

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: Transparency and Pedestrian Access Provide an explanation of the alternate requested, along with an applicant's statement of the findings Minimal reduction of calculated transparency requirement. Reduction in pedestrian access requirement. Provide all associated case plan numbers including zoning and site plan: AdminSiteReviewSR-34-2019 SketchPLTrans #:598475 BOACase# A-96-19	Transaction Number

Property Address 8 W PEACE ST., 605 HALIFAX ST., 5 SEABOARD AVE., RALEIGH, NC 27603		Date 11/21/2019
Property PIN 1704629079, 1704720096, 1704720186	Current Zoning DX-7-UG	
Nearest Intersection Peace St. and Seaboard Station Dr.	Property size (in acres) 0.96 acres	
Property Owner SEABOARD I, LLC By: John E. Florian	Phone 919-880-8820	Mail
	Email jflorian@hoffman-dev.com	
Project Contact Person Rob Steward	Phone 703-967-8377	Mail
	Email rsteward@hoffman-dev.com	
Property Owner Signature <i>John E. Florian</i>	Email jflorian@hoffman-dev.com	
Notary Sworn and subscribed before me this <u>20</u> day of <u>November</u> , 20 <u>19</u>	Notary Signature and Seal <i>Dylan D. Kern</i> Commission expires: 03/02/2022 	

SEABOARD STATION – PARCEL A

HOTEL, APARTMENTS & URBAN RETAIL

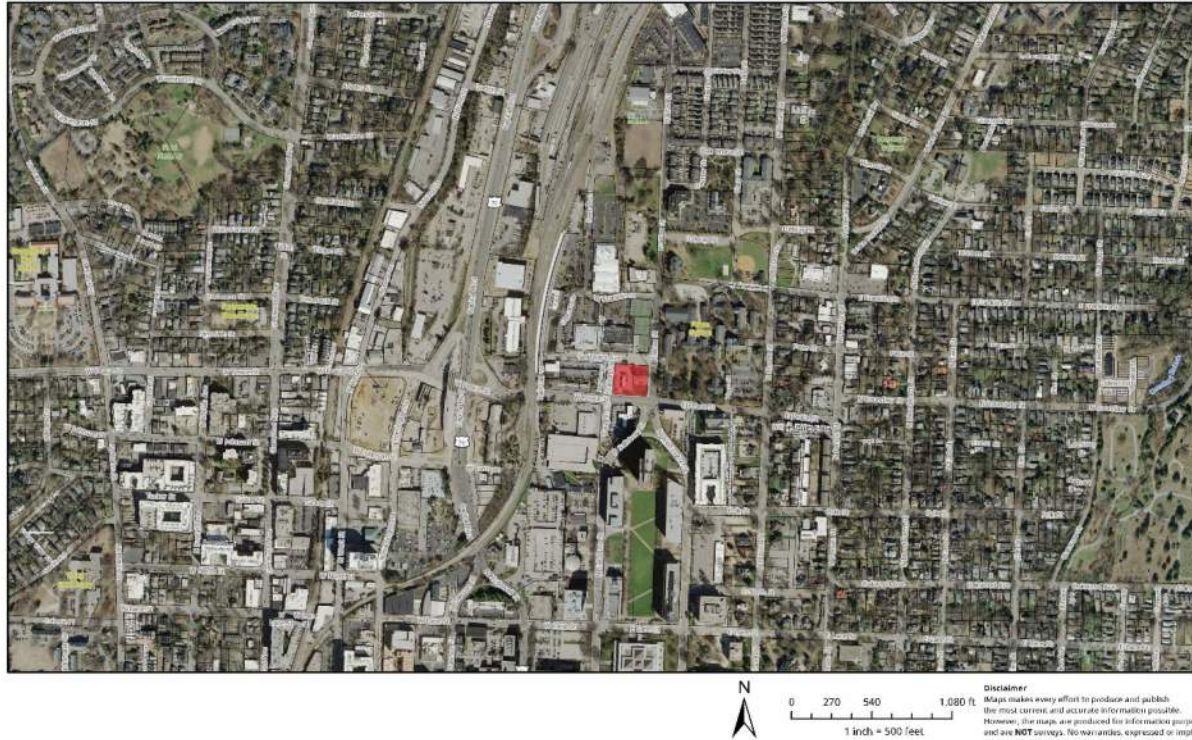


APPEARANCE COMMISSION
DECEMBER 5TH, 2019

PRESENTATION AGENDA

- I. Site Overview – Civil
- II. Vision Statement
- III. The Building
- IV. Creating an Inviting Streetscape
- V. Questions
- VI. Alternates
- VII. Conclusion

SITE OVERVIEW



SITE OVERVIEW

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THE BUILDING

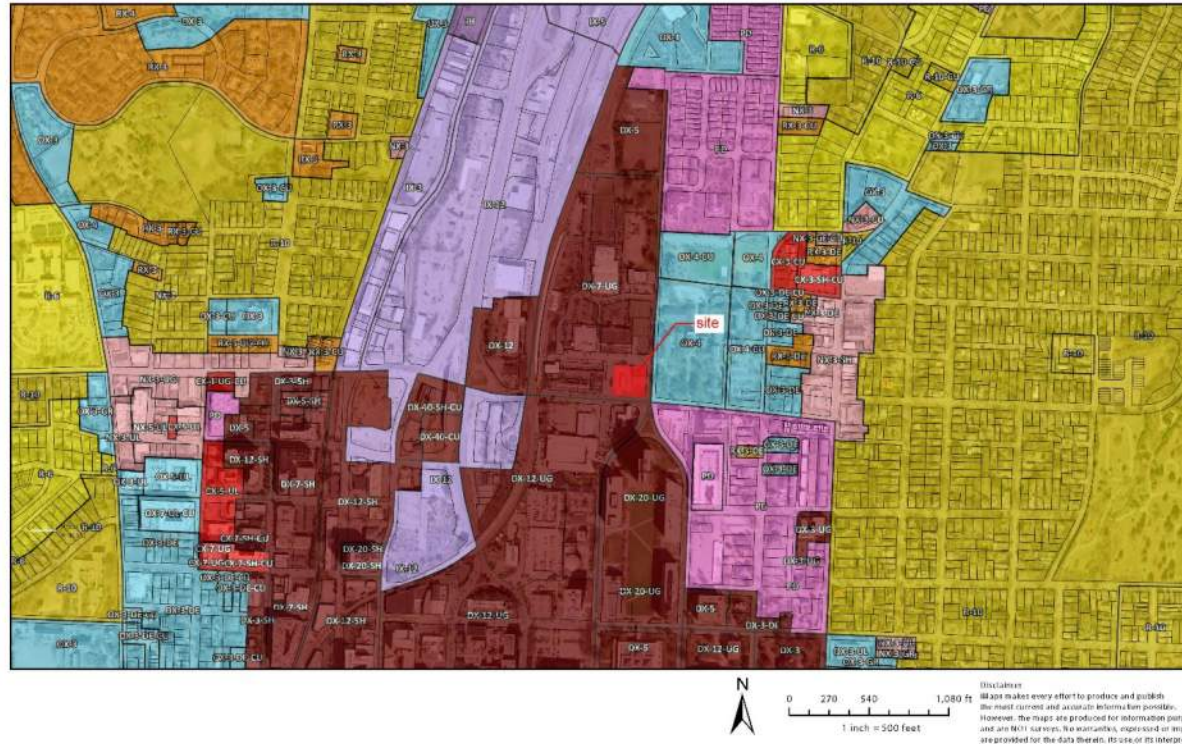
CREATING AN
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SITE CONDITIONS

The proposed site is bounded by Seaboard Avenue, Halifax Street, W. Peace Street, and Seaboard Station Drive to the North, East, South, and West respectively. A Duke transmission line runs at an angle to existing Seaboard Avenue and an easement exists on the northern side of the site. Seaboard Avenue is proposed to be realigned to allow for a more consistent streetscape width and type on both sides of the street. The Halifax and Peace Street streetscapes propose planting strips with street trees, and concrete sidewalk. Seaboard Station Drive allows for a wider planting strip and sidewalk. The site includes 2 building towers on a below grade parking garage with a shared amenity space between. Restaurants are proposed for the first floor of both buildings. The western building is a hotel and the eastern, condos. A second amenity space is proposed along Seaboard Avenue. Low seat walls, and stairs accommodate the 2' grade change. Café spaces with movable planters are proposed.

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SITE OVERVIEW



G SOUTH

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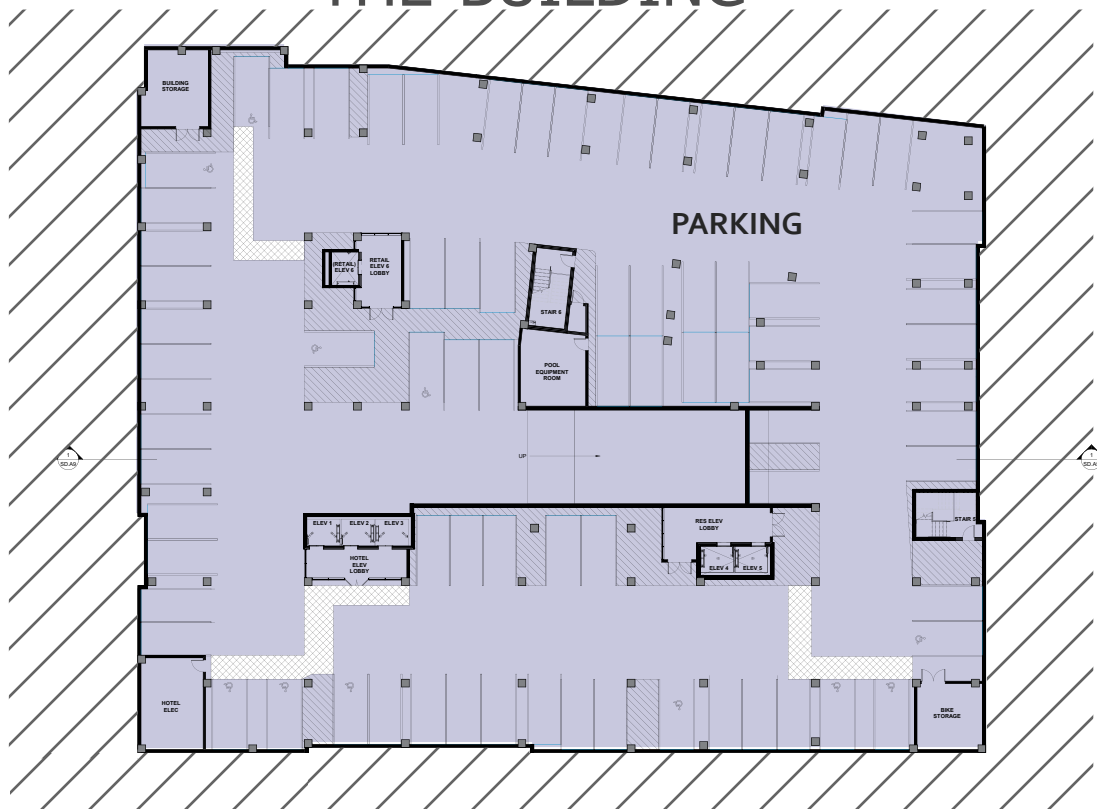
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VISION STATEMENT

- 1. Create a vibrant mixed-use development to serve surrounding communities, the University and the State Government Center.**
- 2. Thoughtfully add to the urban fabric of Raleigh by creating a node within Seaboard Station. Parcel A will be a focal point for activity.**

THE BUILDING



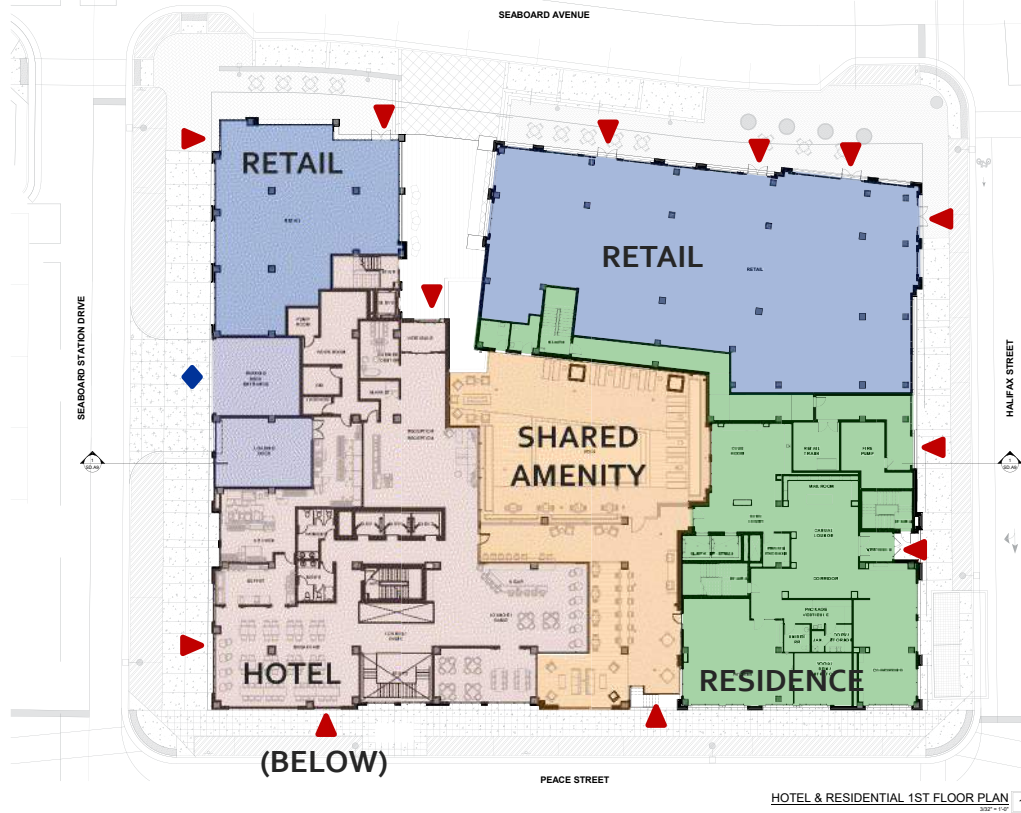
LOWER PARKING FLOOR PLAN

1

The floor plan is divided into two main sections: a light blue 'HOTEL' section on the left and a light purple 'PARKING' section on the right. The hotel section includes a central 'LOBBY' with 'STAIR 3' and 'STAIR #1'. Surrounding the lobby are various rooms: 'SALES', 'OFFICE', 'BREAK ROOM', 'WOMEN'S', 'MEN'S', 'CORRIDOR', 'LAUNDRY', 'RESTROOM', 'FITNESS', 'FLEX MEETING', and 'TENNIS'. Service areas include 'LOADING DOCK', 'CORRIDOR', 'LAUNDRY', 'RESTROOM', 'FITNESS', 'FLEX MEETING', and 'TENNIS'. The parking section features a large 'PARKING' area with 'STAR 1', 'STAR 2', and 'STAR 3' stairwells. Other rooms in the parking section include 'MECHANICAL / STORM', 'HOTEL BUNKY STOR', 'DOMESTIC HOT WATER ROOM', 'HOTEL # TORAGE', 'HOTEL ELEV 1 LOBBY', 'HOTEL ELEV 2 LOBBY', 'HOTEL ELEV 3 LOBBY', 'HOTEL ELEV 4 LOBBY', 'HOTEL ELEV 5 LOBBY', 'HOTEL ELEV 6 LOBBY', 'HOTEL ELEV 7 LOBBY', 'HOTEL ELEV 8 LOBBY', 'HOTEL ELEV 9 LOBBY', 'HOTEL ELEV 10 LOBBY', 'HOTEL ELEV 11 LOBBY', 'HOTEL ELEV 12 LOBBY', 'HOTEL ELEV 13 LOBBY', 'HOTEL ELEV 14 LOBBY', 'HOTEL ELEV 15 LOBBY', 'HOTEL ELEV 16 LOBBY', 'HOTEL ELEV 17 LOBBY', 'HOTEL ELEV 18 LOBBY', 'HOTEL ELEV 19 LOBBY', 'HOTEL ELEV 20 LOBBY', 'HOTEL ELEV 21 LOBBY', 'HOTEL ELEV 22 LOBBY', 'HOTEL ELEV 23 LOBBY', 'HOTEL ELEV 24 LOBBY', 'HOTEL ELEV 25 LOBBY', 'HOTEL ELEV 26 LOBBY', 'HOTEL ELEV 27 LOBBY', 'HOTEL ELEV 28 LOBBY', 'HOTEL ELEV 29 LOBBY', 'HOTEL ELEV 30 LOBBY', 'HOTEL ELEV 31 LOBBY', 'HOTEL ELEV 32 LOBBY', 'HOTEL ELEV 33 LOBBY', 'HOTEL ELEV 34 LOBBY', 'HOTEL ELEV 35 LOBBY', 'HOTEL ELEV 36 LOBBY', 'HOTEL ELEV 37 LOBBY', 'HOTEL ELEV 38 LOBBY', 'HOTEL ELEV 39 LOBBY', 'HOTEL ELEV 40 LOBBY', 'HOTEL ELEV 41 LOBBY', 'HOTEL ELEV 42 LOBBY', 'HOTEL ELEV 43 LOBBY', 'HOTEL ELEV 44 LOBBY', 'HOTEL ELEV 45 LOBBY', 'HOTEL ELEV 46 LOBBY', 'HOTEL ELEV 47 LOBBY', 'HOTEL ELEV 48 LOBBY', 'HOTEL ELEV 49 LOBBY', 'HOTEL ELEV 50 LOBBY', 'HOTEL ELEV 51 LOBBY', 'HOTEL ELEV 52 LOBBY', 'HOTEL ELEV 53 LOBBY', 'HOTEL ELEV 54 LOBBY', 'HOTEL ELEV 55 LOBBY', 'HOTEL ELEV 56 LOBBY', 'HOTEL ELEV 57 LOBBY', 'HOTEL ELEV 58 LOBBY', 'HOTEL ELEV 59 LOBBY', 'HOTEL ELEV 60 LOBBY', 'HOTEL ELEV 61 LOBBY', 'HOTEL ELEV 62 LOBBY', 'HOTEL ELEV 63 LOBBY', 'HOTEL ELEV 64 LOBBY', 'HOTEL ELEV 65 LOBBY', 'HOTEL ELEV 66 LOBBY', 'HOTEL ELEV 67 LOBBY', 'HOTEL ELEV 68 LOBBY', 'HOTEL ELEV 69 LOBBY', 'HOTEL ELEV 70 LOBBY', 'HOTEL ELEV 71 LOBBY', 'HOTEL ELEV 72 LOBBY', 'HOTEL ELEV 73 LOBBY', 'HOTEL ELEV 74 LOBBY', 'HOTEL ELEV 75 LOBBY', 'HOTEL ELEV 76 LOBBY', 'HOTEL ELEV 77 LOBBY', 'HOTEL ELEV 78 LOBBY', 'HOTEL ELEV 79 LOBBY', 'HOTEL ELEV 80 LOBBY', 'HOTEL ELEV 81 LOBBY', 'HOTEL ELEV 82 LOBBY', 'HOTEL ELEV 83 LOBBY', 'HOTEL ELEV 84 LOBBY', 'HOTEL ELEV 85 LOBBY', 'HOTEL ELEV 86 LOBBY', 'HOTEL ELEV 87 LOBBY', 'HOTEL ELEV 88 LOBBY', 'HOTEL ELEV 89 LOBBY', 'HOTEL ELEV 90 LOBBY', 'HOTEL ELEV 91 LOBBY', 'HOTEL ELEV 92 LOBBY', 'HOTEL ELEV 93 LOBBY', 'HOTEL ELEV 94 LOBBY', 'HOTEL ELEV 95 LOBBY', 'HOTEL ELEV 96 LOBBY', 'HOTEL ELEV 97 LOBBY', 'HOTEL ELEV 98 LOBBY', 'HOTEL ELEV 99 LOBBY', 'HOTEL ELEV 100 LOBBY'. The plan also shows a 'SEABOARD STATION DRIVE' on the left and a 'LOWER LOBBY FLOOR PLAN' label at the bottom right.

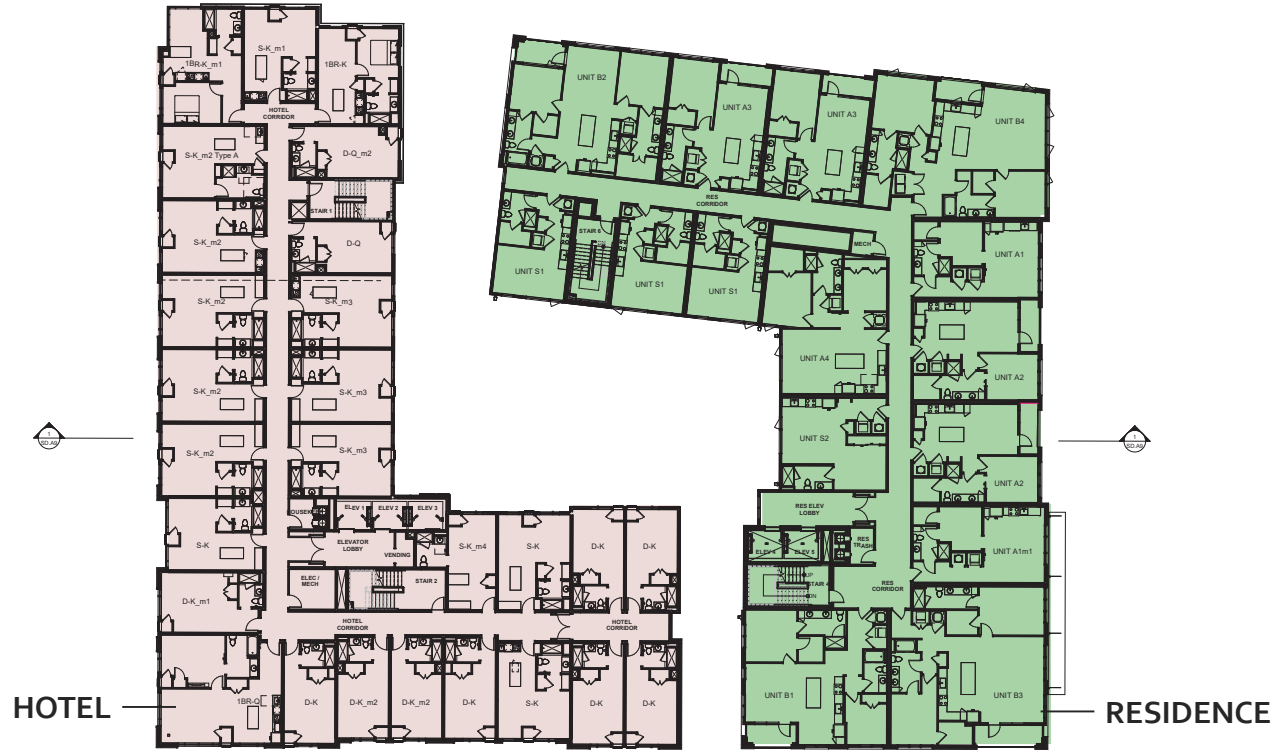
VEHICULAR ENTRY

THE BUILDING



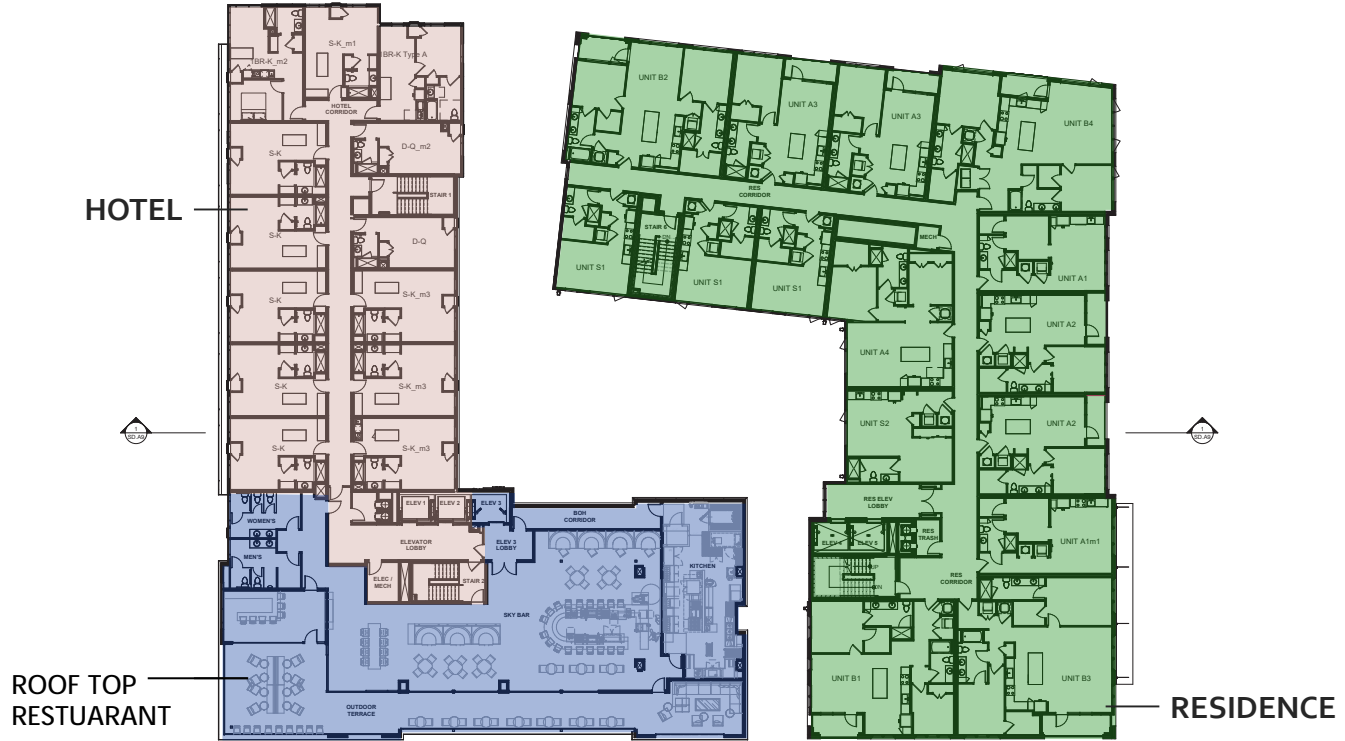
- ▼ PEDESTRIAN ENTRY
- ◆ VEHICULAR ENTRY

THE BUILDING



TYPICAL HOTEL & RESIDENTIAL FLOOR PLAN 1
3/32" = 1'-0"

THE BUILDING



HOTEL 7TH FLOOR & RESIDENTIAL 6TH FLOOR PLAN 1

3/32" = 1'-0"

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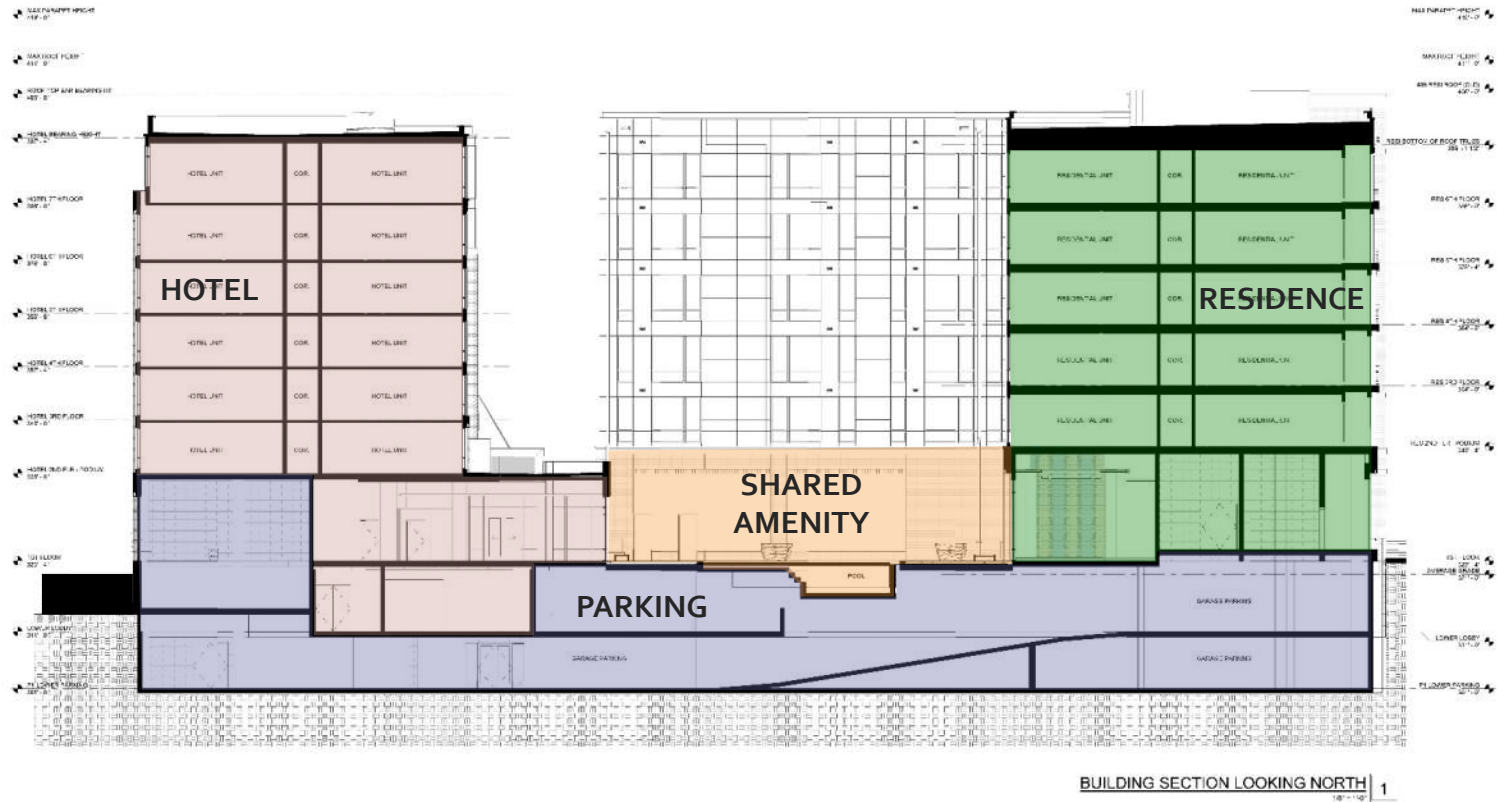
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CREATING AN INVITING STREETSCAPE

"Alumni Quad" Open Space



Fountain with raised sidewalk behind



Stamped concrete
Decorative railing



Low corner planters with seatwalls

Concrete banding at major intersections
to delineate gateways

Multi-headed light fixture at
either entrance to alley

Low corner planters

Vine pockets



Hotel entry embed
Paver change to delineate hotel
entrance. Possible coordination
with hotel brand and materials?



lpe deck inlay with flowering trees in large pots to
accommodate Duke Energy Easement.



Removeable benches and pots

Herringbone pattern at corners



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1. Transparency
2. Pedestrian Access

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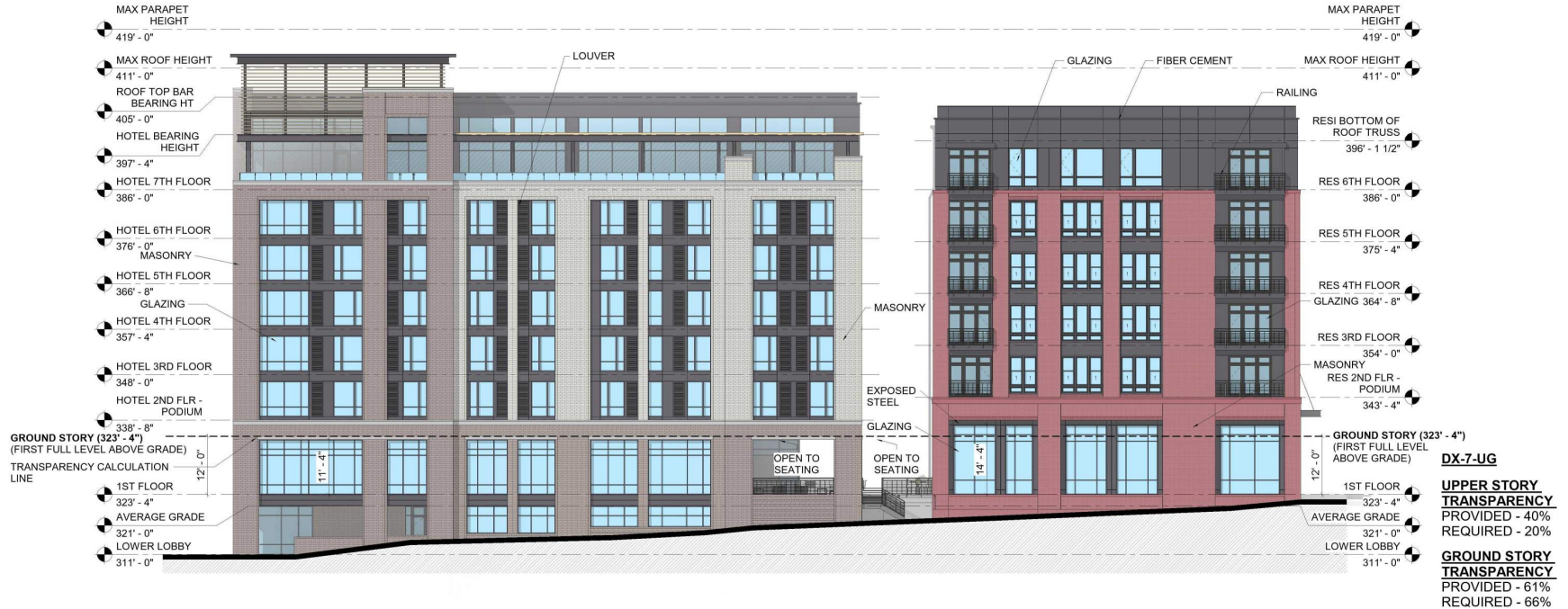
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ALTERNATE 1.

Transparency



PEACE ST (SOUTH) ELEVATION - TRANSPARENCY 1
1/8" = 1'-0"

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ALTERNATE 1.

Transparency



DX-7-UG

**UPPER STORY
TRANSPARENCY**
PROVIDED - 36%
REQUIRED - 20%

**GROUND STORY
TRANSPARENCY**
PROVIDED - 55%
REQUIRED - 66%

SEABOARD STATION DR (WEST) ELEVATION - TRANSPARENCY

1

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ALTERNATE 1.

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Architectural elevation drawing of a building facade. The drawing shows a multi-story building with a mix of red brick and dark grey panels. Large windows are visible, some with blue-tinted glass. Annotations with leader lines point to specific features: "GLAZING" points to a window unit, "RAILING" points to a balcony railing, and "GROUND STORY TRANSITION" points to the base of the building. The drawing is presented in a clean, schematic style with a white background and dashed lines indicating the building's footprint and the ground level.



HALIFAX ST (EAST) ELEVATION - TRANSPARENCY 1

ALTERNATE 2.

Pedestrian Access



PEACE ST (SOUTH) ELEVATION - PEDESTRIAN ACCESS

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ALTERNATE 2.

Pedestrian Access



SEABOARD STATION DR (WEST) ELEVATION - PEDESTRIAN ACCESS 1
1/8" = 1'-0"

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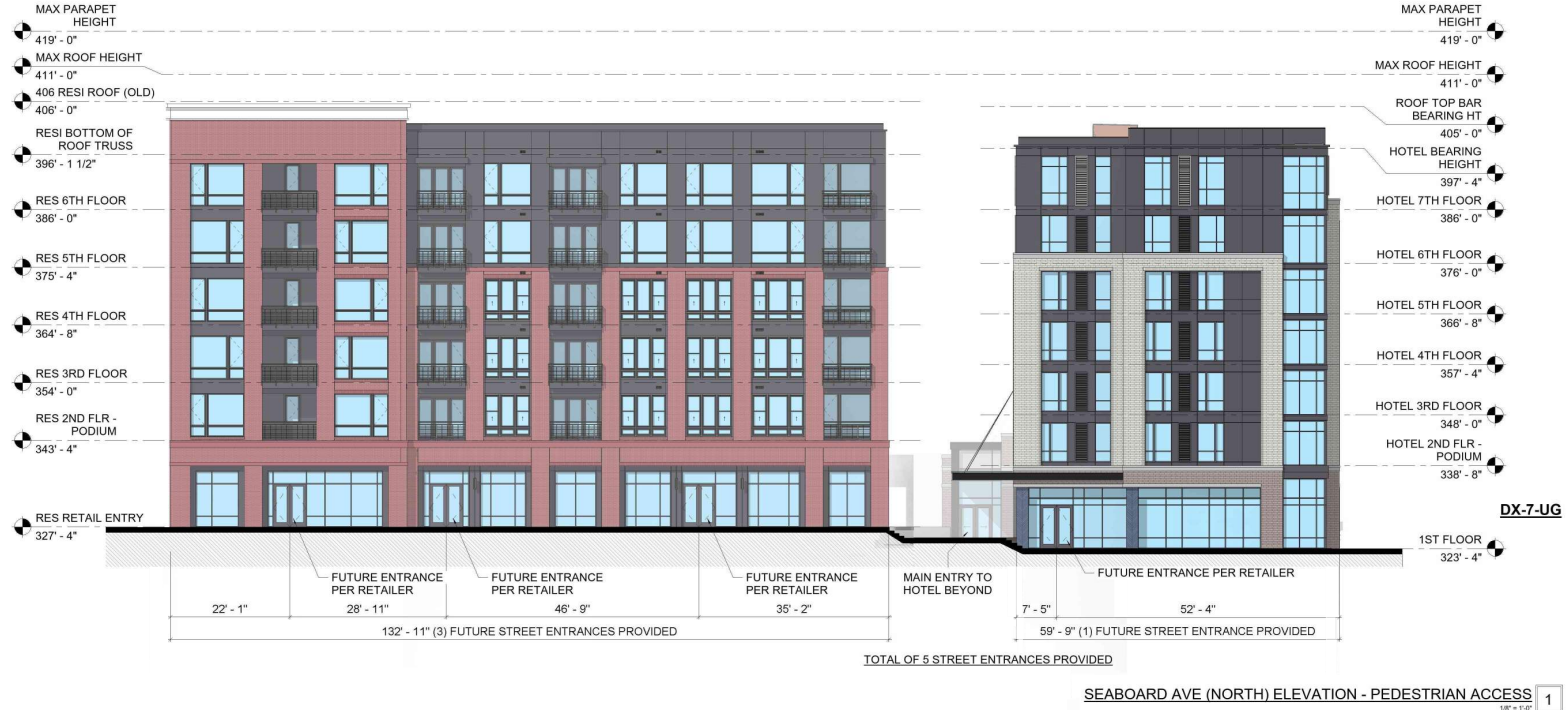
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ALTERNATE 2.

Pedestrian Access



ALTERNATE 2.

Pedestrian Access



CONCLUSION



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