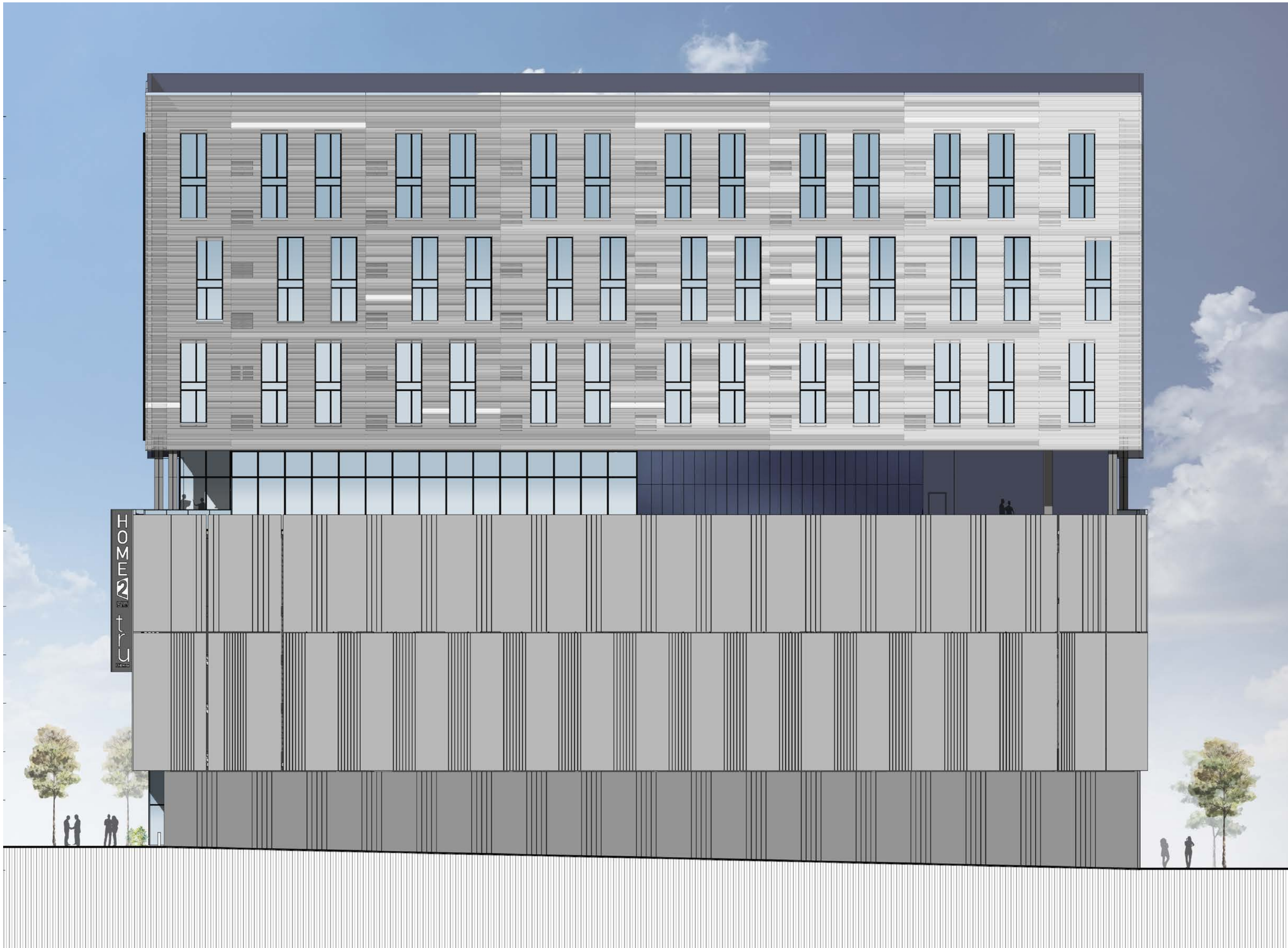
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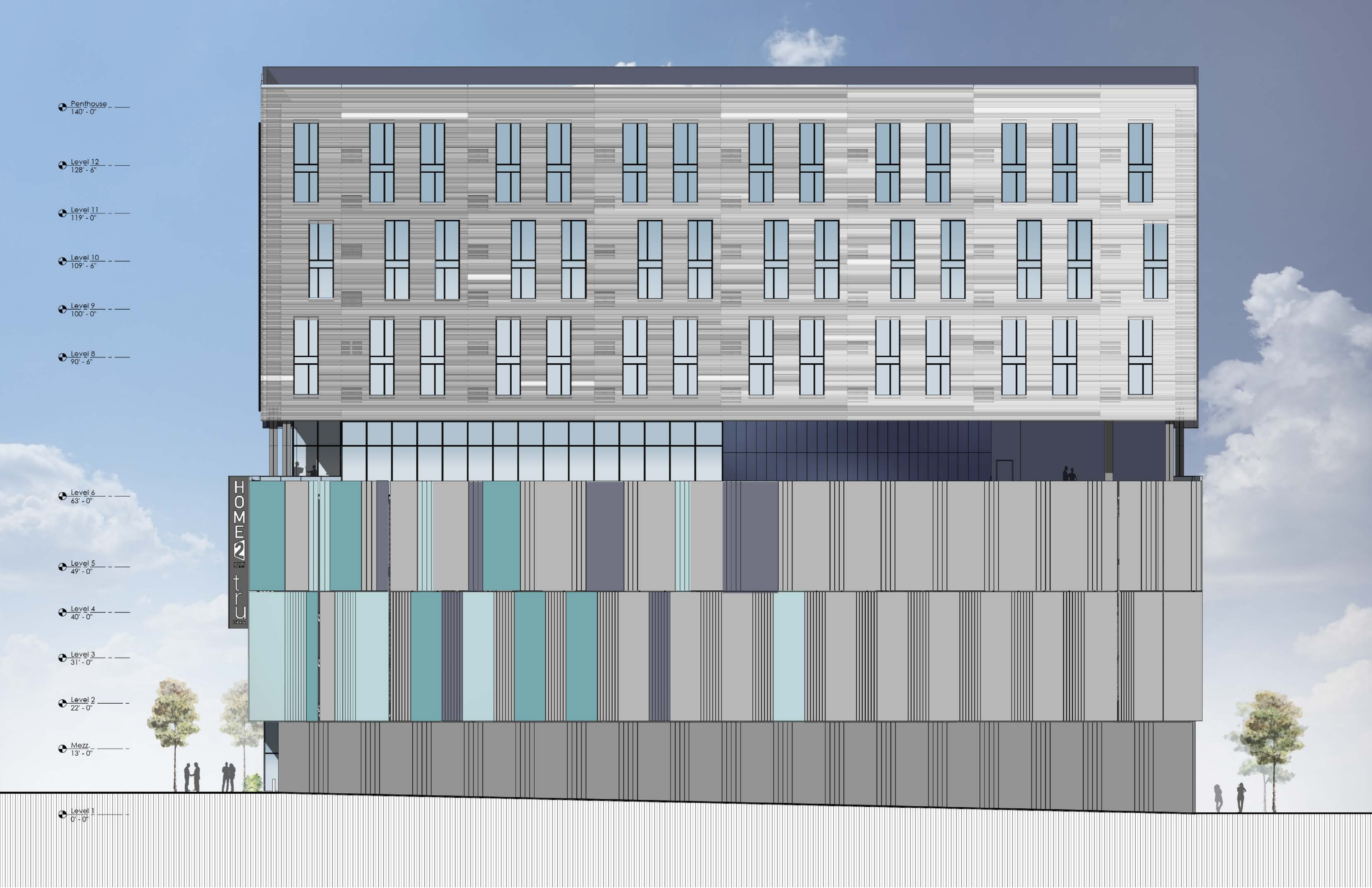
HOME 2 & TRU HOTEL - EAST & WEST ELEVATION

2020-01-16



2020-01-16

HOME 2 & TRU HOTEL - SOUTH ELEVATION - Pre Cast Texture



2020-01-16

HOME 2 & TRU HOTEL - SOUTH ELEVATION - ARCHITECTURAL

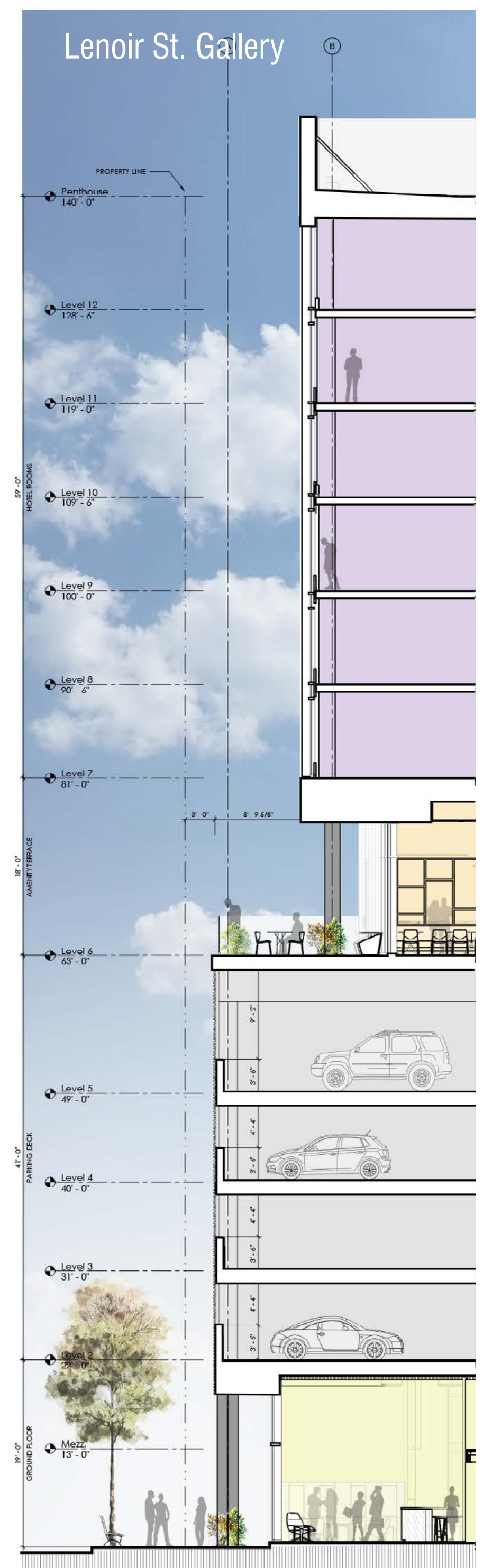
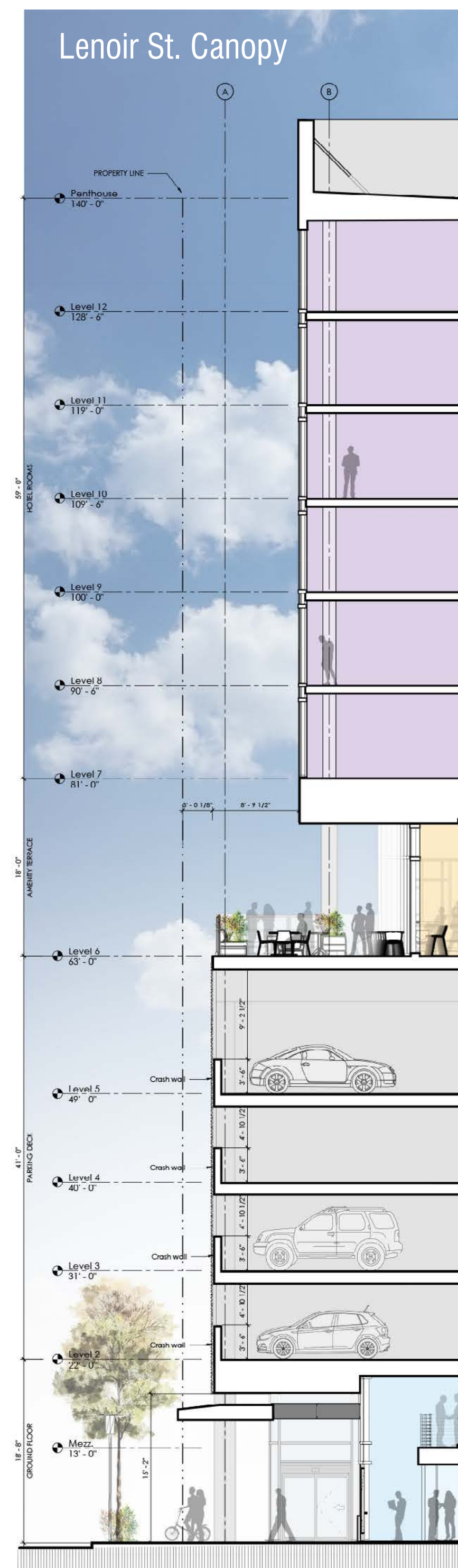
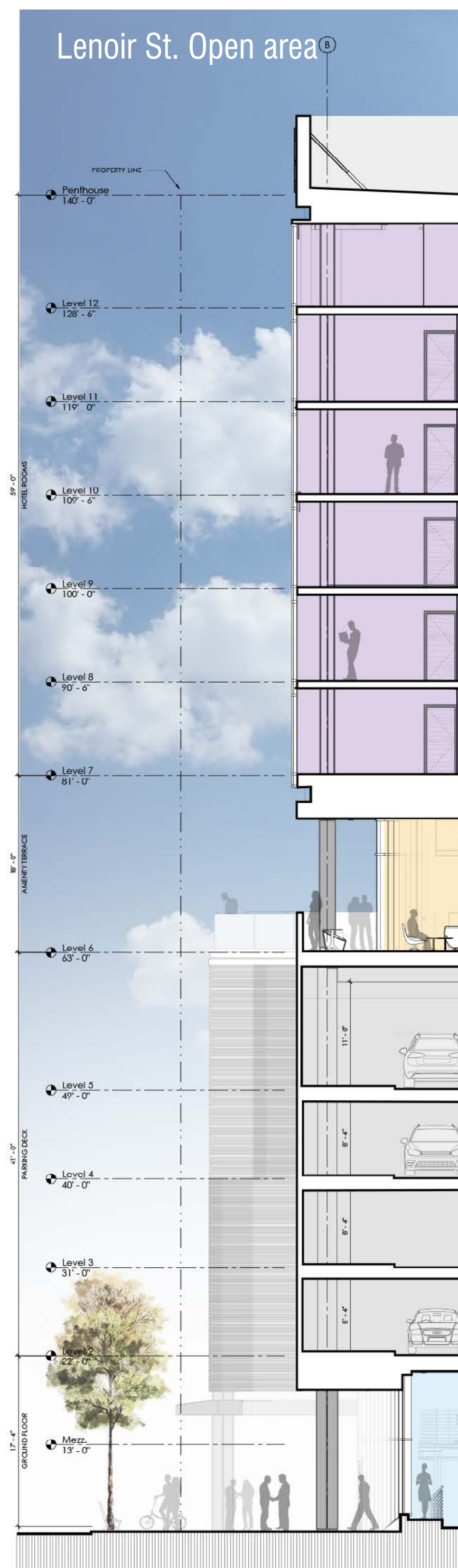
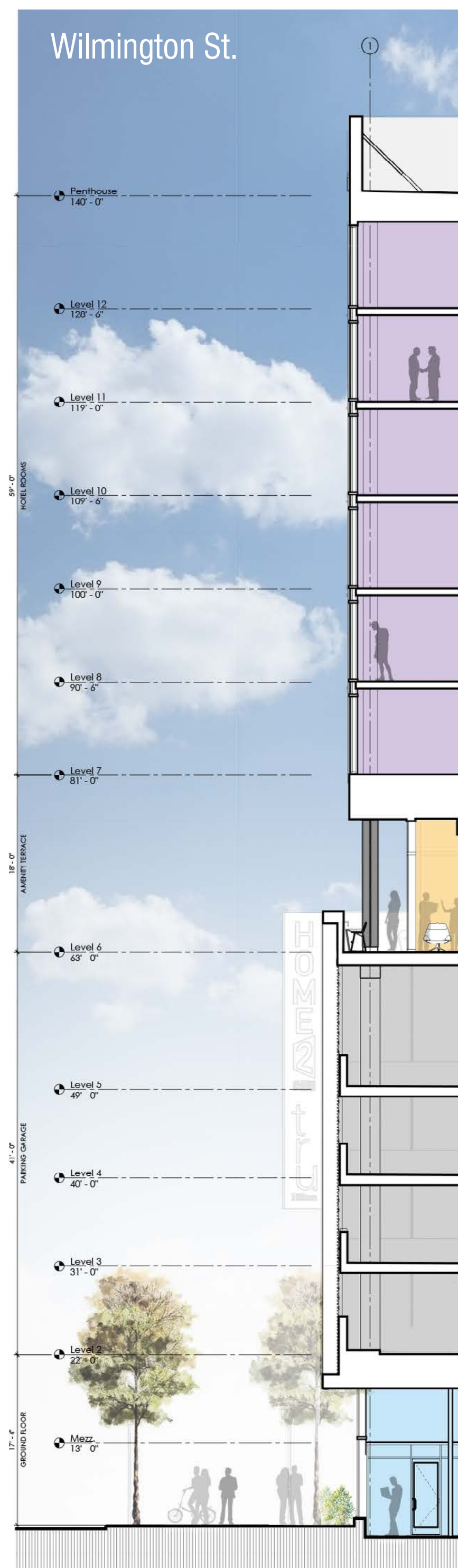
HOME 2 & TRU DOWNTOWN RALEIGH - Appearance Commision



2020-01-16

HOME 2 & TRU HOTEL - SOUTH ELEVATION - ABSTRACT

ALUMINUM-COMPOSITE-PANELS
GLASS
PERFORATED-METAL
GLASS



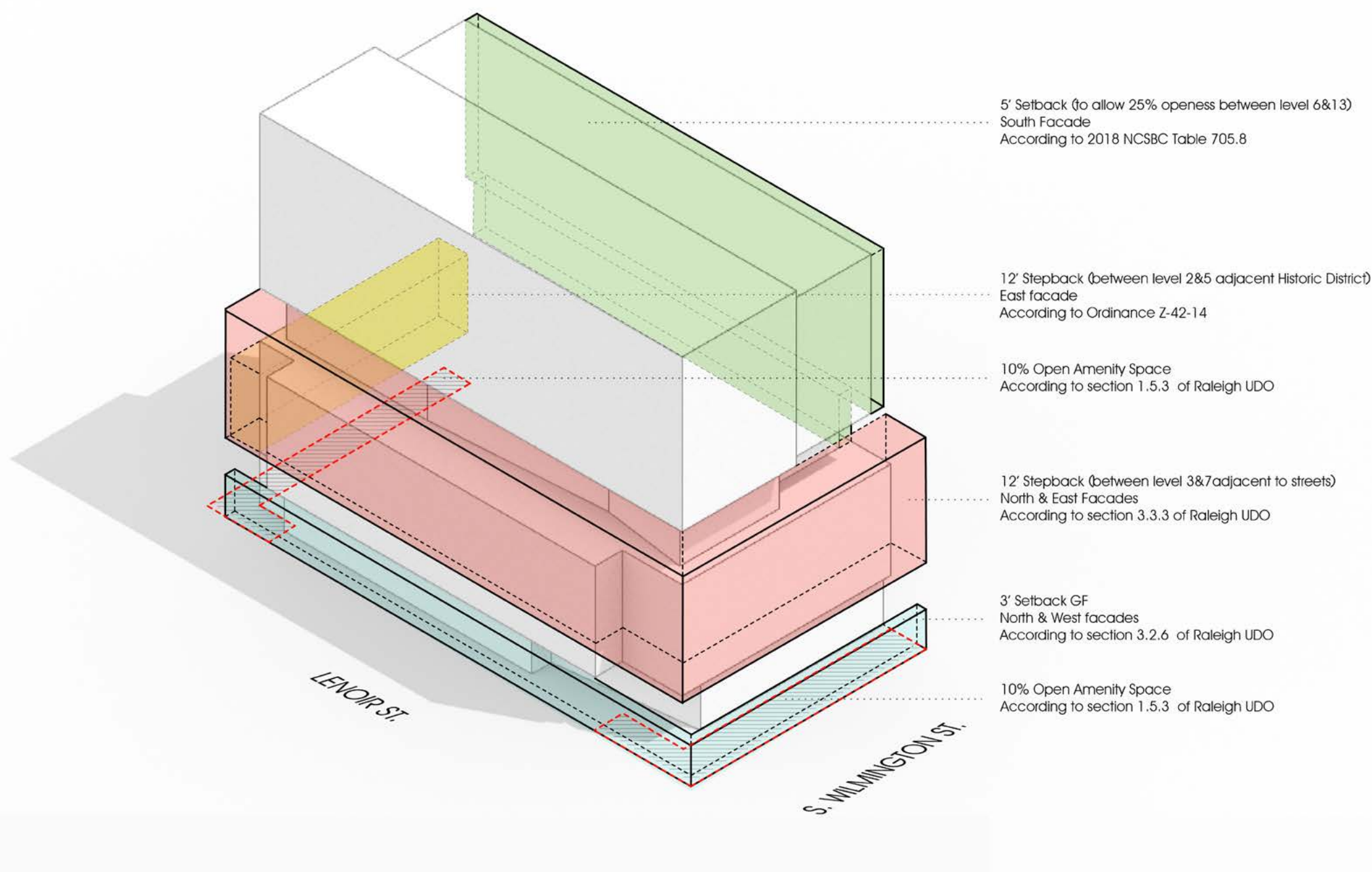
HOME 2 & TRU HOTEL - SECTION ALONG PRIMARY STREETS

2020-01-16

UDO - Administrative Alternate - Section 3.3.3 Building Massing

INTENT:

The intent of the building massing regulations is to manage the impact of tall buildings located near the public right-of-way. Stepbacks are intended to provide **access to light and air at street level**, **mitigate wind impacts**, produce a **consistent street wall** and **visually reduce the perceived scale of a building** to **avoid a canyon effect**.



Finding 1 The approved alternate meets the intent of the building massing requirements

Rather than a step back there is a 12 setback with an additional stepback along S.Wilmington to create a large amenity area as well as increase access to light and air at street level.

Finding 2 The approved alternate conforms with the Comprehensive Plan and adopted city plans

The building conforms to multiple sections of the Comp Plan and adopted City Plans:

- Use is compatible with guidelines
- The proposed building will strengthen the downtown entry along S. Wilmington.
- The building supports policies to encourage vertical mixed-use, underutilized sites in downtown, and retail growth

Finding 3 If the approved alternate uses a change in building materials to mimic a change in wall plane, the most substantial and durable building materials are located at the bottom floors of the building.

Durable materials are included at the base of the building.

Finding 4 If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes public amenities such as seating areas, trees and landscaping or outdoor dining.

The additional setback will include amenity areas with seating and landscaping along the Corner of S. Wilmington and Lenoir.

Finding 5 The building contains architectural treatments for delineating the base, middle and top of the building.

Architectural treatments and material changes delineate the base, middle and top of the building

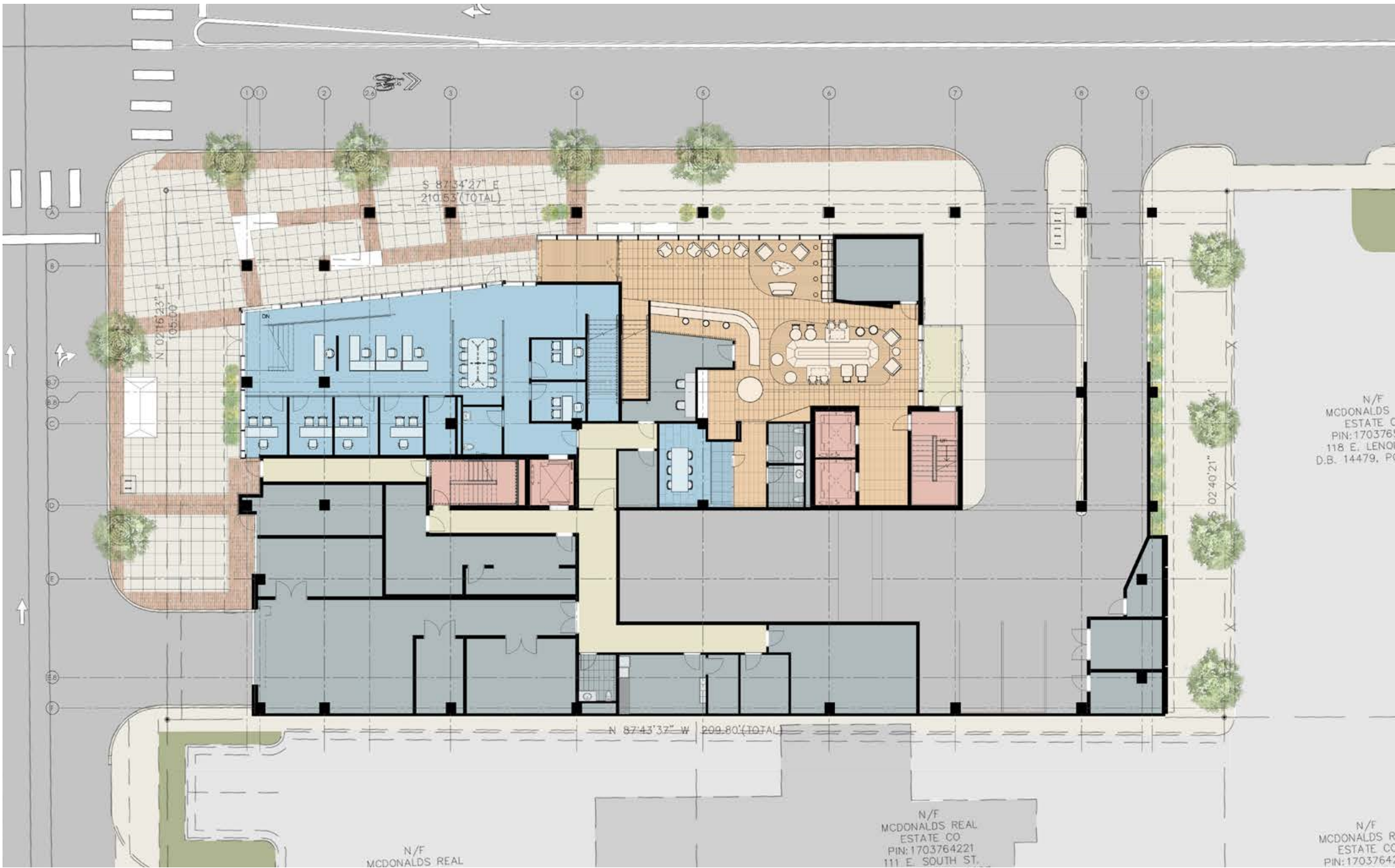
UDO - Administrative Alternate - Section 3.3.3 Building Massing

Finding 1 The approved alternate meets the intent of the building massing requirements

Rather than a step back there is a 12 setback with an additional stepback along S.Wilmington to create a large amenity area as well as increase access to light and air at street level.

Finding 4 If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes public amenities such as seating areas, trees and landscaping or outdoor dining.

The additional setback will include amenity areas with seating and landscaping along the Corner of S. Wilmington and Lenoir.



UDO - Administrative Alternate - Section 3.3.3 Building Massing

Finding 1 The approved alternate meets the intent of the building massing requirements

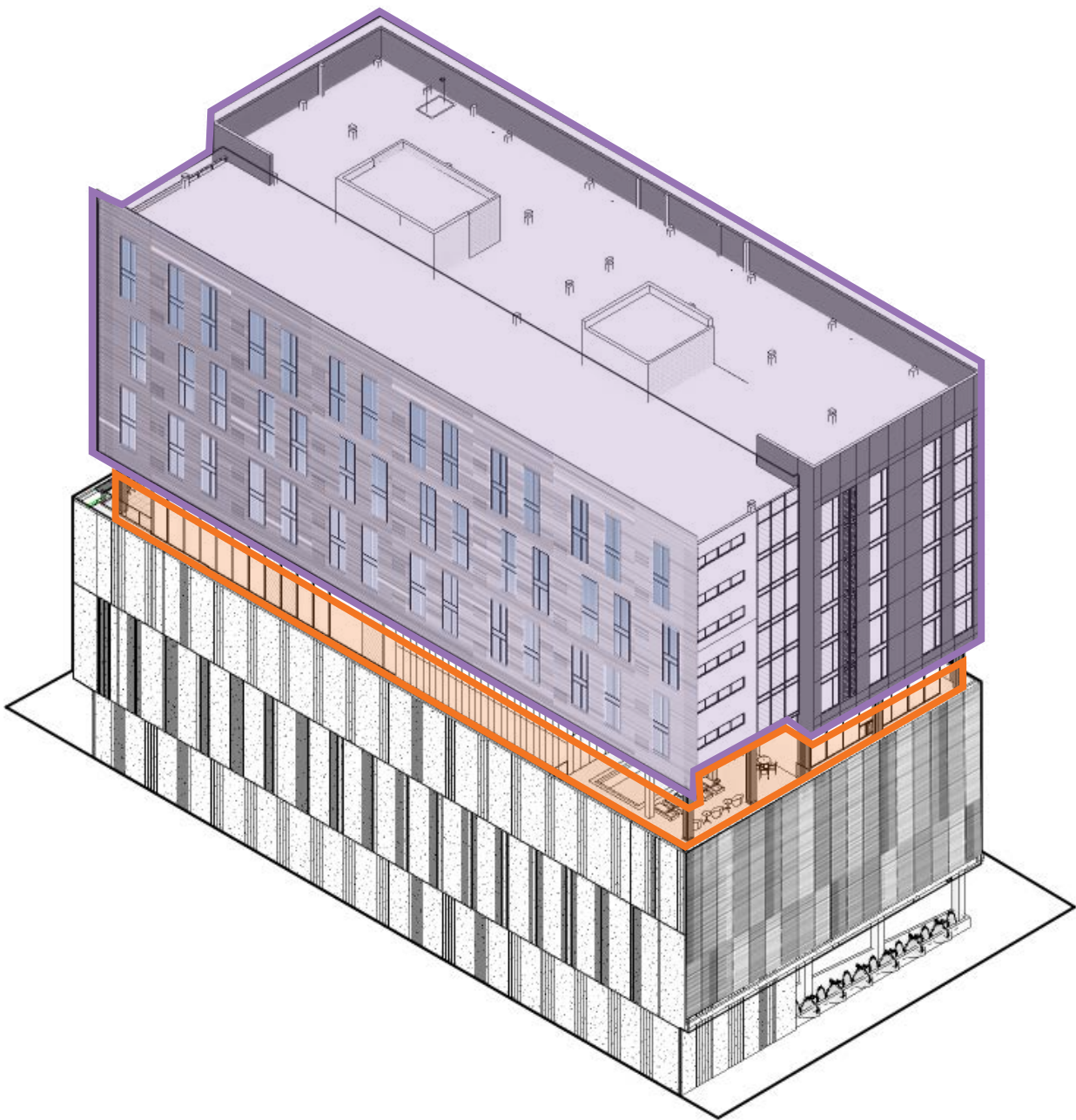
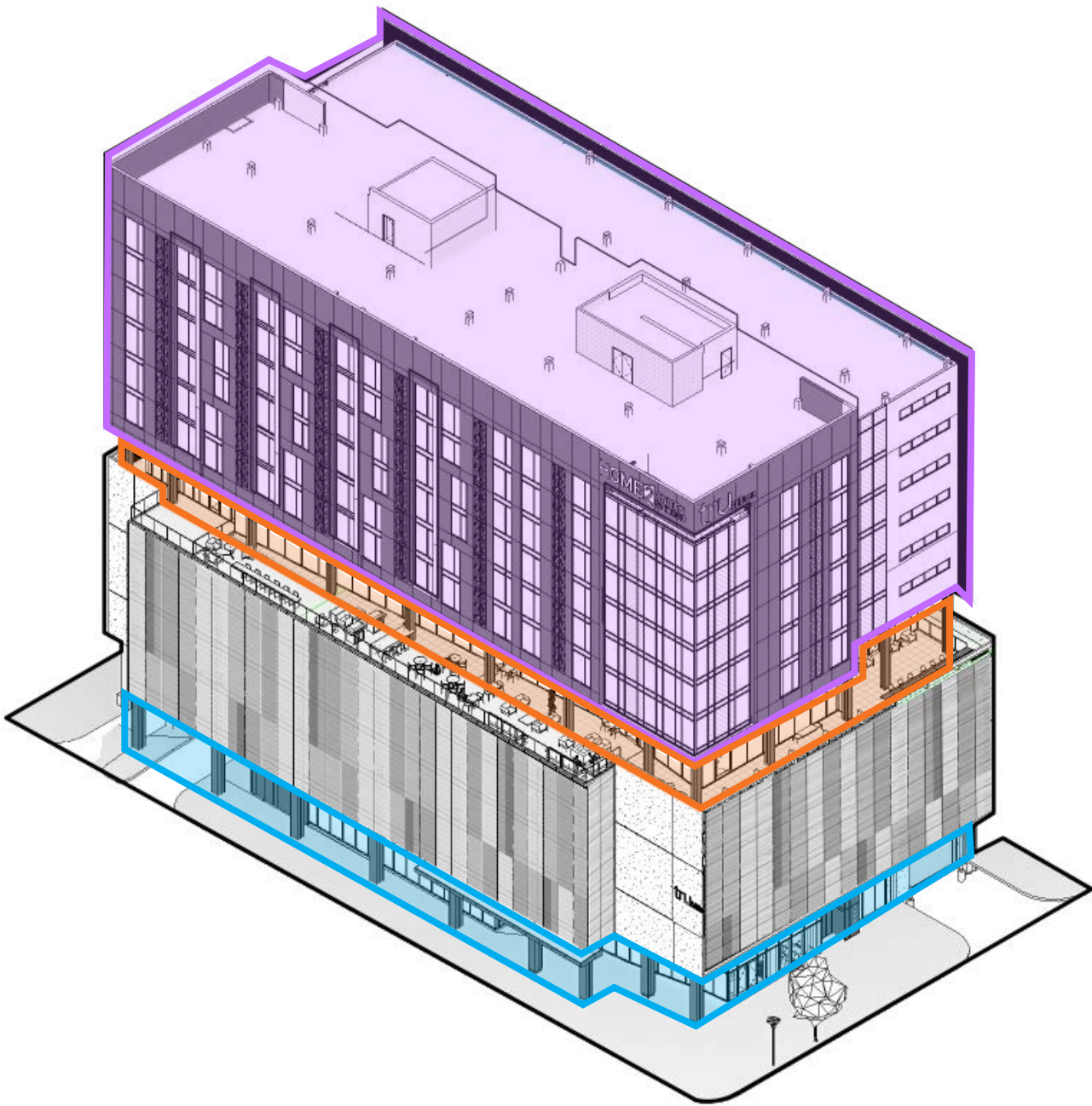
Rather than a step back there is a 12 setback with an additional stepback along S.Wilmington to create a large amenity area as well as increase access to light and air at street level.

Finding 4 If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes public amenities such as seating areas, trees and landscaping or outdoor dining.

The additional setback will include amenity areas with seating and landscaping along the Corner of S. Wilmington and Lenoir.

Finding 5 The building contains architectural treatments for delineating the base, middle and top of the building.

Architectural treatments delineate the base, middle and top of the building



UDO - Administrative Alternate - Section 3.3.3 Building Massing

Finding 1 The approved alternate meets the intent of the building massing requirements

Rather than a step back there is a 12 setback with an additional setback along S.Wilmington to create a large amenity area at street level as well as increase access to light and air at street level.

Finding 4 If the approved alternate proposes a building setback behind the sidewalk in lieu of a required setback, the resulting open space includes public amenities such as seating areas, trees and landscaping or outdoor dining.

The additional setback will include amenity areas with seating and landscaping

