

Administrative Site Review Application

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.

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

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) 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 [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Phase 1: East Civic Tower			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 200 W. HARGETT STREET, RALEIGH NC, 27601			
Site P.I.N.(s): 1703681503			
Please describe the scope of work. Include any additions, expansions, and change of use. The project consists of Phase 1 of the Civic campus master plan. The building is approximately 420,000 SF of civic use in a 20 story tower rising 300 feet above grade. The building also includes a small basement containing support spaces. The new tower is being constructed on the former Police Headquarters/Municipal Building located at 110 South McDowell Street.			
Current Property Owner/Developer Contact Name: City of Raleigh Richard L. Kelly PE Director of Engineering Services NOTE: please attach purchase agreement when submitting this form.			
Company: Engineering Services Department		Title: Director	
Address: 219 Fayetteville St. Suite 801 Raleigh NC 27601			
Phone #: 919.996.5579		Email: richard.kelly@raleighnc.gov	
Applicant Name: Dan Miller/ Ben Horn - RATIO / Stephanie Seeber - CoR			
Company: SEPI Engineering & Construction, Inc.		Address: 1 Glenwood Avenue, Suite 600, Raleigh NC, 27603	
Phone #: 919.573.9947		Email: DMiller@sepiinc.com, bhorn@ratiodesign.com, Stephanie.Seeber@raleighnc.gov	

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): DX, DOWNTOWN MIXED USE	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 13,008 SF / 0.30 AC
Gross site acreage: 0.92 ac	New gross floor area: 424,000 sf
# of parking spaces required: N/A	Total sf gross (to remain and new): 32,162 SF / 0.74 AC
# of parking spaces proposed: N/A	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 20
Existing use (UDO 6.1.4): CIVIC	
Proposed use (UDO 6.1.4): CIVIC	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.74 Square Feet: 32,320	Proposed Impervious Surface: Acres: 0.90 Square Feet: 39,201
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: N/A	Total # of hotel units: N/A
# of bedroom units: 1br N/A 2br N/A 3br N/A 4br or more N/A	
# of lots: N/A	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Dan Miller to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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.

Signature:  Date: 10/26/2021

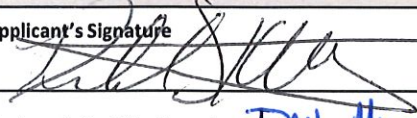
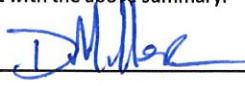
Printed Name: Richard Kelly, Engineering Services Department Director, City of Raleigh

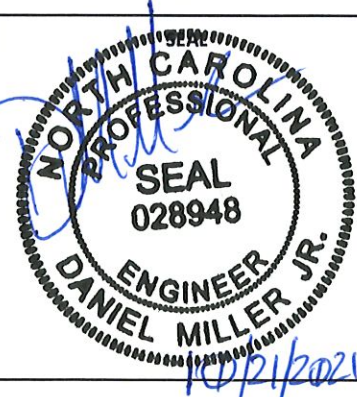


Planning & Development

Public Utilities Department
For all development projects within Raleigh's
ETJ, please submit to: One Exchange Plaza, 1
Exchange Plaza Suite 400 Raleigh NC 27601
phone 919-996-2495 Fax 919-516-2684

Public Water Application and Engineers Report

See Development Fee Schedule for current fee - Check made payable to: City of Raleigh		
This application for a Water Extension is being made under the approved City of Raleigh Water System Management Plan and Engineers Report.		
Applicant Information		
Applicant Richard L. Kelly PE Director of Engineering Services Department		
Organization City of Raleigh		
Mailing Address 219 Fayetteville St. Suite 801 Raleigh NC 27601		
Phone 919.996.5579		
Project Information		
Project Name Phase 1: East Civic Tower		
Project Location 200 W. HARGETT STREET, RALEIGH NC, 27601		
Description Civic Building		
Number of Units Served 424,000 SF Municipal building		
Pressure Zone 49	Site Static Pressure 51	
Estimated Completion Date June 2025		
Engineering Firm Information		
Engineering Firm SEPI Engineering & Construction Inc.	Contact Dan Miller	
Mailing Address 1 Glenwood Avenue, Suite 600, Raleigh NC, 27603	Phone 919.357.6725	Email DMiller@sepiinc.com
Pursuant: City of Raleigh Code Ordinance Chapter 800 N.C. General Statutes Chapter 130 A-317		
Applicant's Signature 	Title Engineer Services Department Director, City of Raleigh	Date 10/25/2021
Engineer's Certification I, DAN MILLER , as a duly registered Professional Engineer in the State of North Carolina, hereby certify that the plans and specifications attached hereto are consistent with the above summary.		
Engineer's Signature  Registration # 028940		



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02000.000

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646-880-9600

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919-782-1833

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 Raleigh, NC 27607
 919-747-9884

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SEAL | DATE

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**Hennin
Larsen —
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PROJECT NO.	19045.00
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SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER

AS-201

NOT FOR CONSTRUCTION

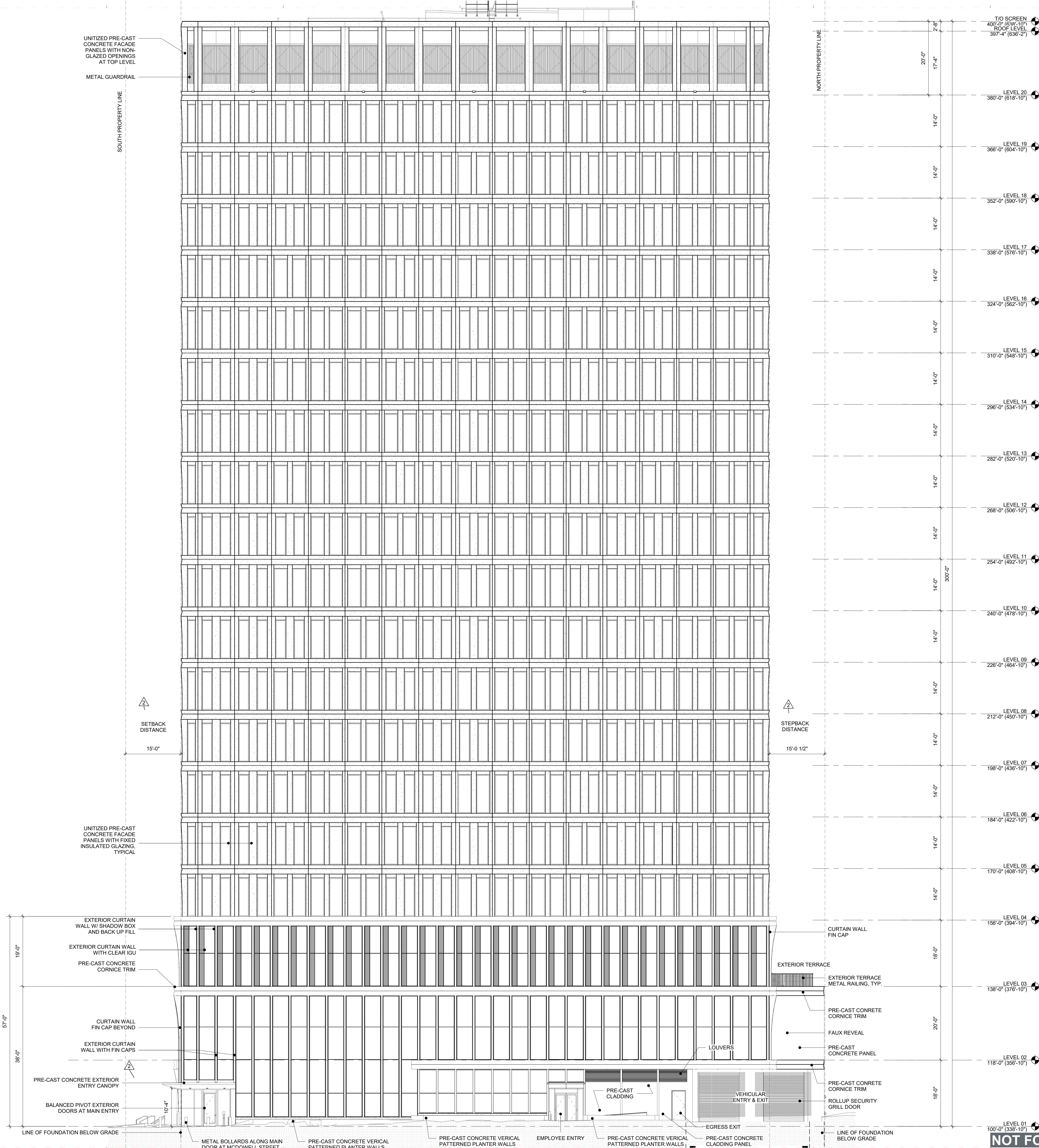


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EAST ELEVATION

3/32" = 1'-0"



**Phase 1: East
Civic Tower
200 West Hargett
Street
Raleigh, NC 27601**

Owner
City of Raleigh
219 Fayetteville Street, Suite 801
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919-845-1450

SEAL | DATE

SHEET ISSUE	
1 ASR SUBMISSION 1	10/25/2021
2 ASR SUBMISSION 2	02/24/2022
3 ASR SUBMISSION 3	09/14/2022

**Henning
Larsen**
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PROJECT NO. 19045.000

SHEET TITLE
EAST ELEVATION

SHEET NUMBER
AS-202

NOT FOR CONSTRUCTION

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Henning Larsen RATIO

PROJECT NO.	19045.00
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SHEET TITLE
NORTH ELEVATION

SHEET NUMBER

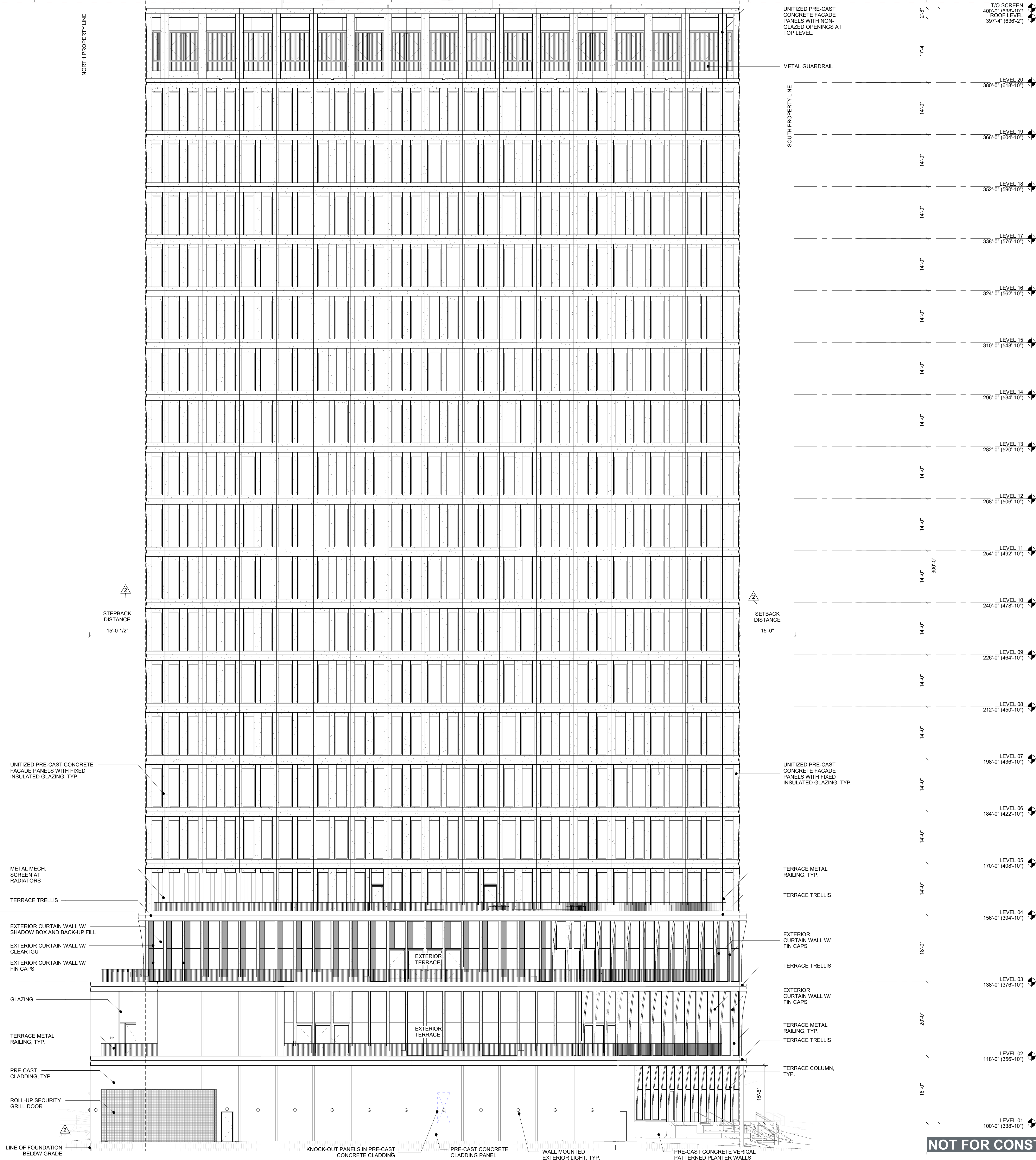
AS-203



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A1
AS-204

WEST ELEVATION
3/32" = 1'-0"



NOT FOR CONSTRUCTION

Phase 1: East Civic Tower 200 West Hargett Street Raleigh, NC 27601

Owner
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SEAL | DATE

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PROJECT NO. 19045.000

SHEET TITLE
WEST ELEVATION

SHEET NUMBER
AS-204

U.D.O. 3.3.3. BUILDING MASSING STANDARDS

Article 3.3. Height Requirements | CHAPTER 3. MIXED USE DISTRICTS
Sec. 3.3.3. Building Massing Standards

Sec. 3.3.3. Building Massing Standards

A. Intent

The intent of the building massing regulations is to manage the impact of tall buildings located near the public right-of-way. Stepbacks are intended to avoid a canyon effect by providing access to light and air at street level, and mitigating wind impacts. The massing regulations also produce a consistent street wall and visually reduce the perceived scale of a building.

B. Stepbacks

Buildings of 13 or more stories are required to place a stepback above the 1st floor or 25', whichever is greater, but below the 13th floor

- The stepback is only required on building faces adjoining the public street.
- The depth of a required stepback may be reduced by 5 feet if the cornice line of the stepback matches the cornice line of an adjacent building.

C. Floor Plate Size

Above the 12th story, buildings are allowed 30,000 square feet of buildable area per story. The total amount of allowable square footage above the 12th story is thus defined as 30,000 square feet multiplied by the number of floors above 12 that are allowed per the site's zoning. Larger floor plate size will result in fewer floors, whereas smaller floor plates will allow for taller towers. Buildings may not exceed the number of floors allowed by the underlying zoning district.

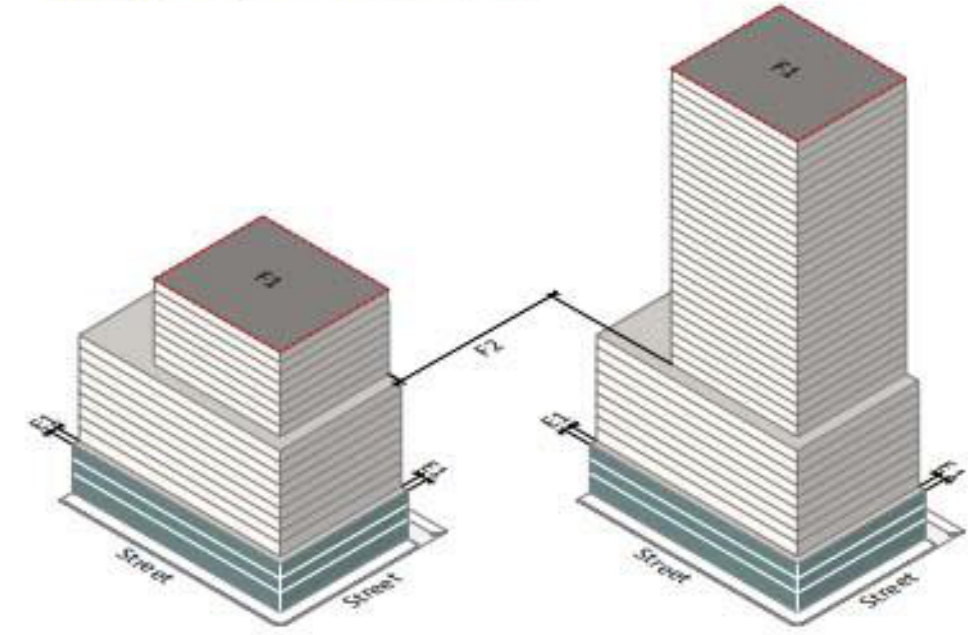
D. Design Alternate Findings

The Planning Commission or Appearance Commission performing the quasi-judicial duties of the Planning Commission (as designated by the City Council), after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17., shall approve an alternate building massing standard, if all of the following findings are satisfied:

- The approved alternate is consistent with the intent of the building massing regulations;
- The approved alternate uses an architectural base distinguishable from the building above that enhances the pedestrian environment through a change in material, fenestration, ornamentation, rhythm, or other sculpting of the base.

3. If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes pedestrian amenities such as seating areas, trees and landscaping or outdoor dining.

- The building uses other architectural treatments to mitigate wind impacts, increase light at pedestrian level, and visually reduce the scale of the building.
- The building does not cause undue shadow impacts on public spaces, amenity areas, and surrounding streets.



Height of Building	Up to 12 Stories	13 to 20 Stories	21 to 30 Stories	31 to 40 Stories
E. Massing				
E1 2nd (or 25', whichever is greater) - 12th story stepback (min)	n/a	12'	12'	12'
F. Towers				
F1 Allowable area per tower above 12 stories (max)	n/a	30,000 sf per allowable floor	30,000 sf per allowable floor	30,000 sf per allowable floor
F2 Spacing between towers - floors above 12 stories on adjacent sites (min) *	n/a	30'	50'	60'

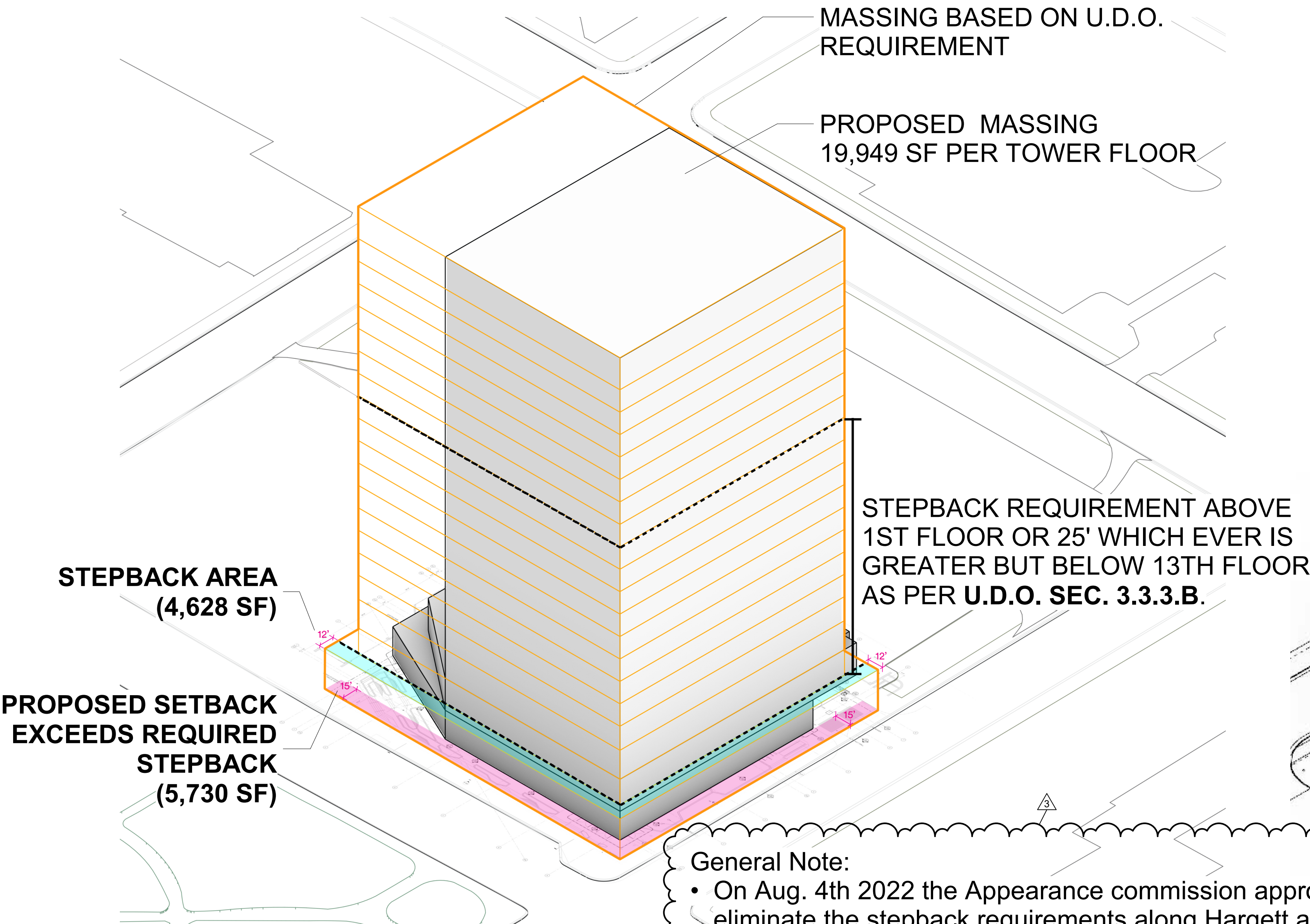
* Building separation is measured orthogonally to the wall plane

Supp. No. 15

Part 10: Unified Development Ordinance
City of Raleigh, North Carolina

3 - 13
Published November 2021

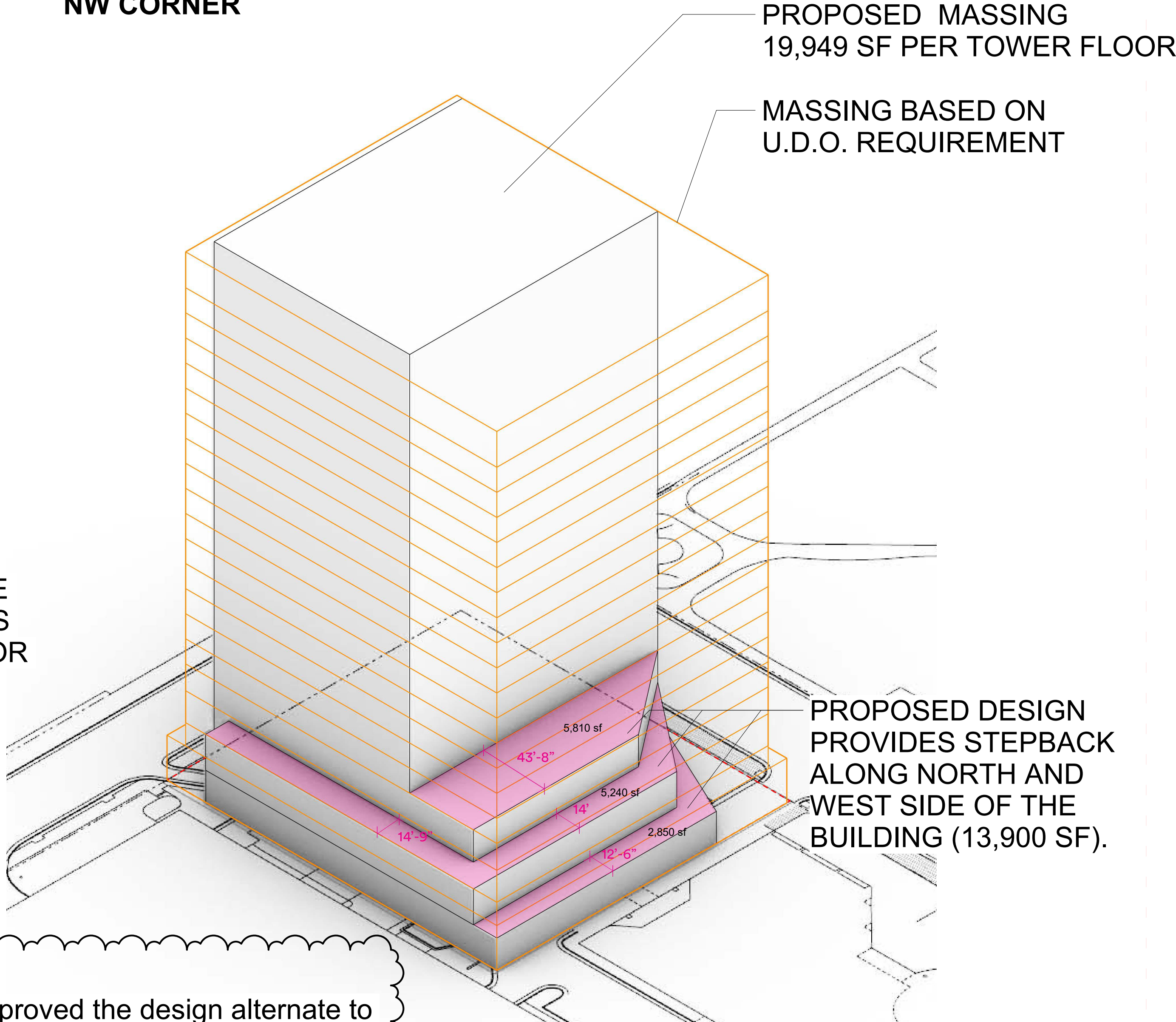
SE CORNER-STREETS ADJOINING THE PUBLIC STREET



General Note:

- On Aug. 4th 2022 the Appearance commission approved the design alternate to eliminate the stepback requirements along Hargett and McDowell. Documentation included in this submission package.
- Proposed massing provides a 15-foot setback from South and East ROW in lieu of the required stepback to provide greater outdoor amenity space (5,730 sf) for the public.
- UDO stepback requirement would provide a min. of 4,628 SF of stepback area.
- The proposed massing provides a total of 13,900 SF of stepback area along North and West facades.

NW CORNER



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Raleigh, NC 27601

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SEAL | DATE

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3 ASR SUBMISSION 3	09/14/2022

Henning
Larsen
RATIO

PROJECT NO. 19045.000

SHEET TITLE

U.D.O. 3.3.3
BUILDING MASSING
STANDARDS
COMPLIANCE

SHEET NUMBER

AS-301