LOCATION: The site is generally located at the southwest corner of Hillsborough Street and S West Street, with common street addresses of 501, 509, 5013 and 515 Hillsborough Street, 10 S West Street, and 502, 510, 512 and 514 W Morgan Street.

REQUEST: Development of an approximately 303,195 square foot, 8 story mixed-use building containing approximately 221 dwelling units, 8,550 square feet of commercial space, and structured parking. The subject property is approximately 1.12 acres zoned DX-12-SH.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: N/A

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 April 6, 2022 by McAdams.

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:

General

1. Demonstrate compliance with UDO Section 3.2.6.A4 and UDO Section 1.5.3 (Outdoor Amenity Area).

2. Right-of-way closure, which is subject to City Council approval or denial, must occur prior to SPR approval.

3. Demonstrate compliance with UDO Section 7.2.8.D (Retaining Walls).

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

5. 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.

Public Utilities
6. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

7. The water meter must be shown in a location suitable to the City of Raleigh Public Utilities Department on the SPR plans.

Stormwater

8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☐ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☐ Right of Way Deed of Easement Required
☐ Sidewalk Deed of Easement Required

☐ 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:

Engineering

1. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

3. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions. This submittal must reflect any downstream upgrades as well as replacements of any public water or sewer main along the development's frontage as deemed necessary by the City.

Stormwater

4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

6. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

☑ 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.

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

General

1. To satisfy UDO 8.11 for Transit Infrastructure - provide transit shelter full buildout on West Street just north of Hillsborough Street.

2. A recombination map shall be recorded recombing the existing lots into a single lot.

3. Demonstrate compliance with UDO Section 7.2.5.D (Screening - Mechanical Equipment).

4. A demolition permit shall be obtained.

Engineering
5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

6. Supply fee-in-lieu for future transit shelter to be applied to the transit line along Hillsborough Street.

**Stormwater**

7. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

**Urban Forestry**

9. A public infrastructure surety for 13 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along West Morgan Street, 5 street trees along South West Street, 4 street trees along Hillsborough Street.

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

**General**

1. Final inspection of all right of way street trees by Urban Forestry Staff.

2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

**Stormwater**

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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:
Administrative Approval Action

Case File / Name: ASR-0059-2021
DSLC - 501 Hillsborough

3-Year Expiration Date: August 11, 2025
Obtain a valid building permit for the total area of the project, or a phase of the project.

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: Alycia Bailey Taylor Date: 04/14/2022
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
501 HILLSBOROUGH
501 HILLSBOROUGH STREET
RALEIGH, NORTH CAROLINA, 27603
ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH CASE #: ASR-0059-2021
PROJECT NUMBER: 2021110428
DATE: JULY 9, 2021
REVISED: OCTOBER 18, 2021
REVISED: DECEMBER 28, 2021
REVISED: MARCH 8, 2021
REVISED: APRIL 6, 2021

ARCHITECTURAL SHEET INDEX
A1.1.1 PAVING, ELEV
A1.1.3 PAVING, ELEV
A1.1.5 PAVING, ELEV
A1.1.6 ELEV, 3RD STORY HEIGHT
A1.1.36 CLOSET CORNER S可通过, ハンドカツ
A1.3.37 AMBIVERT AREA, SERV
A1.2.1 TRANSPARENCY - 118 HILLSBOROUGH ST
A1.2.2 TRANSPARENCY - WEST HILLSBOROUGH ST
A1.3.4 TRANSPARENCY - S. WITTY ST
A1.1.1 IN BUILDING RISING - HILLSBOROUGH
A1.3.2 IN BUILDING RISING - INDOOR VANQUISH
A1.3.3 BUILDING RISING - WEST HILLSBOROUGH
A1.3.4 BUILDING RISING - S. WITTY ST

SIGHT-OF-ART OBSTRUCTION NOTES
1. NOT AN ADEQUATELY DEPICTED 218 IN HILLSBOROUGH STREET, SOUTH OF HILLSBOROUGH STREET, BETWEEN HILLSBOROUGH STREET AND WEST HILLSBOROUGH STREET. OTHERWISE, AS INSFECTED, IN HILLSBOROUGH STREET, BETWEEN HILLSBOROUGH STREET AND WEST HILLSBOROUGH STREET.
2. NOT AN ADEQUATELY DEPICTED 218 IN HILLSBOROUGH STREET, SOUTH OF HILLSBOROUGH STREET, BETWEEN HILLSBOROUGH STREET AND WEST HILLSBOROUGH STREET. OTHERWISE, AS INSFECTED, IN HILLSBOROUGH STREET, BETWEEN HILLSBOROUGH STREET AND WEST HILLSBOROUGH STREET.
3. NOT AN ADEQUATELY DEPICTED 218 IN HILLSBOROUGH STREET, SOUTH OF HILLSBOROUGH STREET, BETWEEN HILLSBOROUGH STREET AND WEST HILLSBOROUGH STREET. OTHERWISE, AS INSFECTED, IN HILLSBOROUGH STREET, BETWEEN HILLSBOROUGH STREET AND WEST HILLSBOROUGH STREET.
4. NOT AN ADEQUATELY DEPICTED 218 IN HILLSBOROUGH STREET, SOUTH OF HILLSBOROUGH STREET, BETWEEN HILLSBOROUGH STREET AND WEST HILLSBOROUGH STREET. OTHERWISE, AS INSFECTED, IN HILLSBOROUGH STREET, BETWEEN HILLSBOROUGH STREET AND WEST HILLSBOROUGH STREET.
5. NOT AN ADEQUATELY DEPICTED 218 IN HILLSBOROUGH STREET, SOUTH OF HILLSBOROUGH STREET, BETWEEN HILLSBOROUGH STREET AND WEST HILLSBOROUGH STREET. OTHERWISE, AS INSFECTED, IN HILLSBOROUGH STREET, BETWEEN HILLSBOROUGH STREET AND WEST HILLSBOROUGH STREET.

ATTENTION CONTRACTORS
The City of Raleigh is seeking proposals for the construction of the project. Contact the City of Raleigh for further information.

SOLID WASTE INSPECTION STATEMENT
1. The City of Raleigh is responsible for the inspection of the project. All work must comply with the City's inspection requirements. Non-compliance may result in fines and penalties.
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Kasey Evans
City of Raleigh
300 S. Tryon St.
Raleigh, NC 27602
Phone: 919-733-3955
Fax: 919-799-8877
Email: Kasey.evans@raleighnc.gov
Website: www.raleighnc.gov
### Ground Level - Transparency

<table>
<thead>
<tr>
<th>Description</th>
<th>Overall</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>2,658 SF</td>
<td>1,496 SF</td>
<td>1,745 SF</td>
</tr>
<tr>
<td>Openings</td>
<td>391 SF</td>
<td>748 SF</td>
<td>748 SF</td>
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<tr>
<td>Total</td>
<td>2,267 SF</td>
<td>748 SF</td>
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### Ground Level - Transparency (1.5.9.B)

<table>
<thead>
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<th>Floor</th>
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<tbody>
<tr>
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<td>536 SF</td>
<td>633 SF</td>
</tr>
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<td>491 SF</td>
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<tr>
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</tr>
<tr>
<td>5th</td>
<td>2,678 SF</td>
<td>536 SF</td>
<td>845 SF</td>
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### Upper Level - Transparency

<table>
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<th>Provided</th>
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<td>536 SF</td>
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<tr>
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<tr>
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<td>491 SF</td>
<td>842 SF</td>
</tr>
<tr>
<td>1st</td>
<td>2,688 SF</td>
<td>536 SF</td>
<td>833 SF</td>
</tr>
</tbody>
</table>
GROUND LEVEL - TRANSPARENCY
(OVERALL)
OVERALL  2,709 SF
OPENINGS  297 SF
TOTAL  2,412 SF
REQUIRED  1,591 SF (56%)
PROVIDED  1,709 SF (71%)

GROUND LEVEL - TRANSPARENCY (3' MIN. / 8' MAX.)
(AT LEAST 50% OF REQUIRED TRANSPARENCY OCCURS BETWEEN 3'-8" ABOVE THE GROUND FLOOR)
REQUIRED  1,591 SF x 0.5 = 795 SF (50%)
PROVIDED  833 SF (52%)

UPPER LEVEL - TRANSPARENCY
FLOOR  OVERALL  REQUIRED  PROVIDED
5th  2,678 SF  536 SF (20%)  843 SF (31%)
4th  2,457 SF  491 SF (20%)  846 SF (34%)
3rd  2,457 SF  491 SF (20%)  846 SF (34%)
2nd  2,457 SF  491 SF (20%)  846 SF (34%)
1st  2,688 SF  537 SF (20%)  846 SF (31%)
P3  374 SF  75 SF (20%)  112 SF (30%)

501 HILLSBOROUGH ST.
RALEIGH, NC
<table>
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<tr>
<th>FLOOR</th>
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<th>REQUIRED</th>
<th>PROVIDED</th>
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<td>5th</td>
<td>2,368 SF</td>
<td>474 SF (20%)</td>
<td>892 SF (38%)</td>
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<tr>
<td>4th</td>
<td>2,173 SF</td>
<td>435 SF (20%)</td>
<td>882 SF (42%)</td>
</tr>
<tr>
<td>3rd</td>
<td>2,173 SF</td>
<td>435 SF (20%)</td>
<td>882 SF (42%)</td>
</tr>
<tr>
<td>2nd</td>
<td>2,173 SF</td>
<td>435 SF (20%)</td>
<td>882 SF (41%)</td>
</tr>
<tr>
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<tr>
<td>P3</td>
<td>1,511 SF</td>
<td>302 SF (20%)</td>
<td>597 SF (40%)</td>
</tr>
</tbody>
</table>

**Ground Level - Transparency**

- Overall: 2,358 SF
- Openings: 2,358 SF
- Total: 2,358 SF
- Required: 1,556 SF (66%)
- Provided: 1,741 SF (74%)

**Ground Level - Transparency (1.5.9.8)**

- Required: 1,556 SF x 0.5 = 778 SF (50%)
- Provided: 782 SF (50%)