# **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 <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.)					
Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ✓					
Building Type Site Transaction History					
Attached Mixed use Company Country Cou	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Soard of Adjustment #: Zoning Case #:				
GENERAL INFO					
Development name: Phase 1: East Civic Tower					
Inside City limits? Yes ✔ No					
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 T	itle: Director				
Address: 219 Fayetteville St. Suite 801   Raleigh NC 27601					
Phone #: 919.996.5579 Email: richard.k	kelly@raleighnc.gov				
Applicant Name: Dan Miller/ Ben Horn - RATIO / Stephanie Seeb	oer - CoR				
Company: SEPI Engineering & Construction, Inc. Address: 1 Glen	wood 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):	Existing gross floor area (not to be demolished): 0 SF				
DX, DOWNTOWN MIXED USE	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					
STODMWATER	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 No					
If yes, please provide:					
Alluvial soils:					
Flood study:					
FEMA Map Panel #:					
Neuse River Buffer Yes ☐ No ✓	Wetlands Yes ☐ No ✔				
RESIDENTIAL D	EVEL OPMENTS				
Total # of dwelling units: N/A	Total # of hotel units: N/A				
# of bedroom units: 1br N/A 2br N/A 3br N/					
# of lots: N/A	Is your project a cottage court? Yes No ✓				
SIGNATUR	E BLOCK				
In filing this plan as the property owner(s), I/we do hereby executors, administrators, successors, and assigns jointly all dedications as shown on this proposed development p	and severally to construct all improvements and make				
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: Signature:	Date: 10/26/2021				

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



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**

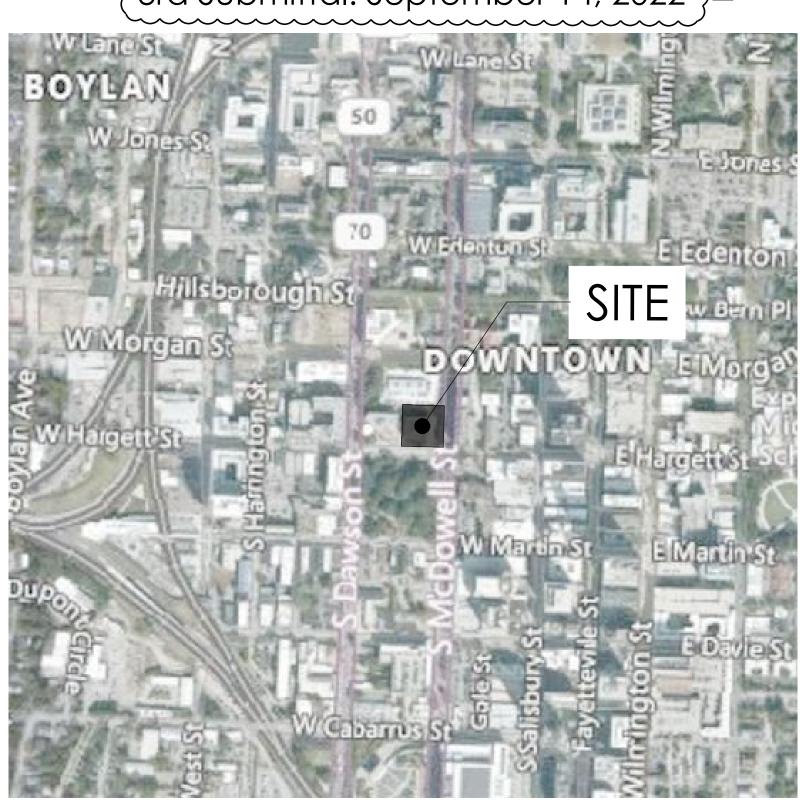
See <u>Development Fee Schedule</u> for current	t fee - Check made payable to: City of Raleigh
This application for a is being made under the approved <b>City of Raleigh Wate</b>	
Applicant In	formation
Applicant Richard L. Kelly PE Director of E	ingineering Services Department
Organization City of Raleigh	
Mailing Address 219 Fayetteville St. Suite 801   F	Raleigh NC 27601
Phone 919.996.5579	
Project Info	ormation
Project Name Phase 1: East Civic Tower	
Project Location 200 W. HARGETT STREET, RA	LEIGH NC, 27601
Civic Building	
Number of Units Served 424,000 SF Municipal building	ng
Pressure Zone 49	Site Static Pressure 51
Estimated Completion Date June 2025	
Engineering Firm	n Information
SEPI Engineering & Construction Ir	nc. Contact Dan Miller
Mailing Address 1 Glenwood Avenue, Suite 600, Raleigh NC, 27	Phone 919.357.6725 Email DMiller@sepiinc.com
Pursuant: City of Raleigh Code Ordinance Chapter 800 N.C. General Statutes Cl	hapter 130 A-317
Applicant's Signature Title Engineer Services Departme	nt Director, City of Rafe 10/25/2021
Professional Engineer in the State of North Carolina, hereby certify that the plans an hereto are consistent with the above summary.  Engineer's Signature	, as a duly registered of specifications attached SEAL 028948  Registration #
	12/202

# PHASE 1: EAST CIVIC TOWER

200 WEST HARGETT STREET | RALEIGH, NC

ADMINISTRATIVE SITE REVIEW ASR-0096-2021 | TRANSACTION # XXXXX

> 1st Submittal: October 25, 2021 2nd Submittal: February 24, 2022 (3rd Submittal: September 14, 2022 }



VICINITY MAP SCALE: 1"=500"

	SHEET TITLE	SHEET NAME	1121 20RWILLYF	SUD SUBMITIALS	3RD SUBMITTAL
	G-001	COVER SHEET	X	Х	X
	G-002	COVER SHEET	X	Х	Х
	G-003	COVER SHEET		Х	Х
	C-001	GENERAL NOTES & SYMBOLS	Х	Х	Х
	C-100	EXISTING CONDITIONS	Х	Х	Х
	CD-100	SITE DEMOLITION PLAN	Х	Х	Х
	L-011	SCOPE OF WORK PLAN	Х	Х	Х
	L-012	AMENITY SPACE PLAN		Х	Х
	L-015	SITE ACCESSIBILITY PLAN		Х	Х
	L-201	SITE PLAN - LEVEL 1	Х	Х	Х
	L-202	SITE PLAN - LEVEL 2	Х	Х	Х
	L-203	SITE PLAN - LEVEL 3	Х	Х	Х
	L-204	SITE PLAN - LEVEL 4	Х	Х	Х
	AS-100	SITE LIGHTING PLAN	Х	Х	Х
	L-401	GRADING PLAN	Х	Х	Х
•	C-500	SITE UTILITY PLAN	Х	Х	Х
	C-501	STORM DRAINAGE PLAN	Х	Х	Х
	C-502	STORMWATER CONTROL MEASURE PLAN	Х	Х	Х
	C-503	STORMWATER CONTROL MEASURE DETAILS		Х	Х
	C-504	SIGNING & PAVEMENT MARKINGS	Х	Х	Х
	C-600	UTILITY DETAILS	Х	Х	Х
	C-601	UTILITY DETAILS	Х	Х	Х
	L-501	LANDSCAPE PLAN - LEVEL 1	Х	Х	Х
	L-502	LANDSCAPE PLAN - LEVEL 2	X	Х	Х
	L-503	LANDSCAPE PLAN - LEVEL 3	X	Χ	X
	L-504	LANDSCAPE PLAN - LEVEL 4	X	Χ	X
_ [	L-701	SITE DETAILS		X	X
	L-702	SITE DETAILS		Χ	X
	AS-201	SOUTH ELEVATION	X	Χ	Χ
	AS-202	EAST ELEVATION	X	Χ	X
	AS-203	NORTH ELEVATION	X	Χ	X
	AS-204	WEST ELEVATION	X	Χ	Χ
	AS-301	U.D.O 3.3.3 BUILDING MASSING STANDARDS COMPLIANCE		X	Х
	AS-302	U.D.O. 7.25.D MECHANICAL EQUIPMENT SCREENING		Х	X

$\triangle$		

# **Traffic Control and Pedestrian Plan (TCPED) Notes:**

plan, and ensure all permits are issued.

- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Please direct any questions to rightofwayservices@raleighnc.gov.
- The City of Raleigh requires an approved Right-of-Way Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- A permit request with a TCPED Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal. Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved
- All TCPED Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
- Manual on Uniform Traffic Control (MUTCD);
- Public Rights-of-Way Accessibility Guidelines (PROWAG); American Disability Act (ADA) requirements;
- Raleigh Street Design Manual (RSDM).
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the
- Manual on Uniform Traffic Control Devices (MUTCD). All permits must be available and visible on site during the operation.

Office Use Only: Case #:			
Office use Offig. Case #.		Planner (print):	
Please review UDO Section 10.2.8. as amend assistance determining a Site Plan Tier is need the Permit and Development Portal. (Note: There	eded a Site Pla	nge case TC-14-19 to determine the site plan tier. If n Tier Verification request can be submitted online via the s verification service.)	
Site Plan Tier: Tier Two Site Plan	Tier Three S	ite Plan 🗸	E E
Building Type		Site Transaction History	Ĭ.
Detached	General	Subdivision case #:	Ĭ
And the second s		Scoping/sketch plan case #:	
Attached	Mixed use	Certificate of Appropriateness #:	
Apartment	Open lot		
Townhouse	Civic	Zoning Case #:Administrative Alternate #:	1
	CENEDAL IN	FORMATION	€
	A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	IFORWIATION	
Development name: Phase 1: East Civic Towe	€[p		
Inside City limits? Yes   ✓ No			
200 W. HAR	<b>GETT S</b>	TREET, RALEIGH NC, 27601	23
Site P.I.N.(s): 1703681503, 1703588594, 1703			
Please describe the scope of work. Include a		evnancions and change of use	
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Current Property Owner/Developer Contact  NOTE: please attach purchase agreemen	us arout to-	aleigh   Richard L. Kelly PE Director of Engineering Services tting this form.	
Company: Engineering Services Department	ine nathernasie, new see	Title: Director	
Address: 219 Fayetteville St. Suite 801   Ralei	gh NC 27601	In	
Phone #: 919.996.5579		d.kelly@raleighnc.gov	
	M.		•
Applicant Name: Dan Miller/ Ben Horn - RATIO			
Applicant Name: Dan Miller/ Ben Horn - RATIO Company: SEPI Engineering & Construction, Inc.	In the second second	lenwood Avenue, Suite 600, Raleigh NC, 27603	

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished): 0 SF
X, DOWNTOWN MIXED USE	Existing gross floor area to be demolished: 119,558 SF / 0.30 AC
Gross site acreage: 0.92 ac	New gross floor area: 422,242 sf
of parking spaces required: N/A	Total sf gross (to remain and new): 422,242 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
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STORMWAT	TER INFORMATION
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th:	
yes, please provide:	
yes, please provide: lluvial soils: lood study: EMA Map Panel #:	
yes, please provide: luvial soils: ood study: EMA Map Panel #:	Wetlands Yes No 🗸
yes, please provide:   uvial soils:   ood study:   EMA Map Panel #:   euse River Buffer Yes No 🗸	
yes, please provide:   uvial soils:  ood study:  EMA Map Panel #:  euse River Buffer Yes No V	Wetlands Yes No V
yes, please provide:	Wetlands Yes No ✓
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SHEET INDEX Mechanical / Electrical / Plumbing Engineer

Phase 1: East Civic Tower 200 West Hargett Street

Raleigh, NC 27601

City of Raleigh
219 Fayetteville Street, Suite 801 Raleigh, NC 27601 919-996-5575

**Architect of Record** 227 Fayetteville Street, Suite 301 Raleigh, North Carolina 27601 919-821-0805

Design Architect Henning Larsen Architecture, PA 250 West Broadway, 2nd Floor New York, NY 10013 646-880-9600

Structural Engineer Lynch Mykins 301 N West Street, Suite 105 Raleigh, NC 27603 919-782-1833

Barrett, Woodyard & Associates
2301 Rexwoods Drive, Suite 108 Raleigh, NC 27607 919-747-9884

Civil Engineer 1 Glenwood Avenue, Suite 600 Raleigh, NC 27603 919-789-9977

Fire Protection / Code Carolina Specialty Engineering 8000 Regency Parkway, Suite 580 Cary, NC 27518

919-424-3858

Food Service

AV / Technology 1220 North Fillmore Street, Suite 360 Arlington, VA 22201 703-243-6301

KRM Food Service Design & Consulting 9116 Lanigan Street Charlotte, NC 28277 704-724-1045

Vertical Transportation Lerch Bates 900 Circle 75 Parkway, Suite 1300 Atlanta, GA 30339 770-203-0578

Facade / Waterproofing / Roofing REI Engineers 9121 Anson Way, Suite 100

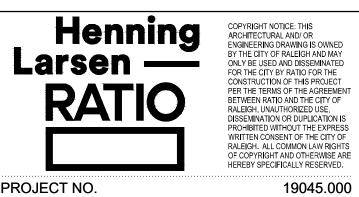
Raleigh, NC 27615 919-845-1450

| SEAL | DATE



SHEET ISSUE

01	ASR SUBMISSION	10/25/2021
02	ASR SUBMISSION 2	02/24/2022
03	ASR SUBMISSION 3	09/14/2022



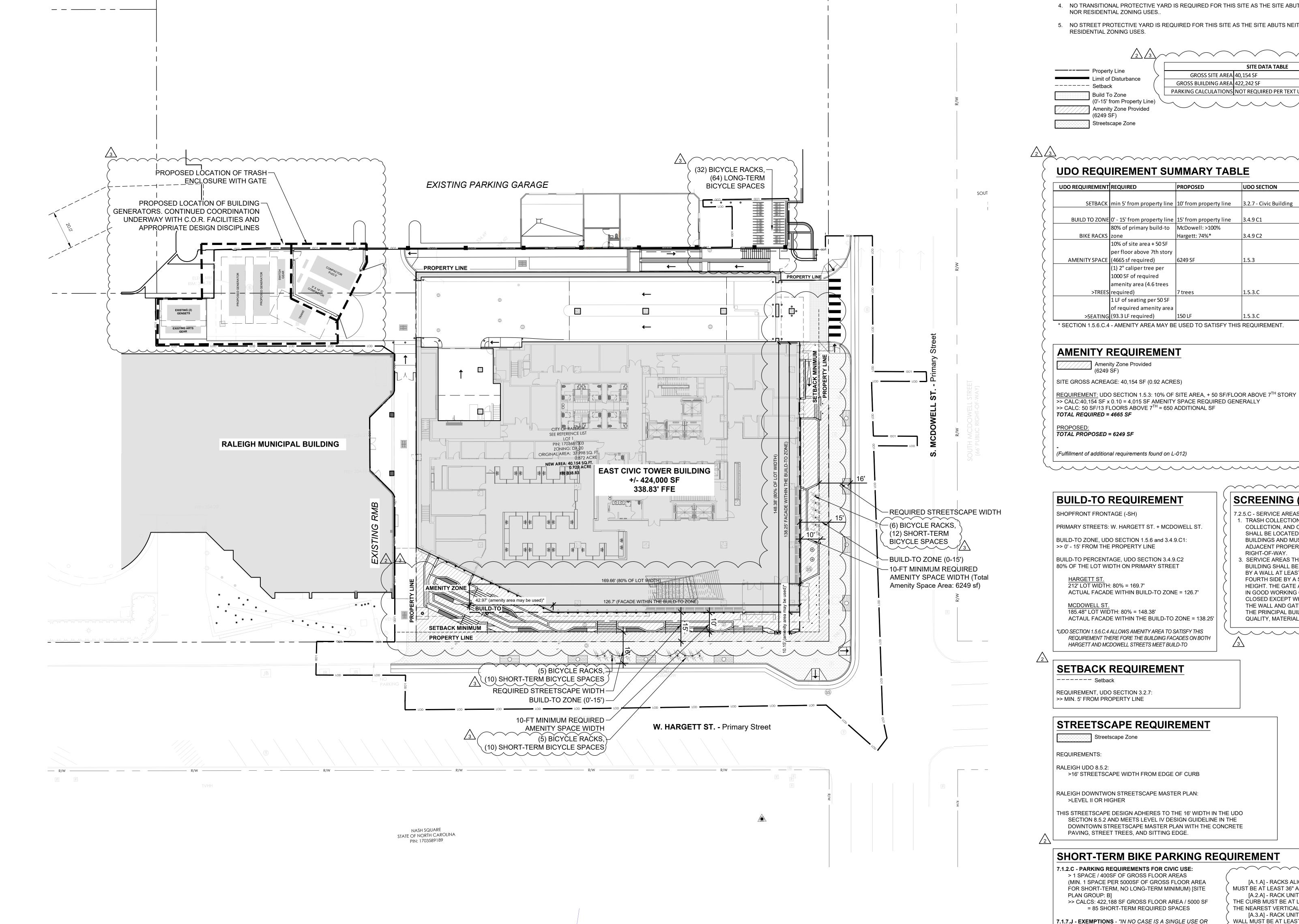
SHEET TITLE

G-001 COVER SHEET

G-001

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS

FOR REFERENCE ONLY NOT FOR CONSTRUCTION



#### **ADMINISTRATIVE SITE REVIEW NOTES** 1. ALL DESIGN ELEMENTS WITHIN SITE BOUNDARY ARE PROPOSED UNLESS OTHERWISE NOTED, SEE DEMOLITION Phase 1: East PLAN FOR ADDITIONAL INFORMATION 2. NO SOLID WASTE FACILITIES EXIST ON SITE. Civic Tower 3. SITE IS CATEGORIZED AS DX - DOWNTOWN MIXED USE. NO PARKING SPACES ARE REQUIRED FOR THIS SITE PER UDO SECTION 7.1.3.A "NO VEHICLE PARKING SPACES ARE REQUIRED, HOWEVER, NO MORE THAN 2 ON-SITE 210 West Hargett PARKING SPACES PER DWELLING UNIT ARE ALLOWED." Street 4. NO TRANSITIONAL PROTECTIVE YARD IS REQUIRED FOR THIS SITE AS THE SITE ABUTS NEITHER INDUSTRIAL NOR RESIDENTIAL ZONING USES.. Raleigh, NC 27601 5. NO STREET PROTECTIVE YARD IS REQUIRED FOR THIS SITE AS THE SITE ABUTS NEITHER INDUSTRIAL NOR City of Raleigh 219 Fayetteville Street, Suite 801 Raleigh, NC 27601 SITE DATA TABLE ------ Property Line 919-996-5575 GROSS SITE AREA 40,154 SF Limit of Disturbance GROSS BUILDING AREA 422,242 SF ----- Setback PARKING CALCULATIONS NOT REQUIRED PER TEXT UDO 7.1.3.A.1.a Architect of Record Build To Zone RATIO (0'-15' from Property Line) Amenity Zone Provided (6249 SF) 227 Fayetteville Street, Suite 301 Raleigh, North Carolina 27601 919-821-0805 Streetscape Zone **Design Architect** Henning Larsen Architecture, PA

FURTHER INFORMATION

see notes and graphics

see notes and graphics

see notes and graphics

see notes below and

SEE SHEET L-012

SEE SHEET L-012

1. TRASH COLLECTION, COMPACTION, RECYLING

ADJACENT PROPERTY OR PUBLIC STREET

SHALL BE LOCATED TO THE SIDE OR REAR OF

BUILDINGS AND MUST BE SCREENED FROM VIEW

COLLECTION, AND OTHER SIMILAR SERVICE AREAS

SERVICE AREAS THAT ARE NOT INTEGRATED INTO A

BUILDING SHALL BE SCREENED FROM THREE SIDES

BY A WALL AT LEAST 6 FEET IN HEIGHT AND ON THE

FOURTH SIDE BY A SOLID GATE AT LEAST 6 FEET IN

HEIGHT. THE GATE AND WALL SHALL BE MAINTAINED

IN GOOD WORKING ORDER AND SHALL REMAIN

[A.1.A] - RACKS ALIGNED PARALLEL TO EACH OTHER

[A.2.A] - RACK UNITS PLACED PERPENDICULAR TO

[A.3.A] - RACK UNITS PLACED PERPENDICULAR TO A

[A.4.A] - ALLOW AT LEAST 72" FOR SAFE PEDESTRIA

[A.4.C] - RACKS SHOULD BE PLACED AT LEAST 48"

> 32 SHORT-TERM SPACES PROVIDED (30 REQ'D)

> 64 LONG-TERM SPACES PROVIDED (0 REQ'D)

FOR REFERENCE ONL

NOT FOR CONSTRUCTION

THE CURB MUST BE AT LEAST 48" FROM THE CURB TO

THE NEAREST VERTICAL COMPONENT OF THE RACK.

WALL MUST BE AT LEAST 48" FROM THE WALL TO THE

NEAREST VERTICAL COMPONENT OF THE RACK.

MUST BE AT LEAST 36" APART.

CLEARANCE.

REQUIREMENTS FOR 1.A, 1.B, 1.C, 1.D, 2, 3A, AND 3B.

FROM TREE GRATES.

BICYCLE SPACES PROVIDED

QUALITY, MATERIAL, AND COLOR.

CLOSED EXCEPT WHEN TRASH PICK-UPS OCCUR.

THE WALL AND GATE SHALL BE COMPATIBLE WITH THE PRINCIPAL BUILDING IN TERMS OF TEXTURE,

**SCREENING (UDO 7.2.5)** 

7.2.5.C - SERVICE AREAS

RIGHT-OF-WAY.

this sheet

this sheet

250 West Broadway, 2nd Floor

301 N West Street, Suite 105

Mechanical / Electrical / Plumbing Engineer

Barrett, Woodyard & Associates

2301 Rexwoods Drive, Suite 108

1 Glenwood Avenue, Suite 600

Carolina Specialty Engineering 8000 Regency Parkway, Suite 580

1220 North Fillmore Street, Suite 360

KRM Food Service Design & Consulting

New York, NY 10013

Structural Engineer

**Lynch Mykins** 

Raleigh, NC 27603

Raleigh, NC 27607 919-747-9884

Raleigh, NC 27603 919-789-9977

Cary, NC 27518 919-424-3858

AV / Technology

Arlington, VA 22201 703-243-6301

9116 Lanigan Street Charlotte, NC 28277

**Vertical Transportation** 

900 Circle 75 Parkway, Suite 1300

Facade / Waterproofing / Roofing

01/01/17

02/24/2022

09/14/2022

ARCHITECTURAL AND ENGINEERIN

PURSUANT TO THE AGREEMENT
WITH RATIO. NO OTHER USE,
DISSEMINATION OR DUPLICATION
MAY BE MADE WITHOUT PRIOR
WRITTEN CONSENT OF RATIO. ALL
COMMON LAW RIGHTS OF

COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

02000.000

DRAWING IS GIVEN IN CONFII AND SHALL BE USED ONLY

9121 Anson Way, Suite 100

**Food Service** 

704-724-1045

Lerch Bates

770-203-0578

Atlanta, GA 30339

REI Engineers

919-845-1450

SEAL | DATE

SHEET ISSUE

PROJECT NO.

SHEET TITLE

SHEET NUMBER

01 ASR SUBMISSION 1

02 ASR SUBMISSION 2

03 ASR SUBMISSION 3

Henning

OVERALL SITE PLAN -

L-011

Raleigh, NC 27615

Fire Protection / Code

Civil Engineer

919-782-1833

646-880-9600

**UDO SECTION** 

3.2.7 - Civic Building

PROPOSED

SETBACK min 5' from property line 10' from property line

80% of primary build-to McDowell: >100%

BUILD TO ZONE 0' - 15' from property line | 15' from property line

10% of site area + 50 SF

(1) 2" caliper tree per 1000 SF of required

amenity area (4.6 trees

1 LF of seating per 50 SF of required amenity area

per floor above 7th story

BIKE RACKS zone

AMENITY SPACE (4665 sf required)

>SEATING (93.3 LF required)

Amenity Zone Provided

<u>HARGETT ST.</u> 212' LOT WIDTH: 80% = 169.7'

MCDOWELL ST. 185.48" LOT WIDTH: 80% = 148.38'

Streetscape Zone

>LEVEL II OR HIGHER

PLAN GROUP: B]

BICYCLE PARKING SPACES." -

SPACES ARE REQUIRED.

STREET DESIGN MANUAL]

DESIGN MANUAL.

>16' STREETSCAPE WIDTH FROM EDGE OF CURB

PAVING, STREET TREES, AND SITTING EDGE.

> 1 SPACE / 400SF OF GROSS FLOOR AREAS

(MIN. 1 SPACE PER 5000SF OF GROSS FLOOR AREA

FOR SHORT-TERM, NO LONG-TERM MINIMUM) [SITE

>> CALCS: 422,188 SF GROSS FLOOR AREA / 5000 SF

= 85 SHORT-TERM REQUIRED SPACES

SINGLE LOT REQUIRED TO PROVIDE MORE THAN 30

USE AND THEREFORE ONLY 30 SHORT-TERM BICYCLE

> THE PROJECT AND LOT ONLY INCLUDES A CIVIC

7.1.7.K - REQUIRED TYPES OF BICYCLE PARKING:

THE BICYCLE RACKS SPECIFIED MEET THE

1D REQUIRES SHORT-TERM AND LONG-TERM FACILITIES COMPLY WITH THE RALEIGH STREET

6.24.1 - BIKE PARKING STANDARDS [CITY OF RALEIGH

SECTION 8.5.2 AND MEETS LEVEL IV DESIGN GUIDELINE IN THE DOWNTOWN STREETSCAPE MASTER PLAN WITH THE CONCRETE

ACTUAL FACADE WITHIN BUILD-TO ZONE = 126.7'

ACTAUL FACADE WITHIN THE BUILD-TO ZONE = 138.25'

REQUIREMENT THERE FORE THE BUILDING FACADES ON BOTH

HARGETT AND MCDOWELL STREETS MEET BUILD-TO

T/O SCREEN 400'-0" (638'-10") CONCRETE FACADE\_\_\_\_\_PANELS WITH NON-ROOF LEVEL 397'-4" (636'-2") GLAZED OPENINGS AT TOP LEVEL. METAL GUARDRAIL LEVEL 20 380'-0" (618'-10") LEVEL 19 366'-0" (604'-10") LEVEL 18 352'-0" (590'-10") \_\_\_\_LEVEL 17 338'-0" (576'-10") LEVEL 16 324'-0" (562'-10") LEVEL 15 310'-0" (548'-10") LEVEL 13 282'-0" (520'-10") LEVEL 12 268'-0" (506'-10") LEVEL 11 (492'-10") LEVEL 10 240'-0" (478'-10") LEVEL 09 226'-0" (464'-10") LEVEL 08 212'-0" (450'-10") SETBACK STEPBACK DISTANCE DISTANCE 71'-0 1/4" 15'-0" LEVEL 07 198'-0" (436'-10") LEVEL 06 184'-0" (422'-10") UNITIZED PRE-CAST CONCRETE FACADE PANELS WITH FIXED INSULATED GLAZING, TYPICAL LEVEL 05 170'-0" (408'-10") METAL MECH. SCREEN AT RADIATORS BEYOND. EXTERIOR **TERRACE** PRE-CAST CONRETE CORNICE TRIM LEVEL 04 156'-0" (394'-10") EXTERIOR TRELLIS EXTERIOR CURTAIN COLUMN, TYP. WALL W/ SHADOW BOX AND BACK UP FILL EXTERIOR EXTERIOR CURTAIN TERRACE WALL W/ CLEAR IGU EXTERIOR TERRACE METAL RAILING, TYP. **EXTERIOR CURTAIN** WALL WITH FIN CAPS LEVEL 03 138'-0" (376'-10") PRE-CAST CONCRETE PRE-CAST CONCRETE -CORNICE TRIM PANEL EXTERIOR **ENCLOSURE BEYOND** CURTAIN WALL FIN CAP BEYOND EXTERIOR CURTAIN WALL WITH FIN CAPS, TYP. **EXTERIOR** EXTERIOR CURTAIN TERRACE WALL WITH FIN CAPS LEVEL 02 118'-0" (356'-10") METAL EXTERIOR ENTRY CANOPY **EXTERIOR TRELLIS** BALANCED PIVOT **EXTERIOR DOORS** PRE-CAST CONCRETE -AT MAIN ENTRY **SOUTH ELEVATION** PANEL EXTERIOR **ENCLOSURE BEYOND** 3/32" = 1'-0" LEVEL 01 100'-0" (338'-10") PRE-CAST CONCRETE CLADDING PANEL; NO EXPOSED - METAL BOLLARDS ALONG MAIN FOUNDATION WALLS ABOVE 5 **NOT FOR CONSTRUCTION** DOOR AT MCDOWELL STREET FEET TALL PRE-CAST CONCRETE VERICAL PATTERNED PLANTER WALLS;

PRE-CAST CONCRETE VERICAL PATTERNED PLANTER WALLS;

PRE-CAST CONCRETE

PRE-CAST CONCRETE

PRE-CAST CONCRETE

LINE OF FOUNDATION

PRE-CAST CONCRETE

PRE-CAST CONCRETE

ALONG THE M

STEPS FOR SEATING

BEYOND BELOW GRADE

ALONG THE M PRE-CAST CONCRETE SCULPTURAL BOLLARDS TALONG THE MAIN DOOR AT HARGETT STREET LINE OF FOUNDATION BEYOND BELOW GRADE

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

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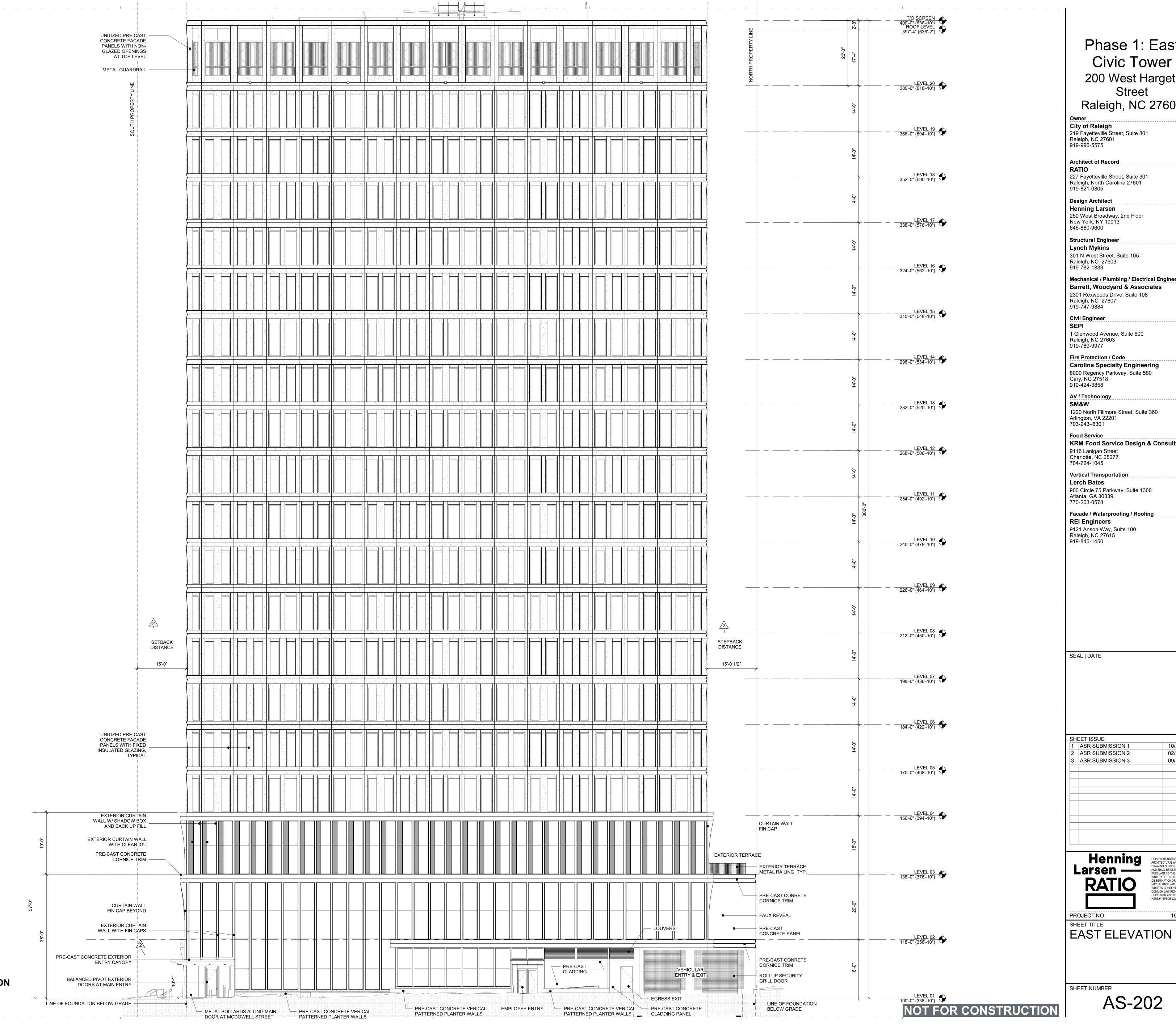
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PROJECT NO.

SHEET TITLE SOUTH ELEVATION

SHEET NUMBER



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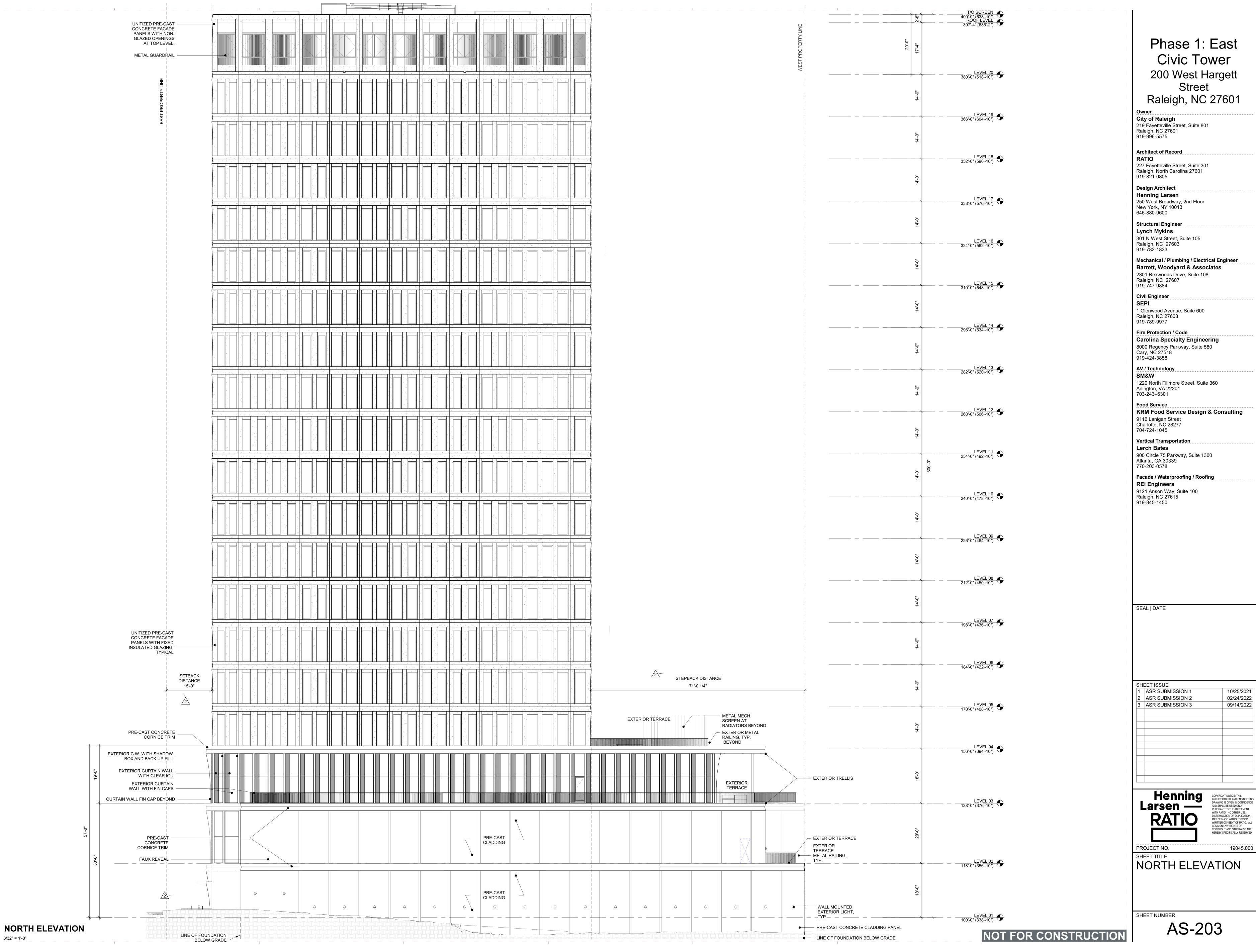
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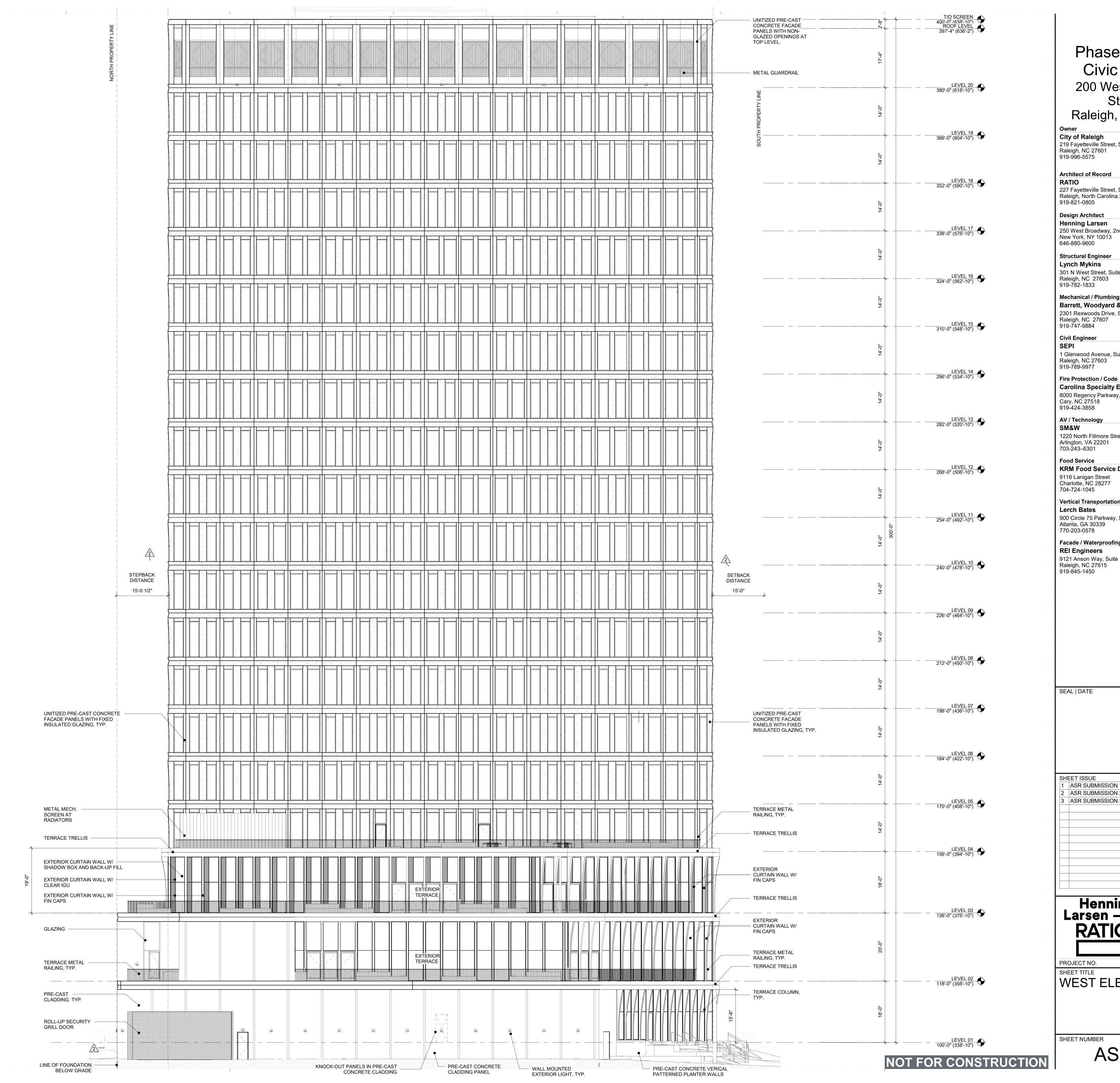
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3/32" = 1'-0"

Phase 1: East 200 West Hargett

10/25/2021 02/24/2022 09/14/2022



# Phase 1: East Civic Tower 200 West Hargett Street

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WEST ELEVATION

# 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.
- 2. 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 quasijudicial 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:

- 1. The approved alternate is consistent with the intent of the building massing regulations;
- 2. 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

. 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.

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4. The building uses other architectural treatments to mitigate wind impacts, increase light at pedestrian level, and visually reduce the scale of the building.

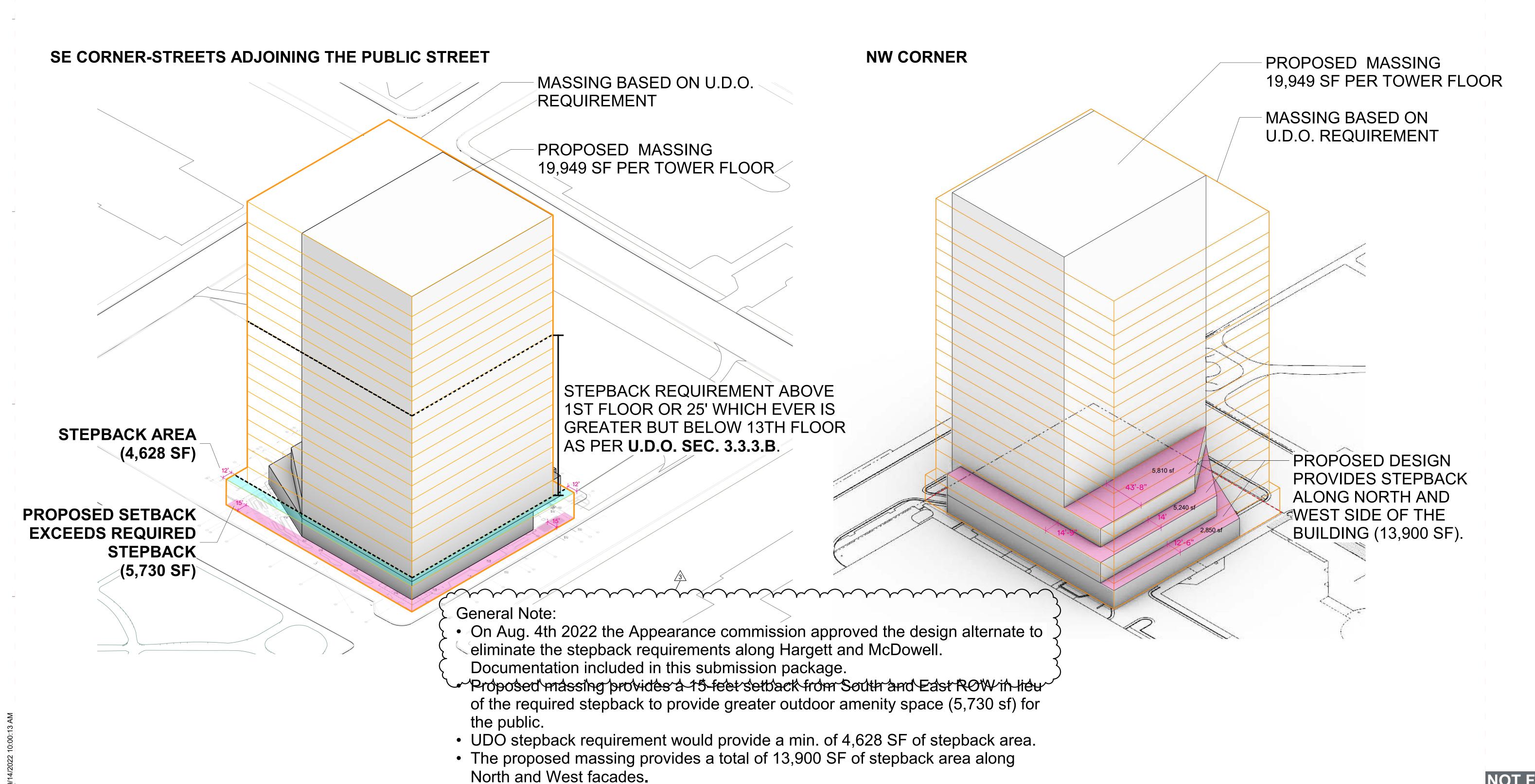
5. The building does not cause undue shadow impacts on public spaces,

amenity areas, and surrounding streets.

	Height of Building	Up to 12 Stories	13 to 20 Stories	21 to 30 Stories	21 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 sto- ries (max)	n/a	30,000 sf per allowable floor	30,000 sf perallowable 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

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U.D.O. 3.3.3 BUILDING MASSING STANDARDS

COMPLIANCE SHEET NUMBER