### **Administrative Site Review Application**

Office Use Only: Case #: \_



Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Planner (print): \_

assistance detern	nining a Site	Plan Tier is nee	eded a Site Pla	inge case <u>TC-14-19</u> to determine the site plan tier. If in Tier Verification request can be submitted online via the s verification service.)			
Site Plan Tier:	Tier Two Si	te Plan	Tier Three Site Plan				
Building Type				Site Transaction History			
	Detached		General	Subdivision case #:			
	Attached		Mixed use	Scoping/sketch plan case #:			
				Certificate of Appropriateness #:			
	Apartment		Open lot				
-	Townhouse	Civic		Zoning Case #:			
				Administrative Alternate #:			
GENERAL INFORMATION							
Development na	me:						
Inside City limits	? Yes	No					
Property address	s(es):						
Site P.I.N.(s):							
Please describe	the scope of	work. Include a	any additions, o	expansions, and change of use.			
Current Property	Owner/Deve	eloper Contact	Name:				
NOTE: please a	ttach purch	ase agreement	t when submi	tting this form.			
Company:				Title:			
Address:							
Phone #: Email:			Email:				
Applicant Name:	:						
Company:							
Phone #: Email:							

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DEVELOPMENT TYPE + SITE DATE TABLE							
(Applicable to all developments)							
SITE DATA	BUILDING DATA						
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):						
	Existing gross floor area to be demolished:						
Gross site acreage:	New gross floor area:						
# of parking spaces required:	Total sf gross (to remain and new):						
# of parking spaces proposed:	Proposed # of buildings:						
Overlay District (if applicable):	Proposed # of stories for each:						
Existing use (UDO 6.1.4):							
Proposed use (UDO 6.1.4):							
STORMWATER INFORMATION							
Existing Impervious Surface:  Acres: Square Feet:	Proposed Impervious Surface:  Acres: Square Feet:						
Is this a flood hazard area? Yes No	, 10. 50						
If yes, please provide:							
Alluvial soils:							
Flood study:							
FEMA Map Panel #:							
Neuse River Buffer Yes No	Wetlands Yes No						
RESIDENTIAL D	EVELOPMENTS						
Total # of dwelling units:	Total # of hotel units:						
# of bedroom units: 1br 2br 3br	4br or more						
# of lots:	Is your project a cottage court? Yes No						
SIGNATUR	RE BLOCK						
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.							
I, will se	erve as the agent regarding this application, and will receive						
and respond to administrative comments, resubmit plans an owner(s) in any public meeting regarding this application.	d applicable documentation, and will represent the property						
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.							
Signature: And American	Date:						
Printed Name:	<u>,</u>						

Page 2 of 2 REVISION 02.19.21



200, 206, & 210 S. WEST ST., RALEIGH, NC 27601 1703488450, 1703488314, 1703488250 RESEARCH TRIANGLE REGIONAL PUBLIC TRANSIT AUTHORITY 1.74 AC 75,768 SF (0 AC RIGHT OF WAY DEDICATION) DX-40-CU DX-40-CU WAREHOUSE RETAIL, RESIDENTIAL, RESTAURANT, HOTEL, TRANSIT ZONE X **NEUSE RIVER** NEW CONSTRUCTION 40 STORIES 34 STORIES 0 SF (0% OF DISTURBED AREA) 2.64 AC/ 115,144 SF

2.71 AC/ 118,235 SF

2.70 AC/ 117,460 SF

# 200, 206, & 210 S. WEST ST. RALEIGH, NC 27601

## CITY OF RALEIGH ADMINISTRATIVE SITE REVIEW ASR-0072-2021

SUBMITTED ON SEPTEMBER 10, 2021 RE-SUBMITTED ON OCTOBER 19, 2021 RE-SUBMITTED ON FEBRUARY 15, 2022 RE-SUBMITTED ON MARCH 16, 2022

1ST 2ND

3RD 4TH

SHEET INDEX

				SHEET TITLE	SHEET NAME	SUBMITTAL	SUBMITTAL	SUBMITTAL	SUBMITTAL
				C-000	COVER SHEET	•	•	•	•
				C-010	GENERAL NOTES	•	•	•	•
				C-100	SURVEY	•	•	•	•
PROPOSED SITE DARKING DATA			C-101	EXISTING CONDITIONS PLAN	•	•	•	•	
PROPOSED SITE PARKING DATA			C-200	DEMOLITION PLAN	•	•	•	•	
UDO VEHICULAR PARKING REQUIRED			C-300	SITE PLAN	•	•	•	•	
	S.F. OR UNITS		REQUIRED	C-301 C-302	ADA ACCESS PLAN  AMENITY PLAN	•	•	•	•
NTIAL 0-1 BEDROOM	305		0	C-302	HISTORIC PRESERVATION PLAN	•	•	•	•
NTIAL 2 BEDROOM	100		0	C-304 C-500	GRADING & STORM DRAINAGE PLAN	•	•	•	•
NTIAL 2 BEDROOM	100		U	C-600	UTILITIES PLAN	•	•	•	•
	208		0	C-610	FIRE PROTECTION PLAN	•	•	•	•
	9000		0	C-700	TRANSPORTATION PLAN	•	•	•	•
JRANT/BAR	9700		0	C-702	WASTE MANAGEMENT PLAN	•	•	•	•
NGER TERMINAL	4000		0	C-900	SITE DETAILS	•	•	•	•
PACE	1200		0	C-901	SITE DETAILS	•	•	•	•
ARKING REQUIRED			0	C-902	SITE DETAILS	•	•	•	•
SPACES ARE REQUIRED, NO MORE THAN 2	ON-SITE PARKING S	PACES PER		C-903	SITE DETAILS	•	•	•	•
IT ARE ALLOWED			C-904	SITE DETAILS	•	•	•	•	
VEHICULAR F	PARKING PROVIDE	ED		C-905	SITE DETAILS	•	•	•	•
G DECK - STANDARD			457	C-920	STORM DRAINAGE DETAILS	•	•	•	•
G DECK - ADA VAN			2	C-921	STORM DRAINAGE DETAILS	•	•	•	•
G DECK - ADA VEHICLE			9	C-930	UTILITY DETAILS	•	•	•	•
G DECK - COMPACT			24	C-931	UTILITY DETAILS	•	•	•	•
EET PARKING - STANDARD			4	C-932	UTILITY DETAILS	•	•	•	•
NG PROPOSED			496	C-932 C-941	UTILITY DETAILS  UTILITY DETAILS	•	•	•	•
BIKE PAR	KING REQUIRED			C-941 C-940	UTILITY DETAILS  UTILITY DETAILS	•	•	•	•
		SHORT TERM	LONG TERM	L-500	PLANTING PLAN	•	•	•	•
NTIAL		20	0	L-600	PLANTING & SOIL DETAILS	•	•	•	•
		0	10	L-601	PLANTING & SOIL DETAILS	•	•	•	•
		4	0	T-101	TRANSIT STOP SITE PLAN	•	•	•	•
JRANT/BAR		4	4	T-102	ROADWAY TYPICAL SECTIONS	•	•	•	•
NGER TERMINAL		1	2	T-103	TRANSIT TYPICAL SECTIONS	•	•	•	•
PACE		4	0	T-104	TRANSIT CENTER SITE PLAN	•	•	•	•
		28	14	T-106	BUS TURN MOVEMENT PLAN		•	•	•
ARKING REQUIRED		4	-2	T-107	BUS TURN MOVEMENT PLAN		•	•	
BIKE PAR	KING PROVIDED			TR-102	STRIPING PLAN - 2ND FLOOR (P1)	•	•	•	•
EET/SITE			13	TR-103	STRIPING PLAN - 3RD FLOOR (P2)	•	•	•	•
ARKING 27		27	TR-104	STRIPING PLAN - 4TH FLOOR (P3)	•	•	•	•	
PARKING PROVIDED 40			40	TR-105	STRIPING PLAN - 5TH FLOOR (P4)	•	•	•	•
ARANCE COMMISSION (DA-0	024-2021)			TR-106	STRIPING PLAN - 6TH FLOOR	•	•	•	•
,	·			A-101	1 <sup>ST</sup> FLOOR PLAN	•	•	•	•
ORITY, PROPERTY OWNER, REQUESTE	D:			A-101M	1 <sup>ST</sup> FLOOR MEZZANINE PLAN  2 <sup>ND</sup> FLOOR (HOTEL VALET/ DROP-OFF) PLAN	•	•	•	•
XIT A PARKING AREA IN A FORWARD	MOTION, AS SET	FORTH IN UNIFIED [	DEVELOPMENT	A-102	3 <sup>RD</sup> FLOOR (PARKING P2) PLAN	•	•	•	•
. HARGETT STREET;	0.2.5.0.0			A-103 A-104	, ,	•	•	•	•
EWAYS SET FORTH IN UDO SECTION	,			A-104	4 <sup>TH</sup> FLOOR PLAN (HOTEL AND PARKING)	•		• 	• 
EWAYS SET FORTH IN UDO SECTION EWAYS SET FORTH IN UDO SECTION	•			A-105	5 <sup>TH</sup> FLOOR (PARKING P4) PLAN	•	•	•	•
WEEN A DRIVEWAY AND INTERSECTION		RALEIGH STREET DE	SIGN MANUAI	A-106	6 <sup>TH</sup> FLOOR (AMENITY PODIUM) PLAN	•	•	•	•
D.G. Z.M. / M.D INTEROLOTIC	JE. I OKITIN	DI		A-107	7TH FLOOR PLAN (TYPICAL FROM 7TH TO 13TH FLOOR)	•	•	•	•
EEN A DRIVEWAY AND INTERSECTION	N SET FORTH IN R	SDM SECTION 9.5;		A-108	14TH FLOOR PLAN (HOTEL ROOF BAR)	•	•	•	•
EET TREES, AS SET FORTH IN UDO SE	•			A-109	15TH FLOOR - (HOTEL ROOF, 16TH FLOOR				
OTH SET FORTH IN UDO SECTION 8.5.	•			A-108	SIMILAR)				•
ALONG WEST STREET, AS SET FORTH		•		A-110	17TH FLOOR PLAN, (TYPICAL FROM 17TH TO 30TH FLOOR)				•
ALONG HARGETT STREET, AS SET FOR	KIH IN UDO SECT	ION 8.5.9.A;		A-111	31ST FLOOR PLAN				•
H IN UDO SECTION 8.5.5.A; H IN UDO SECTION 8.5.5.A;				A-112	32ND FLOOR PLAN (TYPICAL FROM 32ND TO 34TH FLOOR)				•
FIN ODO SECTION 6.3.3.A; EST SIDE OF WEST STREET WITH A H	OTEL DROP OFF A	ND LOADING ARFA	AND WITH A 1'	A-113	35TH FLOOR (RESIDENTIAL ROOF)				•
SECTION 8.5.5.D;				A-114	ROOF PLAN				•
H IN UDO SECTION 8.5.5.D;			A-301	OVERALL ELEVATION - NORTH	•	•	•	•	
E OF WEST STREET AS SET FORTH IN		,		A-302	OVERALL ELEVATION - EAST	•	•	•	•
ON HARGETT STREET AND AN 8' DES	IGN ALTERNATE T	O THE REQUIRED M	INIMUM 12'	A-303	OVERALL ELEVATION – SOUTH	•	•	•	•
DE OF HARGETT STREET AS SET FORTH	H IN UDO SECTIO	N 8.5.5.A: AND		A-304	OVERALL ELEVATION - WEST	•	•	•	•
IUM BLANK WALL AREA IN THE VERTION		•	EET AND WEST	AL-101	ARCHITECTURAL LIGHTING -1ST FLOOR RCP			•	•
3.2.6.	2.23 0	<u> </u>	.5.1	AL-201	ARCHITECTURAL LIGHTING -1ST FLOOR PLAN			•	•
30 SQ. FT. MIXED-USE DEVELOPMENT	ON A 1.76-ACRE	SITE ZONED DX-40-	CU AND LOCATED	AL-301	ARCHITECTURAL LIGHTING -ELEVATIONS			•	•
IF SPEED OF VEHICLES ECRESSING TO	HE DARKING DEC		GETT STREET	AL-500	ARCHITECTURAL LIGHTING -SCHEDULES			•	•
IE SPEED OF VEHICLES EGRESSING THE PARKING DECK LOCATED ON HARGETT STREET.  TRIANS TRAVELLING ON THE SOUTH SIDE OF HARGETT STREET AND VEHICLES EXITING THE			AL-501	ARCHITECTURAL LIGHTING - CUT SHEETS				•	
The second of th			AL-502	ARCHITECTURAL LIGHTING - CUT SHEETS	_	_	_	•	
				21-0256A	SITE LIGHTING PLAN	•	•	•	•

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

#### Office Use Only: Case #: Planner (print):

Please review UDO Section 10.2.8. as amended by text change case <u>TC-14-19</u> to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the <u>Permit and Development Portal</u>. (Note: There is a fee for this verification service.)

Tier Three Site Plan 🗸

Site Transaction History

Detached Attached	General  Mixed use	Subdivision case #:  Scoping/sketch plan case #: SCOPE-0083-2021  Certificate of Appropriateness #:
Apartment	Open lot	Board of Adjustment #:
Townhouse	Civic	Zoning Case #: Z-19-19 Administrative Alternate #:
	GENERAL IN	FORMATION
Development name: Raleigh Union Sta	ation Bus Station	
Inside City limits? Yes 🗸 No		
Property address(es): 200,206 &	&210 S. W	est Street, Raleigh NC 27601
Site P.I.N.(s): 1703488450,17034883		
Please describe the scope of work. Include Demolition of existing building for the 4 levels of parking deck and two to the scope of work. Include the scope of work. Include 1 and 1	ne construction o	f new bus transit facility and overbuild consisting of
Current Property Owner/Developer Con NOTE: please attach purchase agree		Triangle Regional Public Transit Authority/ Micah Kordsmeier
Company: Hoffman & Associates		Title: Senior Development Manager
Address: 11 Franklin Street, Raleigh	NC 27604	
Phone #: 919.371.5264	Email: mkord	smeier@hoffman-dev.com
Applicant Name: Natalie Carmen		
Company: Stewart	Address: 223	S. West Street, Raleigh NC 27603

Email: ncarmen@stewartinc.com

Page **1** of **2 REVISION 02.19.21 DEVELOPMENT TYPE + SITE DATE TABLE** (Applicable to all developments) **BUILDING DATA** SITE DATA Zoning district (if more than one, please provide the Existing gross floor area (not to be demolished): acreage of each): DX-40-CU Existing gross floor area to be demolished: 138,747 Gross site acreage: 1.76 New gross floor area: 623,180 Total sf gross (to remain and new): 623,180 # of parking spaces required: 0 # of parking spaces proposed: 492 Proposed # of buildings: 1 Overlay District (if applicable): N/A Proposed # of stories for each: 34

Phone #: 919.866.4776

Existing use (UDO 6.1.4): warehouse

Proposed use (UDO 6.1.4): Res, retail, hotel, transit, restaurant

STORMWATER INFORMATION							
Existing Impervious Surface: RESIDENTIAL, HOTEL, RETA	us Surface:						
Acres: 2.714 Square Feet: 118,235	Acres: 2.697 Square Feet: 117,460						
Is this a flood hazard area? Yes No							
If yes, please provide:							
Alluvial soils:							
Flood study:							
FEMA Map Panel #:							
Neuse River Buffer Yes ✓ No 🗌	Wetlands Yes ☐ No 🗸						

RESIDENTIAL DEVELOPMENTS						
Total # of dwelling units: 405			Total # of hotel units: 208			
# of bedroom units: 1br 305	2br 100	3br 0	4br or more 0			
# of lots: 1			Is your project a cottage court?	Yes No 🗸		

## SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

Natalie Carmen of Stewart will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Mr Mora Date: 10/18/2021 Signature: Printed Name: John Florian

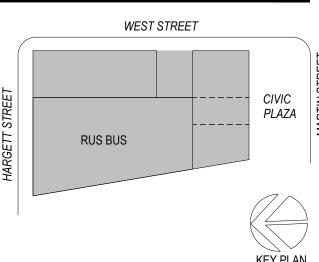
Page **2** of **2** 

ARCHITECTURE

**REVISION 02.19.21** raleighnc.gov

PRELIMINARY - DO NOT USE FOR CONSTRUCTION





## PERKINS— EASTMAN 115 Fifth Avenue New York, NY 10003 T. +1 212 353 7200 F. +1 212 353 7676

**HOFFMAN & ASSOCIATES** 11 WEST FRANKLIN ST., RALEIGH NC 27604

STEWART INC.

Landscape Architecture: STEWART INC. 223 S. WEST ST. SUITE 1100, RALEIGH, NC 27603

223 S. WEST ST. SUITE 1100, RALEIGH, NC 27603 Transportation: **KIMLEY-HORN** 421 FAYETTEVILLE ST. SUITE 600 RALEIGH, NC 27601

THORNTON TOMASETTI 2001 K ST. NW SUITE 600 N, WASHINGTON, DC 20006

PROJECT TITLE:

**RUS BUS** 

RALEIGH, NC

INEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL

DIRECTOR OF GEOMATICS

919.866.4806 (T)



STEWART INC. - GEOMATICS EN, PE CONTACT: FRANK G. MUNDY, II, PLS 919.380.8752 (F) EWARTINC.COM FMUNDY@STEWARTINC.COM

STEWART INC. - GEOTECHNICAL CONTACT: DON BROWN, PE MANAGER OF CONSTRUCTION SERVICES 919.866.4842 (T) 919.380.8752 (F) DBROWN@STEWARTINC.COM



PERKINS EASTMAN 115 FIFTH AVENUE NEW YORK, NY 10003 CONTACT: HILARY BERTSCH 212.353.0146 (T) H.BERTSCH@PERKINSEASTMAN.COM Kimley » Horn

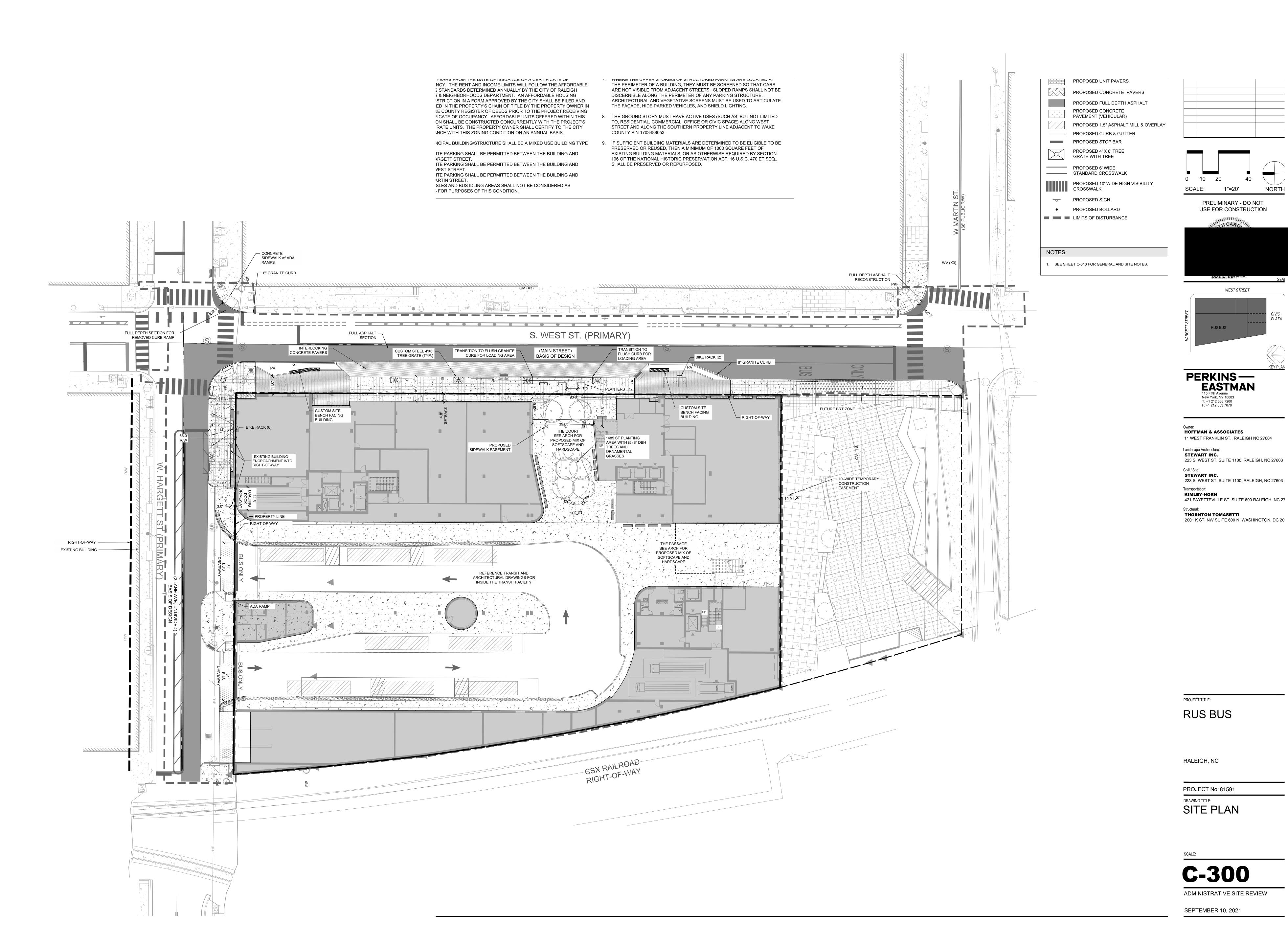
KIMLEY-HORN ONE BANK OF AMERICA PLAZA 421 FAYETTEVILLE ST STE 600 RALEIGH, NC 27601 CONTACT: BETTY WHITE, PE 919 653 2935 (T) BETTY.WHITE@KIMLEY-HORN.COM

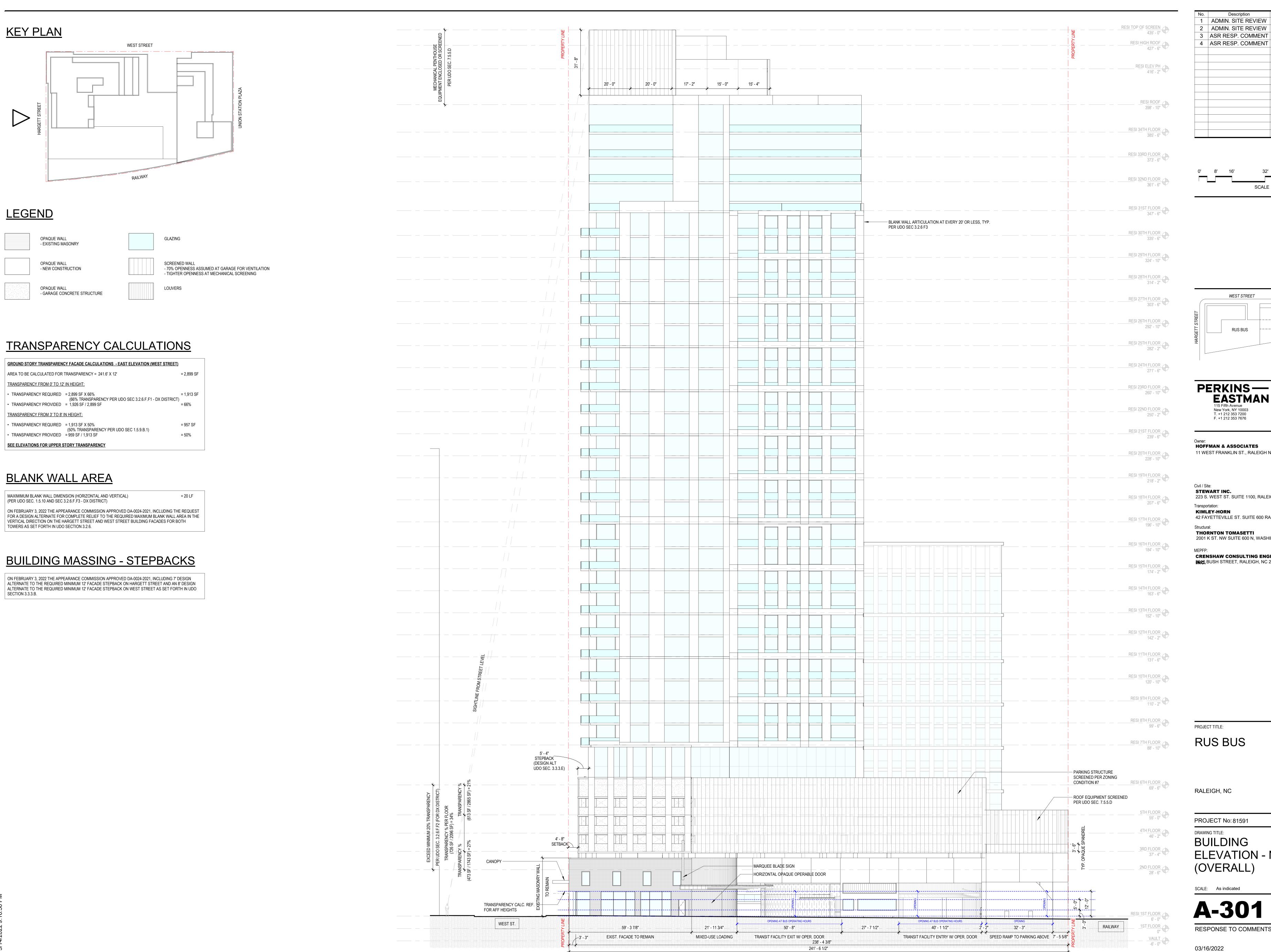
PROJECT No: 81591 DRAWING TITLE: COVER SHEET

**C-000** 

**SEPTEMBER 10, 2021** 

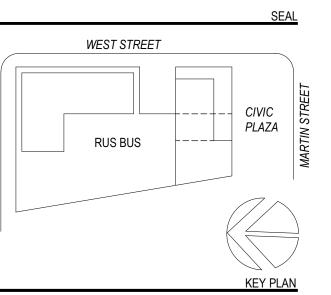
ADMINISTRATIVE SITE REVIEW





ADMIN. SITE REVIEW 08/02/2021 ADMIN. SITE REVIEW | 10/19/2021 3 ASR RESP. COMMENT 02/15/2022 4 ASR RESP. COMMENT 03/16/2022





PERKINS— EASTMAN
115 Fifth Avenue New York, NY 10003 T. +1 212 353 7200 F. +1 212 353 7676

HOFFMAN & ASSOCIATES 11 WEST FRANKLIN ST., RALEIGH NC 27604

STEWART INC. 223 S. WEST ST. SUITE 1100, RALEIGH, NC 27603 Transportation: **KIMLEY-HORN** 42 FAYETTEVILLE ST. SUITE 600 RALEIGH, NC 27601

THORNTON TOMASETTI 2001 K ST. NW SUITE 600 N, WASHINGTON, DC 20006

CRENSHAW CONSULTING ENGINEERS, BUSH STREET, RALEIGH, NC 27609

PROJECT TITLE: **RUS BUS** 

RALEIGH, NC

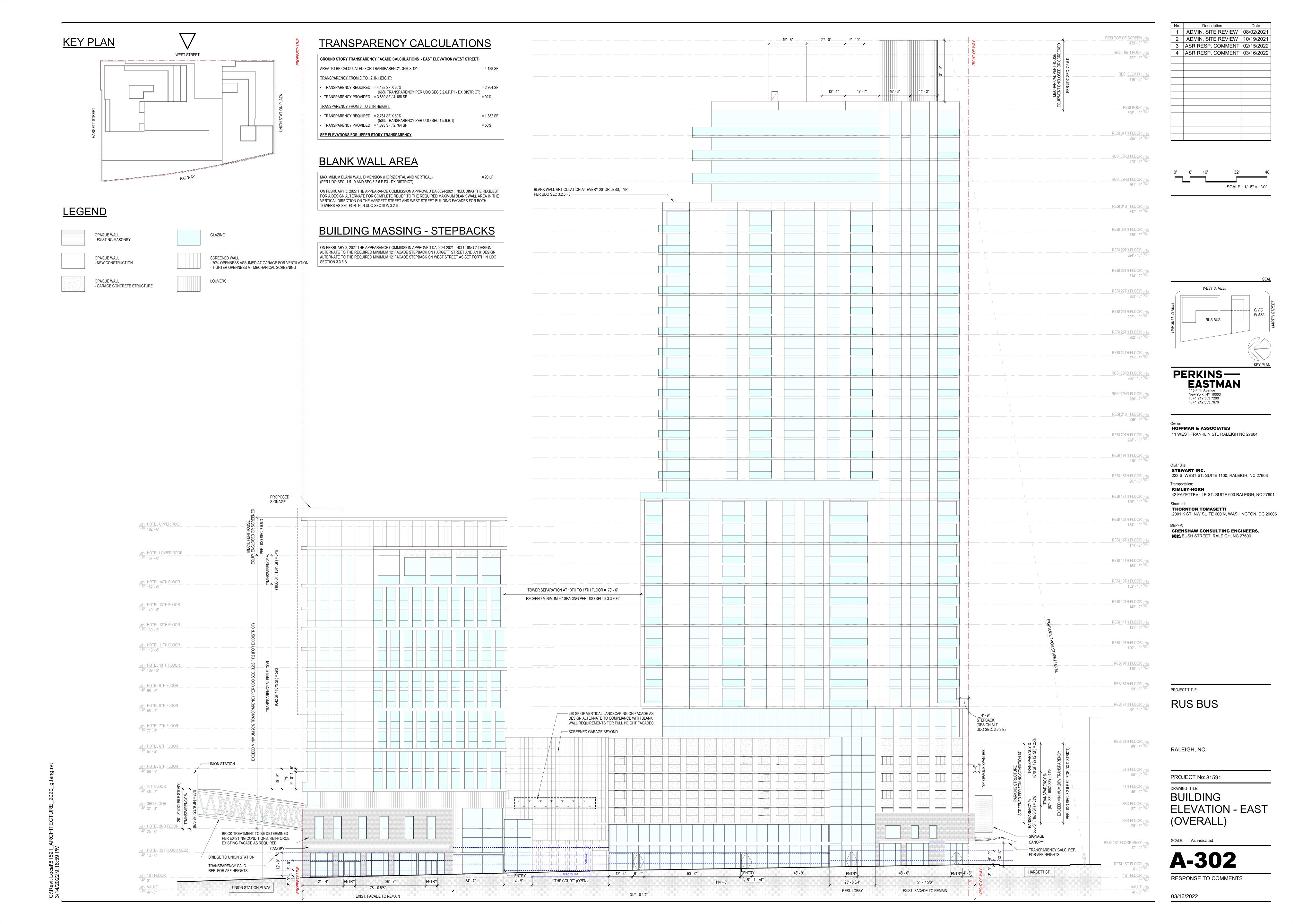
PROJECT No: 81591

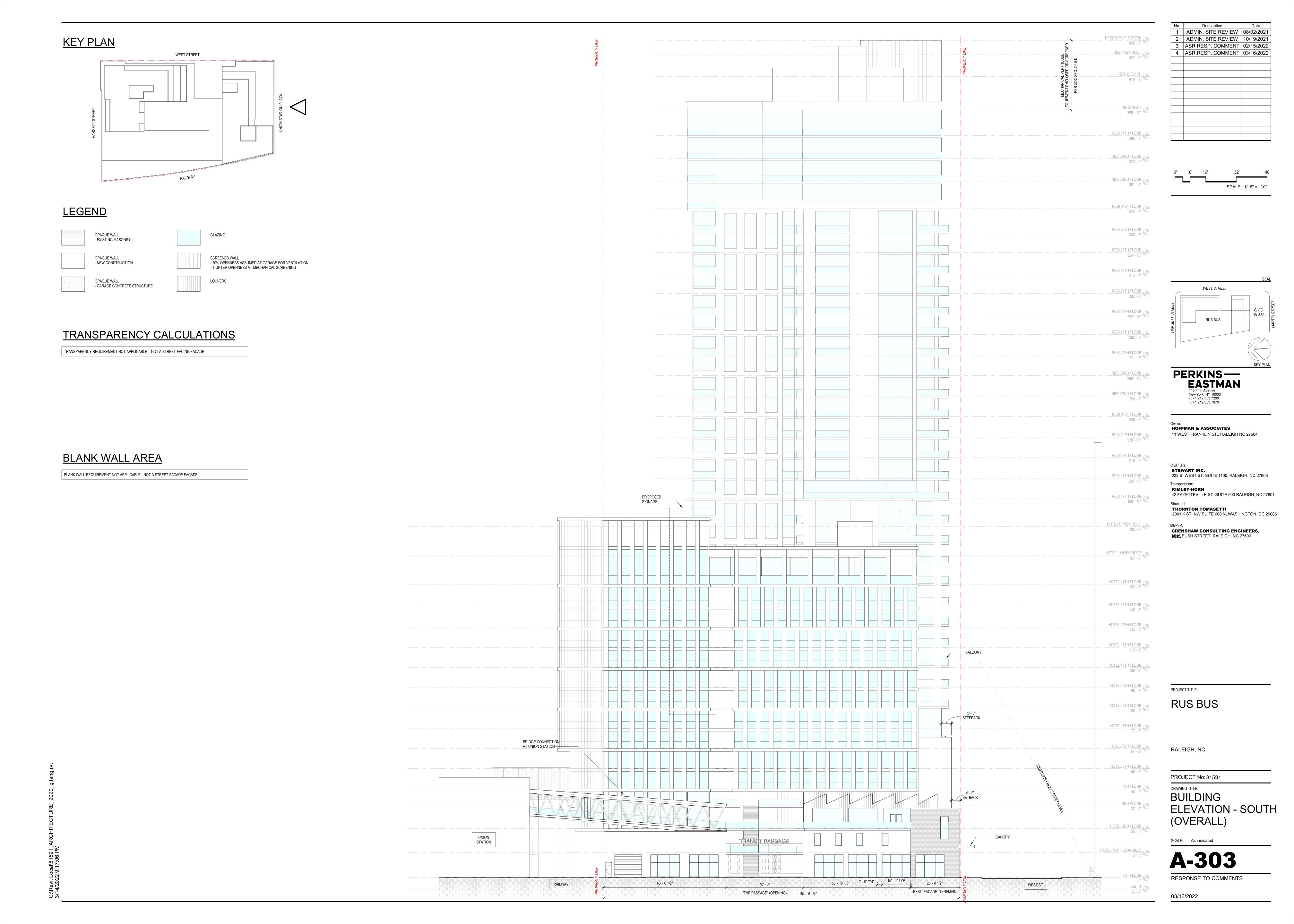
BUILDING **ELEVATION - NORTH** (OVERALL)

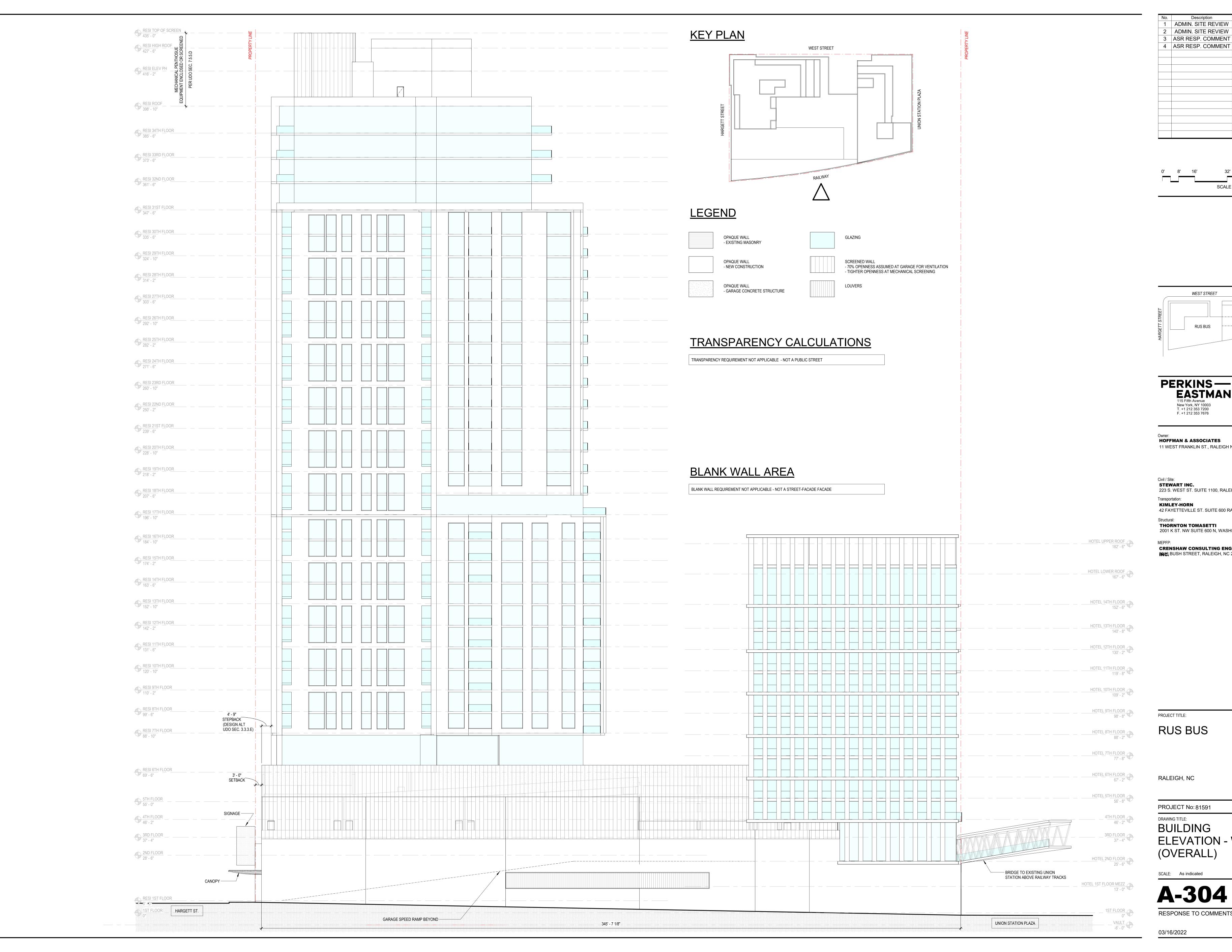
SCALE: As indicated

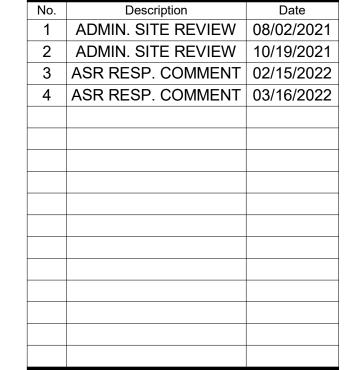
**A-301** 

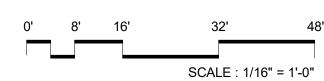
03/16/2022

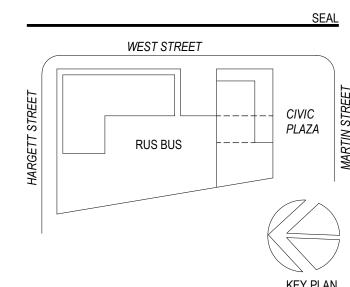












# PERKINS— EASTMAN New York, NY 10003 T. +1 212 353 7200 F. +1 212 353 7676

HOFFMAN & ASSOCIATES 11 WEST FRANKLIN ST., RALEIGH NC 27604

Civil / Site: STEWART INC. 223 S. WEST ST. SUITE 1100, RALEIGH, NC 27603 Transportation:
KIMLEY-HORN

42 FAYETTEVILLE ST. SUITE 600 RALEIGH, NC 27601 **THORNTON TOMASETTI** 2001 K ST. NW SUITE 600 N, WASHINGTON, DC 20006

CRENSHAW CONSULTING ENGINEERS, Mic BUSH STREET, RALEIGH, NC 27609

PROJECT TITLE: **RUS BUS** 

RALEIGH, NC

PROJECT No: 81591

DRAWING TITLE:
BUILDING **ELEVATION - WEST** (OVERALL)

SCALE: As indicated

**A-304** 

03/16/2022