

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

Case File / Name: ASR-0072-2021 DSLC - RUS Bus

LOCATION:The site is generally located at the southwest corner of W Hargett Street and S
West Street, with common street addresses of 200, 206 and 210 S West Street.
Development of an approximately 623,180 square feet, 34 story mixed use building
containing approximately 305 dwelling units, 208 hotel rooms, a passenger
terminal, approximately 18,700 square feet of commercial space, and structured
parking. The subject property is approximately 1.74 acres zoned DX-40-CU.

Design Alternates (DA-0024-2021) approved related to direction of travel entering and exiting a parking area, spacing between driveways, spacing between driveways and intersections, street tree spacing, size of planting areas, sidewalk size along West Street and Hargett Street, removal of bike lanes, right-of-way width, replacement of onstreet parking with a hotel drop-off/loading area, travel lane width, minimum façade stepback, and blank wall area, subject to the following conditions: the applicant will provide a) a traffic calming measure to reduce speed of vehicles egressing the parking deck on Hargett Street, and b) increased transparency between pedestrians traveling on the south side of Hargett Street and vehicles existing the parking deck. See DA-0024-2021 for details.

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 March 16, 2022 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:

☑ <u>SITE PERMITTING REVIEW</u> - 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. Site plan approval is subject to review and approval of all required encroachment and agency approvals for all proposed encroachments, including but not limited to canopies, balconies, skybridge, etc.
- 2. Demonstrate compliance with the Solid Waste Collection Design Manual.
- 3. Demonstrate compliance with UDO Section 7.4. (Lighting).
- 4. Demonstrate compliance with UDO Section 7.1.2.C and 7.1.7.K (Bike Parking).



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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.

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.

Stormwater

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

☑ <u>LEGAL DOCUMENTS</u> - 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.

☑ Sidewalk Deed of Easement Required

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☑ <u>**RECORDED MAP(S)**</u> - 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. Prior to recorded map approval the developer shall prepare a form document for the required affordable housing deed restriction per Zoning condition number 2 of case Z-19-19. The required form document shall be approved by the City for recordation prior to the issuance of a certificate of occupancy.

Engineering

2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement 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 a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities



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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.

☑ <u>BUILDING PERMITS</u> - 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. Demonstrate compliance with Zoning Condition #6 and #7 (Z-19-19).
- 2. The subject property shall be recombined into a single lot. Said recombination shall be recorded prior to issuance of building permits.
- 3. Prior to building permit approval and issuance the required affordable housing deed restriction per Zoning condition number 2 of case Z-19-19 shall be approved by the City for recordation prior to the project receiving a certificate of occupancy

Engineering

- 4. 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.
- 5. An encroachment submittal for pavers for sidewalk and vehicle loading area 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 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.
- 6. 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)

Urban Forestry

7. A public infrastructure surety for (9) street trees (tree pit) and (1) street tree /tree pit fee-in-lieu) 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.



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- 8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (1) street tree (tree pit) along W. Hargett St. (and (1) street tree (tree pit) fee-in-lieu) and (8) street trees (in tree pits) along S. West St.
- 9. An encroachment agreement will be required prior to building permit for a design alternate for non-standard tree grates to be used in the right-of-way.

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

General

- 1. 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.
- 2. Demonstrate compliance with zoning condition #2 (Z-19-19).
- **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: August 4, 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:

Date: 04/07/2022

Development Services Dir/Designee Staff Coordinator: Kasey Evans

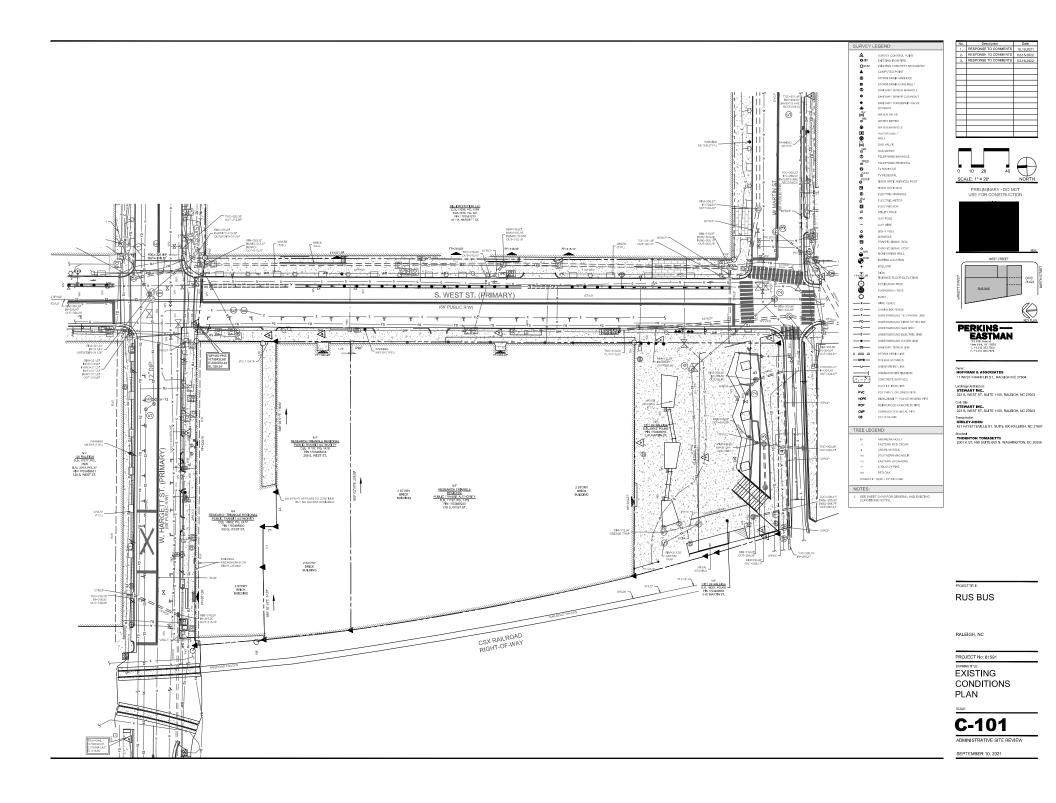
| | | SITE DATA | | 1 | RUS | BUS | APPLICATION Administrative Site Review Application From a dominant formation from the formation of the state | ResPonse To COMMENTS ResPonse To COMMENTS ResPonse To COMMENTS ResPonse To COMMENTS ResPonse To COMMENTS |
|--|--|---|---|---|--|--|---|--|
| | | WAKE | T ST., RALEIGH, NC 27801 | | 000 000 8 040 | | This form is required when subwittion site rises as referenced in Unified Development Ortinance (I IDD) Section | |
| | PARCEL PIN # PARCEL OWNER: | 1703488450, 17034883 | 14, 1703488250 REGIONAL PUBLIC TRANSIT AUTHORITY | | 200, 206, & 210 | | 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. | |
| | PARCELAREA TOTAL SITE GROSS | 1,74 AC | | | RALEIGH, I | NC 27601 | Office Use Only: Case #: Planner (print): | |
| | URRENT ZONING: | 1.74 AC 75.768 SF (0 A D0:40-CU D0:40-CU | C RIGHT OF WAY DEDICATION) | | CITY OF F | | Please review UDO Section 10.2.8, as an encoded by text change case <u>TC-16:10</u> to determine the site size. If assistance determining a Site Plan. The is needed a Site Plan Tier Verification request can be submitted online via the <u>Plant if and Development Partial</u> , (Note: There is a life for this verification service.) | |
| | PROPOSED ZOMING EMISTING LAND USE PROPOSED LAND USE | WAREHOUSE | RESTAURANT, HOTEL, TRANSIT | | | | Site Plan Tier: Tier Two Site Plan Building Type Site Transaction History | <u> </u> |
| | E1000 PLAN DATA | ZONE X | | | ADMINISTRATIVI | E SITE REVIEW | Detected Subdivision case #: | |
| | | | ASR-007 | 2-2021 | Attached Vinter Coenitation Control Co | | | |
| | PROPOSED BUILDIN PROPOSED BUILDIN PROPOSED BUILDIN | 3 SQUARE FOOTAGE: 623,180 | | | | TEMPER 40, 0004 | Apartment Copen lot Board of Adjustment #: Townhouse Christ Zoning Case #: 2-10-19 Christ Adjustment #: | |
| | | TURBANCE:: 2,64 AC/ 115,144 SF | ED AREA) | | SUBMITTED ON SEP RE-SUBMITTED ON (| | GENERAL INFORMATION | |
| | | JS AREA: 2,71 AC/ 118,235 SF | | | RE-SUBMITTED ON I | EBRUARY 15, 2022 | Development name: Raleigh Union Station Bus Station Inside City limits? Yes V No | PRELIMINARY - DO N USE FOR CONSTRUCT |
| | | | | | RE-SUBMITTED ON I | MARCH 16, 2022 | Property address(es): 200,206 &210 S. West Street, Raleigh NC 27601 | |
| | 1 _ | | | | SHEET INDEX | | Sile P.I.N.(s): 1703488450,1703488314,1703488250 | |
| | | | | | SHEET TITLE SHEET NAME C-000 COVER SHEET | 1ST 2ND 3RD 4TH SUBMITTALSUBMITTALSUBMITTAL | Please describe the scope of work, Include any additions, expansions, and change of use. Demolition of existing building for the construction of new bus strainsit facility and overbuild consisting of 4 lavels of parking dack and two towers: (1) 28 floor of residential, and (2) hotel tower. | |
| | | | | | G-100 GENERAL NOTES G-100 SURVEY | · · · · | 4 levels of parking deck and two towers: (1) 29 hoor of residential, and (2) notel tower. | |
| CINITY MAP | | PROPOSE | D SITE PARKING DATA | | C-101 EXISTING CONDITIONS PLAN | | Current Property Owner/Developer Contact Name: Research Triangle Regional Public Transit Authority/ Micah Kordsmeier | |
| .E: 1* = 500' | | | CULAR PARKING REQUIRED | | C-200 DENOLITION PLAN C-300 SITE PLAN | · · · · | NOTE: please attach purchase agreement when submitting this form. Company: Hoffman & Associates Title: Senior Development Manager | WEST STREET |
| ZONING CONDITIONS (Z-19-19): | | | S.F. OR UNITS | RECURED | G-301 ADA ACCESS PLAN G-302 AMENITY PLAN | · · · · | Address: 11 Franklin Street, Raleigh NC 27604 Phone #:919.371.5264 Email: mikordsmeier@hoffman-dev.com | |
| 5. Budditto to those on institute non-bittogo frait uso the roution to use and Budditto to those on institute non-bittogo frait uso the roution to use and the state of the state of the roution of the state of the state of the state value of the state of the roution of the state of the state of the state of the state of the state of the state institute of the state of the state of the state of the state of the state of the state of the state of the state of the state water of the state of the state water of the state of the state water of the state of the state water of the state of the state water of the state of the state water of the state of the state water of the state of the state water of the state of the state of the state of | | RESIDENTIAL CHIREOROOM RESIDENTIAL 2 REDROOM | 100 | 0 | C-304 HISTORIC PRESERVATION PLAN C-300 GRADING & STORM DRAINAGE PLAN | · · · · · | Applicant Name: Natalie Carmen | 10000 |
| PROHITTED: DORATORY, FRATERNITY, SOROTTY, CHMITTEY, ADULT ESTABLISHMENT; PAVINSHOP; VEHICLE FUEL SALES: DETENTION CENTER, ANL, PRISON; SELF-STORAGE, RESPONSE: NO PROHITTED USES ARE PROPOSED | | HOTEL | 238 | 0 | C-800 UTLITES PLAN C-810 FIRE PROTECTION PLAN | | Company: Stewart Address: 223 S. West Street, Raleigh NC 27603 Phone #:919.866.4776 Email: ncarmen@stewartinc.com | RUS BUS |
| THE PROPERTY OWNER VILL DEDICATE NO LESS THAN 20 UNITS OR 10% OF UNITS, WHOLEVER IS GREATER, AS AFFORDABLE FOR INCUSENCIDS EARING 80% AREA MEDIAN INCOME OR LESS FOR A PRINCID OF NO LESS THAN 15 YEARS FROM THE DATE OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY. | | RETAL RESTAURANT/GAR | 9000 | 0 | G-700 TRANSPORTATION PLAN G-702 WASTE MANAGEMENT PLAN | | | |
| THE RENT AND INCOME LIMITS WILL FOLLOW THE AFFORDABLE HOUSING STANDARDS DETERMINED ANNUALLY BY THE CITY OF RALEIGH HOUSING & NEIGHBORHOODS DEPARTMENT. AN AFFORDABLE HOUSING DEED RESTRICTION IN A FORM APPROVED BY THE CITY SHULL BE FILED | | PASSINGER TERMINAL | 4200 | 0 | C-000 SITE DETAILS | • • • • | Page 1 of 2 sevenov so is as | I |
| AND RECORDED IN THE PROPERTY'S CHAIN OF TITLE BY THE PROPERTY OWNER IN THE WAKE COUNTY REGISTER OF DEEDS PRIOR TO THE PROJECT RECEIVING A CERTIFICATE OF OCCUPANCY. AFFORDABLE UNITS OFFERED WITHIN THIS CONDITION SHALL BE CONSTRUCTED CONCURRENTLY WITH | | CMC SPACE UDO TOTAL PARKING REQUIRED | 1200 | 0 | C-901 SITE DETAILS C-902 SITE DETAILS | | DEVELOPMENT TYPE + SITE DATE TABLE | DEDIVINIO |
| THE PROJECTS MARKET RATE UNITS. THE PROPERTY OWNER SHALL CERTFY TO THE CITY COMPLIANCE WITH THIS ZONING CONDITION ON AN ANNUAL BASIS. RESPONSE: AFFORDABLE HOUSING UNITS ARE PROPOSED CONSISTENT WITH ZONING. | | TNO PARKING SPACES ARE REQUIRED, NO MORE T DWELLING UNIT ARE ALLOWED | IAN 2 ON-SITE PARKING SPACES PER | | C-903 SITE DETAILS C-904 SITE DETAILS | | (Applicable to all developments) SITE DATA BUILDING DATA | PERKINS |
| CONDITIONS 3. ANY PRINCIPAL BUILDING/STRUCTURE SHALL BE A MIXED USE BUILDING TYPE. RESPONSE: PROPOSED BUILDING IS MIXED USE | | VEHICU PARKING DECK - STANDARD | LAR PARKING PROVIDED | 457 | C-905 SITE DETAILS C-920 STORM DRAINAGE DETAILS | · · · · | Zoning district (if more than one, please provide the acreage of each): D Existing gross floor area (not to be demolished): | 115 Fifth Avenual New York, NY 10303 T +1 212 393 7200 F +1 212 393 7878 |
| NO ON-BITE PARKING SHALL BE PERMITTED BETWEEN THE BUILDING AND WEST HARGET STREET. NO ON-BITE PARKING SHALL BE PERMITTED BETWEEN THE BUILDING AND SOUTH WEST STREET. NO ON-BITE PARKING SHALL BE PERMITTED BETWEEN THE BUILDING AND WEST MARTIN STREET. | | PARKING DECK - ADA VAN PARKING DECK - ADA VEHICLE | | 2 | C-821 STORM DRAINAGE DETAILS C-830 UTILITY DETAILS | | DX-40-CU Existing gross floor area to be demolished: 138,747 | F. +1 212 363 7678 |
| DRIVE AISLES AND BUS IDLING AREAS SHALL NOT BE CONSIDERED AS PARKING FOR PURPOSES OF THIS CONDITION RESPONSE: NO ON SITE PARKING IS PROPOSED BETWEEN BUILDING AND ADJUCENT STREETS. | | PARKING DECK COMPACT | | 9 24 | C-930 UTLITY DETAILS C-931 UTLITY DETAILS C-932 UTLITY DETAILS | • • • • | Gross site acreage: 1.76 New gross floor area: 623,180 | |
| coertificit A manufacture and a man | EXEMPTIONS | ON STREET PARKING - STANDARD TOTAL PARKING PROPOSED | | 4 | C-832 UTLITY DETAILS C-832 UTLITY DETAILS C-841 UTLITY DETAILS | · · · · | # of parking spaces required: 0 Total sf gross (to remain and new): 623,180 # of parking spaces proposed: 492 Proposed # of buildings: 1 | HOFFMAN & ASSOCIATES 11 WEST FRANKLIN ST, RALEIGH N |
| PERVITTED BULDING SIDING MATERIALS SHALL INCLUDE ANY CONSINITION OF DRICK STONE, CONCRETE MASCINRY, CEMENTITIOUS SIDING, WOOD, METAL, TERRACOTTA AND/OR GLASS, RESPONSE: PROPOSED BULDING MATERIALS WILL BE COMPRISED OF BIOLS, STONE, | 1 DOP SERVICES 9.1 P. OF THE LICE THESE PROPERTY ATTEMUSES | BK | PARKING REQUIRED | LONG TERM | C-040 UTLITY DETAILS | | Overlay District (if applicable): N/A Proposed # of stories for each: 34 | Landscape Arthitecture |
| CONCRETE MASCNEY, CEMENTFOUS SIDING, WOOD, METAL, TERRACOTTA, GLASS AND/OR OTHER ALLOWED MATERIALS 7. WHERE THE UPPER STORIES OF STRUCTURED PARKING ARE LOCATED AT THE PERIMETER OF A | (FOAL IS APPLICABLE TO PARCELS 2 ACRES AND LANDER. THE TOTAL BROSS SITE AREA OF THIS PROJECT IS LISS THAN 2 ACRES, A TOA PLAN HAS NOT BEEN PROVIDED. | RESIDENTIAL | SHORT TERM 20 | 0 | L-SCO PLANTING PLAN L-SCO PLANTING & SOIL DETAILS | · · · · · | Existing use (UDO 6.1.4): warehouse Proposed use (UDO 6.1.4): Res, retail, hotel, transit, restaurant | STEWART INC. 223 S. WEST ST. SUITE 1100, RALE |
| ALLOWED WATERLY | PER SECTION 9.2.2.4.3.6. THIS PROJECT IS EXEMPT FROM ACTIVE STORMANTER CONTROL MEASURER. | HOTEL | 4 | 10 | L-801 PLANTING & SOL DETAILS T-101 TRANSIT STOP SITE PLAN | | STORMWATER INFORMATION | STEWART INC. 223 S. WEST ST. SUITE 1100, RALE |
| PARKED VEHICLES, AND SHELD LIGHTINS. RESPONSE: PROPOSED PARKING DECK SCREENING MATERIALS WILL BE COMPRISED OF 42° CONCRETE SPANDRES OR OTHER ALLOWED OPAQUE MATERIAL ABOVE DECK SLAB. ADDITIONAL | | RESTAURANT/GAR PASSENGER TERWINAL | 4 | 4 | T-102 ROADWAY TYPICAL SECTIONS T-103 TRANSIT TYPICAL SECTIONS | · · · · | Existing Impervious Surface: RESIDENTIAL HOTEL RETAIL RESTAURANT us Surface: Acres: 2/14 Square Feet: 116,235 Acres: 2,897 Square Feet: 117,460 | Transportation KIMLEY-HORN 421 FAYETTEVILLE ST, SUITE 600 R |
| SCREENING WILL BE PROVIDED AS A COMBINATION OF METAL, MASONRY, VEGETATION, AND CONCRETE OR OTHER ALLOWED MATERIALS TO ACHIEVE REQUIRED LEVEL OF SCREENING FROM ADJACENT STREETS. | BOARD OF ADJUSTMENT APPROVAL | CIAC SPACE TOTAL | 4 28 | 0 | T-104 TRANSIT CENTER SITE PLAN T-106 BUS TURN MOVEMENT PLAN | | Is this a flood hazard area? Yes No | Sinclud |
| Contents, Ruchime Weinigers on Singlers Bullareur Lander, Lander J. Sindlergen Hold Annual St. The deproved borney and hold and | APPROVAL WAS RECEIVED ON FEIRILARY 14, 2011 FOR IROA-000E-2021 WHEREAS RESEARCH TRIANDLE RECIONAL PUBLIC TRANSPORTATION AUTHORITY, PORPETY OWNER, RECUESTS COMPLETE RELIEF FROM THE RECURED S-FOOT PRIMARY STREET SETACK AS SET FORTH N UNITED DEVICIONENT SECTION SACASI NA X800CALIDE WITH THE CONSTRUCTION OF A BUS TRANSFERRED. 2018 VEST STREET, 2018 VEST ZONED DX-60 LUCCACED AT DX 00 VEST STREET, 2018 VEST | TOTAL BIKE PARKING REQUIRED | PARKING PROVIDED | 42 | T-107 BUS TURN MOVEMENT PLAN | • | If yes, please provide: | THORNTON TOMASETTI 2001 K.ST. NW SUITE 600 N, WASH |
| RESPONSE: ACTIVE USES ARE PROPOSED ON NORTH, EAST, AND SOUTH FACES OF BUILDING. 9. IF SUPPORT BUILDING MATERIALS ARE DETENDENTED TO BE BUIGRUE TO BE PRESERVED OR REUSED, THEN A MINIMUM OF 1000 SQUARE FEET OF EXISTING BUILDING MATERIALS, OR AS | AUTHORITY, PROPERTY OWNER, REQUESTS COMPLETE RELIEF FROM THE REQUIRED S-POOT PRIMARY STREET SETBACK AS SET FORTH IN UNITED DEVELOPMENT SECTON \$2,261 IN ASSIGNATION WITH THE | ON STREET.SITE | PARKING PROVIDED | 13 | TR-103 STRIPING PLAN - 3RD FLOOR (P2) | | Flood study: FEMA Map Panel #: | |
| OTHERWISE REQUIRED BY SECTION 106 OF THE NATIONAL MISTORIC PRESERVATION ACT, 16 U.S.C. 470 ET SEC., SHULL BE PRESERVED OR REPURPOSED RESPONSE EXISTING BUILTING MATERIALS ARE PROPOSED TO BE PRESERVED AT THE | CONSTRUCTION OF A BUS TRANSIT FACILITY ON A 1.70 ACRE SITE ZONED DX: 40 CU LOCATED AT 200 S WEST STREET, 206 S WEST STREET, AND 210 S WEST STREET. | DECK PARKING TOTAL BIKE PARKING PROVIDED | | 27 | TR-106 STRIPING PLAN - STH FLOOR (P4) | | Neuse River Buffer Yes V No Wetlands Yes No V | |
| NORTHEAST AND SOUTHEAST CORNER OF THE BUILDING. | DESIGN ADJUSTMENT FINDINGS FEBRUARY 3 | 2022 APPEARANCE COMMISSION (E | DA-0024-2021) | | TR-106 STRIPING PLAN - 6TH FLOOR A-101 1 ST FLOOR PLAN | · · · · | RESIDENTIAL DEVELOPMENTS Total # of dwelling units: 405 Total # of hotel units: 208 | |
| | THE APPLICANT, RESEARCH TRIANGLE REGIONAL PUBLIC TRANSF | | | | A 101M 1 ¹⁷ FLOOR NEZZANNE PLAN A 102 2 ⁴⁰ FLOOR (MOTEL VALET/ DROP-OFF) PL | AN | # of bedroom units: 1br 305 2br 100 3br 0 4br or more 0 | |
| RIGHT-OF-WAY OBSTRUCTION NOTES: | (i) COMPLETE RELIEF AS TO THE REQUIREMENT FOR VEHICLES ORDINANCE ("UDO") SECTION 8.3.5.A.3; WITH RESPECT TO DRIV (ii) A DRIVEN DATE OF A DRIVEN DRIVINDA DRIVEN DRIVEN DRIVEN DRIVEN | TO ENTER AND EXIT A PARKING AREA IN A FORM EWAY ONE ON W. HARGETT STREET; | ARD MOTION, AS SET FORTH IN UNIFI | ED DEVELOPMENT | A-103 3 ^{PD} FLOOR (PARKING P2) PLAN A-104 4 TH FLOOR PLAN (HOTEL AND PARKING) | · · · · | # of lots: 1 Is your project a cottage court? Yes No | |
| | (ii) A 159' DESIGN ALTERNATE TO THE REQUIRED 200' MINIMUM (iii) A 130' DESIGN ALTERNATE TO THE REQUIRED 200' MINIMUM | BETWEEN DRIVEWAYS SET FORTH IN UDO SEC BETWEEN DRIVEWAYS SET FORTH IN UDO SEC | HON 8.3.5.C.3.C; | | A-105 5 TH FLOOR (PARKING P4) PLAN | | SIGNATURE BLOCK | |
| LARE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEES SINLE SUBJECT A TRAFFIC CONTROL AND/OR PEDESTRINA PLAN ALCING WITH A MONTLOG-WAY SERVICES BY ALL SIDEWALK OF A PROVING THE OS STRUCTION PHORE TO THE START OF WORK TO MONTOPWAYSERVICES BRALLEGING.COV FOR APPROVAL. | (b) A 161' DESIGN ALTERNATE TO THE REQUIRED 200' MINIMUM (v) AN 85' DESIGN ALTERNATE TO THE REQUIRED 150' MINIMUM ('RSDM') SECTION 9.5; | I DISTANCE BETWEEN A DRIVEWAY AND INTERS | ECTION SET FORTH IN RALEIGH STREE | T DESIGN MANUAL | A=108 6 TH FLOOR (AMENTLY FOOLUM) PLAN A=107 7TH FLOOR PLAN (TYPICAL FROM 7TH TC 13TH FLOOR) | | 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 herweth, and in accordance with the provisions and regulations of the City of Ralejoin Unified Development Odriance. | |
| THE CITY OF RALEKH REQUIRES AN APPROVED RIGHT-OF-WAY DISTRUCTION PERMIT FOR WORK ON ANY DISTRUCTION PERMIT FOR WORK ON ANY | (v) A 44' DESIGN ALTERNATE TO THE REQUIRED 150' MINIMUM | DISTANCE BETWEEN & DRIVEWAY AND INTERSE | TION SET FORTH IN RSDM SECTION 9 | .5; | A=108 14TH FLOOR FLAN (HOTEL ROOF BAR) | • • • • | herewith, and in accordance with the provisions and regulations of the City of Raleigh United Development Ordinance. I, Natalie Carmen of Stewart will serve as the agent regarding this application, and will receive | |
| ALL TRAFFIC CONTROL BIDINGE AND PRACTICES SHALL ADDREET OT THE WANAU AN UNIFORM TRAFFIC CONTROL AND THE CATEST EDITION OF HIS NEED STATAWARD SPECIFICATION FOR MOXYWY STRUCTURES, NODT RECOMPY STANDARD BARMING MANUAL, AND THE NODE SUPPLICATION TO THE STRUCTURES, NODE TRADATAVIST STANDARD BARMING MANUAL, AND THE NODE SUPPLICATION TO THE STRUCTURES. | (vii) A 2013 DESIGN ALTERNATE TO THE 40° MAXIMUM AVERAGE SPACING OF STREET TREES, AS SET FORTH IN UDO SECTION 8.5.9.A; (vii) A 2 DESIGN ALTERNATE TO THE REQUEDED 1* MINIMUM PARTING AREA WIDTH SITE FORTH. IN UDO SECTION 8.5.9.A; (vii) A 2 DESIGN ALTERNATE TO THE REQUEDED 1* MINIMUM SIDEWAL MOTH AURON WERE STREET. AS ET FORTH IN UDO SECTION 8.5.9.A; | | | | A-109 15TH FLOOR - (HOTEL ROCF, 16TH FLOOR SIMILAR) A-110 17TH FLOOR FLAN, (TYPICAL FROM 17TH TO 30TH FLOOR) | • | and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application. | |
| STRUCTURES", NODOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NODOT SUPPLEMENT TO THE MUTCO. | (K) A 2 DESIGN ALTERNATE TO THE REQUIRED 10 HINNHON SI (X) A 2' DESIGN ALTERNATE TO THE REQUIRED 10' MINIMUM SI (X) A DESIGN ALTERNATE TO REMOVE THE REQUIRED BIKE LAN | DEWALK WIDTH ALONG WEST STREET, AS SET P DEWALK WIDTH ALONG HARGETT STREET, AS SE | T FORTH IN UDO SECTION 8.5.9.4; | | A-111 31ST FLOOR PLAN | • | I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the | |
| ALL TOBUL SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPARED AND/OR PEOPLY WITH WORLITY CONCERNS, EJISTING AND ALTERNATIVE PEDESTRIAN ROLTES URANO CONSTRUCTION SHALL, BIRGUIRDED DIS COMPLICATIVE THE PUBLIC BROTO VIEW ACCESSIBLITY OLIFICIJESS IPROVINCI, THE ANA STANDARDS FOR ACCESSIBLE DESIGN AND THE WANHAL ON UNFORM TRAFFIC CONTRACT BLONGS IN WITCH | (x) A DESIGN ALTERNATE TO REMOVE THE REQUIRED BIKE LAN (xi) A 2' DESIGN ALTERNATE TO THE REQUIRED 64' RIGHT OF W (xii) A DESIGN ALTERNATE TO REHACE THE REQUIRED PARKING DESIGN ALTERNATE TO THE REQUIRED 8.5' PARKING LANE AS SE | IS, AS SET FORTH IN UDO SECTION 8.5.5.4; AY AS SET FORTH IN UDO SECTION 8.5.5.4; | | | A-112 32ND FLOOR PLAN (TYPICAL FROM 32ND TO S4TH FLOOR) | • | proposed development use. Lacknowledge that this application is subject to contain a solution reducements applicate with the proposed development use. Lacknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity. | |
| GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNFORM TRAFFIC CONTROL DEVICES (MUTCD). | (xiii) A DESIGN ALTERNATE TO REPLACE THE REQUIRED PARKING DESIGN ALTERNATE TO THE REQUIRED 8.5° PARKING LANE AS SEE (xi) A 7° DESIGN ALTERNATE TO THE REQUIRED TO 30° DATA OF WARD AND A 10° DESIGN AT THE AND A 10° DATA OF WARD AND AND A 10° DATA OF WARD AND A 10° DATA OF WARD AND A 10° DATA OF WARD AND AND A 10° DATA OF WARD AND AND AND AND AND AND AND AND AND AN | DARE ON THE WEST SIDE OF WEST STREET WITH FORTH IN UDD SECTION 8.5.5.0; AV AS SET FORTH IN UDD SECTION 8.5.5.2; | I A ITUTEL DROP OFF AND LOADING AP | GA AND WITH A 1' | A-113 35TH FLOOR (RESIDENTIAL ROOF) A-114 ROOF PLAN | | Signature: Date: 10/16/2021 Printed Name: John Florian | |
| PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COOPERATOR TO REMEW THE SPECIFIC DOMPONENTS OF THE APPROVED PLAN, AND CONVERTILL PREMITS ARE ISSUED. | NTHE (vi) A 7 DESKA ATTENDET TO THE REQUED 27 BUELT OF WAY AS SET FORTH IN USE SECTION 8.5.5.0; (vi) A 7.0 DESKA ATTENDET TO THE REQUEDED 27 MARLLAKA OF EACH SUB OF WRIST STREET AND AN # DESKA ATTENDET FOR THE REQUEDED MINIMAN 12 FACIDES STREETS AND AN # DESKA ATTENDET REST (vi) A 7.0 DESKA ATTENDET TO THE REQUEDED MINIMAN 12 FACIDES STREETS AND AN # DESKA ATTENDET REST FACIDES STREETS OF WRIST STREET AS SET FORTH IN USE SECTION 3.3.8; | | | A-301 OVERALL ELEVATION - NORTH A-302 OVERALL ELEVATION - EAST | | | PROJECT TITLE: | |
| ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION. | FACADE STEPBACK ON WEST STREET AS SET FORTH IN UDO SEC (svii)A 0.5 DESIGN ALTERNATE TO THE REQUIRED 11 TRAVELLE | ION 3.3.3.B; NE ON EACH SIDE OF HARGETT STREET AS SET F | ORTH IN UDO SECTION 8.5.5.A: AND | | A-303 OVERALL ELEVATION - SOUTH A-304 OVERALL ELEVATION - WEST | · · · · | Page 2 of 2 #VISION 02.13.23 | RUS BUS |
| UTILITIES IMPROVEMENTS QTY | (xii) A 0.5 DESIGN ALTERNATE TO THE REQUIRED 11 TRAVEL LANE ON EACH SIDE OF HARGETT STREET AS SET FORTH IN UDO SECTION 0.5.5.A; AND (xiii) A DESIGN ALTERNATE TO COMPLETE RELIET TO THE REQUIRED MAXIMUM ULANG WALL AREA IN THE VERTICAL DIRECTION ON THE HARGETT S STREET BUILDING HARGES FOR BOTH TO TOWER SA SET FORTH IN UDO SECTION 3.2.6. | | | STREET AND WEST | AL-101 ARCHITECTURAL LIGHTING -1ST PLCOR I AL-201 ARCHITECTURAL LIGHTING -1ST PLCOR I | | raleighnc.gov | |
| PUBLIC SEWER | THESE DESIGN ALTERNATES WERE APPROVED IN ORDER TO CONSTRUCT A 623,180 SQ. FT. MIXED-USE DEVELOPMENT ON A 1.76-ACRE SITE ZONED DX-40- AT 200, 206, AND 210 S. WEST STREET WITH THE FOLLOWING CONDITIONS: | | | 40-CU AND LOCATED | AL-301 ARCHITECTURAL LIGHTING -ELEVATIONS AL-500 ARCHITECTURAL LIGHTING -SCHEDULES | | | |
| 10° SEWER SERVICE 495 LF PUBLIC WATER | (i) THE APPLICANT WILL PROVIDE A TRAFFIC CALMING MEASUI (i) THE APPLICANT WILL PROVIDE INCREASED TRANSPARENCY PARKING DECK. | E TO REDUCE THE SPEED OF VEHICLES EGRESSI | NG THE PARKING DECK LOCATED ON H | ARGETT STREET. | AL-801 ARCHITECTURAL LIGHTING - CUT SHEET AL-802 ARCHITECTURAL LIGHTING - CUT SHEET | s: | Signa Tana | |
| 12" WATER MAIN 475 LF | | | | | 21-0256A SITE LIGHTING PLAN | | Kasey Evans I was according the incoment | RALEIGH, NC |
| CLIENT | | CIVIL ENGINEERING - LANDSC | APE ARCHITECTURE - GI | EOMATICS - GE | EOTECHNICAL | A | RCHITECTURE | |
| | | | | | | | | PROJECT No: 81591 |
| | | | | | | | | |
| | | | | | | DEDVINC | Vimlay Whorn | SHEET |
| HOFFMAN | | CTEVIC | - - | | | PERKINS- | 1 | GHEET |
| | | STEWAI | K | | | EASTMA | N | |
| | | | | | | | | |

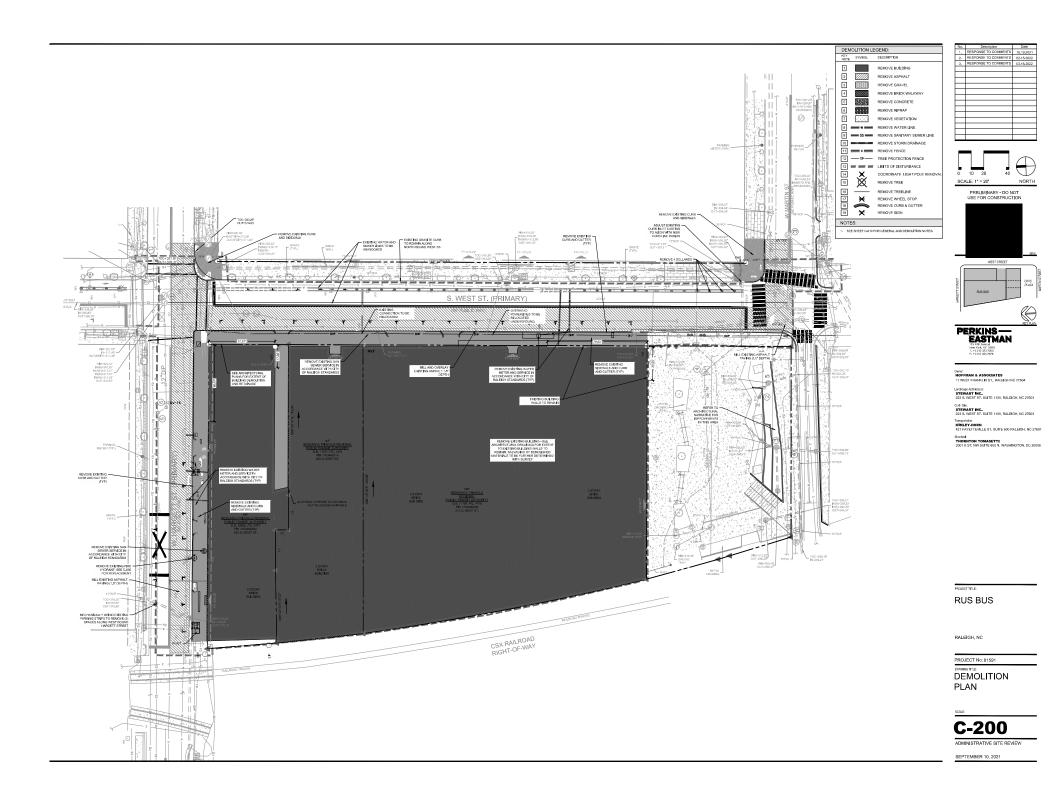
HOFFMAN & ASSOCIATES 11 WEST FRANKUN STREET RALEIGH, NG2MG4 (2006) CONTACT: MICAH (KORSMEIER 9154358-310 (F) MKORSMELERGHOFFMAN-DEV.COM

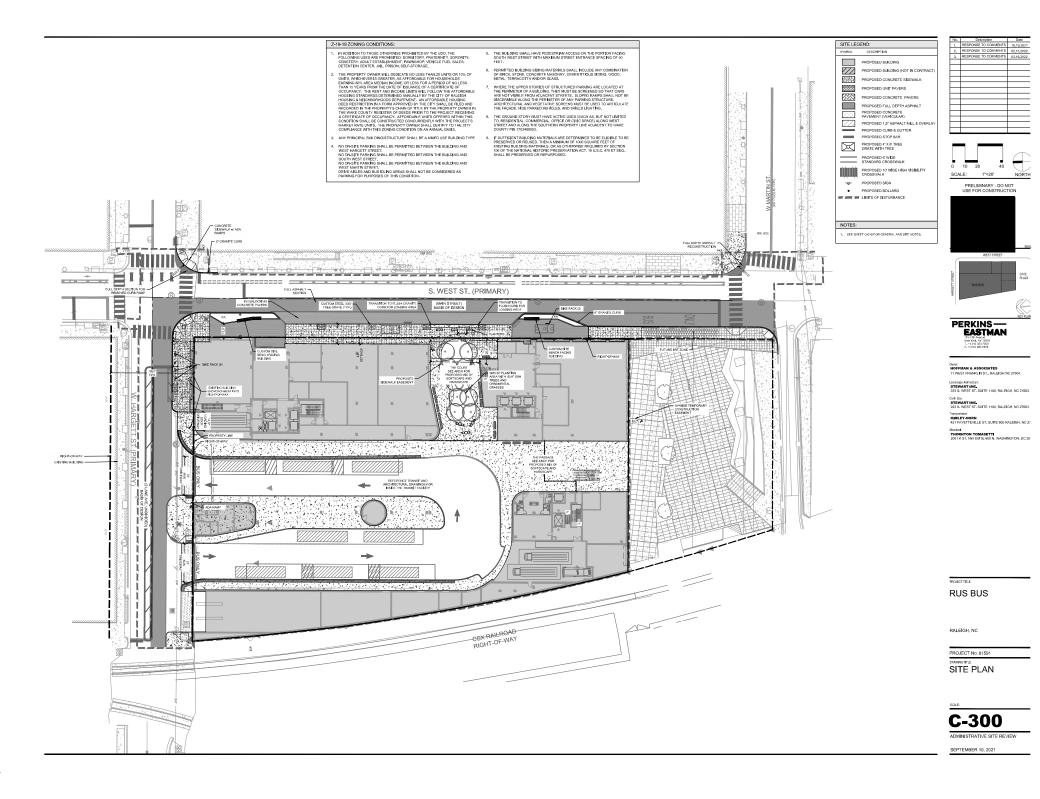
STEWART NC, - LANDS CONTACT: CHEFTOND 919284,479 919284,479 OM

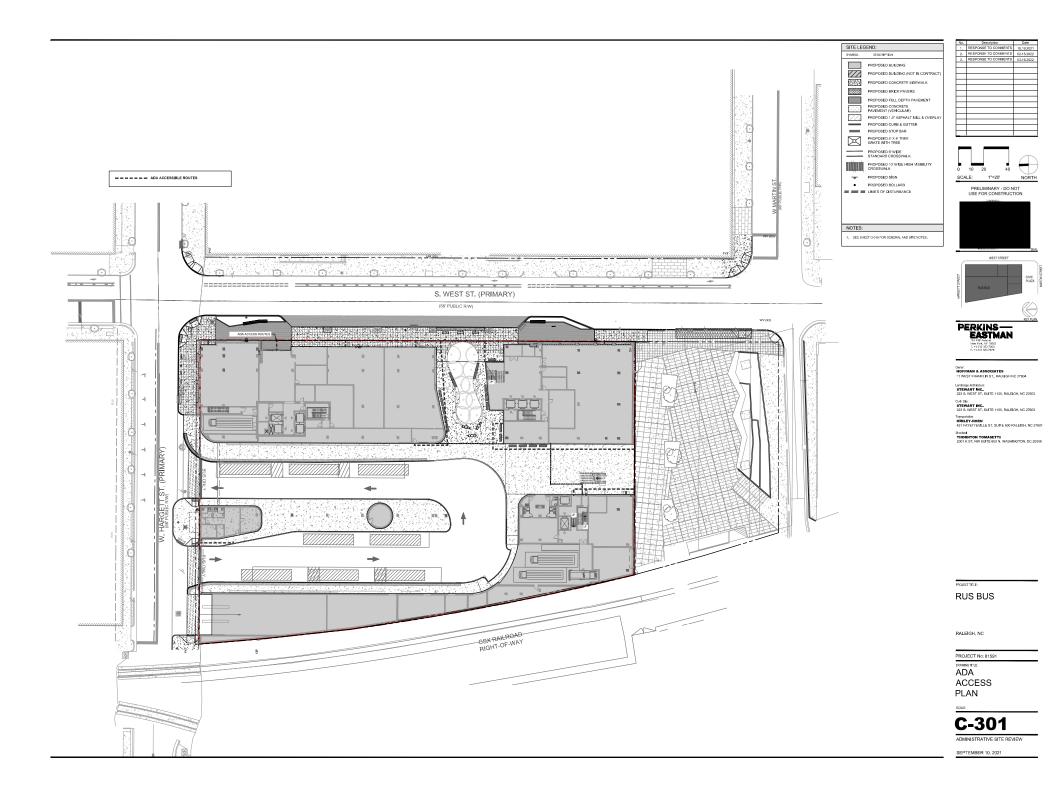
ETEMATING. LANGLAFE AND HITCHING BUILDING AN

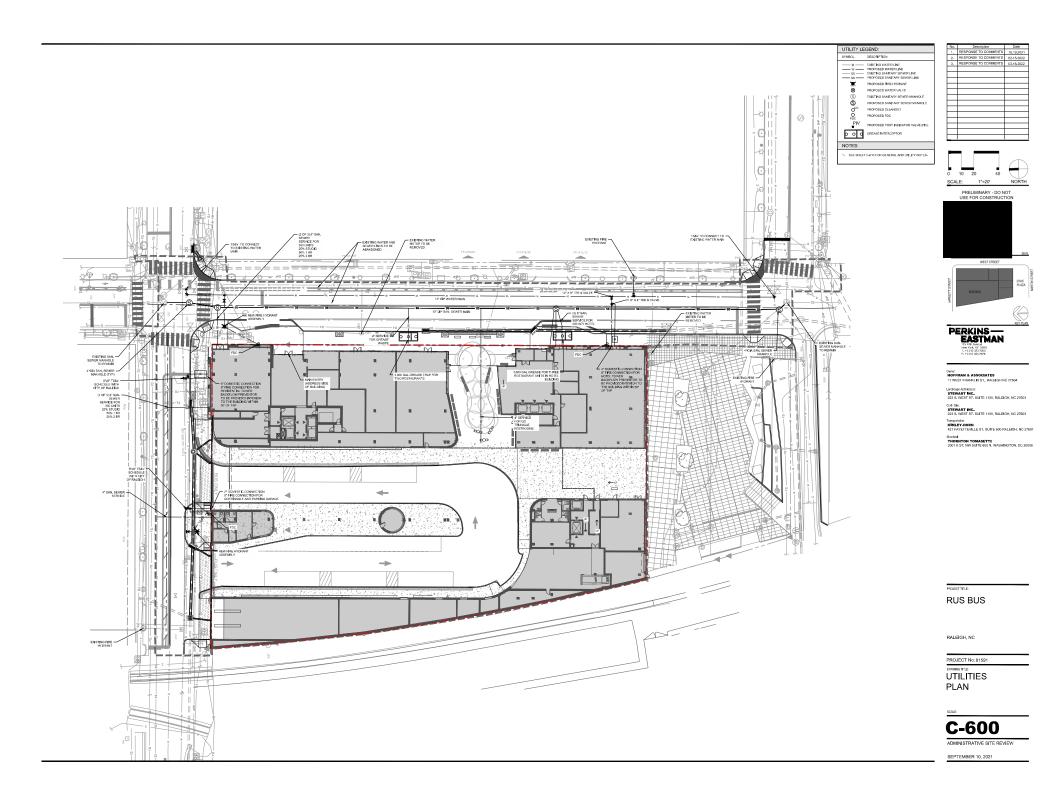
STEWART INC. - GEOTECHNICAL CONTACT: DON IRROWN, PE MANAGEN OF CONSTRUCTION SERVICES 919,886,4842 (1) 919,380,872 (1) 919,380,872 (1) M DBROWN (§STEWARTING, DOM PERKINS EASTMAN 115 FIFTH AVENUE NEW YORK, NY 10003 CONTACT: HLARY BERTSCH 212,233,0148 [T] H.BERTSCH@PERKINSEASTMAN.COM KINLEY-HORN ONE BAAK OF AMERICA PLAZA 421 FAYETHEULE ST STE 600 RALEIGH NG 27801 STR 652 2835 (T) BETTY WHTE, PE STR 652 2835 (T) C-000 ADMINISTRATIVE SITE REVIEW SEPTEMBER 10, 2021

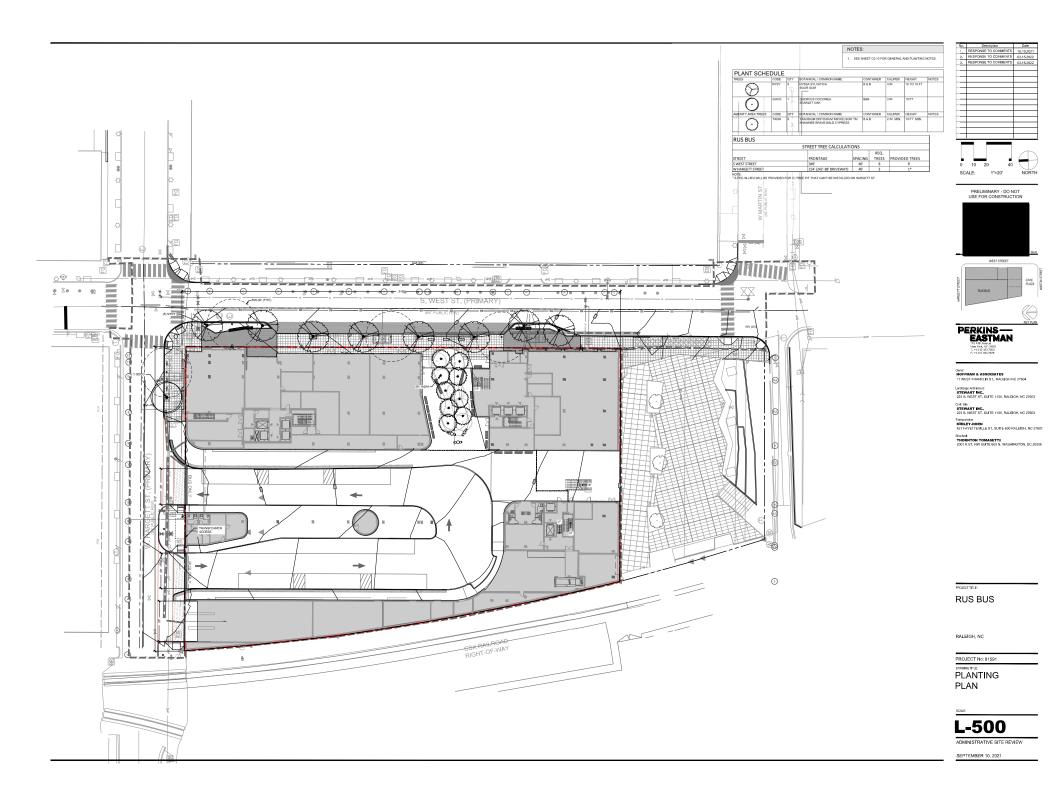




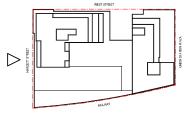








KEY PLAN



LEGEND



TRANSPARENCY CALCULATIONS

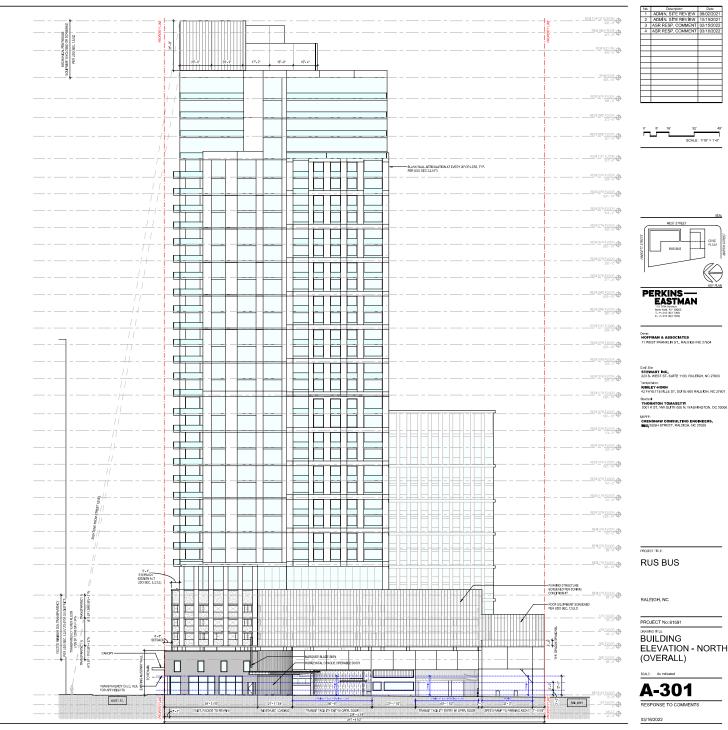
| GROUND STORY TRANSPAREN | CY FACADE CALCULATIONS - FAST ELEVATION (WEST STREET) | |
|----------------------------|--|------------|
| AREA TO BE CALCULATED FOR | TRANSPARENCY = 241.6' X 12' | = 2,899 SF |
| TRANSPARENCY FROM (7 TO 12 | IN HEIGHT: | |
| TRANSPARENCY REQUIRED | 2,000 BF X 66% WWS, TRANSPARENCY PER LICC SEC 3.2 5 F F1 - DX DISTRICT) | = 1,913 SF |
| TRANSPARENCY PROVIDED | (60% INVISION REACTIVER COD SEC 32.0001 - DX DISTRICT) = 1,926 SF (2,856 SF | - 66% |
| TRANSPARENCY FROM 3' TO 8' | N HEIGHT | |
| TRANSPARENCY REQUIRED | | - 967 SF |
| TRANSPARENCY PROVIDED | (50% TRANSPARENCY PER UDO SEC 1.5.0.8.1) = 959 SF / 1,913 SF | = 50% |

BLANK WALL AREA

| MAXWWW BLANK WALL DWENSION (HORIZONTAL AND VERTICAL) (PER UDD SEC. 1.4.10 AND SEC.32.8.F.93 - DX DISTINCT) | = 20 LF |
|---|------------|
| ON FEBRUARY 3, 2022 THE APPEARANCE COMVISSION APPROVED DA-004-3021, INCLUDING TH FOR A DESIGN ALTERNATE FOR COMPLETE RELIEF TO THE REQUIRED MAXIMUM BLANK WALL VERTICAL DERECTION ON THE HARGETT STREET AND VEST STREET BUILDING FACADES FOR B TOMERS AS SET FORTHIN LOG SECTION 3.2.4 | REA IN THE |

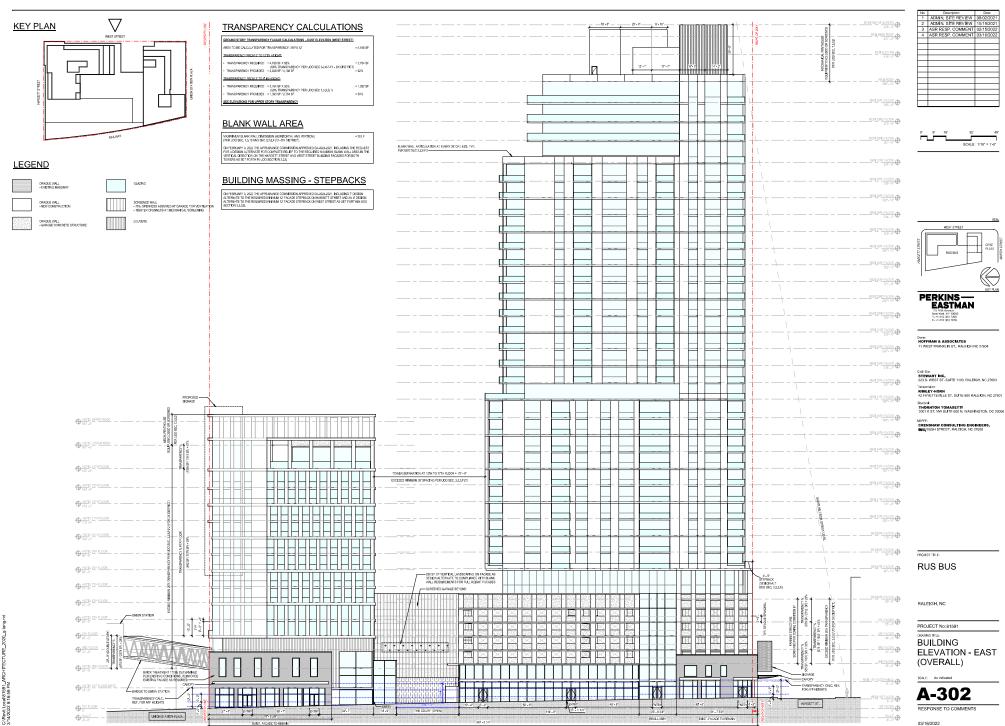
BUILDING MASSING - STEPBACKS

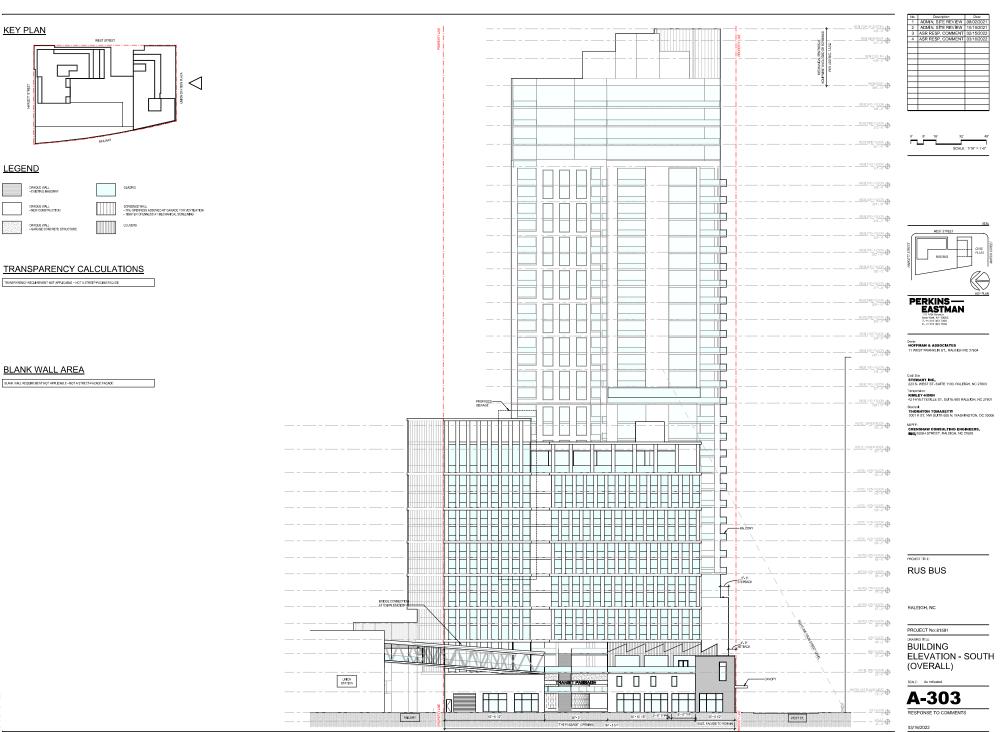
ON FEBRUARY 3, 2022 THE APPEARANCE COMMISSION APPROVED DA-R024-3021, INCLICING T DESIGN ALTERNATE TO THE REQUIRE MINIMUM 27 FACADE STEPBACK ON HARGETT STREET AND AN 80 DESIGN ALTERNATE TO THE REQUIRED MINIMUM 27 FACADE STEPBACK ON WREST STEETER AS SET FORTH IN U.D.



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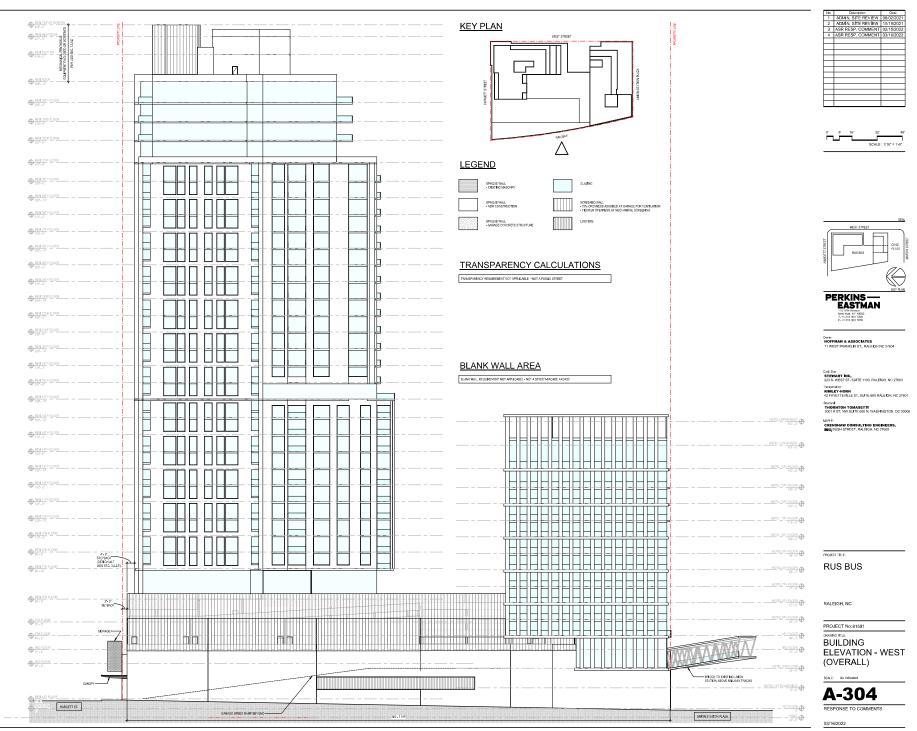




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