



# Administrative Approval Action

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

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

**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.

**REQUEST:** 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 setback, 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:*

☒ **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. 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).

☒ **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.

<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required
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☒ **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. 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.

☒ **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. 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.

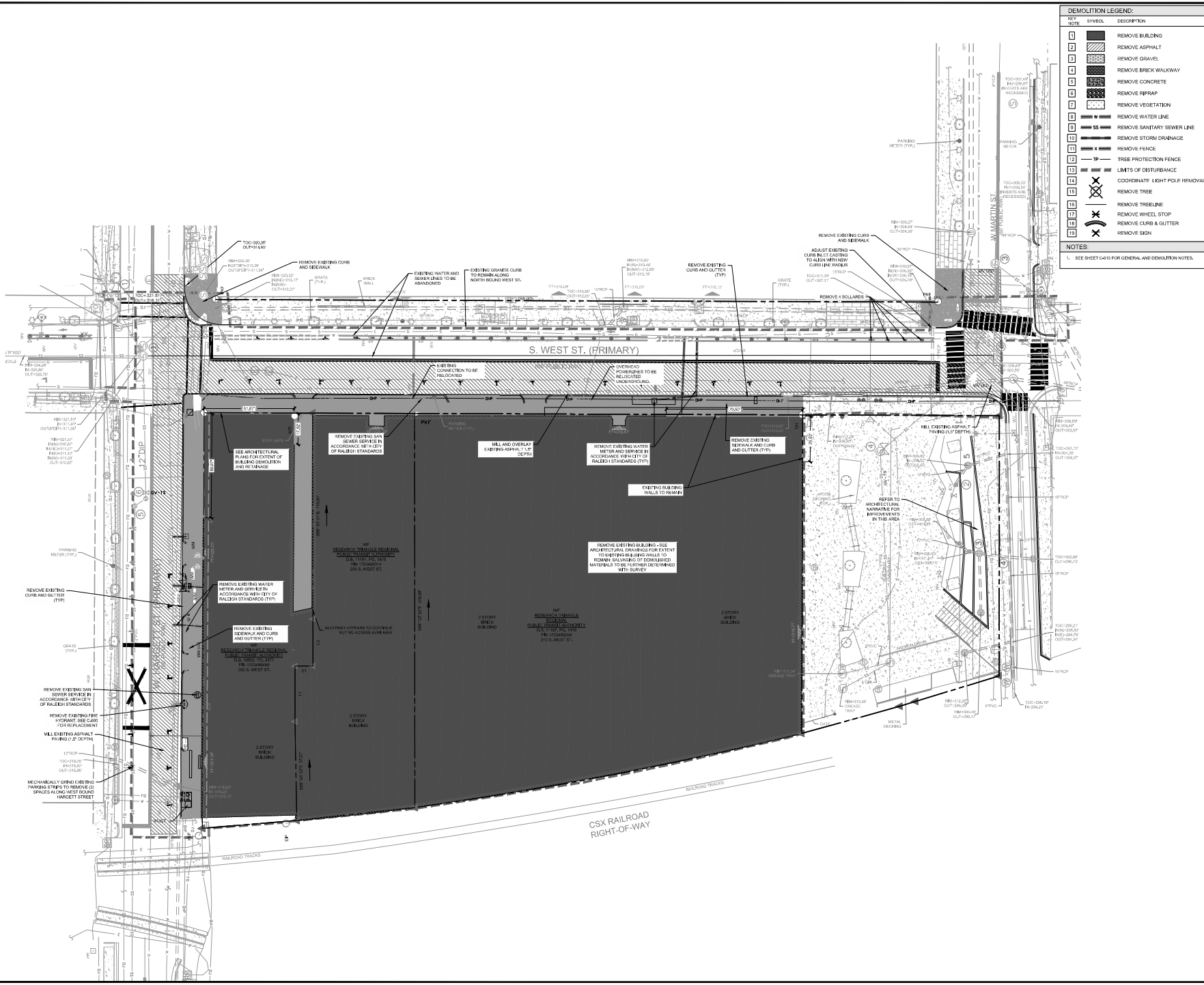
I hereby certify this administrative decision.

Signed: Alysis Bailey Taylor Date: 04/07/2022  
Development Services Dir/Designee  
Staff Coordinator: Kasey Evans

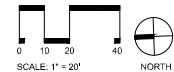




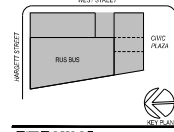
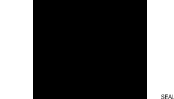




Rev.	Description	Date
1.	RESPONSE TO COMMENTS	10.19.2021
2.	RESPONSE TO COMMENTS	03.16.2022
3.	RESPONSE TO COMMENTS	03.15.2022



PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION



**PERKINS  
EASTMAN**  
110 FRANKLIN ST., RALEIGH, NC 27604  
TEL: 919.286.1000  
FAX: 919.286.1001  
WWW.PEAKGROUP.COM

Owner:  
**HOFFMAN & ASSOCIATES**  
11 WEST FRANKLIN ST., RALEIGH, NC 27604  
Landscape Architect:  
**STEWART INC.**  
223 S. WEST ST., SUITE 1100, RALEIGH, NC 27603  
Civil Eng.  
**STEWART INC.**  
223 S. WEST ST., SUITE 1100, RALEIGH, NC 27603  
Transportation  
**KIMLEY-HORN**  
421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NC 27601  
Structural  
**THORNTON TOMASETTI**  
2001 K ST. NW SUITE 600 N. WASHINGTON, DC 20036

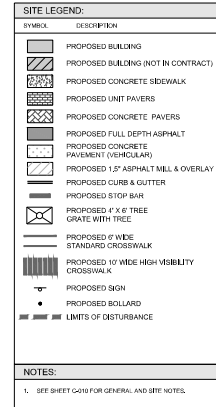
PROJECT TITLE:  
**RUS BUS**

RALEIGH, NC

PROJECT No: 81591  
DRAWING TITLE:  
**DEMOLITION  
PLAN**

SCALE:  
**C-200**  
ADMINISTRATIVE SITE REVIEW  
SEPTEMBER 10, 2021

- [illegible]



SCALE: 1"=20'

NORTH

████████████████████



**PERKINS —  
EASTMAN**  
115 Fifth Avenue  
New York, NY 10003  
T: +1 212 363 7200  
F: +1 212 363 7076

Owner:  
**HOFFMAN & ASSOCIATES**  
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Landscape Architecture:  
**STEWART INC.**  
223 S. WEST ST. SUITE 1100, RALEIGH, NC 27603

Civil / Sec.  
**STEWART INC.**  
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

PROJECT No: 81591

DRAWING TITLE:

## SITE PLAN

SCALE:

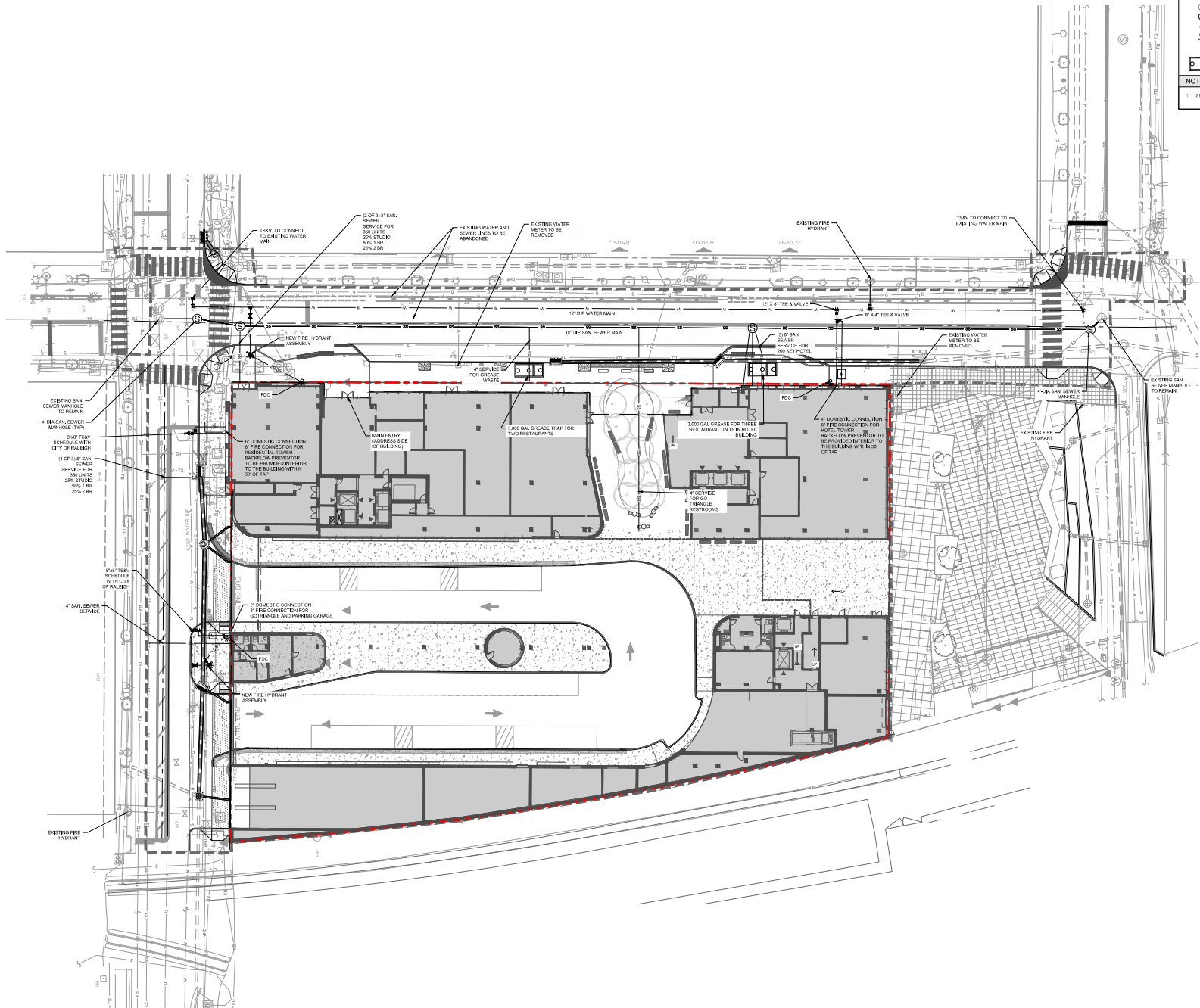
**C-300**

ADMINISTRATIVE SITE REVIEW

SEPTEMBER 10, 2021







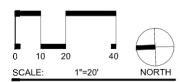
**UTILITY LEGEND:**

SYMBOL	DESCRIPTION
—	EXISTING WATER LINE
—	PROPOSED WATER LINE
—	EXISTING SANITARY SEWER LINE
—	PROPOSED SANITARY SEWER LINE
—	PROPOSED FIRE HYDRANT
—	PROPOSED WATER VALVE
—	EXISTING SANITARY SEWER MANHOLE
—	PROPOSED SANITARY SEWER MANHOLE
—	PROPOSED CLEANOUT
—	PROPOSED FDC
—	PROPOSED POST INDICATOR VALVE (PIV)
—	GREASE INTERCEPTOR

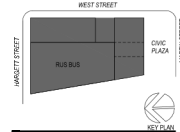
**NOTES:**

1. SEE SHEET C-60 FOR GENERAL AND UTILITY NOTES.

REV.	DESCRIPTION	DATE
1.	RESPONSE TO COMMENTS	10.12.2021
2.	RESPONSE TO COMMENTS	02.14.2022
3.	RESPONSE TO COMMENTS	03.15.2022



PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION



**PERKINS  
EASTMAN**  
110 FRANKLIN ST., RALEIGH, NC 27603  
(919) 312-7000  
P: (919) 312-7000  
F: (919) 312-7000

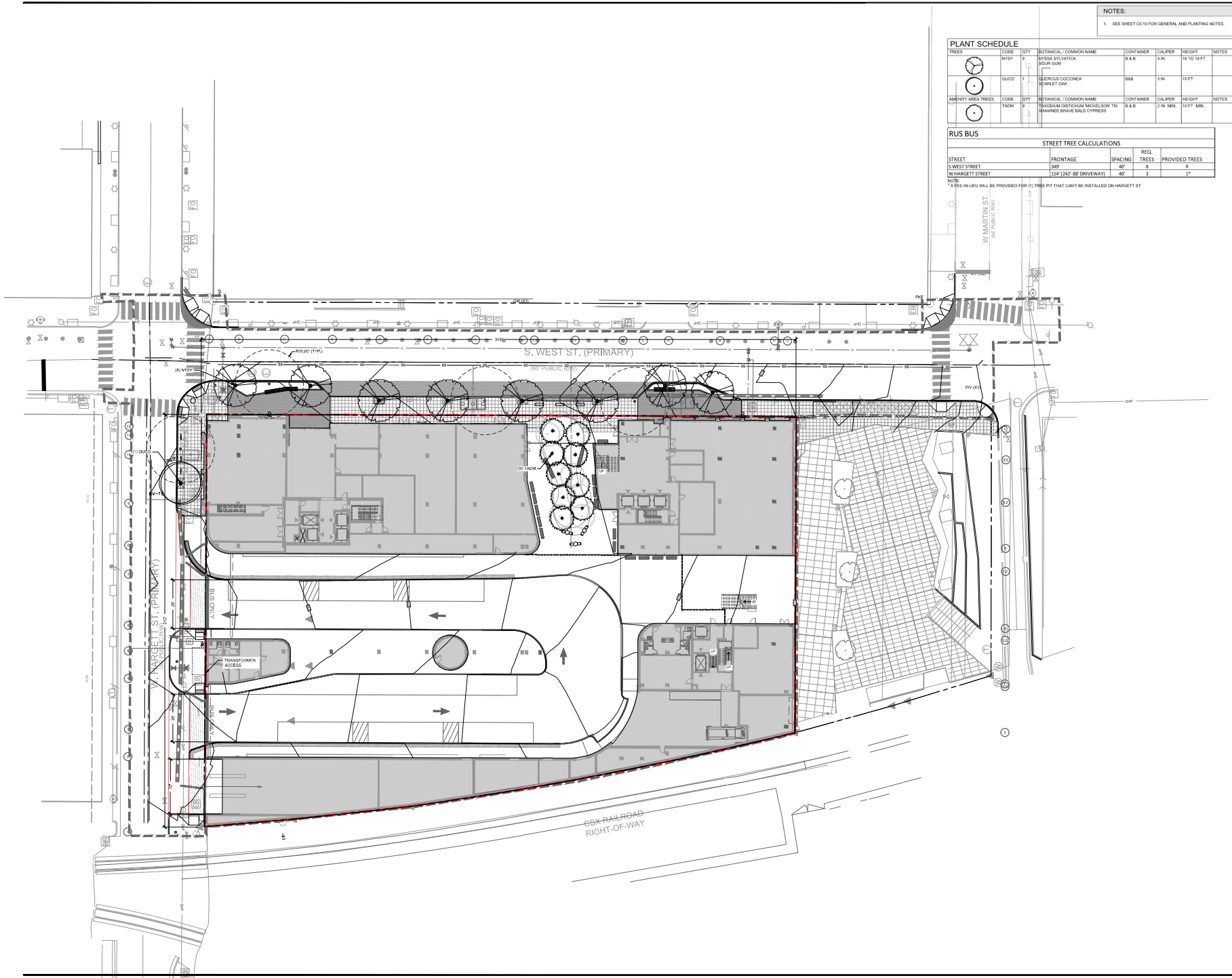
Owner:  
**HOFFMAN & ASSOCIATES**  
11 WEST FRANKLIN ST., RALEIGH, NC 27603  
Landscape Architect:  
**STEWART INC.**  
223 S. WEST ST., SUITE 1100, RALEIGH, NC 27603  
Civil Engineer:  
**STEWART INC.**  
223 S. WEST ST., SUITE 1100, RALEIGH, NC 27603  
Transportation:  
**KIMLEY-HORN**  
421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NC 27601  
Structural:  
**THORNTON TOMASETTI**  
2001 K ST., NW SUITE 800 N. WASHINGTON, DC 20006

PROJECT TITLE:  
**RUS BUS**

RALEIGH, NC

PROJECT No: 81591  
DRAWING TITLE:  
**UTILITIES  
PLAN**

SCALE:  
**C-600**  
ADMINISTRATIVE SITE REVIEW  
SEPTEMBER 10, 2021



NOTES:  
1. SEE SHEET C3-10 FOR GENERAL AND PLANTING NOTES.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	NYSY	8	NYSSA SYLVATICA SOUR OAK	8 B.B.	4 IN.	16 TO 18 FT.	
	QUCO	1	QUERCUS COCCINEA SCARLET OAK	8B.B.	3 IN.	10 FT.	
ADJUNCT AREA TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	TADN	9	PRUNUS DOBIGNYI DOBIGNY PLUM	8 B.B.	3 IN. MIN.	10 FT. MIN.	

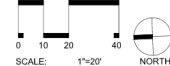
RUS BUS

STREET TREE CALCULATIONS

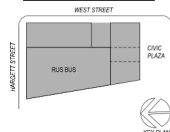
STREET	FRONTAGE	SPACING	TREES	REQ.	PROVIDED TREES
S. WEST STREET	345'	40'	8	8	
W. HARGETT STREET	156' (242' SEE DRIVEWAY)	40'	3	1*	

NOTE:  
\*A RED-INKED WILL BE PROVIDED FOR (1) TREE PIT THAT CANT BE INSTALLED ON HARGETT ST.

REV.	DESCRIPTION	DATE
1.	RESPONSE TO COMMENTS	10.12.2021
2.	RESPONSE TO COMMENTS	02.14.2022
3.	RESPONSE TO COMMENTS	03.15.2022



PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION



**PERKINS  
EASTMAN**  
1101 FRANKLIN ST., RALEIGH, NC 27603  
P: (919) 315-7000  
F: (919) 315-7000

Owner:  
**HOFFMAN & ASSOCIATES**  
11 WEST FRANKLIN ST., RALEIGH, NC 27604  
Landscape Architect:  
**STEWART INC.**  
223 S. WEST ST., SUITE 1100, RALEIGH, NC 27603  
Civil Eng.  
**STEWART INC.**  
223 S. WEST ST., SUITE 1100, RALEIGH, NC 27603  
Transportation  
**KIMLEY-HORN**  
421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NC 27601  
Structural  
**THORNTON TOMASETTI**  
2001 K ST., NW SUITE 602 N. WASHINGTON, DC 20006

PROJECT TITLE:  
**RUS BUS**

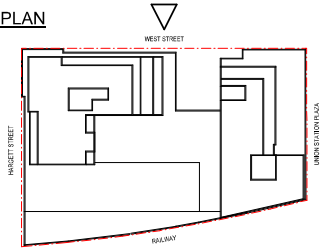
RALEIGH, NC

PROJECT No: 81591  
DRAWING TITLE:  
**PLANTING  
PLAN**

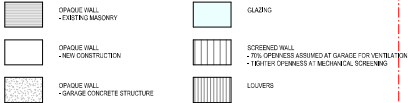
SCALE:  
**L-500**  
ADMINISTRATIVE SITE REVIEW  
SEPTEMBER 10, 2021



## KEY PLAN



## LEGEND



## TRANSPARENCY CALCULATIONS

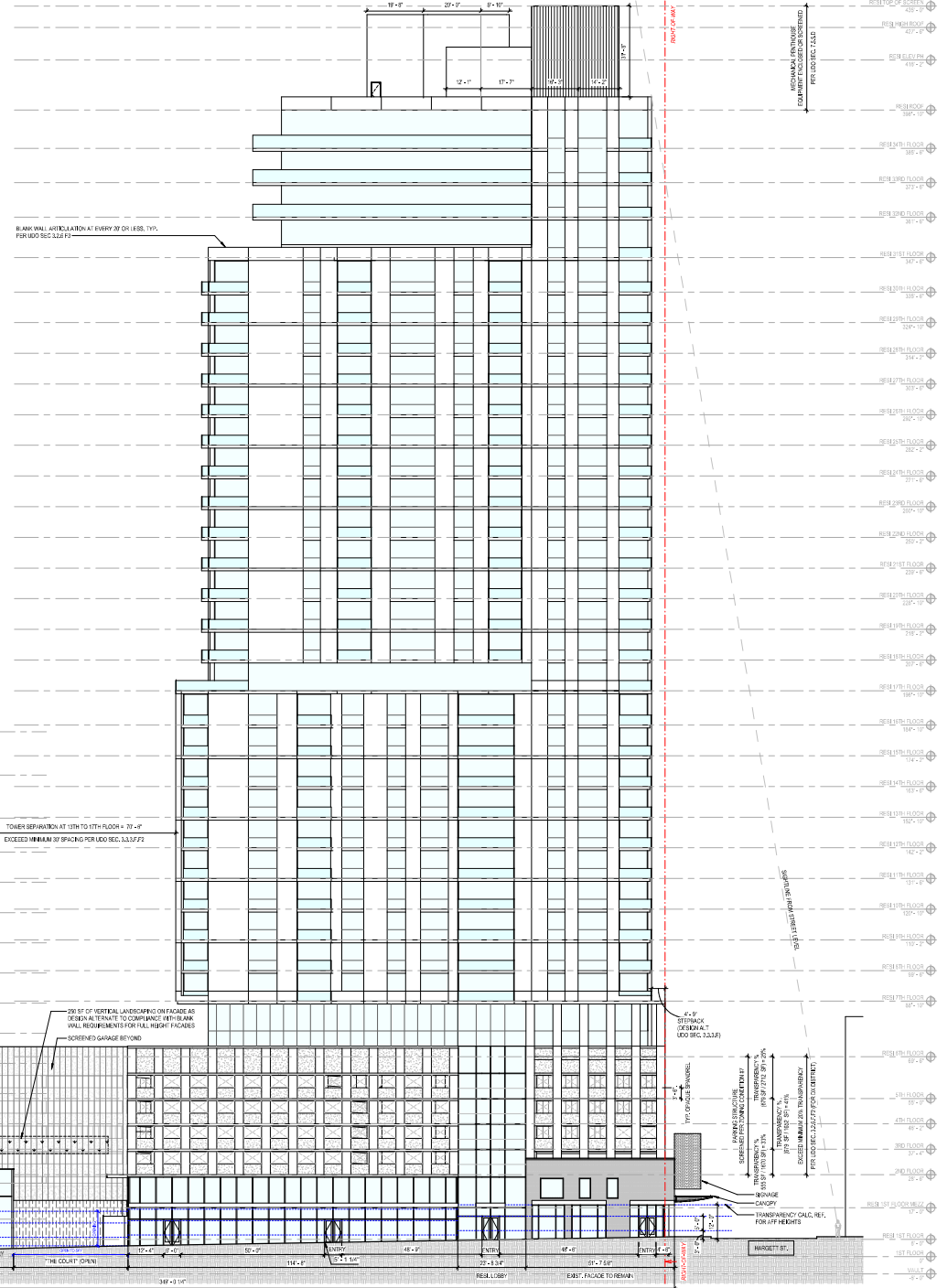
GROUND STORY TRANSPARENCY FACADE CALCULATIONS - EAST ELEVATION (WEST STREET)		
AREA TO BE CALCULATED FOR TRANSPARENCY (M <sup>2</sup> X 12)		+ 4,189 SF
TRANSPARENCY FROM 2' TO 12' IN HEIGHT:		
• TRANSPARENCY REQUIRED: + 4,189 SF X 90%		+ 3,770 SF
• TRANSPARENCY PROVIDED: + 3,829 SF X 100 SF		+ 383%
TRANSPARENCY FROM 12' TO 14' IN HEIGHT:		
• TRANSPARENCY REQUIRED: + 2,754 SF X 90%		+ 2,479 SF
• TRANSPARENCY PROVIDED: + 1,393 SF X 100 SF		+ 30%
SEE ELEVATIONS FOR VERTICAL TRANSPARENCY		

## BLANK WALL AREA

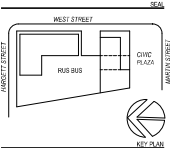
MAXIMUM BLANK WALL (DIMENSION HORIZONTAL AND VERTICAL)		+ 20.1 F
(PER UDO SEC. 12.10 AND SEC. 3.2.2.F.2.1 ON DETACHED)		
ON FEBRUARY 3, 2022 THE APPEARANCE COMMISSION APPROVED 04-004-2021, INCLUDING THE REQUEST FOR A DESIGN ALTERNATIVE TO COMPLETE THE BLANK WALL TO THE REQUIRED MINIMUM BLANK WALL AREA IN THE VERTICAL DIRECTION ON THE HARVEST STREET AND WEST STREET BUILDING FACADES FOR BOTH TOWERS AS SET FORTH IN UDO SECTION 3.2.2.F.		

## BUILDING MASSING - STEPPBACKS

ON FEBRUARY 3, 2022 THE APPEARANCE COMMISSION APPROVED 04-004-2021, INCLUDING THE REQUEST FOR A DESIGN ALTERNATIVE TO COMPLETE THE BLANK WALL TO THE REQUIRED MINIMUM BLANK WALL AREA IN THE VERTICAL DIRECTION ON THE HARVEST STREET AND WEST STREET BUILDING FACADES FOR BOTH TOWERS AS SET FORTH IN UDO SECTION 3.2.2.F.		
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No.	Description	Date
1	ADMIN. SITE REVIEW	08/02/2021
2	ADMIN. SITE REVIEW	10/15/2021
3	ASR RESP. COMMENT	02/15/2022
4	ASR RESP. COMMENT	03/16/2022



**PERKINS EASTMAN**  
 100 N. W. 10th St.  
 Suite 1000  
 Fort Lauderdale, FL 33304  
 Tel: 954.333.3333  
 Fax: 954.333.3334

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

City Eng:  
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 223 S. WEST ST., SUITE 1100, RALEIGH, NC 27603

Transportation:  
**KIMLEY-HORN**  
 42 FAYETTEVILLE ST., SUITE 400 RALEIGH, NC 27601

Structural:  
**TYCHONEN TOMASETTI**  
 2001 K ST., NW, SUITE 600 N. WASHINGTON, DC 20006

ME/P:  
**GREENHAW CONSULTING ENGINEERS**  
 800 E. HUGH STREET, RALEIGH, NC 27603

PROJECT TITLE:  
**RUS BUS**

RALEIGH, NC

PROJECT No: 81591  
 DRAWING TITLE:  
**BUILDING ELEVATION - EAST (OVERALL)**

SCALE: As indicated  
**A-302**  
 RESPONSE TO COMMENTS

03/16/2022



## KEY PLAN



LEGEND

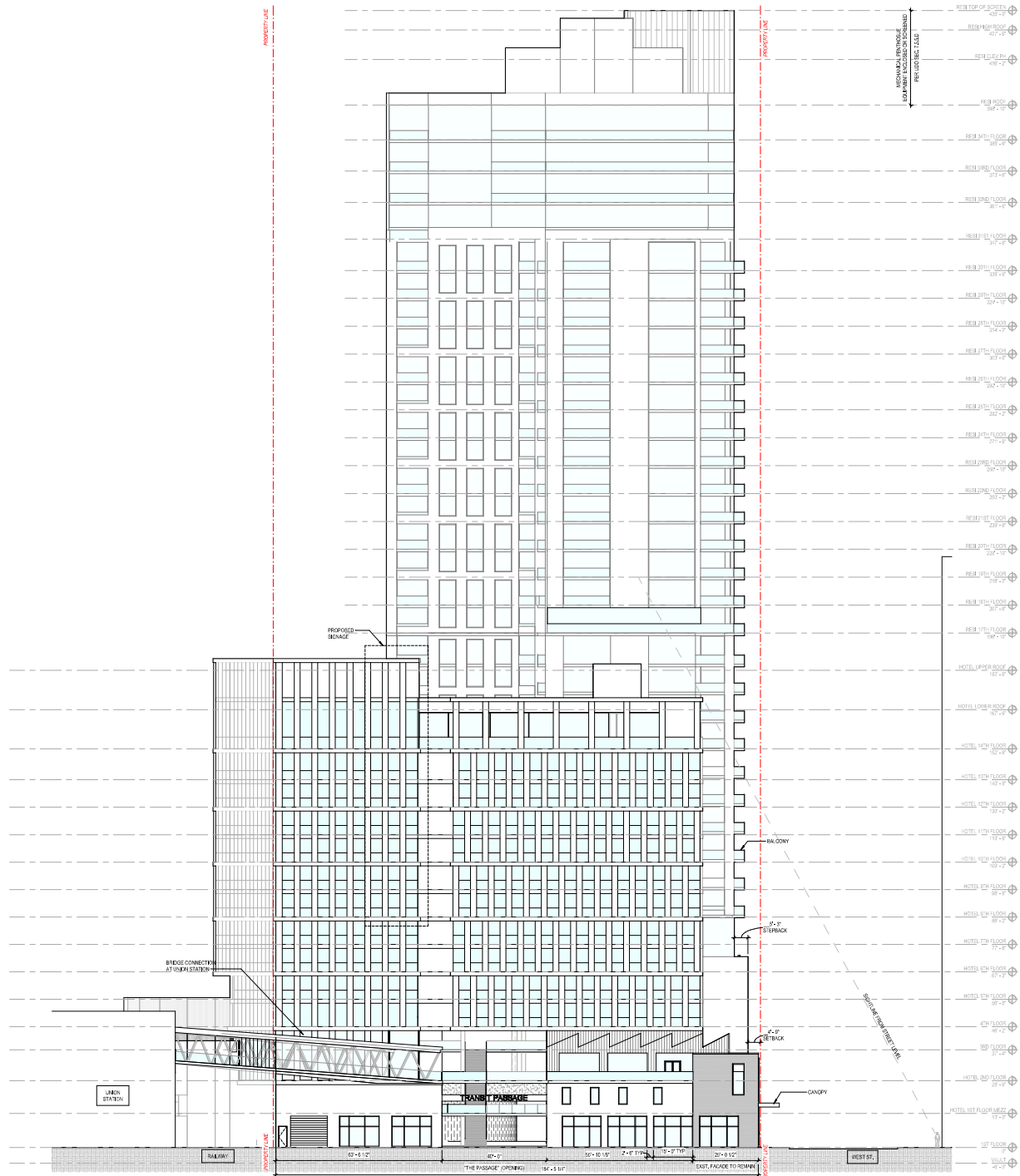
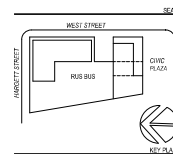


### TRANSPARENCY CALCULATIONS

TRANSPARENCY REQUIREMENT NOT APPLICABLE - NOT A STREET-FACING FACADE

BLANK WALL AREA

BLANK WALL REQUIREMENT NOT APPLICABLE - NOT A STREET-FACADE FACADE

[illegible]

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T, +1 212 363 7200  
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Owner:  
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Civil/Str:  
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 Transportation:  
**KIMLEY-HORN**  
 42 FAYETTEVILLE ST, SUITE 600 RALEIGH, NC 27601  
 Structural:  
**THORNTON TOMASETTI**  
 2001 K ST. NW SUITE 600 N. WASHINGTON, DC 20006  
 MEP/P:  
**CRENSHAW CONSULTING ENGINEERS**  
 105 GUSH STREET, RALEIGH, NC 27609

PROJECT TITLE:

RUS BUS

RALEIGH, NC

PROJECT No: 81591

DRAWING TITLE:

BUILDING  
ELEVATION - SOUTH  
(OVERALL)

SCALE: As indicated

**A-303**

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RESPONSE TO COMMENTS

03/16/2022



