

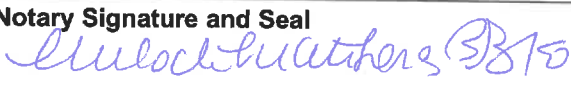

# Administrative Alternates



## DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

<b>Administrative Alternate Request:</b> <i>Requested in accordance with UDO Section 10.2.17</i>	<b>OFFICE USE ONLY</b>
<b>Section(s) of UDO affected:</b> <b>Sec. 3.3.3.B building setbacks</b> <b>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</b> See attached explanation and statement of findings <b>Provide all associated case plan numbers including zoning and site plan:</b> ASR-0044-2021 - 320 W. South St.	Transaction Number

<b>Property Address</b> 320 W. South St & 328 W. South St, Raleigh, NC 27601		<b>Date</b> 06/17/2021
<b>Property PIN</b> 1703564375, 1703563326	<b>Current Zoning</b> DX-20-UL-CU	
<b>Nearest Intersection</b> W. South and S. Dawson Streets	<b>Property size (in acres)</b> 1.16 AC	
<b>Property Owner</b> Capital Square 1031 c/o C. Adam Stifel Executive Vice President, Development	<b>Phone</b> 804-290-7900	<b>Mail</b> 10900 Nuckols Road, Suite 200, Glen Allen, VA 23060
	<b>Email</b> astifel@capitalsquare1031.com	
<b>Project Contact Person</b> <b>Ken Thompson</b>	<b>Phone</b> 919-612-6997	<b>Mail</b> 510 S. Wilmington St, Raleigh 27601
	<b>Email</b> Kent@davisarchitects.com	
<b>Property Owner Signature</b>	<b>Email</b> lrogers@capitalsquare1031.com	
<b>Notary</b> Sworn and subscribed before me this <u>8th</u> day of <u>July</u> , 20 <u>2022</u>	<b>Notary Signature and Seal</b>  	

<b>DATE:</b>	June 23, 2021
<b>TO:</b>	Carter Pettibone, Members of Appearance Commission
<b>FROM:</b>	Ken Thompson
<b>PROJECT:</b>	320 W. South St. ASR-0044-2021
<b>RE:</b>	Administrative Alternate Findings

As our request for an Administrative Alternate is evaluated, please consider this memo about findings related to UDO section 3.3.3.B Building Stepbacks

**Project Summary / Background:**

*The site is located at the corner of W. South and S. Dawson Streets. It consists of multiple parcels that make up 1.16 acres. The current proposal is for a 20-story mixed-use building type and a parking structure. The parking structure is screened by the proposed building to the east and complies with screening requirements for parking decks fronting public streets on the north and south sides. The project proposes 296 apartments and ground floor commercial space. 50% of the required outdoor amenity area is being provided at grade along W. Morgan St with the balance being on upper levels.*

*We are requesting*

**1. The approved alternate meets the intent of the building massing regulations.**

*Building stepbacks occur on two of the public streets, at the second and seventh floors respectively. On Dawson street, the first floor is set back from the upper floors, to achieve a reverse but similar effect as a stepback.*

*A substantial portion of the site is only six stories, and provides a large buffer and light and air between the tower and the lower zoning to the east.*

*The building design also reduces the perceived scale of the building at the street level. Each façade is designed to respond to the streetscape and pedestrian experience, which vary on each street.*

**2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.**

It is our belief that the additional sidewalk width and urban plaza space at the corner of W. South and S. Dawson Streets will provide a gathering place for the residents and retail users. The alternate maintains conformance with the following elements of the Comprehensive Plan:

LU 2.1 Placemaking

LU 2.2 Compact Development

LU 5.1 Reinforcing the Urban Pattern

LU 7.6 Pedestrian Friendly Development

T 2.1 Integration of Travel Modes

T 5.3 Bicycle and Pedestrian Mobility

T 5.5 Sidewalk Requirements

T 5.4 Pedestrian and Bicycle Network  
Connectivity

T 5.9 Pedestrian Networks

T 6.1 Surface Parking Alternatives

ED 1.2 Mixed-Use Redevelopment

UD 2.1 Building Orientation

UD 2.3 Activating the Street

UD 4.3 Improving Streetscape Design

UD 4.4 Management of Sidewalk Space

**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.**

*All materials used will be substantial and durable. At the ground level, the use of glazing will be maximized.*

**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 retail spaces on each side of the building to use the outdoor areas for outdoor dining. The southern plaza space will also be used as a "front porch" for the residential lobby entry.*

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

*Various façade treatments are used on each side to break the scale of the tower into smaller elements, both horizontally and vertically. Inset balconies provide further articulation and provide perforations within the fabric of the skin. The building massing consists of a recessed ground level and a setback at the top floor, effectively establishing a base, middle, and top.*

<b>DATE:</b>	August 29, 2021
<b>TO:</b>	Carter Pettibone, Members of Appearance Commission
<b>FROM:</b>	Laurent de Comarmond
<b>PROJECT:</b>	320 W. South St. ASR-0044-2021
<b>RE:</b>	Administrative Alternate Findings - Transparency

As our request for an Administrative Alternate is evaluated, please consider this memo about findings related to UDO section Sec. 1.5.9. Transparency

**Project Summary / Background:**

*The site is located at the corner of W. South and S. Dawson Streets. It consists of multiple parcels that make up 1.16 acres. The current proposal is for a 20-story mixed-use building type and a parking structure. The parking structure is screened by the proposed building to the east and complies with screening requirements for parking decks fronting public streets on the north and south sides. The project proposes 296 apartments and ground floor commercial space. 50% of the required outdoor amenity area is being provided at grade along W. Morgan St with the balance being on upper levels.*

*We are requesting*

**1. The approved alternate is consistent with the intent of the transparency requirements.**

The transparency requirements are intended to lend visual interest to street facing building facades for both pedestrians and building occupants and minimize blank wall areas.

For this project, the transparency requirements only apply to the two primary streets (South Street and Lenoir Street). However, while Dawson is not considered a primary street, it is a principal arterial of downtown, and offers the highest visibility at street level. The project maximizes transparency on that street. South Street is also an important downtown street and defines its southern boundary. That street is becoming more used by pedestrians and cyclists. Transparency is maximized there as well, in conjunction with a retail plaza.

Lenoir street is sloped, as it rises 15 feet from one end of the site to the other. This project will activate the corner at Dawson street. But as the grade rises and as service areas are located on the remainder of that street, transparency becomes more challenging.

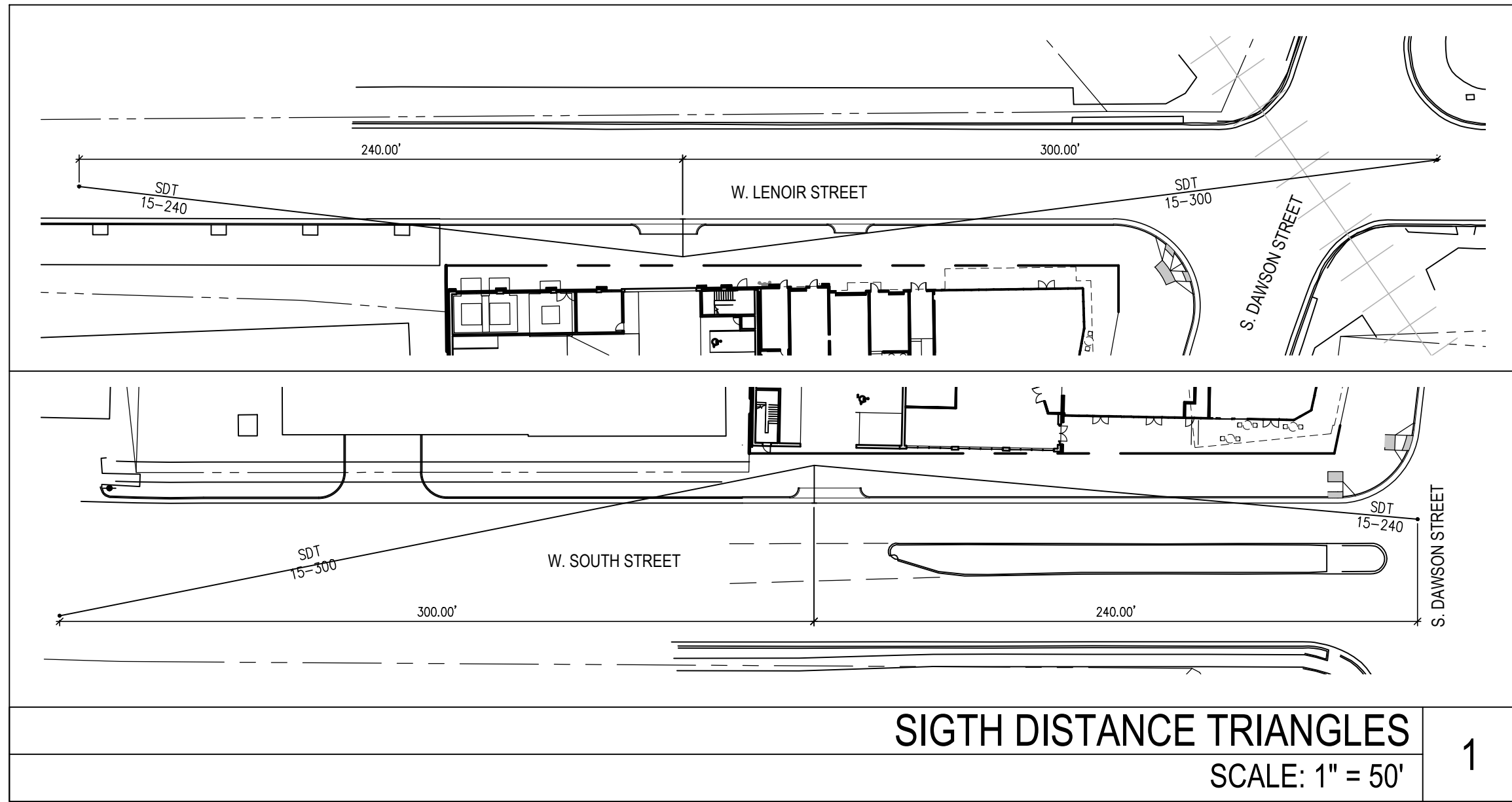
**2. The street-facing building facade utilizes other architectural, artistic, or landscaped treatments to create visual interest to offset the reduction in transparency.**

The building façade is set back 10 feet from the ROW, which provides landscape opportunities and a separation with pedestrians.

Blank wall areas are minimized, with the façade articulation and the different materials used.



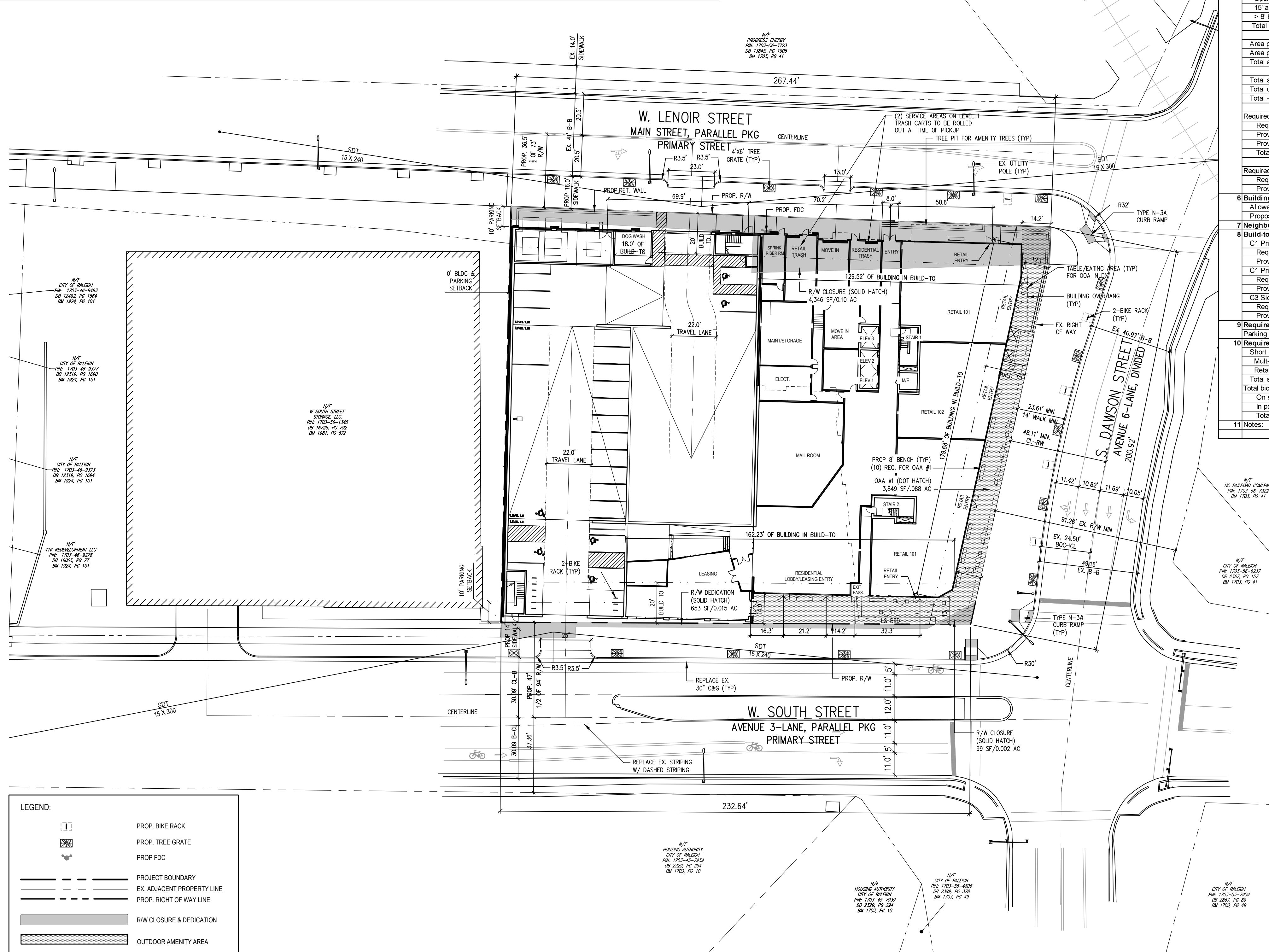
8/6/2021 6:13 PM P:\2020\2020-05-320-South-Street\4c\_LAND\dwg-LP\2020-320\_South-SF05.dwg



SIGHT DISTANCE TRIANGLES  
SCALE: 1" = 50'

1

PRIMARY STREET DETERMINATION (SEC. 1.5.4.C.1)			
A LOT DEVELOPED WITH THE APARTMENT, GENERAL, MIXED-USE OR CIVIC BUILDING TYPES SHALL DESIGNATE ITS PRIMARY STREET USING THE CRITERIA SHOWN IN (A) THROUGH (G) BELOW. IF NO STREET MEETS CRITERIA (A) THROUGH (D), THEN THE STREET THAT THAT SATISFIES MORE OF CRITERIA (E) THROUGH (G) WILL BE DESIGNATED AS PRIMARY. IF THE CRITERIA DO NOT APPLY OR DO NOT PRODUCE A CLEAR RESULT, THEN ANY STREET MAY BE DESIGNATED AS PRIMARY BY THE APPLICANT.			
A. THE STREET WITH TRANSIT SERVICE:	LENOIR	DAWSON	SOUTH
B. THE STREET DESIGNATED AS A MAIN STREET OR URBAN THOROUGHFARE ON THE URBAN FORM MAP:	NO	NO	NO
C. ANY STREET DESIGNATED AS A RETAIL STREET IN THE DOWNTOWN SECTION OF THE COMPREHENSIVE PLAN:	NO	NO	NO
D. THE STREET DESIGNATED AS A MIXED-USE STREET ON THE RALEIGH STREET PLAN MAP:	YES	NO	YES
PER SECTION 1.5.4.C.1, IF THREE OR FOUR STREETS MEET ANY OF CRITERIA (A) THROUGH (D), THE TWO STREETS THAT MEET MORE OF (A) THROUGH (D) WILL BE DESIGNATED AS PRIMARY; IF THEY MEET THE SAME NUMBER, THEN THE APPLICANT MAY CHOOSE THE TWO STREETS.			
	PRIMARY	SIDE	PRIMARY
RESPONSE: BASED ON THE ABOVE, THE PRIMARY STREETS ARE W. LENOIR AND W. SOUTH STREETS. S. DAWSON IS DESIGNATED A SIDE STREET.			



Site Data				
Project: 320 South Street				
Date: 05.19.2021 (updated 08.06.2021)				
1	Zoning	Survey SF	Survey AC	DX-20-UL-CU
2	Tract area			iMaps Deed AC
	1703563326 (328 W. South St.)	23,800 SF	0.546 AC	0.610 AC
	1703564375 (320 W. South St.)	23,206 SF	0.533 AC	0.710 AC
	Plus W. Lenoir St. right of way closure	4,340 SF	0.100 AC	0.100 AC
	Plus W. South St. right of way closure	99 SF	0.002 AC	0.002 AC
	Gross acreage	51,450 SF	1.181 AC	1.422 AC
	Less W. South St. right of way dedication	-653 SF	-0.015 AC	
	Net acreage	50,798 SF	1.166 AC	
3	Proposed use			
	Building type	Mixed Use		
	Multi-unit living - floors 2 through 20			
	1 BR	201 DU		
	2 BR	92 DU		
	3 BR	3 DU		
	Total	296 DU		
	Nonresidential			
	Ground floor - retail sales	9,168 SF		
4	Gross square footage (excluding garage parking)	351,394 SF		
	Proposed FAR	351,394 /	1.17 =	691.7%
	Building lot coverage (includes garage)	45,872 /	1.17 =	90.3%
	Proposed density	296 /	1.17 =	253.8 DU/AC
5	Outdoor amenity area (UDO section 3.2.6.A.3)			
	Area required - 10% of net acreage			
	Parcel net area	50,798 SF		1.166 AC
	10% required	10%		10%
	Subtotal	5,080 SF		0.117 AC
	Plus additional 50 sf per floor for floors 7-20	650 SF		0.015 AC
	Total required - 12% max.	5,730 SF		0.132 AC
	Urban frontage requirement			
	Total required	5,730 SF		0.132 AC
	50% required to be at street level	50%		50%
	Provided	2,865 SF		0.066 AC
	Area provided - OAA #1 street level	3,849 SF		0.088 AC
	Open to the sky	1,818 SF		0.042 AC
	15' and > (ground floor height)	2,031 SF		0.047 AC
	> 8' but < 15' (ground floor height) (50% max.)	0 SF		0.000 AC
	Total	3,849 SF	67.2%	0.088 AC
	Area provided - OAA #2 upper level	0 SF		0.000 AC
	Area provided - OAA #3 upper level	1,881 SF		0.043 AC
	Total area provided - upper level	1,881 SF		0.043 AC
	Total street level OAA	3,849		0.088
	Total upper level OAA	1,881		0.043
	Total - 12% max.	5,730 SF	11.3%	0.132 AC
	Required seating for OAA			
	Required LF of seating	5,730 /	50 SF	115 LF
	Provided: OAA #1			80 LF
	Provided: OAA #2 & #3			40 LF
	Total provided			120 LF
	Required trees for OAA			
	Required trees (2" caliper min)	5,730 /	1000 SF	6 EA
	Provided: OAA #1			6 EA
6	Building height			
	Allowed height	20 Story		
	Proposed height - See elevations for building heights	20 Story		
7	Neighborhood transition (UDO section 3.5)	n/a		
8	Build-to			
	C1 Primary street build-to (min/max)	W. Lenoir Street		
	Required	50% x 267.44 =	133.7 LF	
	Provided	55.2%	147.52 LF	
	C1 Primary street build-to (min/max)	W. South Street		
	Required	50% x 232.64 =	116.3 LF	
	Provided	69.7%	162.23 LF	
	C3 Side street build-to (min/max)	S. Dawson Street		
	Required	25% x 200.92 =	50.2 LF	
	Provided	89.4%	179.68 LF	
	No parking required			
	Parking provided	396 SP		
10	Required bicycle parking (UDO section 7.1.2)			
	Short term			
	Multi-unit living (1 space per 20 units, min. 4)	296 /	20 =	15 SP
	Retail sales (1 per 5,000 SF, 4 min.)	9,168 /	5,000 =	4 SP
	Total short term bicycle parking required	19 SP		
	Total bicycle parking provided			
	On street	10 SP		
	In parking deck	18 SP		
	Total provided	28 SP		
11	Notes			

EXISTING SITE DATA:	
SITE ADDRESS:	320 W. SOUTH ST & 328 W. SOUTH ST, RALEIGH, NC
PIN NUMBER:	1703564375, 1703563326
DEED BOOK:	BK 017832, PG 00710
RECORDED MAP:	BM2020-PG1998
ZONING(S):	DX-20-UL-CU
OVERLAY DISTRICT:	NA
ACREAGE:	1.164 AC
EXISTING USE:	STORAGE BUILDING, WAREHOUSE
ALLUVAL SOIL:	NA
FEMA MAP PANEL #:	NA

#### GENERAL NOTES

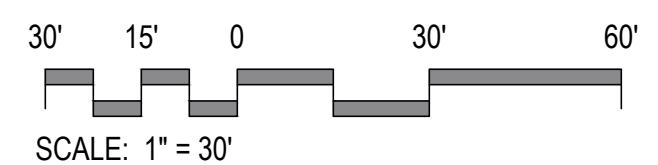
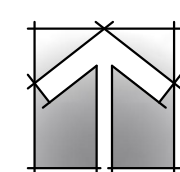
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BOHLER ENGINEERING, NC, PLIC IN DIGITAL FORMAT IN JANUARY 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2021.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- TRASH AND CARDBOARD DUMPS(T) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRONCH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAS SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSCB, AND ICC STANDARDS AND SPECIFICATIONS.
- ALL HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOODBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
- POOL IS PROPOSED ON THIS SITE AND WILL NOT HAVE ANY LINEAR DIMENSION GREATER THAN 65 FEET OR ANY AREA IN EXCESS OF 4,000 SQUARE FEET.

NOTE: DURING THE SCOPING MEETING, TRANSPORTATION STAFF INDICATED THAT THE CITY WOULD BE OPEN TO ABANDONING THE EXCESS RIGHT OF WAY ON BOTH W. LENOIR AND W. SOUTH STREETS. PLEASE SEE SHEET LS2.2 FOR MORE DETAIL.

SEE LS3.1 - LS3.3 FOR SITE DETAILS.

ASR-0044-2021

#### SITE PLAN

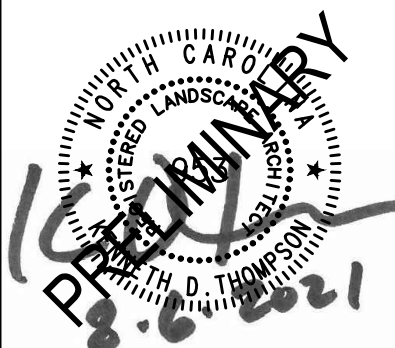


#### ADMINISTRATIVE SITE REVIEW

PROJECT:	CS-20025-140	DATE	
ISSUE:	Administrative Site Review	05.20.2021	
REVISIONS:	1st Review Comments	08.06.2021	
DRAWN BY:	KT, CHK		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

LS1.1

Capital Square 1031  
320 W. South Street  
Raleigh, North Carolina 27601



PROJECT:	CS-20025-140	DATE	
ISSUE:	Administrative Site Review	05.20.2021	
REVISIONS:	1st Review Comments	08.06.2021	
DRAWN BY:	KT, CHK		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

LS1.1

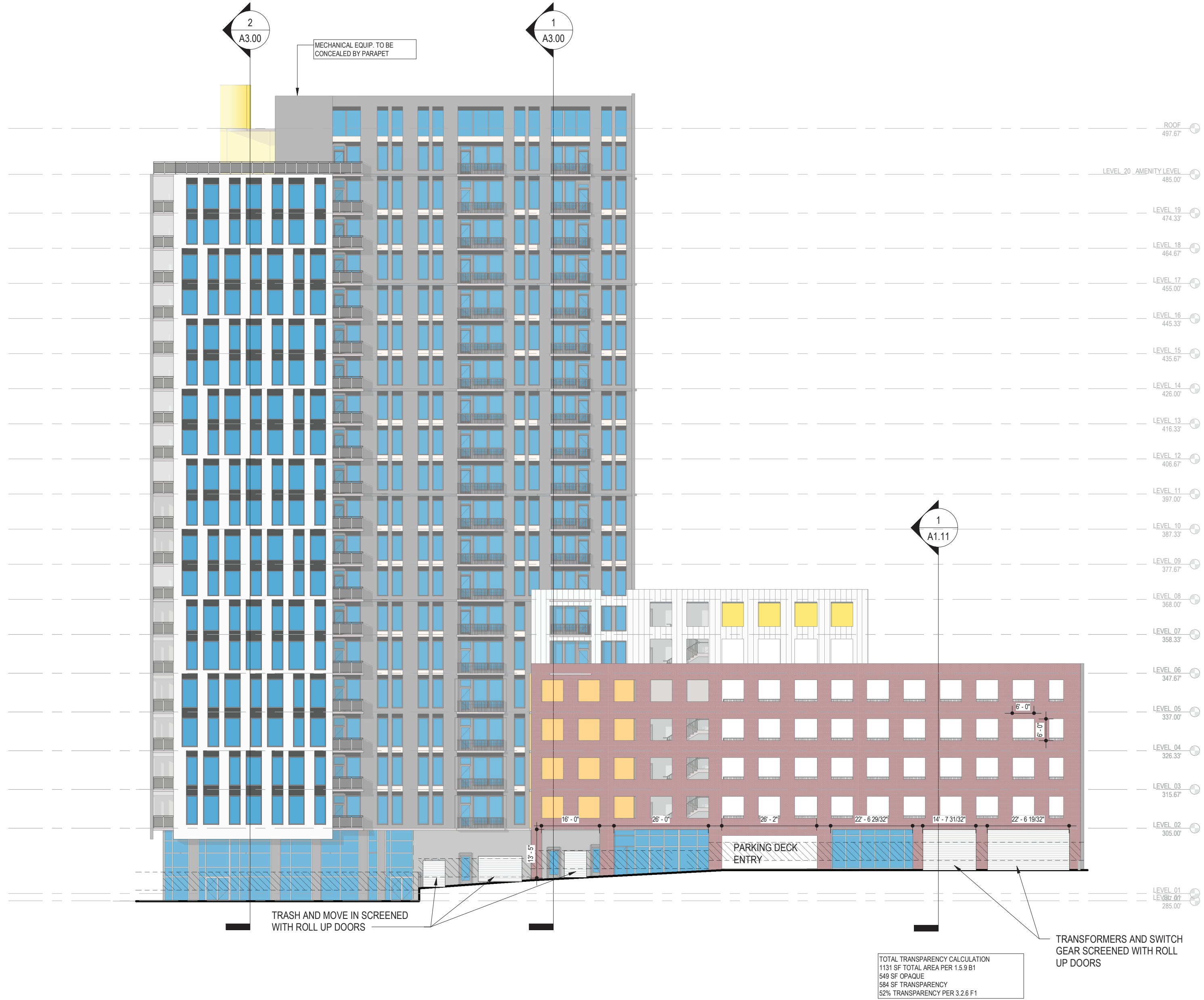
JDAVIS  
510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500  
1218 Chantrelle St., 7th Floor | Philadelphia, PA 19107 | Tel 215.545.0121

ASR-0044-2021 (Admin. Site Review)  
REFERENCE: XXXXXX

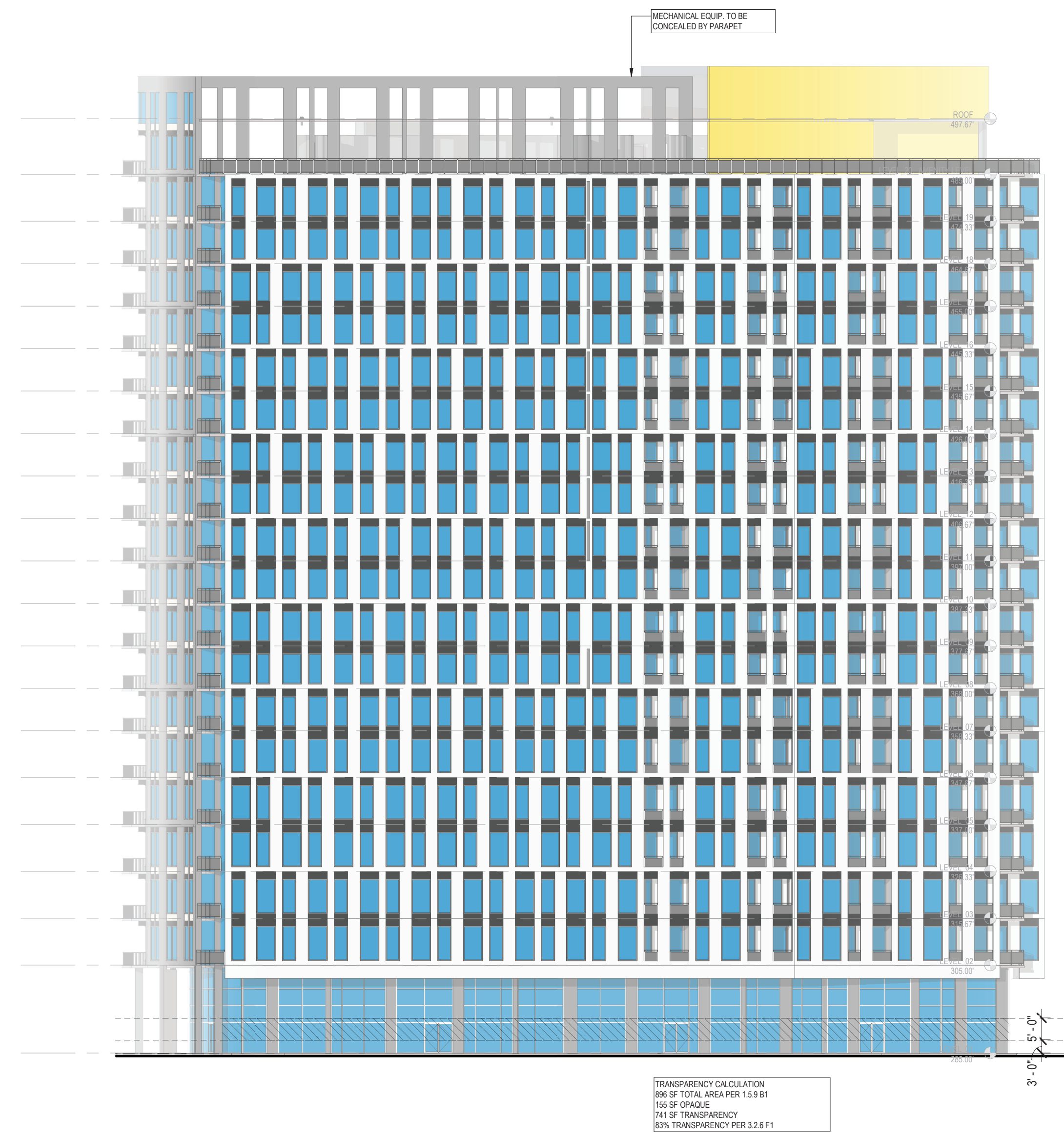




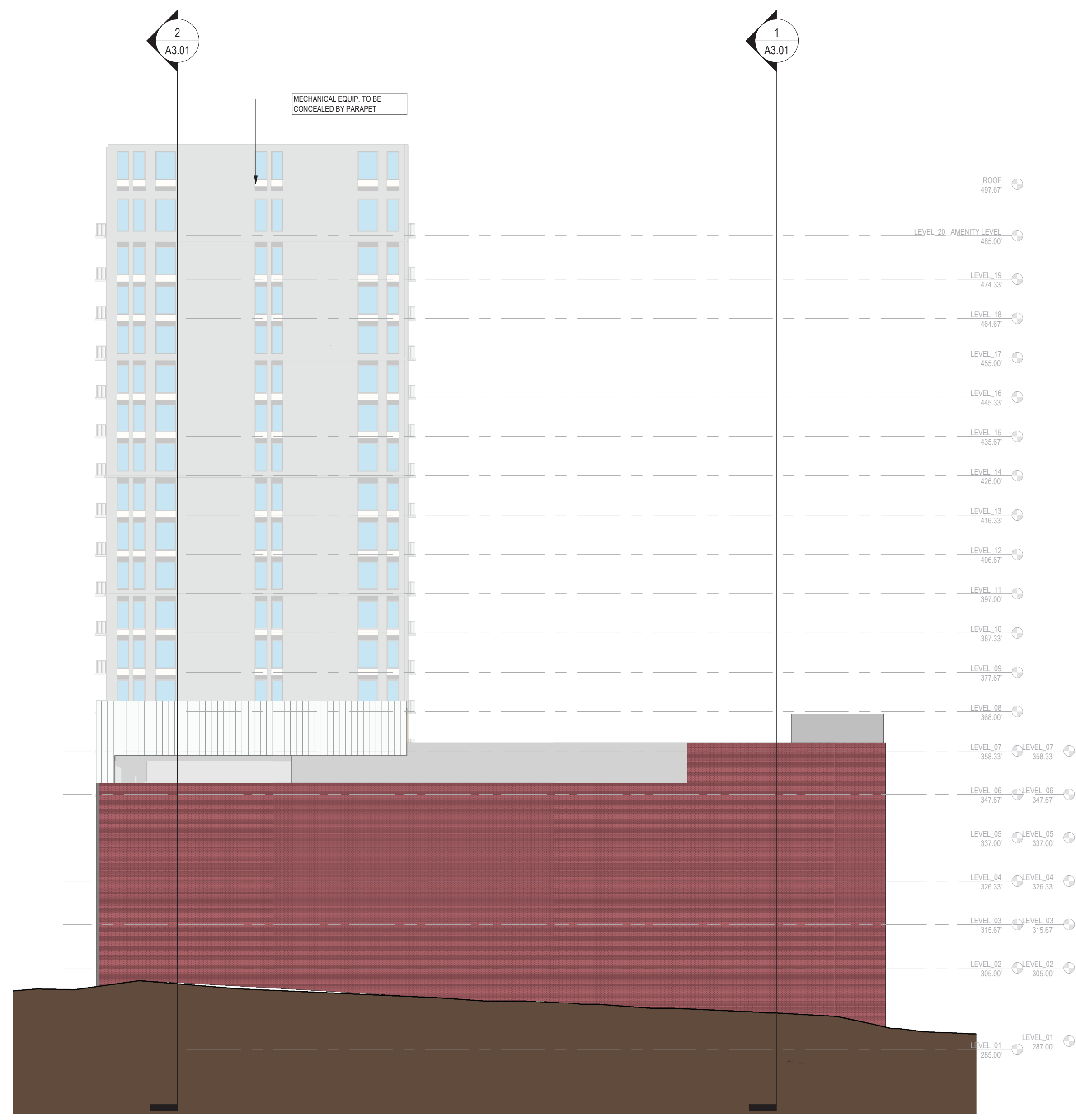




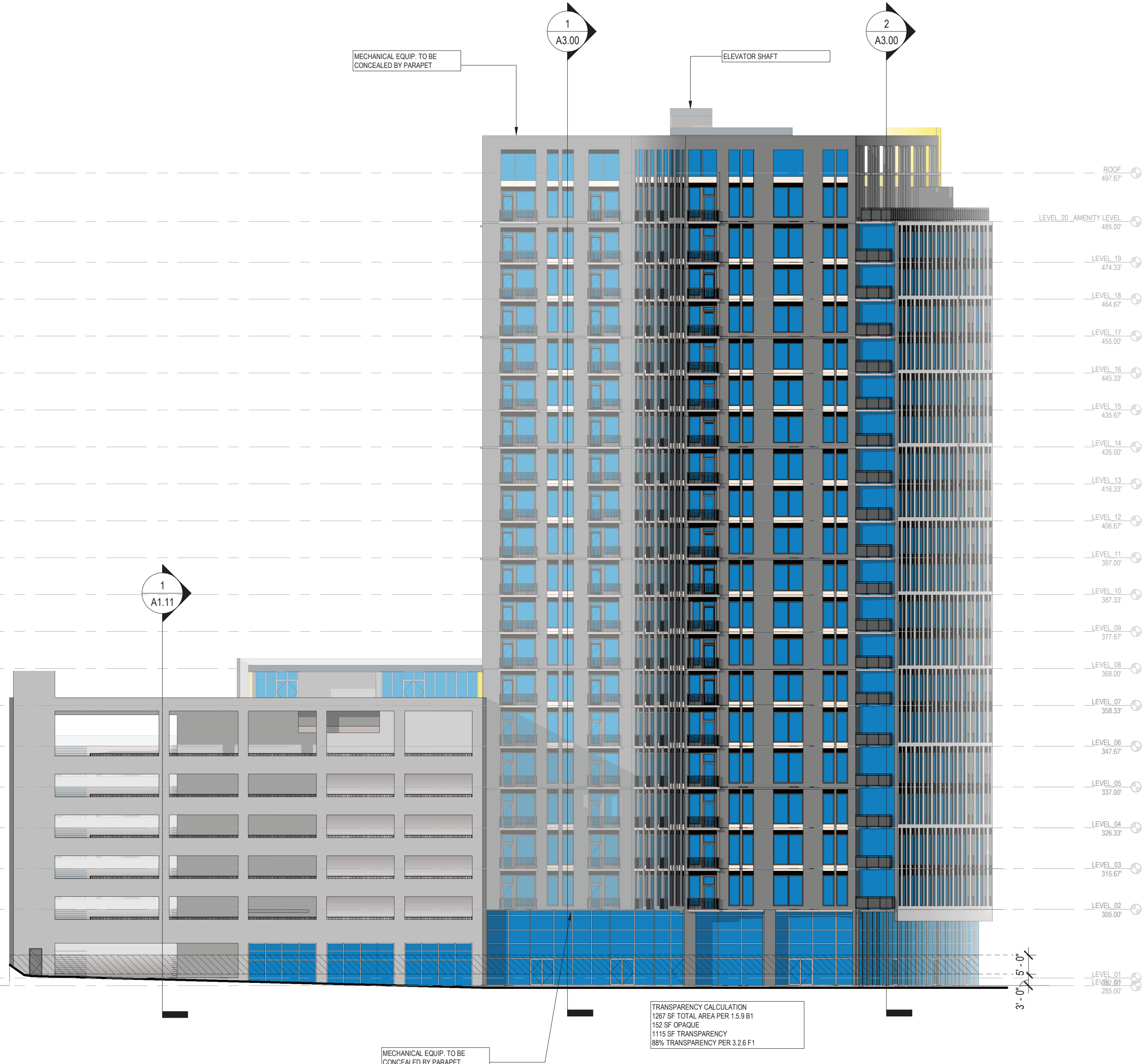
LENOIR STREET ELEVATION 4  
3/64" = 1'-0"



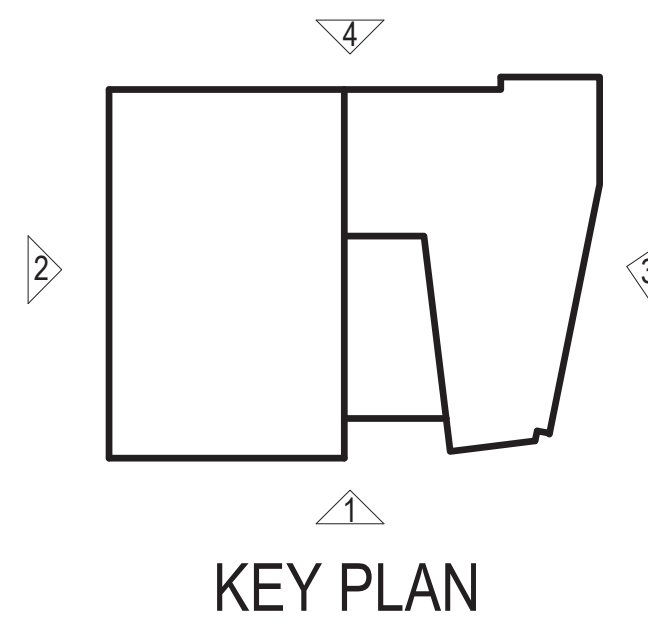
DAWSON STREET ELEVATION 3  
3/64" = 1'-0"



WEST ELEVATION 2  
3/64" = 1'-0"



SOUTH STREET ELEVATION 1  
3/64" = 1'-0"



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PROJECT:	2025	DATE
ISSUE:	SCHEMATIC SET	6/4/2021
REVISIONS:		
DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT:	OVERALL BUILDING ELEVATIONS	

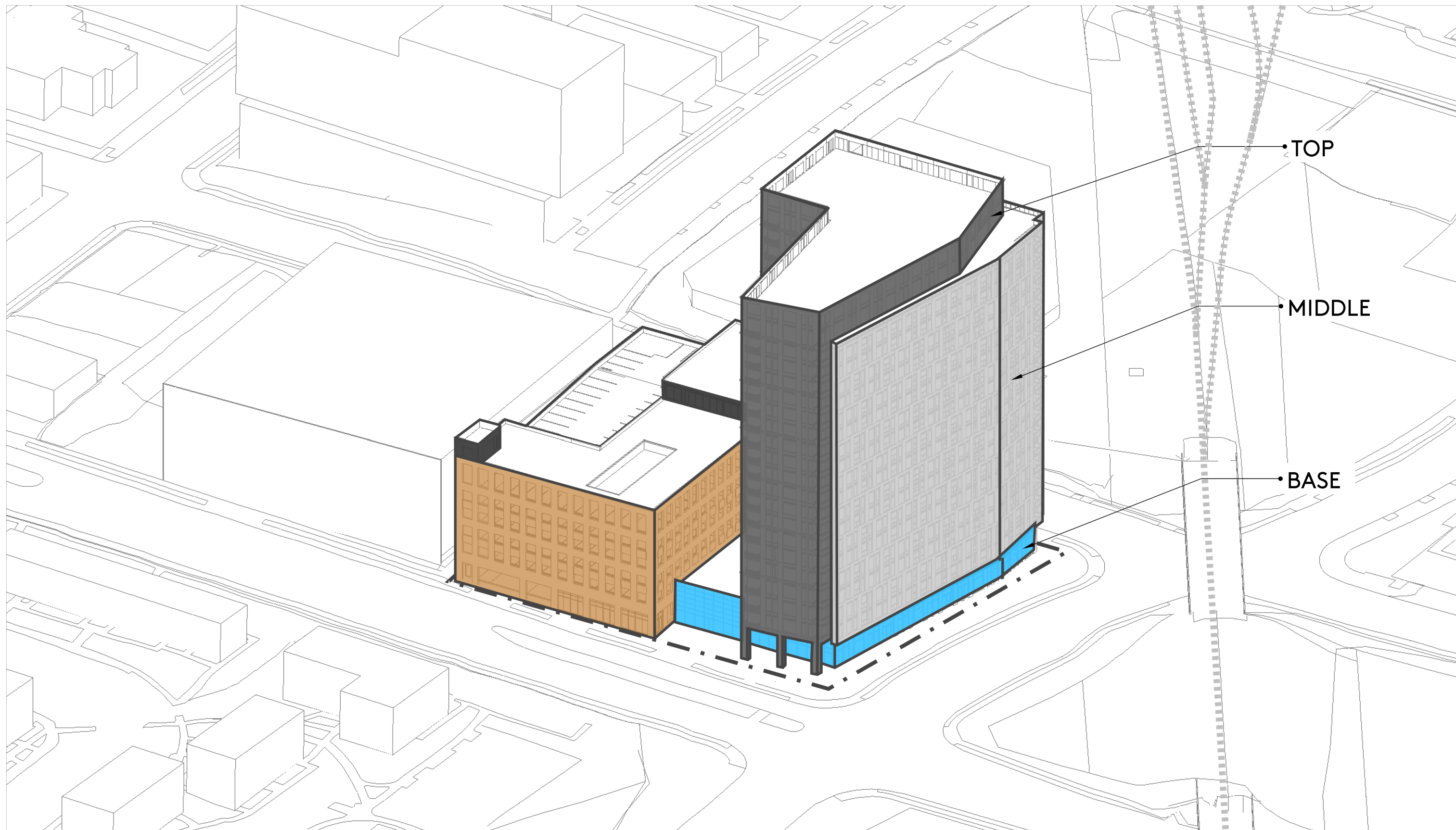
CAPITAL SQUARE  
320 SOUTH STREET  
RALEIGH, NC

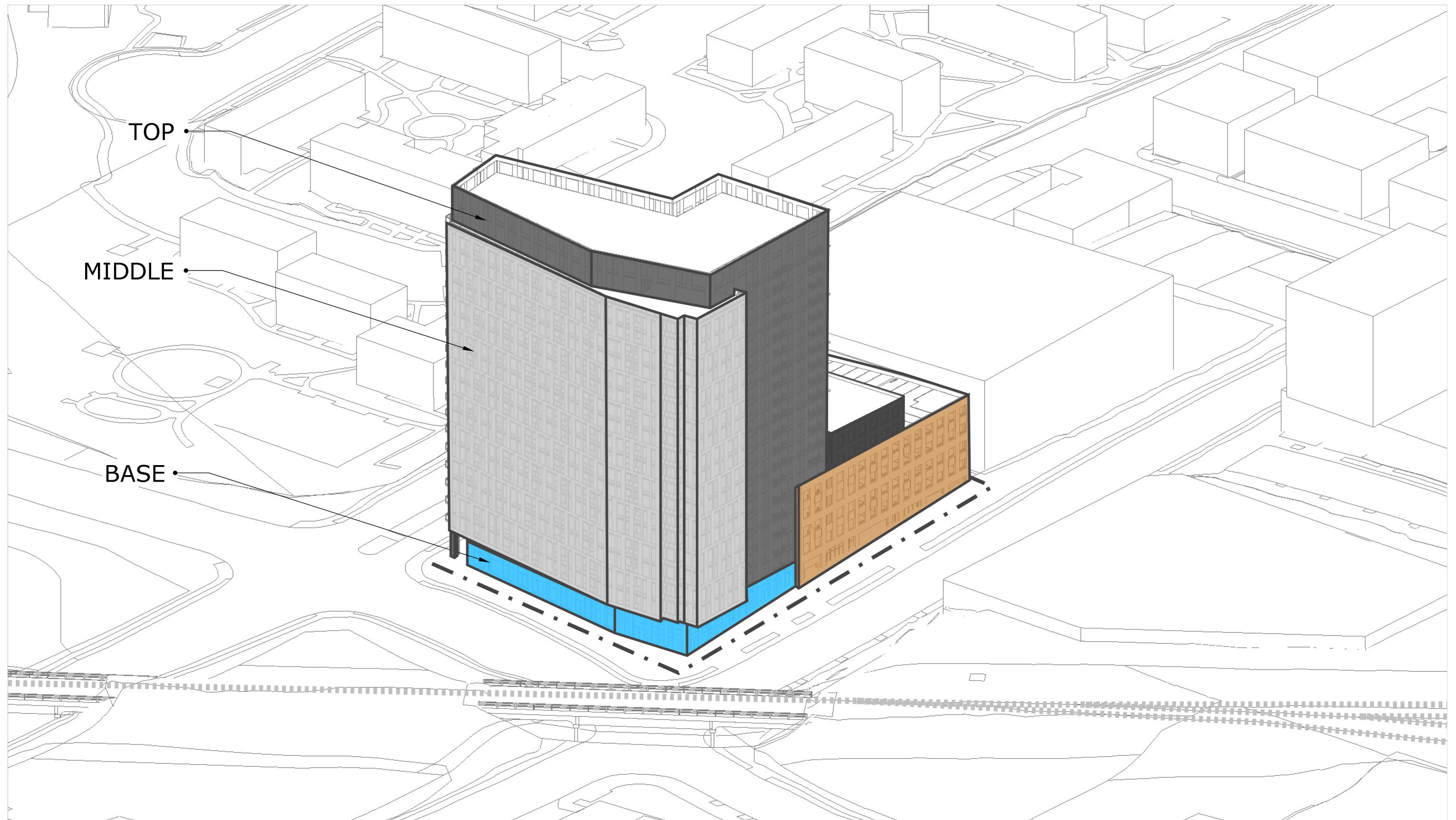


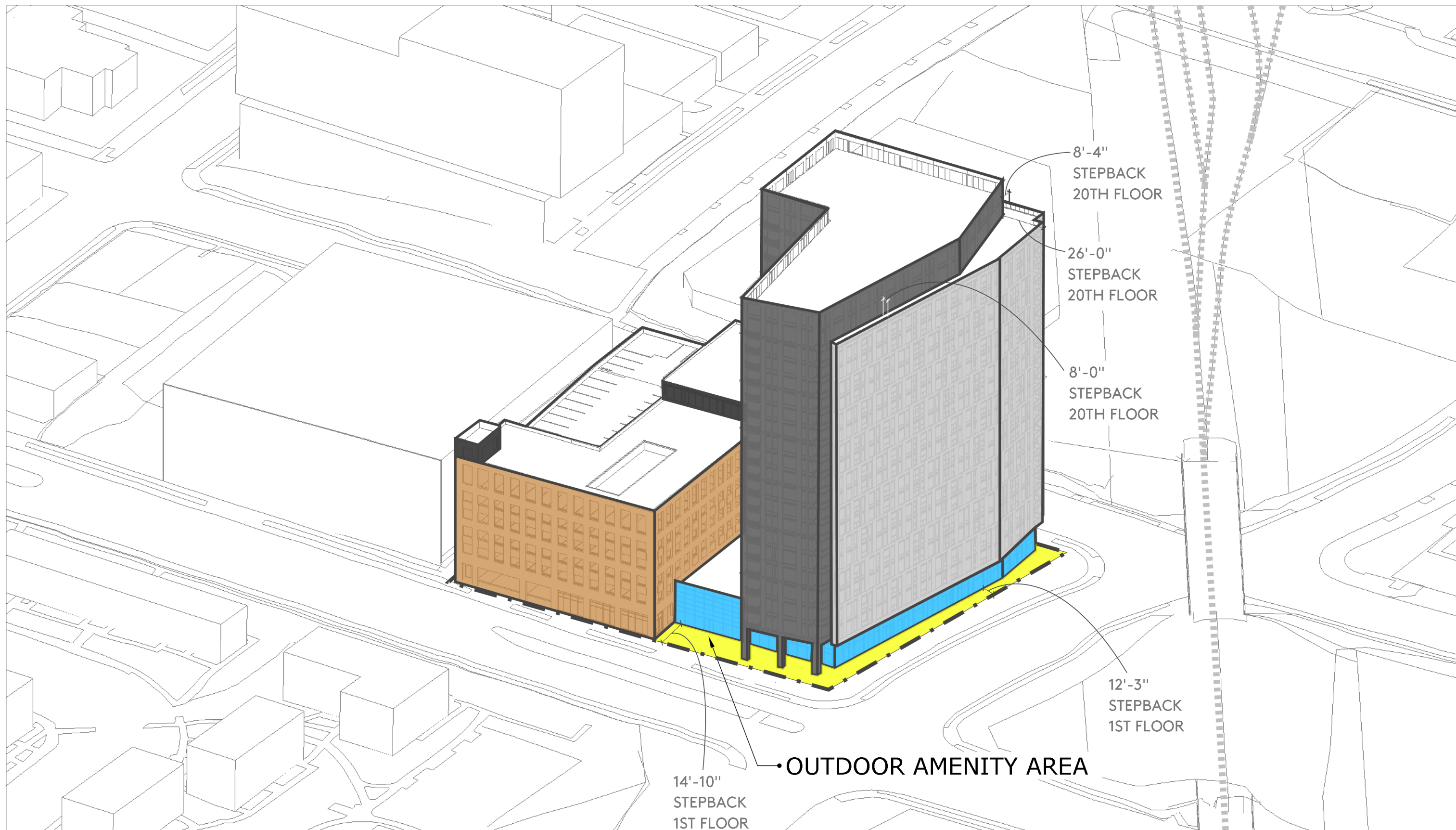
320 SOUTH STREET

APPEARANCE COMMISSION

*August 11, 2021*

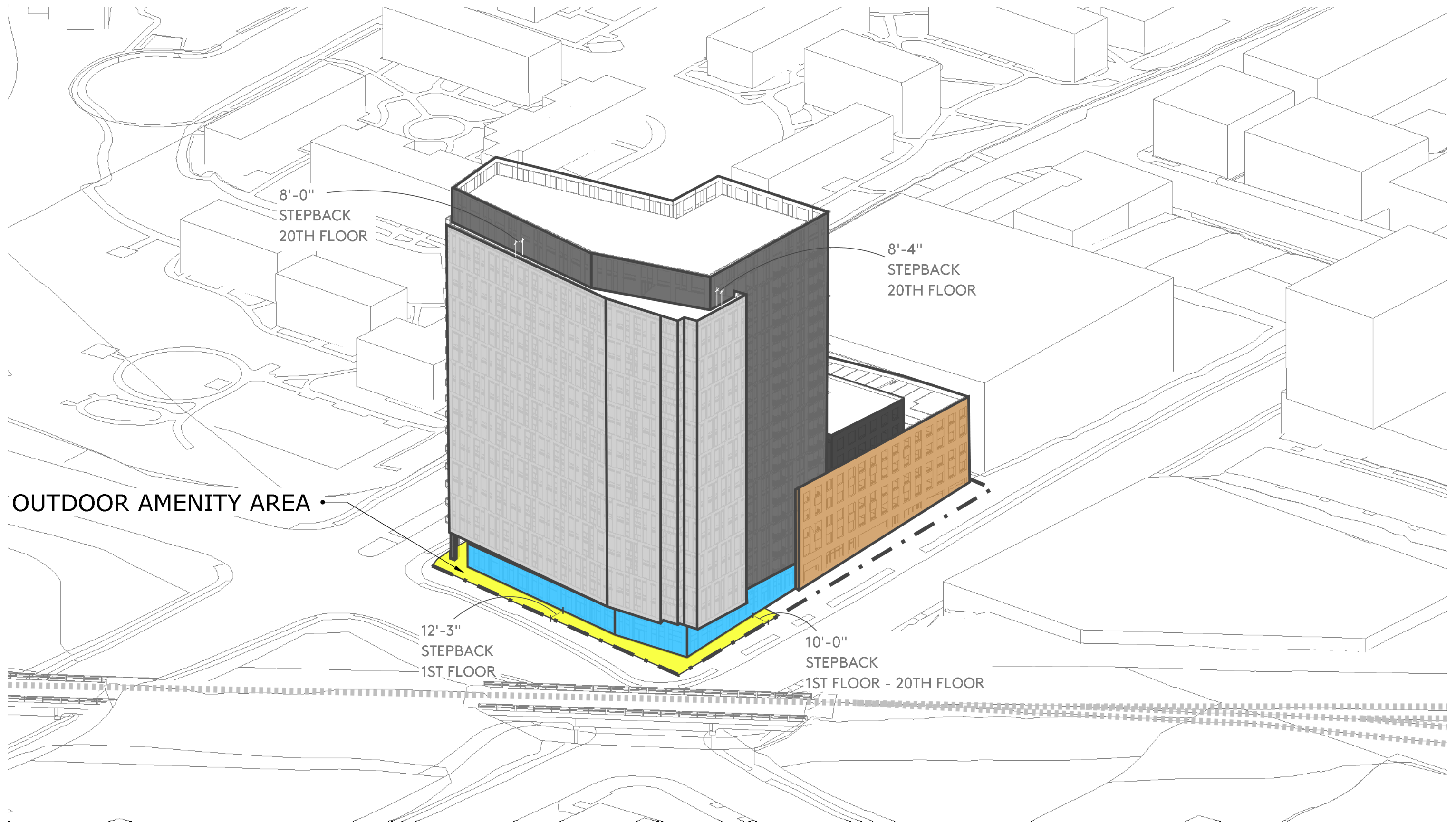






 = OUTDOOR AMENITY AREA





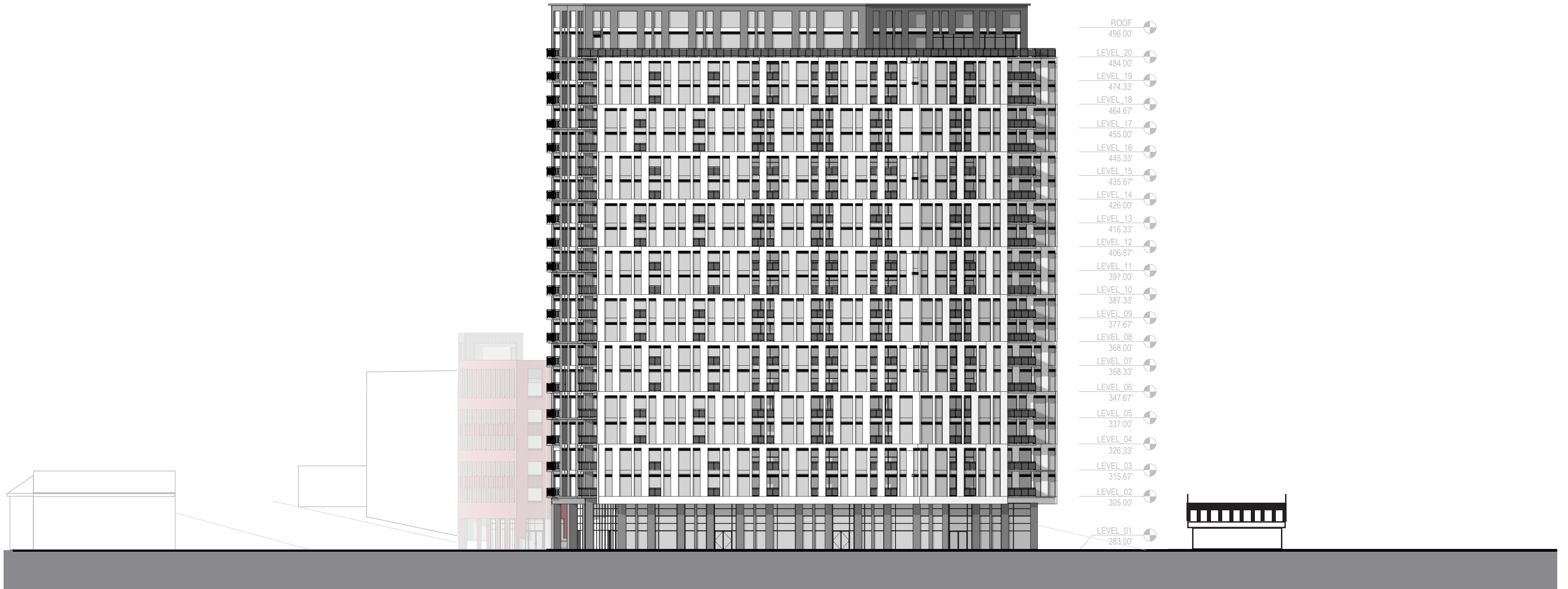
 = OUTDOOR AMENITY AREA





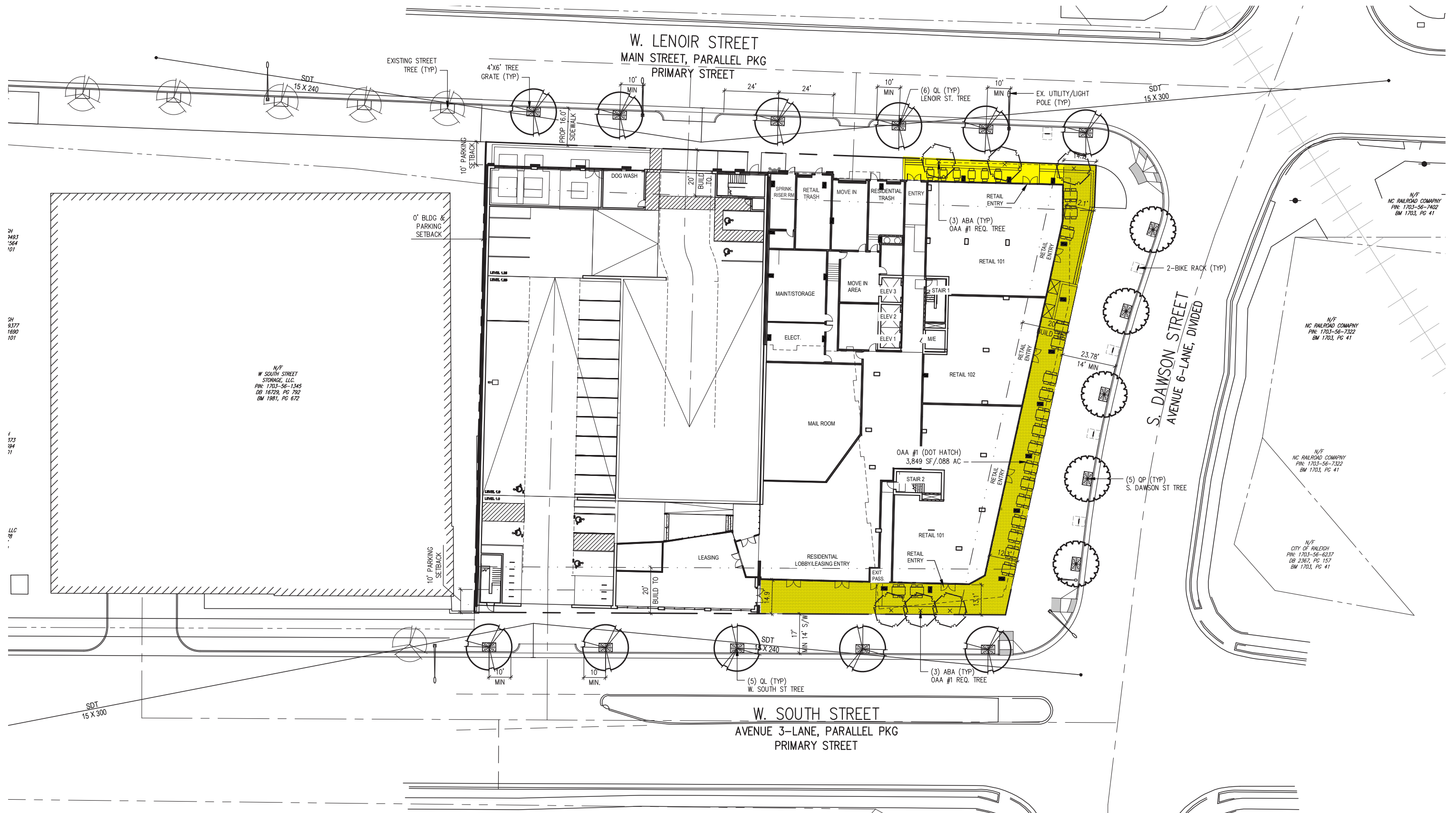


80% OF FACADE IS 7 STORIES OR LESS

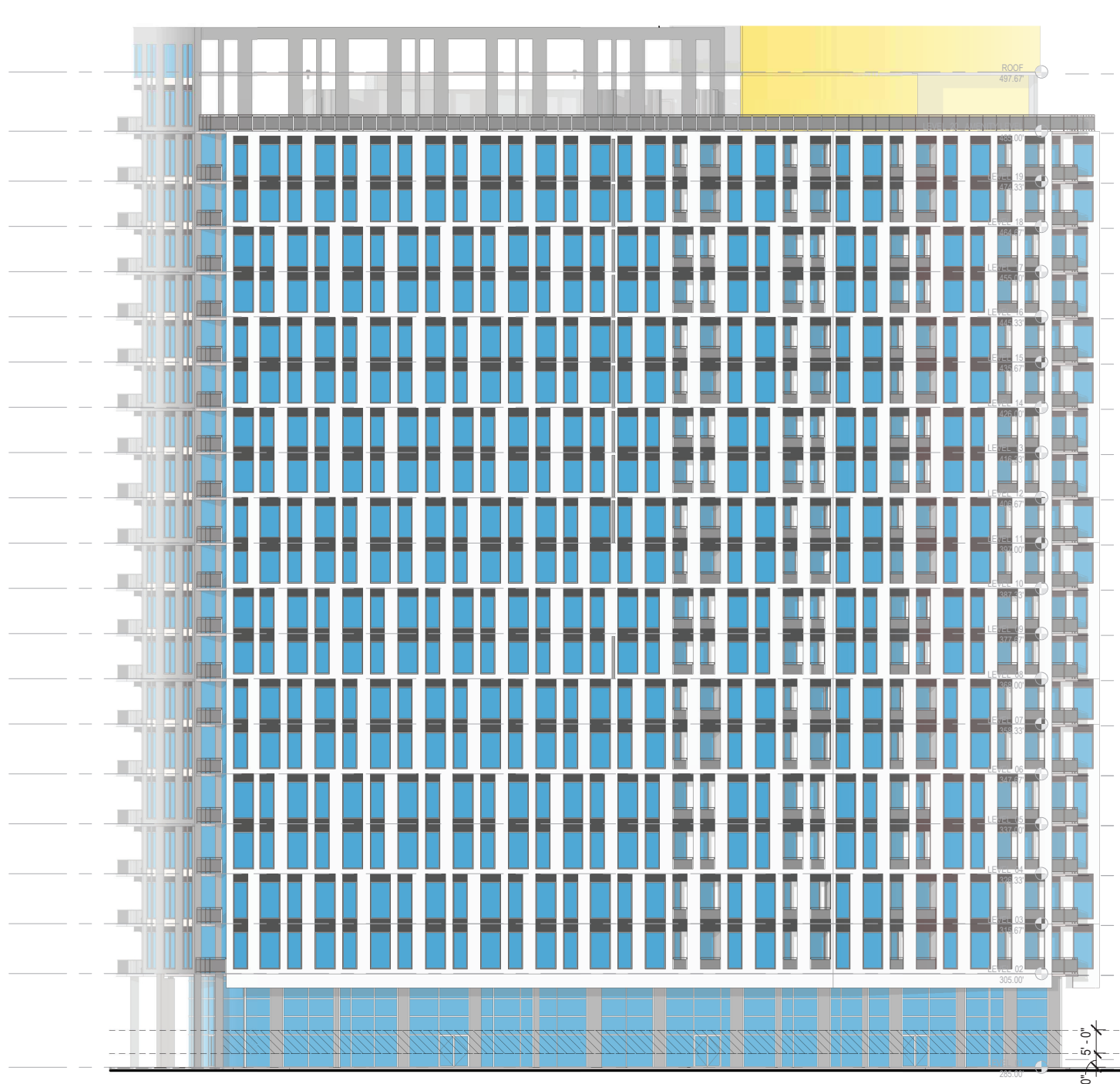






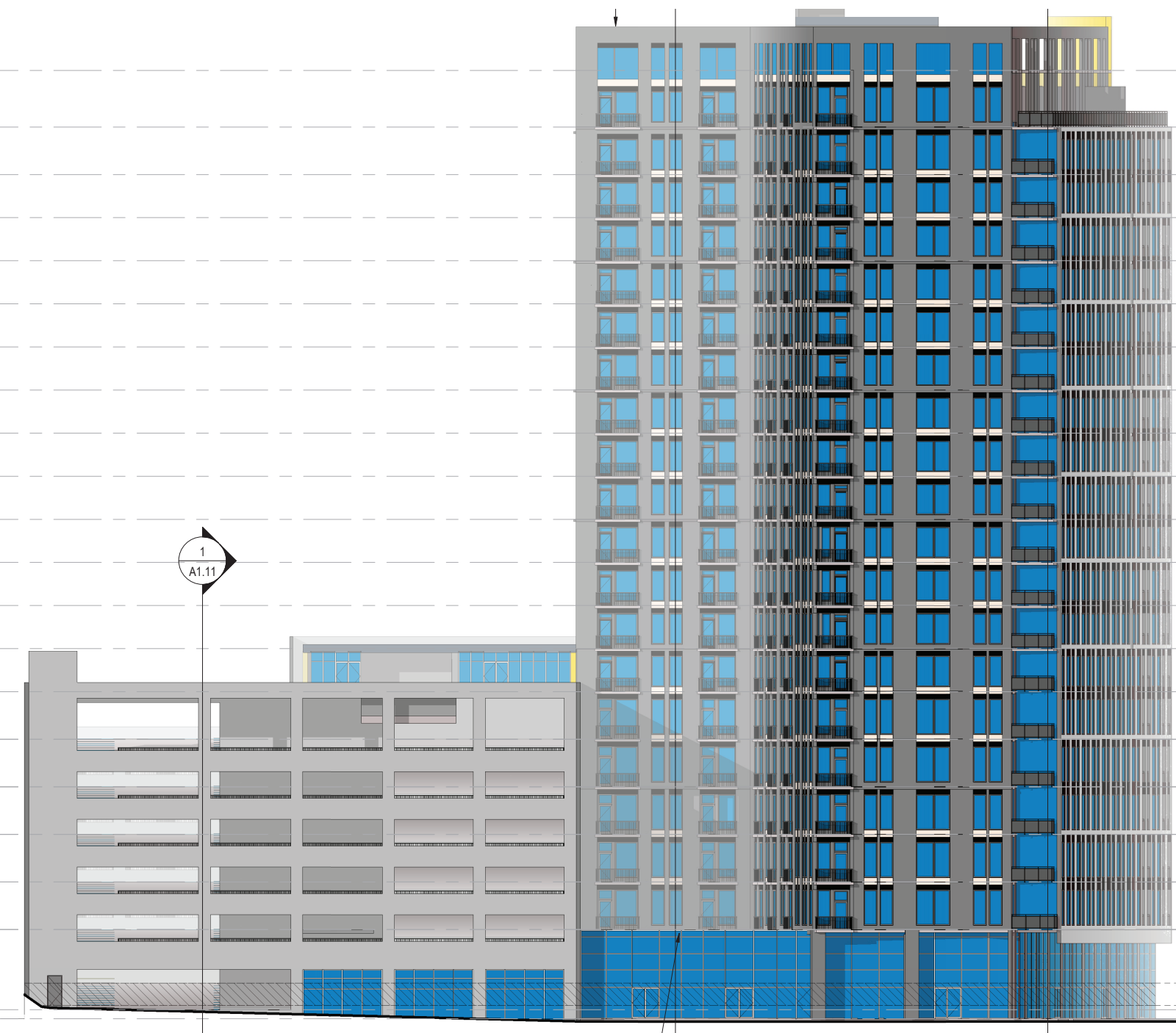


= OUTDOOR AMENITY AREA



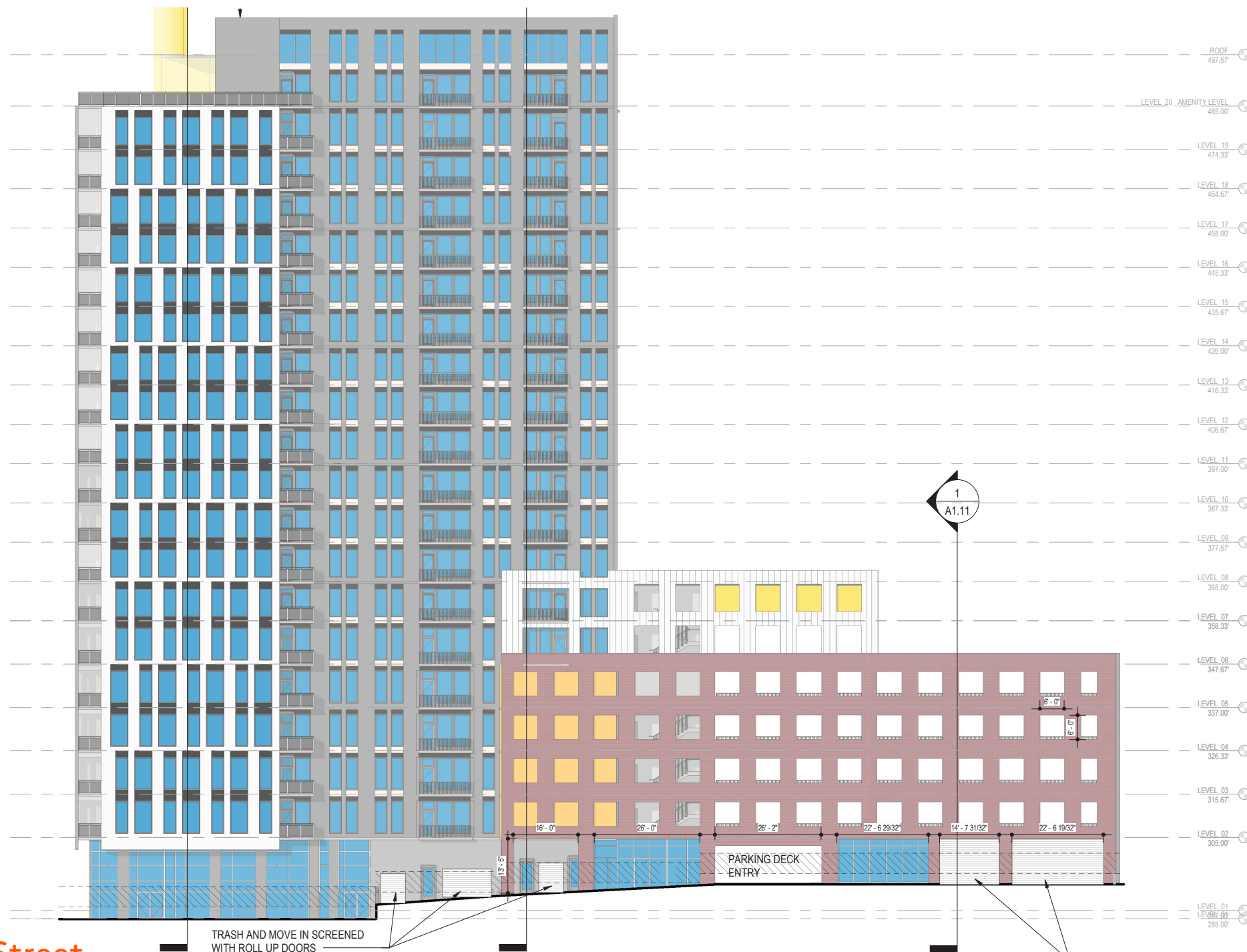
**Dawson Street**  
**83% Transparency Provided**  
**0% Transparency Required**

TRANSPARENCY CALCULATION  
 896 SF TOTAL AREA PER 1.5.9 B1  
 155 SF OPAQUE  
 741 SF TRANSPARENCY  
 83% TRANSPARENCY PER 3.2.6 F1



**South Street**  
**88% Transparency Provided**  
**66% Transparency Required**

TRANSPARENCY CALCULATION  
 1267 SF TOTAL AREA PER 1.5.9 B1  
 152 SF OPAQUE  
 1115 SF TRANSPARENCY  
 88% TRANSPARENCY PER 3.2.6 F1



**Lenoir Street**  
**52% Transparency Provided**  
**66% Transparency Required**

TOTAL TRANSPARENCY CALCULATION  
 1131 SF TOTAL AREA PER 1.5.9 B1  
 549 SF OPAQUE  
 584 SF TRANSPARENCY  
 52% TRANSPARENCY PER 3.2.6 F1

**All Streets**  
**74% Transparency Provided**  
**0%-66% Transparency Required**