



Administrative Approval Action

Case File / Name: ASR-0010-2020
SEABOARD STATION- BLOCK B

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Peace Street, west of Halifax Street at 721 Halifax St and 18 Seaboard Avenue.

REQUEST: Development of Lot 1, a 2.14 acre (93,390 sf) tract, as part of a 5.67 acre site zoned DX-7-UG into a 302,686 square foot/ 298 unit mixed-use apartment and retail building.

A-96-2019 - Alternate Variance for Block Perimeter

A-12-20 - Design Alternate - Design Adjustment for Variable Width Right-of-Way. Landscaping & Parking

A-13-20 - Design Alternate for forward & backward movement at Loading Dock and a wider Driveway on Franklin St. Park Deck access from alley.

AAD-16-20 - Administrative Alternate - Build-to

AAD-20-20 - Administrative Alternate - Transparency (Halifax St & Franklin St.)

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:**

SPR-0001-2021: DSLC - Site Permitting Review/Major [Signature Set]

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated December 4, 2020 by Stewart.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

1. An encroachment submittal for all non-typical structures and materials proposed within the public right-of-way shall be approved by City Council. The executed encroachment agreement shall be filed with the Development Services Department for the approval by the City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.



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2. That the existing right-of-way for Abel Alley, portions of Franklin Street, and portions of Seaboard Ave are abandoned and a resolution number shown on all plats.
3. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.
4. For the building foundations proposed within the public right-of-way, an easement and/or agreement, as deemed appropriate and sufficient by City Staff, that permits portions of the building to encroach within the Franklin Street right-of-way must be approved by City Council. Any applicable easement must be executed by the City of Raleigh and the location as identified on the plans shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If the recorded copy of the document is not provided as indicated herein, further recordings and building permit issuance will be withheld.
5. The offsite improvement as recommended in the Traffic Impact Analysis shall be proposed and reviewed.

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. A right-of-way abandonment reference case # is shown on all plat recordings.

Engineering

3. A public access easement along the proposed alley shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.



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The following items must be approved prior to the issuance of building permits:

General

1. A recombination map shall be recorded , recombining the existing lots into a single tract as shown on the preliminary plan.
2. A demolition permit shall be obtained.

Engineering

3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Seaboard Ave, 17 street trees along Halifax St and 7 street trees along W Franklin St.
6. A public infrastructure surety for 32 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

The following are required prior to issuance of building occupancy permit:

Urban Forestry

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: April 29, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.



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4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 12/31/2020
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

VERTICAL SCALE 1" = 50'

VEHICULAR PARKING						
Non-Residential	Square Footage	Required Rate	Required	DX Deductions	Allowed Rate	Allowed
Total	10,355	0	0	N/A	0	0
Restaurant	10,355	0	0	N/A	0	0
Residential						
Units	Required Rate	Required	DX Deductions	Allowed Rate	Allowed	
Studio and 1 Bedroom	235	0	0		21/sf	462
2 Bedrooms	64	0	0	N/A	21/sf	135
3 Bedroom (Standard Townhome style Apartment Units)	3	0	0		21/sf	6
Total Required: 0						
Total Allowed: 596						
Total Provided: 489						
Accessible Spaces: 15						

1. Per TC (A) 26, no parking is required and a maximum of 2 spaces are allowed for each dwelling unit.

BIKE PARKING				
Short Term	SF/Units	Rate	Required	
Restaurant	10,355	1/50000 SF	4	
Retail	10,355	1/5000 SF	4	
Residential	235	100 units	15	
Total Required: 23				
Total Provided: 24				
Long Term				
Restaurant	10,355	1/50000 SF	4	
Retail	10,355	None	None	
Residential	235	None	None	
Total Required: 4				
Total Provided: 4				

*Per UDO 7.3.2.C - Minimum 4 required short term bike parking spaces for Restaurant/Retail. Minimum 4 long term bike parking spaces required for restaurant.

MIXED USE BUILDING REQUIREMENTS			
AMENITY AREA	REQUIRED	PROVIDED	
10% - 9,360 SF	> 10%		
B. BUILDING SETBACKS			
B1. From Primary Street (Min.)	3'	0'	
B2. From Side Street (Min.)	3'	0'	
B3. From Side Lot Line (Min.)	0' or 0'	0'	
B4. From Rear Lot Line (Min.)	0' or 0'	0'	
B4. From Rear (Min.)	0'	0.88'	
C. PARKING SETBACKS			
C1. Ground Story Height	15'	15'	
C2. Upper Story Height	11'	11'	
C3. Floor to Floor (Min.)	9'	11'	
F. TRANSPARENCY			
F1. Ground Story (Min.)	65%	65%	
F2. Upper Story (Min.)	20%	30%	
F3. Blank Wall Area (Max.)	20%	20%	

*Per UDO Sec. 3.2.6 - Mixed Use Building - DX Zoning

BUILD-TO			
FRONTAGE: URBAN GENERAL (UG)	REQUIRED	PROVIDED	
W. FRANKLIN STREET (SIDE STREET) (24')	0/20'	0'	
BUILD-TO	30% (80')	70% (201')	
BUILDING WIDTH	0/20'	0'	
HALIFAX STREET (PRIMARY STREET) (375')	0/20'	0'	
BUILD-TO	70% (260')	30% (239')	
BUILDING WIDTH	0/20'	0/20'	
SEABOARD AVENUE (SIDE STREET) (24')	0/20'	0/20'	
BUILD-TO	30% (80')	70% (182')	
BUILDING WIDTH	0/20'	0/20'	

*PER AD-16-00 AMENITY AREA HOLDS BUILD-TO ALONG HALIFAX ST.

AMENITY AREA REQUIREMENTS		
TOTAL SITE AREA	TOTAL AMENITY AREA REQUIRED	TOTAL AMENITY AREA PROVIDED
93388	9330	6037

SEE SHEET A-05 FOR DETAILS.

NOTES:

1. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE BUILDING. THE CONTRACTOR OR ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.

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19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.

HOFFMAN

HOFFMAN & ASSOCIATES
11 WEST FRANKLIN ST.
RALEIGH, NC 27604
CONTACT: ROB STEWART, VICE PRESIDENT
202.658.1158 (T)
703.967.8177 (C)
INTERNET: HOFFMAN-DEV.COM



STEWART
221 S. WEST STREET
RALEIGH, NC 27601

FIN LICENSE # C-104
www.stewartnc.com

APPLICATION

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 (919) 996-0468



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.5. Please check the appropriate building type and include the plan checklist document when submitting.

Office Use Only: Transaction #	Planning Coordinator:	
Building Type	Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision Transaction #
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed Use	Sketch Transaction #
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #
		Zoning Case #
		Administrative Alternate #

Development name: Seaboard Station - Block B
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Property address: 721 Halifax St., 18 Seaboard Ave.

Site P.I.N. (S): 1104721405, 1104828405
Please describe the scope of work, include any additions, expansions, and changes of use.
New construction, mixed use development including, residential, retail, restaurant, and an integrated sub-surface parking deck.

Current Property Owner/Developer Contact Name:	Rob Stewart, Vice President of Seaboard LLC & Seaboard LLC
NOTE: please attach purchase agreement when submitting this form.	
Company: Seaboard LLC & Seaboard LLC	Title: Vice President
Address: 360 Main Avenue SW, Washington, DC 20024	
Phone # 202 618 8848	Email: rseward@seaboard-dev.com
Applicant Name: Rob Stewart	
Company: Seaboard LLC	Address: 221 S. West Street, Suite 1100, Raleigh, NC 27603
Phone # 919 996 4761	Email: rseward@seaboard-dev.com

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DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): DX-5-1.5B	Building gross floor area (not to be demolished): 0
Gross site acreage: 5.67 AC	Existing gross floor area to be demolished: 0
Net parking spaces proposed: 0	New gross floor area: 302,680 SF
Net parking spaces proposed: 504	Total of gross (at remains and new): 375,662 SF
Overhead District (if applicable): none	Proposed # of buildings: 1
Existing use (UDO 5.4) Mixed Use	Proposed # of stories for each: 7
Proposed use (UDO 5.4) Mixed Use	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.0	Proposed Impervious Surface: Acres: 1.4
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Square Feet: 140,000
Have you provided flood elevation data?	
Provide site FEMA Map Panel #:	
Nearest River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 208	Units # of households: 0
# of beds: 1040	Size of home:
# of stories: 1	Is your project a multi-story home? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK	
I, the undersigned, hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief, and that I am duly qualified to execute this application.	
Signature: <u>Rob Stewart</u>	Date: 8/1/2014
Printed Name: Rob Stewart, Vice President of Seaboard LLC	

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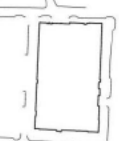
Consultants:



Vicinity map:



Key map:



Scale:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Project:

Seaboard Station - Block B

221 S. West Street, Suite 1100, Raleigh, NC 27603

Phone: 919.996.4761

Email: rseward@seaboard-dev.com

Website: www.seaboard-dev.com

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DEMOLITION LEGEND:			DATE
SYMBOL	DESCRIPTION	DATE	REVISION
[Symbol]	REMOVE BUILDING	NA	
[Symbol]	REMOVE ASPHALT	NA	
[Symbol]	REMOVE GRAVEL	NA	
[Symbol]	REMOVE BRICK WALKWAY	NA	
[Symbol]	REMOVE CONCRETE	NA	
[Symbol]	REMOVE SPORTS SURFACE	NA	
[Symbol]	REMOVE FURAP	NA	
[Symbol]	REMOVE VEGETATION	NA	
[Symbol]	REMOVE WATER LINE	NA	
[Symbol]	REMOVE SANITARY SEWER LINE	NA	
[Symbol]	REMOVE STORM DRAINAGE	NA	
[Symbol]	LIMIT OF DISTURBANCE	NA	
[Symbol]	TREE PROTECTION FENCE	NA	
[Symbol]	COORDINATE LIGHT POLE REMOVAL	NA	
[Symbol]	REMOVE TREE	NA	
[Symbol]	REMOVE TREELINE	NA	
[Symbol]	REMOVE WHISLE STOP	NA	
[Symbol]	REMOVE CURB & GUTTER	NA	
[Symbol]	REMOVE SIGN	NA	
[Symbol]	REMOVE RETAINING WALL	NA	
NOTES:			
1. SEE SHEET C201 FOR GENERAL AND DEMOLITION NOTES.			

STEWART
221 S. WEST ST., #1100
MILWAUKEE, WI 53205
TEL: 414.381.1000
WWW.STEWART-CONSTRUCTION.COM
PROJECT # C1903

Client:

HOFFMAN

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Consultant:

CLINE DESIGN

Locality map:

Key map:

Scale:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Project:

SEABOARD STATION - BLOCK B

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	6/14/2019	ISSUED FOR COMMENTS
2	6/14/2019	ISSUED FOR COMMENTS
3	6/14/2019	ISSUED FOR COMMENTS
4	6/14/2019	ISSUED FOR COMMENTS
5	6/14/2019	ISSUED FOR COMMENTS
6	6/14/2019	ISSUED FOR COMMENTS
7	6/14/2019	ISSUED FOR COMMENTS
8	6/14/2019	ISSUED FOR COMMENTS
9	6/14/2019	ISSUED FOR COMMENTS
10	6/14/2019	ISSUED FOR COMMENTS
11	6/14/2019	ISSUED FOR COMMENTS
12	6/14/2019	ISSUED FOR COMMENTS
13	6/14/2019	ISSUED FOR COMMENTS
14	6/14/2019	ISSUED FOR COMMENTS
15	6/14/2019	ISSUED FOR COMMENTS
16	6/14/2019	ISSUED FOR COMMENTS
17	6/14/2019	ISSUED FOR COMMENTS
18	6/14/2019	ISSUED FOR COMMENTS
19	6/14/2019	ISSUED FOR COMMENTS
20	6/14/2019	ISSUED FOR COMMENTS

Project number: C1903 Sheet #

Revised Date: 05/24/2020 JSP

Drawn by: CRM

Approved by: CRM

C2.00

DEMOLITION PLAN





***STREET ELEVATION - SOUTH (Seaboard Avenue)**



	2018-2019	2019-2020	2020-2021	2021-2022
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NOTE:
PER SEC. 4.8.0.22, HALIFAX ST., DESIGNATED AS PRIMARY
STREET, MEETS UDO PRIMARY STREET FACING ENTRANCE
SPACING REQUIREMENTS: SEE DIMENSIONS ALONG FACE
BETWEEN STREET FACING ENTRANCE SPACING (ABOVE).

*STREET ELEVATION - EAST (Halifax Street)



Client:

PN HOFFMAN

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Project:

**SEABOARD
STATION
PARCEL B**



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[illegible]

ELEVATIONS

Project number: 018100 Sheet: A-1
Date: October 2, 2008
Drawn by: RC, KB, ACP
Approved by: BP

CLINE
DESIGN

PN HOFFMAN

INNOVATING URBAN LIVES

SEABOARD
STATION
PARCEL B

A map of the study area, showing a grid of streets and buildings. A red square marks the location of the site, which is labeled 'SITE' with a line pointing to it.

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Data	Description
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Sheet A-12



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