



# 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> Section 1.5.8 (Pedestrian Access); Section 1.5.9 (Transparency); Section 1.5.10 (Blank Wall Standards); Section 3.3.3 (Building Massing)  <b>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</b> See Attached.  <b>Provide all associated case plan numbers including zoning and site plan:</b> ASR-0069-2019. BOA-0063-2019	Transaction Number

<b>Property Address</b> 121 Fayetteville St; 120 S Wilmington St		<b>Date</b> 10/26/2020
<b>Property PIN</b> 1703781685	<b>Current Zoning</b> DX-40-SH	
<b>Nearest Intersection</b> Fayetteville St & Morgan St		<b>Property size (in acres)</b> 1.25 Acres
<b>Property Owner</b> First Union National Bank of NC Right to Purchase/Developer - Preferred Office Properties 150 Fayetteville, LLC	<b>Phone</b> 770-818-4100	<b>Mail</b> 3284 NORTHSIDE PKWY NW STE 150
	<b>Email</b> jsprain@pacapts.com	
<b>Project Contact Person</b> Matt Petr - DudaPaine Architects; Michael Vampran - McAdams	<b>Phone</b> 919-688-5133	<b>Mail</b> 333 Liggett St, Durham, NC 27701
	<b>Email</b> MPetr@dudapaine.com; vampran@mcadamsco.com	
<b>Property Owner Signature</b>	<b>Email</b> jsprain@pacapts.com	
<b>Notary</b> Sworn and subscribed before me this <u>24th</u> day of <u>October</u> , 20 <u>20</u>	<b>Notary Signature and Seal</b>  	



# Administrative Alternates



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SERVICES  
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<b>Administrative Alternate Request:</b> <i>Requested in accordance with UDO Section 10.2.17</i>	<b>OFFICE USE ONLY</b>
Section(s) of UDO affected: <b>Section 1.5.9 (Transparency) &amp; Section 3.3.3 Building Massing</b>  Provide an explanation of the alternate requested, along with an applicant's statement of the findings See Attached, <hr/> Provide all associated case plan numbers including zoning and site plan: ASR-0069-2019. BOA-0063-2019	Transaction Number

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	<b>Email</b> jsprain@pacapts.com	
<b>Project Contact Person</b> Matt Petr - DudaPaine Architects; Michael Vampran - McAdams	<b>Phone</b> 919-688-5133	<b>Mail</b> 333 Liggelt St, Durham, NC 27701
	<b>Email</b> MPetr@dudapaine.com; vampran@mcadamsco.com	
<b>Property Owner Signature</b>	<b>Email</b> jsprain@pacapts.com	
<b>Notary</b> Sworn and subscribed before me this <u>26<sup>th</sup></u> day of <u>OCTOBER</u> , 20 <u>20</u>	<b>Notary Signature and Seal</b>  	

## Appearance Commission Requests

121 Fayetteville Street

Duda|Paine Architects

Date: November 5th, 2020

### 1. Stepbacks

- a. The team seeks an exception to the stepback requirement as stated in section 3.3.3 of the UDO. In siting the project, the taller mixed use tower massing was justified to the south side of the site, providing more space between the new 32 story tower and the lower scale of the historic Raleigh Capitol Building. The diagrams attached represent the massing solution that steps down towards the Capitol and orients the building in the optimal solar orientation with the long face on the south property line and the short faces on Fayetteville and Wilmington Street. There are material changes between the ground level, the parking levels and the office levels that assist in breaking down the overall massing. Please see the diagrams and renderings attached.

### 2. Transparency

- a. The team seeks an exception to the transparency requirement as stated in Section 1.5.9 of the UDO. Fayetteville Street is the primary street frontage on the project and is prohibited from any curb cuts. Consequently, the parking entrances, loading dock and back of house (code required) equipment is located along Wilmington Street in locations coordinated with City of Raleigh transportation and planning. The Board of Adjustment has reviewed and approved the curb cut locations and sizes after review of the overall building design. Please see the attached images for your reference.

### 3. Pedestrian Access

- a. The team seeks an exception to the pedestrian access requirement the doors must be no more than 50' apart as stated in Section 1.5.8 of the UDO. The project entrances concentrate activity along the street edge and provide easily identifiable and conveniently located entrances for visitors. Access points are located and identified in a manner visible to the pedestrian from the street and are accessible via a direct route. Please see the images attached for your reference.

### 4. Blank Wall Area

- a. The team seeks an exception to the blank wall requirement as stated in Section 1.5.10 in the UDO. The articulation of the building façade prevents large monotonous expanses of undifferentiated building mass. The level of architectural detail is most intense at the street level where it is within view of the pedestrian on the sidewalk. Significant effort has been made to continue architectural interest up the façade and focus the eye on moments of artful intervention. Please see the images attached for your reference.



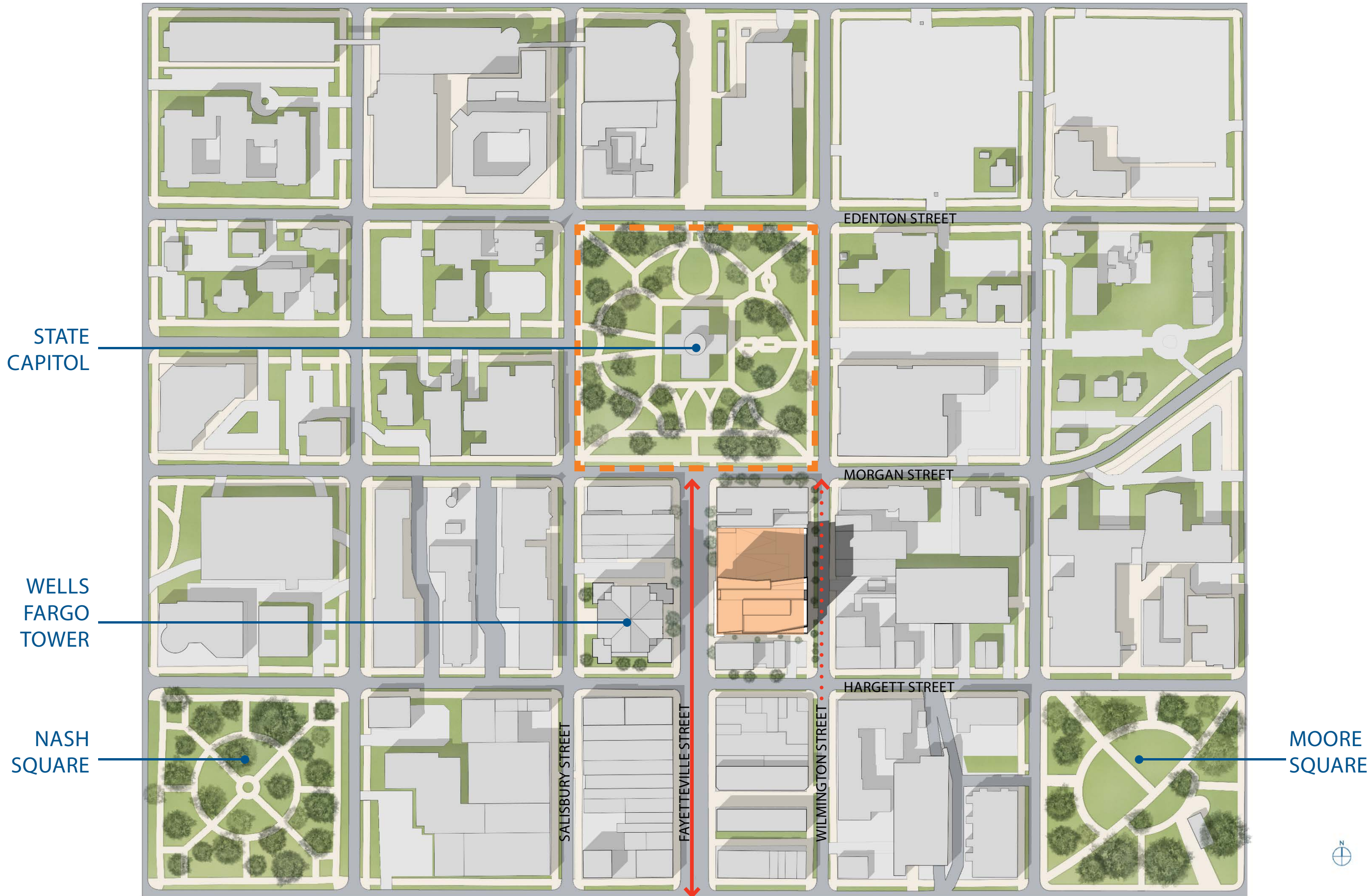
DUDA | PAINE  
ARCHITECTS

333 Liggett Street  
Durham, NC 27701  
919.688.5133  
[dudapaine.com](http://dudapaine.com)

# ONE TWO ONE FAYETTEVILLE

RALEIGH, NORTH CAROLINA





STATE  
CAPITOL

WELLS  
FARGO  
TOWER

NASH  
SQUARE

MOORE  
SQUARE

EDENTON STREET

MORGAN STREET

HARGETT STREET

SALISBURY STREET

FAYETTEVILLE STREET

WILMINGTON STREET



### Sec. 3.3.3. Building Massing Standards

#### A. 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.

#### B. Stepbacks

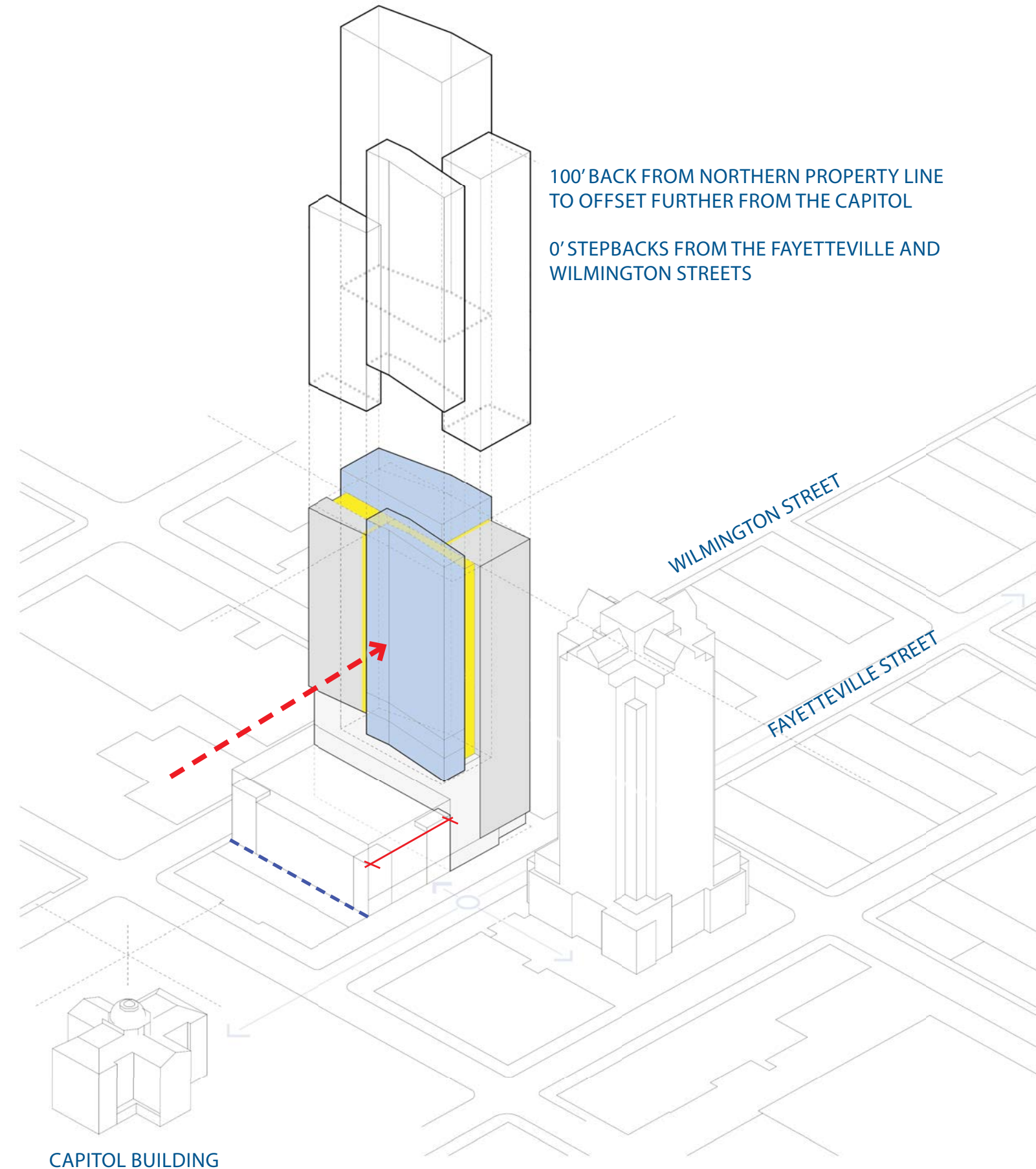
Buildings of 8 or more stories are required to place a stepback above the 3rd floor but below the 8th floor.

1. The stepback is only required on building faces adjoining the public street.
2. The depth of a required stepback may be reduced by 5 feet if the cornice line of the stepback matches the cornice line of an adjacent building.

#### C. Administrative Alternate Findings

The Planning Director may in accordance with Sec. 10.2.17. approve an alternate building massing standard, subject to all of the following findings:

1. The approved alternate meets the intent of the building massing regulations.
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.
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.
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.
5. The building contains architectural treatments for delineating the base, middle and top of the building.



CAPITOL BUILDING

FINDINGS:

1. WITH THE CAPITOL BUILDING SET AS THE CENTER OF THE FIVE SQUARE CITY PLAN, THE PROPOSED TOWER MASS IS JUSTIFIED TO THE SOUTHERN END OF THE PROJECT SITE. THIS PROVIDES MORE SPACE AND LIGHT FOR THE CAPITOL BUILDING AND SURROUNDING SQUARE.
2. THIS MASSING IS IN KEEPING WITH BOTH THE HISTORIC AND CURRENT COMPREHENSIVE PLANS.
3. A CHANGE IN BUILDIGN MATERIALS IS USED TO MIMIC A CHANGE IN WALL PLANE. THE GROUND FLOOR IS GLAZING, STONE AND COMPOSITE METAL PANEL. THE PARKING DECK IS PERFORATED FOLDED METAL WALL PANELS. THE TOP IS HIGH PERFORMANCE CURTAINWALL SYSTEM. ALL MATERIALS ARE SUBSTANTIAL AND DURABLE.
4. THE BUILDING MASSING SETS THE SHORTER ELEVATIONS ALONG THE PUBLIC RIGHT OF WAY ON THE EAST AND WEST FACADES.
5. THE BUILDING MASSING CLEARLY DELINEATES THE BASE (COMPOSITE METAL PANEL AND STONE), MIDDLE (PERFORATED METAL PANEL) AND THE TOP (GLASS CURTAINWALL). THE LOBBY ENTRANCE AND RETAIL IS CAPPED WITH A BUILDING CANOPY TO SEPARATE IT FROM THE TOWER FORM ABOVE.

100' BACK FROM NORTHERN PROPERTY LINE TO OFFSET FURTHER FROM THE CAPITOL

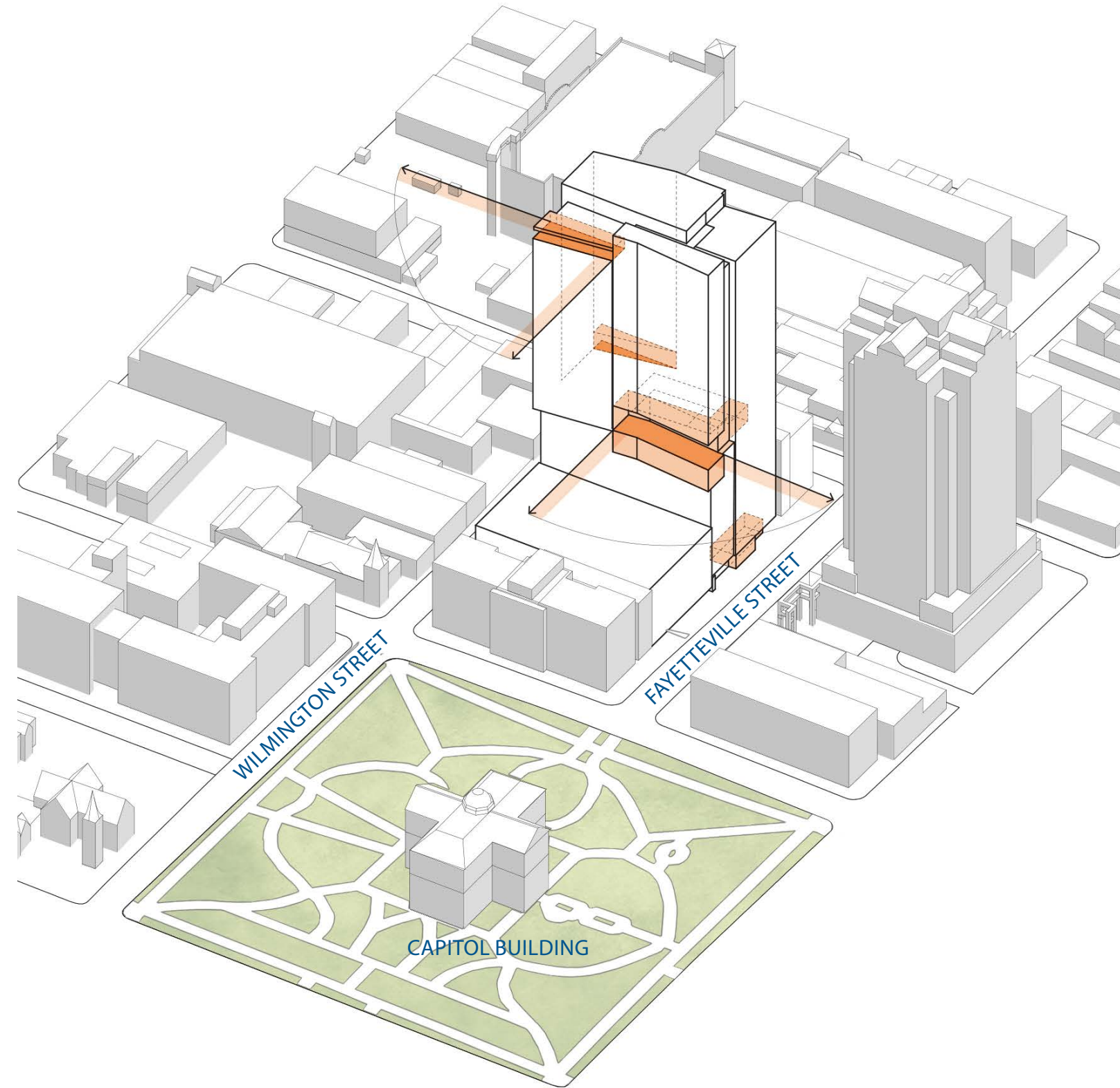
0' STEPBACKS FROM THE FAYETTEVILLE AND WILMINGTON STREETS

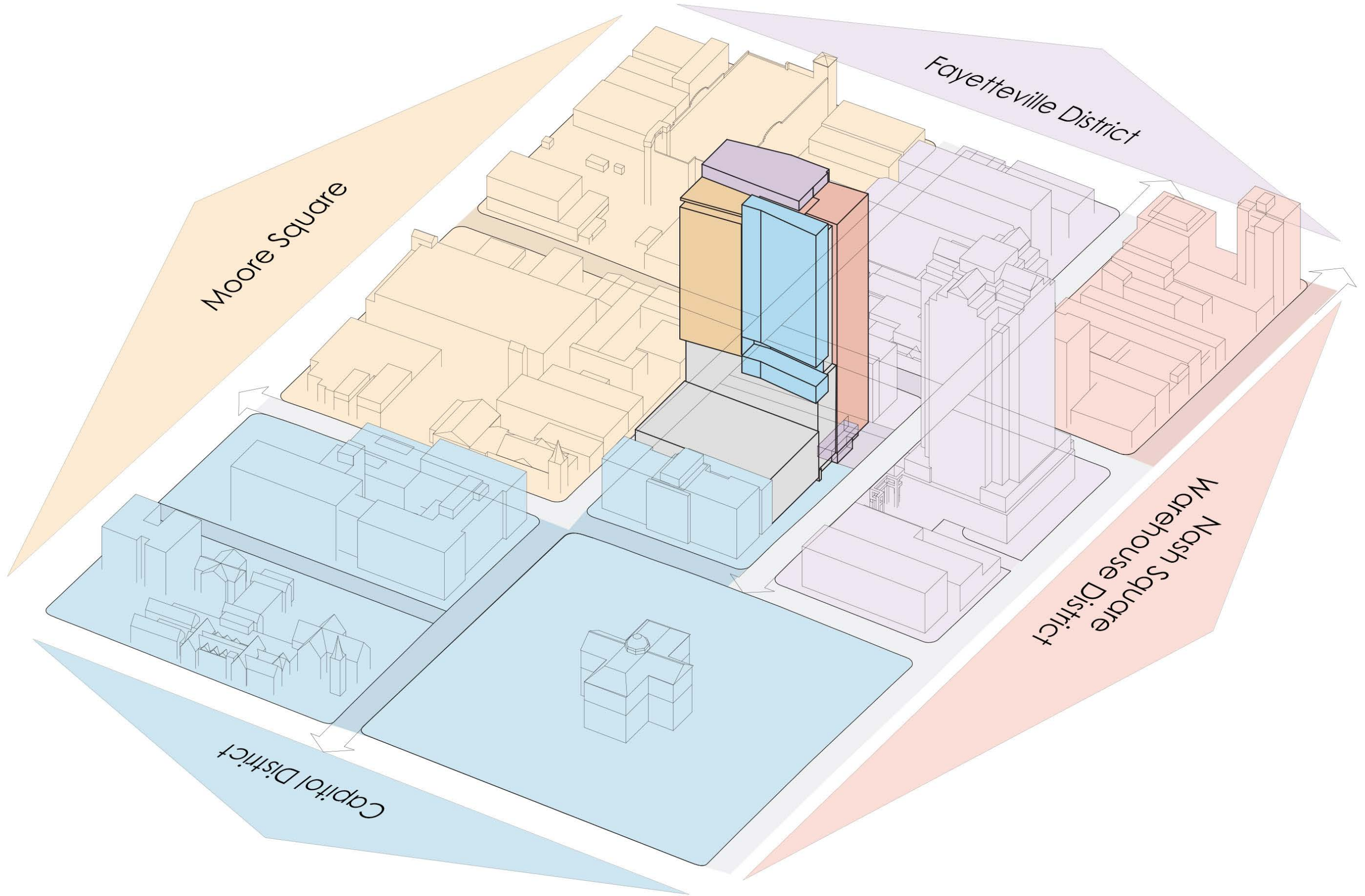


VIEW LOOKING SE



VIEW LOOKING NW





Moore Square

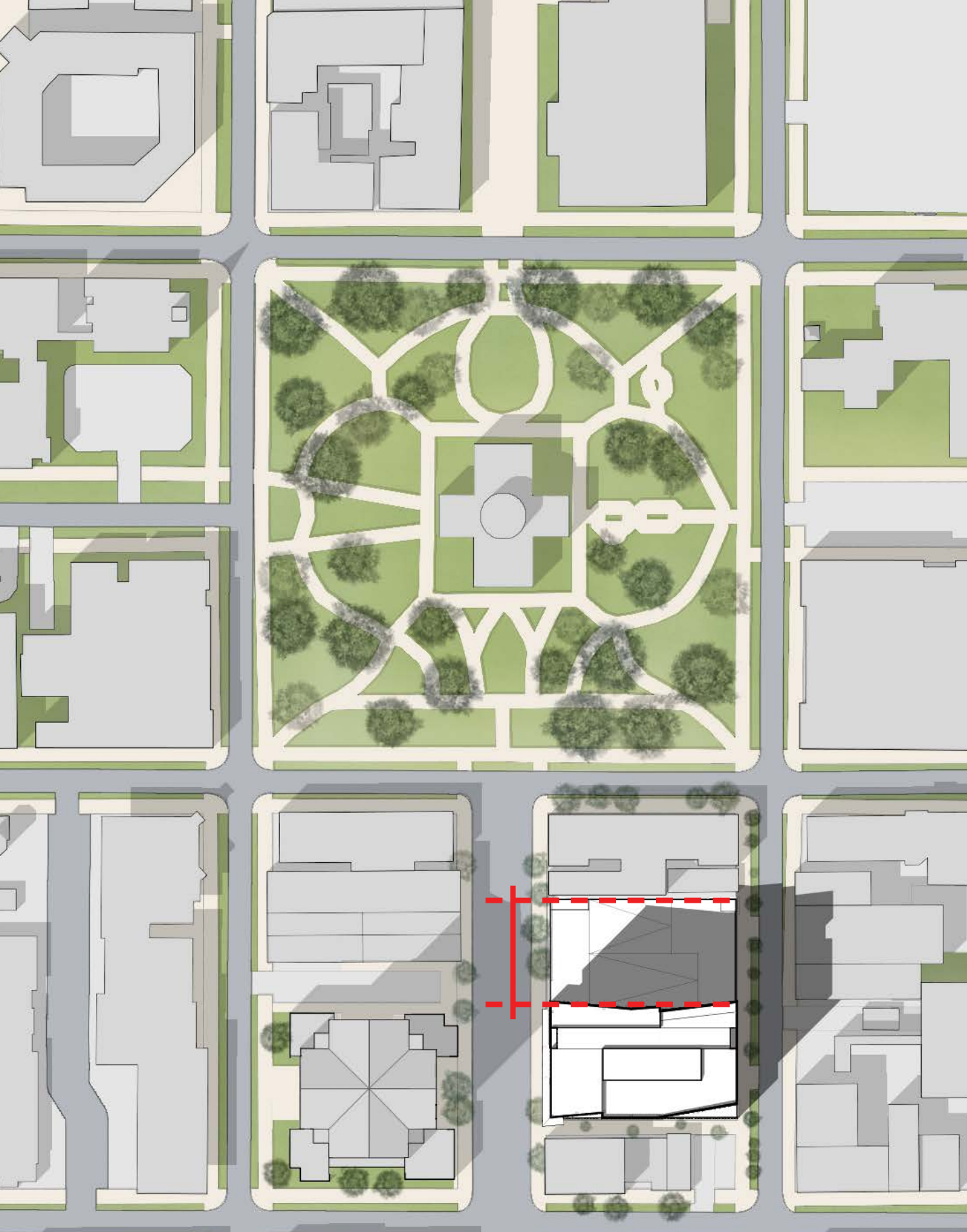
Fayetteville District

Warehouse District

Capitol District

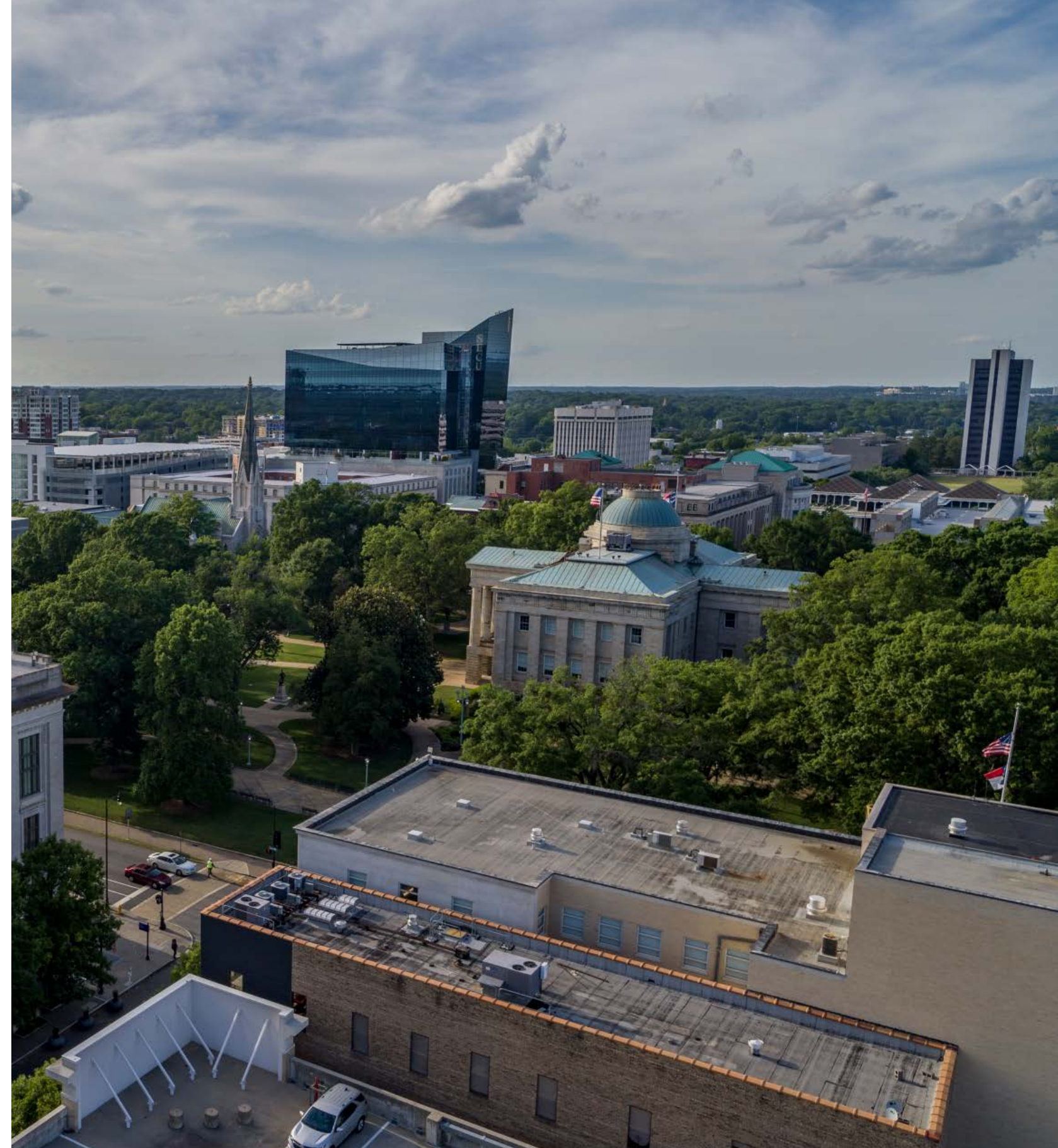
MASSING DIAGRAM





100' BACK FROM NORTHERN PROPERTY LINE TO OFFSET FURTHER FROM THE CAPITOL

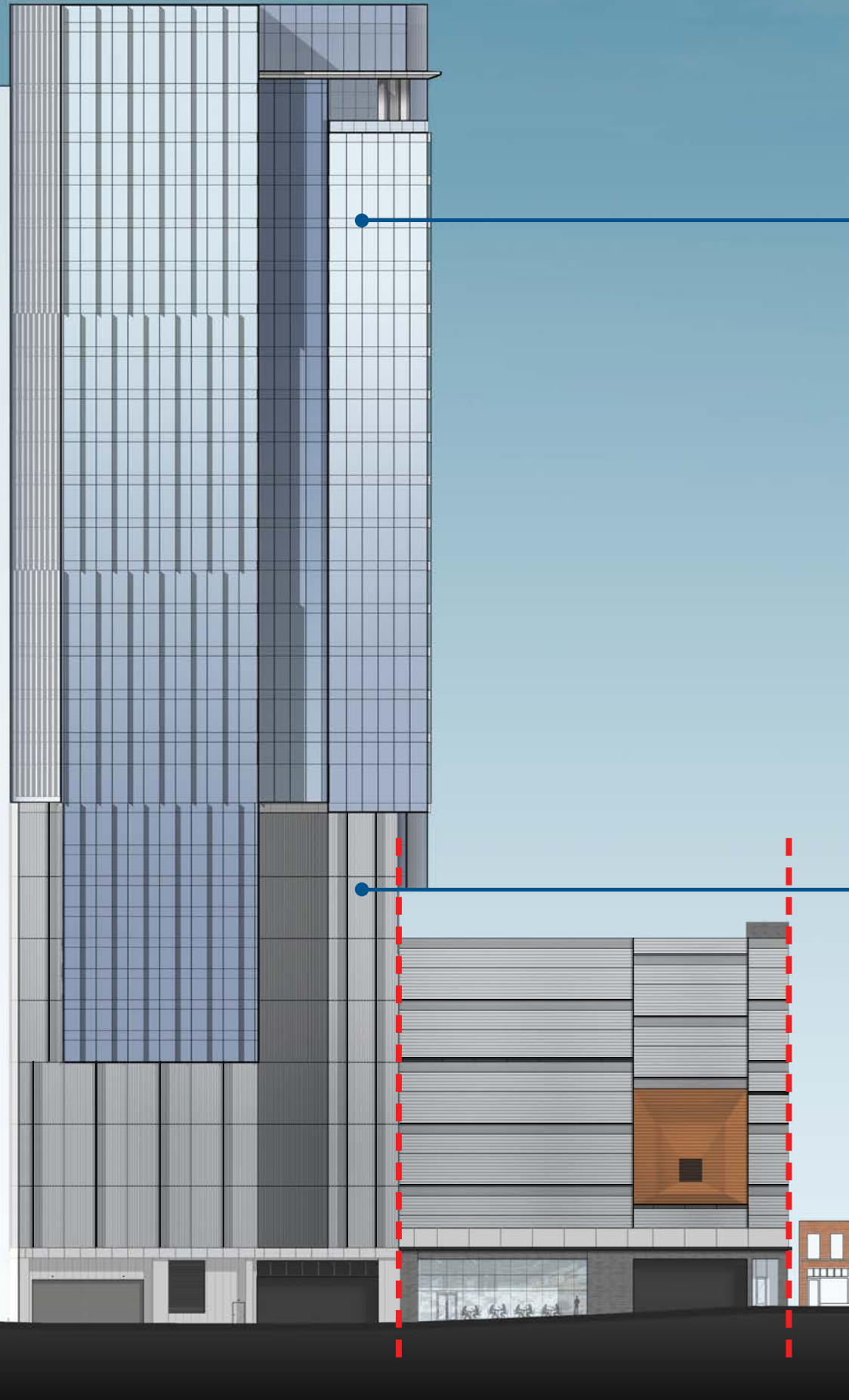
0' STEPBACKS FROM THE FAYETTEVILLE AND WILMINGTON STREETS



MASSING DIAGRAM

EAST

NORTH

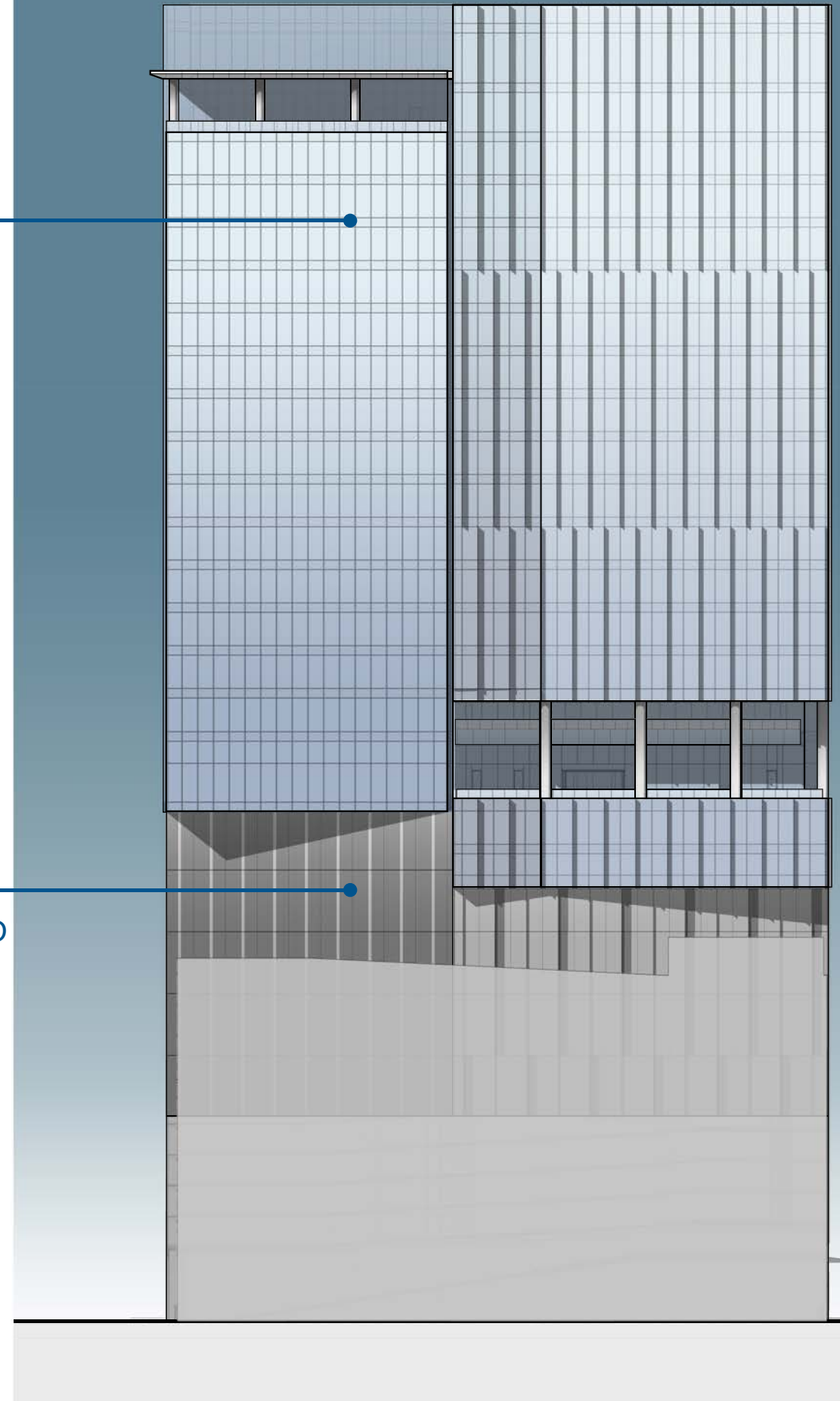


GLASS CURTAINWALL

PERFORATED CORRUGATED METAL PANELS WITH VERTICAL AND HORIZONTAL ARTICULATION

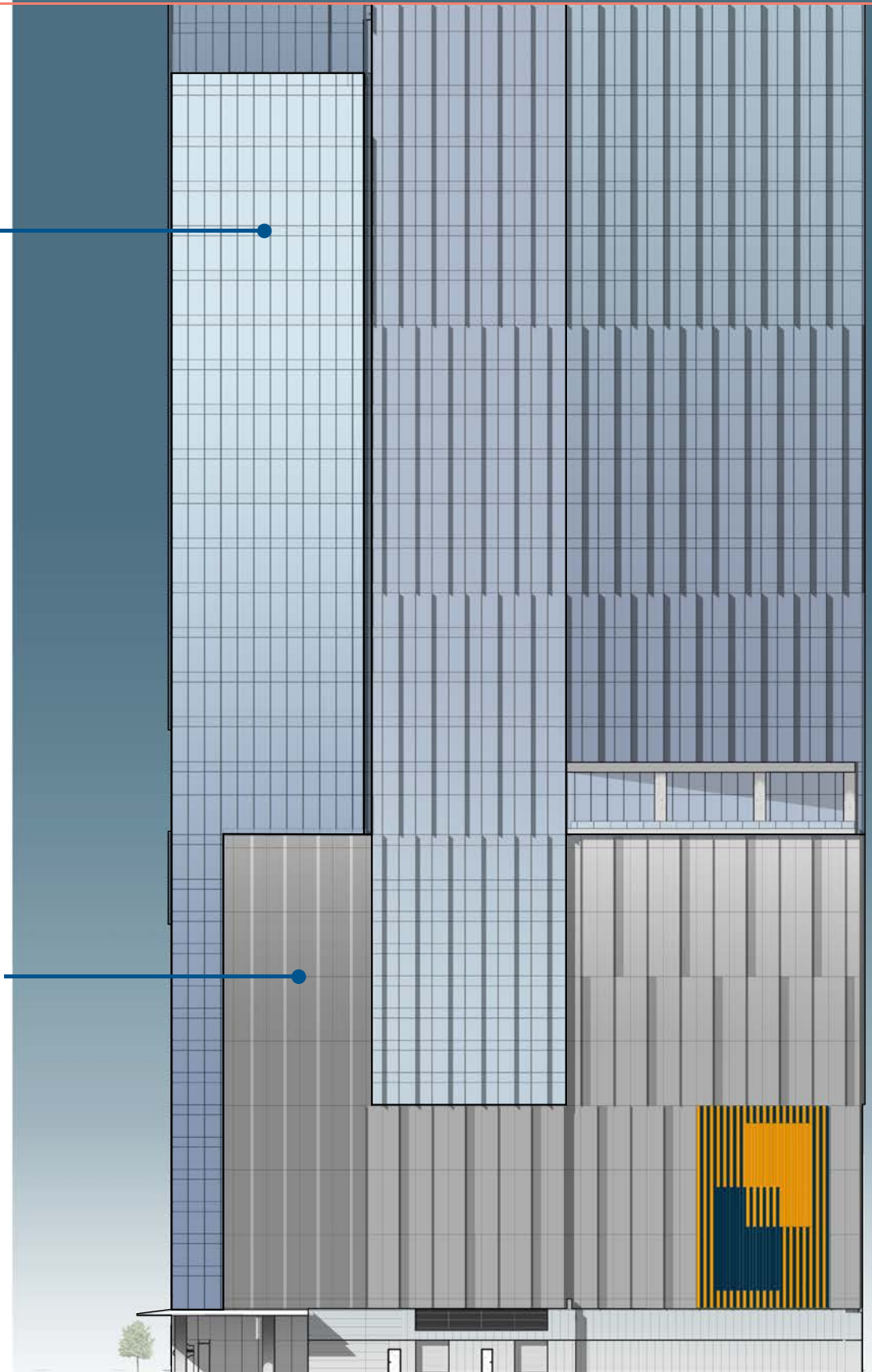
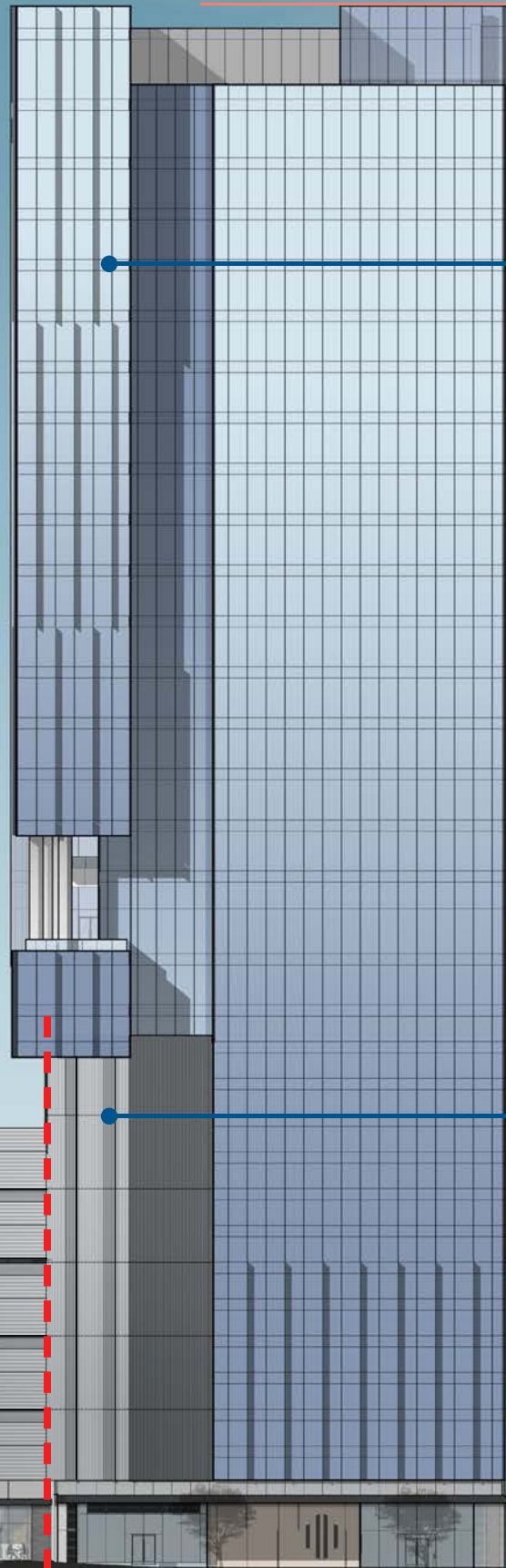
100' BACK FROM NORTHERN PROPERTY LINE TO OFFSET FURTHER FROM THE CAPITOL

0' STEPBACKS FROM THE FAYETTEVILLE AND WILMINGTON STREETS



WEST

SOUTH



GLASS CURTAINWALL

PERFORATED CORRUGATED METAL PANELS WITH VERTICAL AND HORIZONTAL ARTICULATION

100' BACK FROM NORTHERN PROPERTY LINE TO OFFSET FURTHER FROM THE CAPITOL

0' STEPBACKS FROM THE FAYETTEVILLE AND WILMINGTON STREETS

WILMINGTON ST



FAYETTEVILLE ST















## Sec. 1.5.9. Transparency

### A. Intent

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. This is not applicable to residential uses.

### C. Administrative Alternate Findings

The Planning Director may in accordance with *Sec. 10.2.17*. reduce the required transparency, subject to all of the following findings:

1. The approved alternate meets the intent of the transparency requirements;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans; and
3. The street-facing building facade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

### FINDINGS:

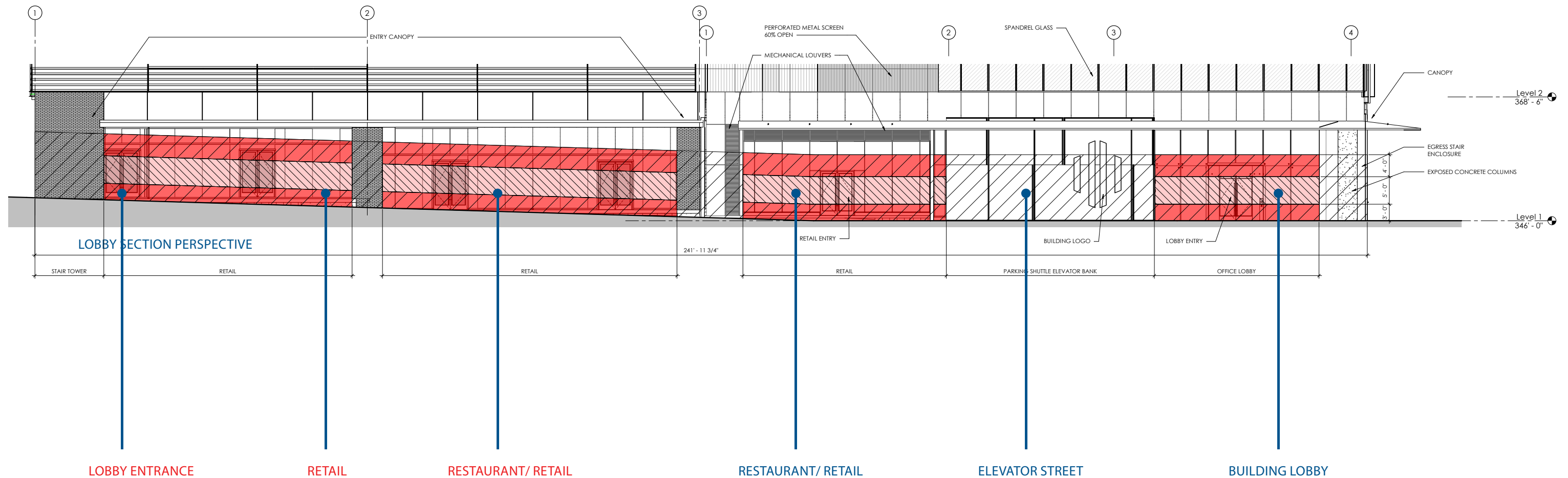
1. THE PROPOSED FACADE UTILIZES TRANSPARENT GLAZING IN FRONT OF THE RETAIL AND LOBBY ENTRANCES ON FAYETTEVILLE STREET. THE SOLID ELEVATOR CORE BETWEEN THE TWO IS CLAD IN A STONE TO MATCH THE INTERIOR LOBBY FINISHES, BRINGING THE LOBBY EXPERIENCE FROM INSIDE TO OUTSIDE.
2. THE SERVICE ENTRANCES AND PARKING ACCESS HAVE BEEN MOVED AWAY FROM FAYETTEVILLE STREET AND ONTO WILMINGTON STREET TO MAINTAIN FAYETTEVILLE AS THE PRIMARY URBAN CORRIDOR.
3. THE BUILDING ADHERES TO THE COMPREHENSIVE PLAN AS OUTLINED IN THE STAFF REPORT. (PLACEMAKING, COMPACT DEVELOPMENT, RE-INFORCING THE URBAN PATTERN, COMPOSITION OF MIXED USE CENTERS, MIXED USE RETAIL AND ARCHITECTURAL FEATURES TO NAME A FEW).

# Fayetteville St. 68% Transparency

**Tower & Garage**  
**2,903.75 SF Total**  
**1,976.58 SF Transparent Area**

West Elevation (Street Facing)	Total Wall Area	Required Transparent Area	Provided Transparent Area
Ground Story Between 0' and 12'	2,903.75 SF	(66%) 1,916.48 SF	(68.07%) 1,976.58 SF
Ground Story Between 3' and 8'	1,209.90 SF	(50%) 604.95 SF	(68.08%) 823.69 SF

Upper story areas consist of open parking garage and office tower; See sheet A-211 for transparency diagrams  
 \* Required Transparent Area between 3' and 8' is based on 50% of the overall ground story required transparent area.  
 \*\* Reference Administrative Alternate under UDO 1.5.9 to meet required 66% Ground Story transparency for the average full block

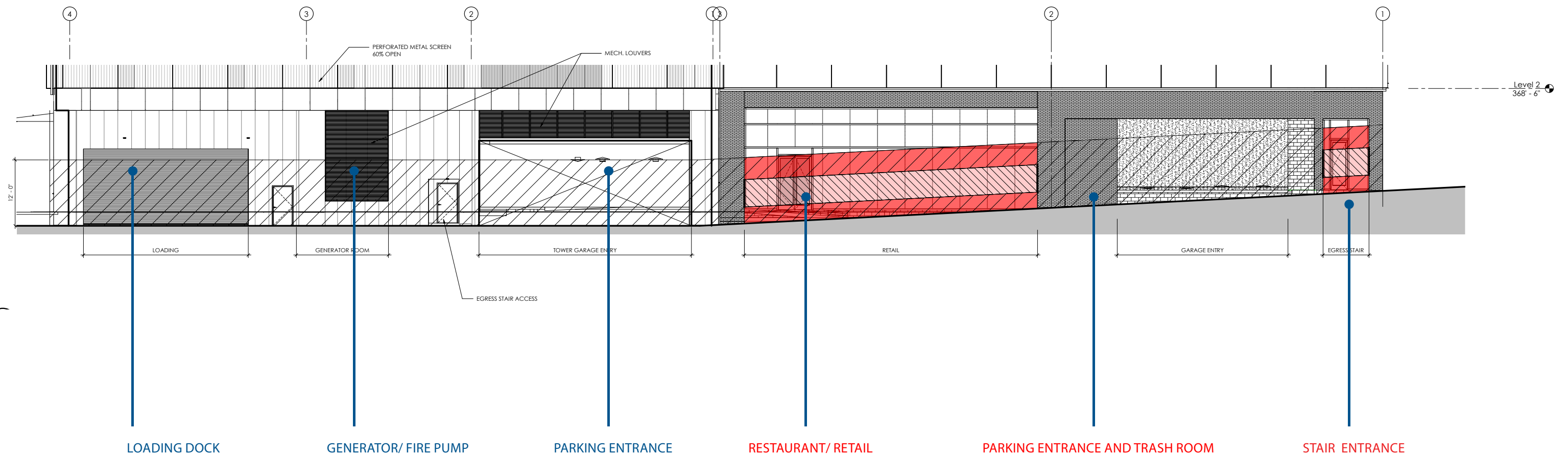


# Wilmington St. 25% Transparency

**Tower & Garage**  
**2,911.63 SF Total**  
**740.50 SF Transparent Area**

East Elevation (Street Facing)	Total Wall Area	Required Transparent Area	Provided Transparent Area
Ground Story Between 0' and 12'	2,911.63 SF	(66%) 1,921.67 SF	(25.43%) 740.50 SF
Ground Story Between 3' and 8'	1,213.17 SF	(50%) 606.59 SF	(25.43%) 308.46 SF

Upper story areas consist of open parking garage and office tower; See sheet A-211 for transparency diagrams  
 \* Required Transparent Area between 3' and 8' is based on 50% of the overall ground story required transparent area.  
 \*\* Reference Administrative Alternate under UDO 1.5.9 to meet required 66% Ground Story transparency for the average full block





**FINDINGS:**

1. THE PROJECT ENTRANCES CONCENTRATE PEDESTRIAN ACTIVITY ALONG THE STREET EDGE AND PROVIDE AN EASILY IDENTIFIABLE AND CONVENIENTLY LOCATED ENTRANCE FOR VISITORS AND PATRONS ACCESSING A BUILDING AS A PEDESTRIAN FROM THE STREET. ACCESS POINTS ARE LOCATED AND IDENTIFIED IN A MANNER VISIBLE TO THE PEDESTRIAN FROM THE STREET AND ARE ACCESSIBLE VIA A DIRECT ROUTE.
2. THE ALTERNATE CONFORMS WITH THE COMPREHENSIVE PLAN AND ADOPTED CITY PLANS.
3. THE PEDESTRIAN ACCESS POINTS ARE MADE IDENTIFIABLE USING CANOPIES, RECESSED OPENINGS, MATERIAL CHANGES AND OTHER ARCHITECTURAL ELEMENTS.
4. RECESSED ENTRIES HAVE BEEN INCORPORATED INTO THE OVERALL DESIGN AND IN KEEPING WITH OVERALL CITY REQUIREMENTS TO KEEP DOORS OUT OF THE PEDESTRIAN PATH.
5. THE PEDESTRIAN ROUTE FROM BUS STOPS AND OTHER MODES OF PUBLIC TRANSIT, IS SAFE, CONVENIENT AND DIRECT. AN AREA TO NOTE IS THE IMPROVEMENTS BEING MADE IN THE PEDESTRIAN PASSAGEWAY TO MAKE A SAFER ENVIRONMENT CONNECTING FAYETTEVILLE STREET AND WILMINGTON STREET.

**Sec. 1.5.8. Pedestrian Access**

**A. Intent**

1. The street-facing entrance regulations are intended to concentrate pedestrian activity along the street edge and provide an easily identifiable and conveniently-located entrance for residents, visitors and patrons accessing a building as pedestrians from the street.
2. Access points should be located or identified in a manner visible to the pedestrian from the street and be accessible via a direct path.

**B. General Requirements**

1. An entrance installed after September 1, 2013 providing both ingress and egress, operable to residents or customers at all times, is required to meet

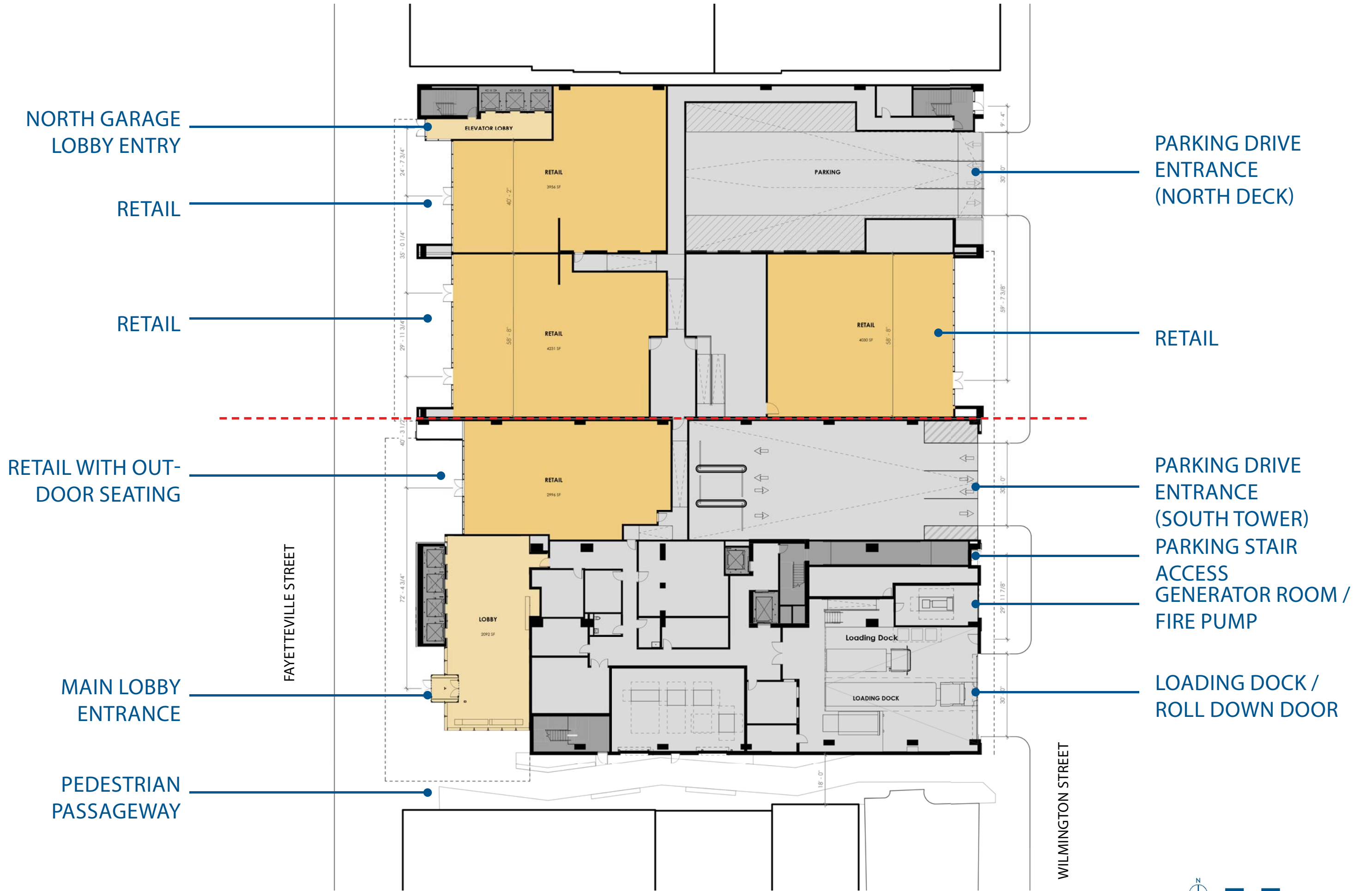
the street facing entrance requirements. Additional entrances from another street, pedestrian area or internal parking area are permitted.

2. The entrance spacing requirements must be met for each building, but are not applicable to adjacent buildings.
3. An angled entrance may be provided at either corner of a building along the street to meet the street-facing entrance requirements.

**C. Administrative Alternate Findings**

The Planning Director may in accordance with Sec. 10.2.17. allow a non-street-facing entrance, subject to all of the following findings:

1. The approved alternate meets the intent of the street-facing entrance regulations;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;
3. The pedestrian access point is easily identifiable by pedestrians, customers and visitors;
4. Recessed or projecting entries or building elements have been incorporated into the design of the building to enhance visibility of the street-facing entrance; and
5. The pedestrian route from the street and bus stops and other modes of public transportation to the entrance is safe, convenient and direct.









## Sec. 1.5.10. Blank Wall Area

### A. Defined

1. Blank wall area means any portion of the exterior facade of the building that does not include a substantial material change; windows or doors; or columns, pilasters or other articulation greater than 12 inches in depth.
2. Substantial material change means a change between materials such as wood, metal, glass, brick, architectural block, stone or stucco. Substantial material change should occur at an inside corner, where feasible. Paint color is not a substantial material change.

### B. Intent

1. The blank wall area regulations are intended to prevent large, monotonous expanses of undifferentiated building mass.
2. The level of architectural detail should be most intense at the street level, where it is within view of the pedestrians on the sidewalk.

### C. General Requirements

1. Blank wall area applies in both a vertical and horizontal direction.
2. Blank wall area applies to both ground and upper stories.



### D. Administrative Alternate Findings

The Planning Director may in accordance with Sec. 10.2.17, approve additional blank wall, subject to all of the following findings:

1. The approved alternate meets the intent of the blank wall area regulations;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;
3. The increase in blank wall area is offset by additional architectural treatments and increased vertical landscaping; and
4. The amount of blank wall area for buildings located on an Urban Frontage should not be more than 40%.

### FINDINGS:

1. THE ARTICULATION OF THE BUILDING FACADE PREVENTS LARGE MONOTONOUS EXPANSES OF UNDIFFERENTIATED BUILDING MASS. THE LEVEL OF ARCHITECTURAL DETAIL IS MOST INTENSE AT STREET LEVEL WHERE IT IS WITHIN VIEW OF THE PEDESTRIANS ON THE SIDEWALK. HOWEVER, SIGNIFICANT EFFORT HAS BEEN MADE TO CONTINUE ARCHITECTURAL INTEREST UP THE FACADE AND FOCUS THE EYE ON MOMENTS OF ARTFUL INTERVENTION.

2. THE ALTERNATE CONFORMS WITH THE COMPREHENSIVE PLAN AND ADOPTED CITY PLANS.

3. THE INCREASE IN "BLANK WALL AREA" IS OFFSET BY THE ADDITION OF FOLDED ARCHITECTURAL METAL PANELS, ALUMINUM TRIM, COLOR VARIATIONS AND THE LARGE LOCATIONS FOR ART INSTALLATIONS.

4. THE EAST ELEVATION IS 37% ARTICULATED METAL SCREENING. THE WEST ELEVATION IS 24% ARTICULATED METAL SCREENING. BOTH ELEVATIONS ARE LESS THAN 40% OF THE FACADE.





- OWNER**  
Preferred Office Properties  
3284 Northside Pkwy, Suite 130  
Atlanta, GA 30188
- ARCHITECT**  
Duda | Paine Architects, PA  
333 Liggitt Street  
Durham, NC 27701
- STRUCTURAL ENGINEER**  
Brackett/Davis/Drake, Inc.  
4144 N. Central Expwy., Suite 1100  
Dallas, Texas 75204
- MECHANICAL ENGINEER**  
Kemperston  
421 Fayetteville St, Suite 600,  
Raleigh, NC 27601
- LIGHTING CONSULTANT**  
Bliss Foreman Inc.  
50 Broad Street, Suite 1602  
New York, NY 10004
- CIVIL ENGINEER**  
Mickadams  
2905 Meridian Parkway,  
Durham, NC 27713
- MEP ENGINEER**  
Sarnoff Woodyard & Associates, Inc.  
3495 Holcomb Ridge Road  
Norcross, GA 30092
- ELEVATOR CONSULTANT**  
Pieroh/Hahn Associates, Inc.  
484 S. Seguin Avenue  
Suite 204  
New Braunfels, TX
- PARKING CONSULTANT**  
PARC | Parking Access and Revenue  
Consultants, LLC  
1678 Beauchamp Rd, Dripping Springs, TX  
78930

**121 Fayetteville -  
Phase III - South  
Tower**

121 Fayetteville Street  
Raleigh, NC 27601

**FOR REVIEW PURPOSES  
ONLY**

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Mark	Date	Description

Design Development  
ISSUE DATE: 2019-11-22  
PROJECT NUMBER: 21809

East Elevation

**A202**

**Exterior Elevation Notes**

- A. - Mullions and fins to align unless otherwise noted.

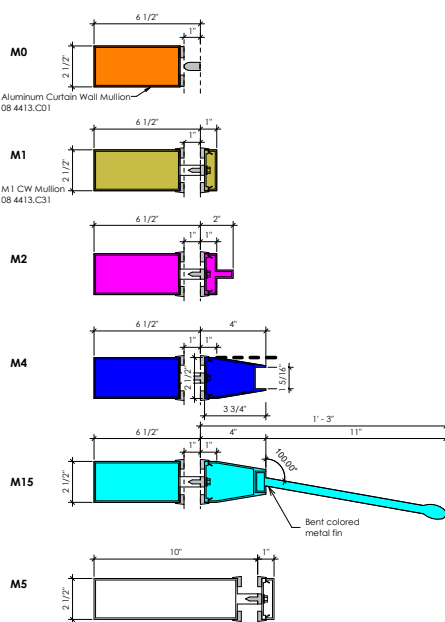
**Exterior Elevation Symbols**

- Smoke Removal Window/Glazing Unit Marking**  
☞ Glazing to be tempered. Refer to local jurisdiction for identification requirements of fixed openings that can be cleared by fire department for smoke removal purposes. (IBC 403.4.4)
- Exterior Assembly Tag**  
☞ Type. Refer to Exterior Assembly Sheet

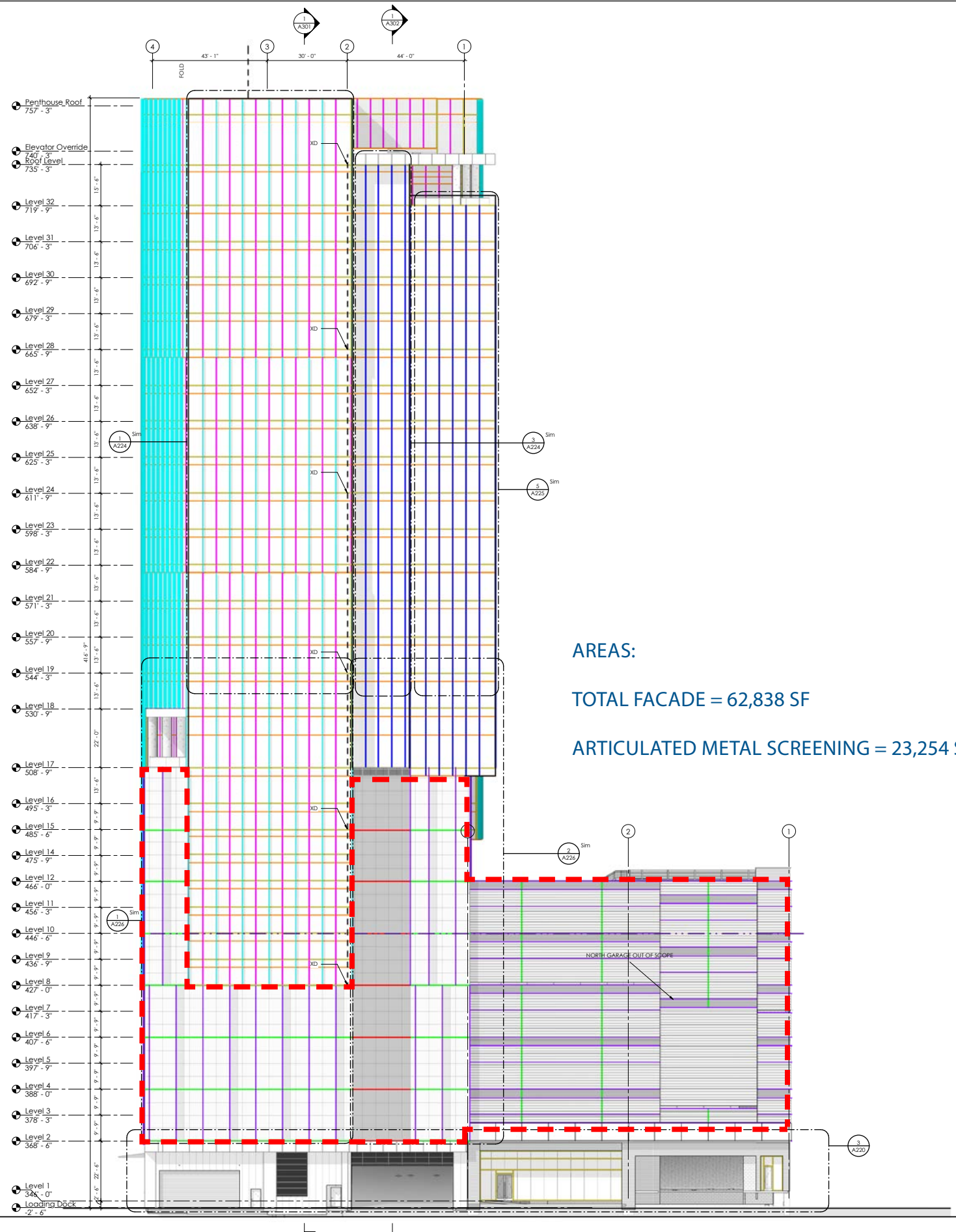
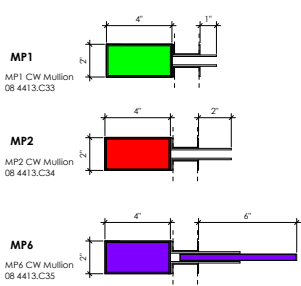
**CW Mullion Types**

- Exterior mullion finish to be **A11** unless otherwise noted.
- Interior mullion finish to be **A11** unless otherwise noted.

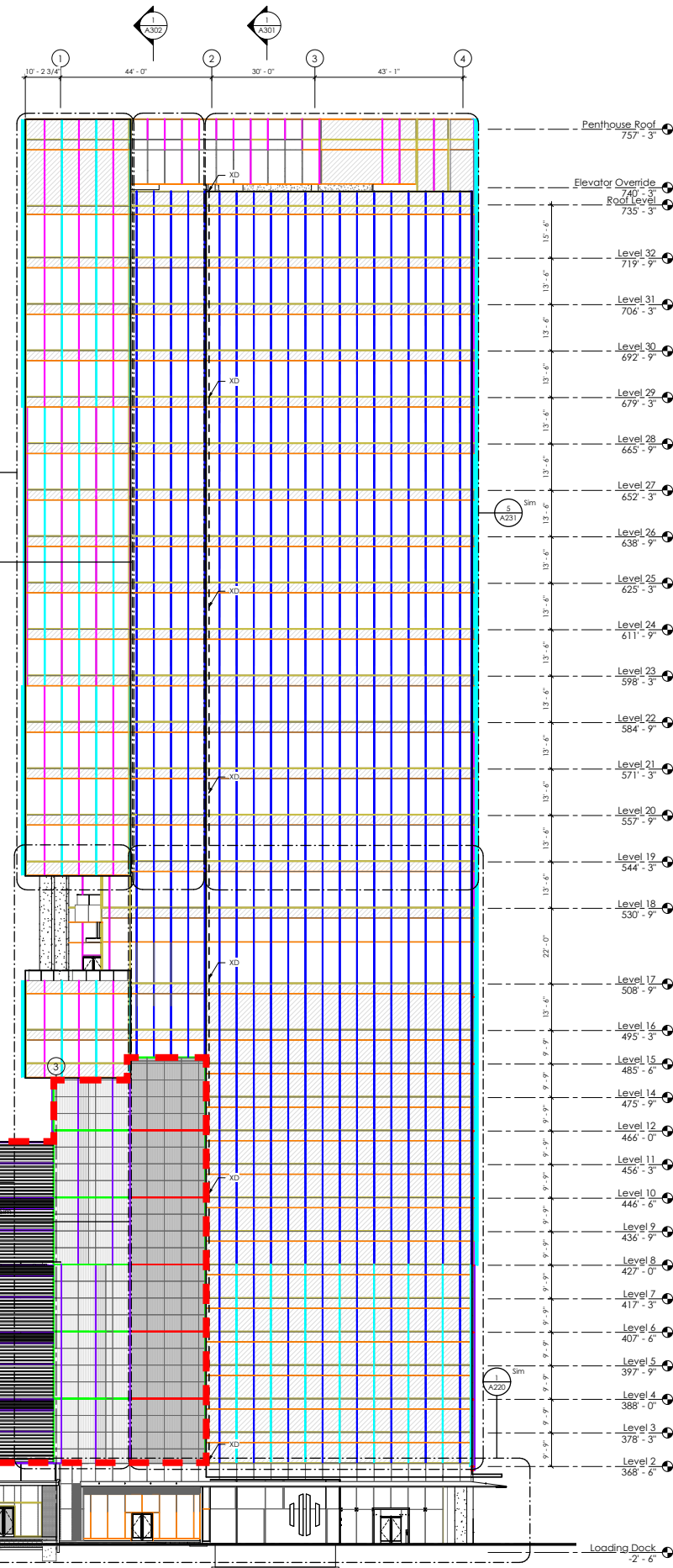
**Curtain wall Mullion Types**



**Metal Panel Mullion Types**



10/28/2020 1:22:54 PM



AREAS:  
 TOTAL FACADE = 67,792 SF  
 ARTICULATED METAL SCREENING = 16,420 SF

1 A204  
 West Elevation  
 1/16" = 1'-0"

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### Exterior Elevation Notes

A. - Mullions and fins to align unless otherwise noted.

### Exterior Elevation Symbols

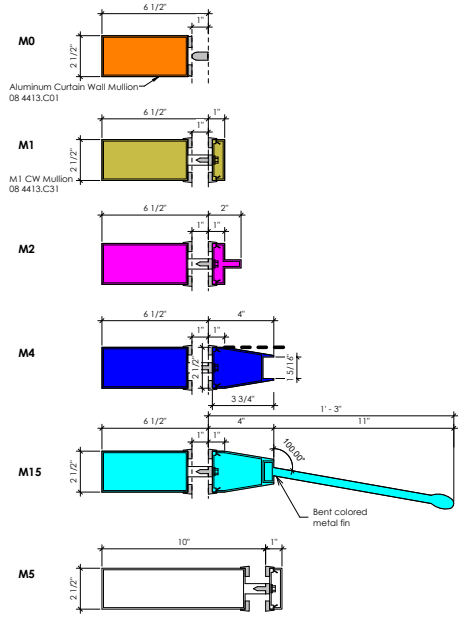
**Smoke Removal Window/Glazing Unit Marking**  
 Glazing to be tempered. Refer to local jurisdiction for identification requirements of fixed openings that can be cleared by fire department for smoke removal purposes. (IBC 403.4.4)

**Exterior Assembly Tag**  
 Type. Refer to Exterior Assembly Sheet

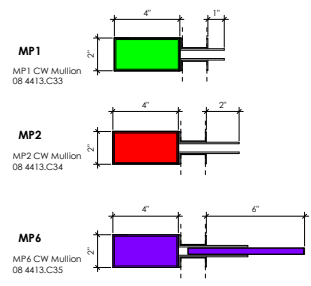
### CW Mullion Types

1. Exterior mullion finish to be A11 unless otherwise noted.  
 2. Interior mullion finish to be A11 unless otherwise noted.

#### Curtain wall Mullion Types



#### Metal Panel Mullion Types



**OWNER**  
 Preferred Office Properties  
 3284 Northside Pkwy, Suite 150  
 Atlanta, GA 30188

**ARCHITECT**  
 Duda | Paine Architects, PA  
 333 Liggerf Street  
 Durham, NC 27701

**STRUCTURAL ENGINEER**  
 Brockelhoff/Davis/Drake, Inc.  
 4144 N. Central Expwy., Suite. 1100  
 Dallas, Texas 75204

**MECHANICAL ENGINEER**  
 Enrhythm  
 421 Fayetteville St. Suite 600,  
 Raleigh, NC 27601

**LIGHTING CONSULTANT**  
 Bill Fagan Inc.  
 50 Broad Street, Suite 1602  
 New York, NY 10004

**CIVIL ENGINEER**  
 MCA/Deits  
 2905 Medford Parkway,  
 Durham, NC 27713

**MEP ENGINEER**  
 Samell Woodyard & Associates, Inc.  
 3495 Holcomb Ridge Road  
 Norcross, GA 30092

**ELEVATOR CONSULTANT**  
 Pensch/Hahn Associates, Inc.  
 494 S. Seguin Avenue  
 Suite 304  
 New Braunfels, TX

**PARKING CONSULTANT**  
 PARC | Parking Access and Revenue  
 Consultants, LLC  
 1678 Beauchamp Rd, Dripping Springs, TX  
 78930

### 121 Fayetteville - Phase III - South Tower

121 Fayetteville Street  
 Raleigh, NC 27601

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Mark	Date	Description

Design Development  
 ISSUE DATE: 2019-11-22  
 PROJECT NUMBER: 21809

West Elevation

### A204



