

Appearance Commission

Design Alternate Application

The purpose of this request is to seek a Design Alternate from the Appearance Commission. This application and all further action shall be consistent with Section 10.2.17 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based on the applicable standard, as outlined in Sec. 10.2.17 of the UDO. **A request for a design alternate must be submitted after the first round of review for a development plan or infrastructure construction plan.**

PROJECT	Project Information		
	Project Name	Case Number	
	PIN Number	Zoning District	
	Property Address		
	City	State	ZIP
	Project Applicant Information		
	Name	Email	
	Address	City	
	State	Zip Code	Phone
	OWNER	Property Owner Information	
Name		Email	
Address		City	
State		Zip Code	Phone
Attorney Information			
Name		Email	
ATTORNEY	Address	City	
	State	Zip Code	Phone
	REQUEST		
I am seeking a Design Alternate from the requirements set forth in the following:			
UDO Section 1.5.6.D - Build-to UDO Section 1.5.8.C - Pedestrian Access UDO Section 1.5.9.C - Transparency UDO Section 1.5.10 - Blank Wall UDO Section 1.5.12.C - Garage UDO Section 3.3.3.C - Building Massing UDO Section 7.1.1.I - Vehicle Parking Lot UDO Section 7.2.3 - Landscaping and Screening UDO Section 8.3.2, 8.3.4, 8.3.5 - Blocks, Lots and Access UDO Section 8.4 - New and Existing Streets UDO Section 8.5 - Street Cross Sections UDO Section 10.2.17.E - Raleigh Street Design Manual			

REQUEST	Description of Request(s):

CHECKLIST	
Signed Design Alternate Application	Included
Page(s) addressing required findings	Included
Plan(s) and support documentation	Included
Notary page filled out by owner	Included
Stamped and addressed envelopes and mailing list per UDO Sec. 10.2.1.C.1.	Included
Fee - \$1,716.00	Included

SUBMITTAL INFORMATION

Submit all documentation, with the exception of the required addressed envelopes and notarized certification of owner to:

Carter Pettibone
carter.pettibone@raleighnc.gov
 (p) 919-996- 4643

Deliver the addressed envelopes and notarized certification of owner to:

Carter Pettibone
 Department of Planning and Development
 One Exchange Plaza, Suite 300
 Raleigh NC, 27601

City of Raleigh, NC Appearance Commission Application Instructions



PRE-APPLICATION MEETING

A pre-application meeting with City staff is required **prior to** the submittal of a Design Alternate Application. Please contact the Transportation Reviewer assigned to your Development Plan Application to schedule a Pre-application meeting. For general questions regarding the process to seek a Design Alternate, please contact Daniel.king@raleighnc.gov.

FILING FEE: \$1,716.00

SUBMITTAL REQUIREMENTS

Design Alternate Applications can be downloaded from City's official website [Design Alternate Process](#). An application will not be considered complete until **ALL** the following items have been submitted:

1. Payment of filing fee - All applications must be paid via check made out to the "City of Raleigh";
2. The most current version of your Development Plan highlighting the Design Alternates requested must be included with your application. If the Development Plan is amended, you must update the Design Alternate Application to include a copy of the most recent version of the Development Plan **no later than 15 business days prior to the evidentiary hearing on your Application.**
3. A list that includes the names and mailing addresses of the following: (1) owner(s) of the subject property included in the Application and (2) the owners of all property within 100 feet on all sides of the Subject Property, all as listed in the Wake County tax records at the time of submittal. Applicants may utilize the Label Creator tool located on the City's webpage <https://raleighnc.gov/board-adjustment>;
4. One (1) original hard copy of the signed and notarized Certification of Owner(s) or Applicant(s); and
5. Stamped (first class) and labeled envelopes addressed to the owner(s) and tenant(s) of the Subject Property and the owners and tenants of all property within 100 feet on all sides of the Subject Property as noted on the required list. It is requested that the envelopes be self-sealing (peel and stick) and labeled with the following return address: Department of Planning and Development, City of Raleigh, P.O. Box 590, Raleigh, NC 27602-0590

**** Notarized Certification of Owner(s) or Applicant(s) and Stamped and Addressed Envelopes MUST be submitted by the filing deadline ****

FILING DEADLINES

Complete applications must be filed minimum a of 60 days prior to the date the Appearance Commission conducts the evidentiary hearing on the application. If the Development Plan is amended, you must update the Design Alternate Application to include a copy of the most recent version of the Development Plan no later than 15 business days prior to the evidentiary hearing on the application.

PUBLIC HEARING REQUIREMENT

The Raleigh Appearance Commission conducts evidentiary hearings on requests for Design Alternates. The Appearance Commission considers the application and the sworn testimony, and other relevant written and/or illustrative evidence entered into the record at the evidentiary hearing on the application.

Notification of the public hearing will take place by each of the following methods:

- **By Mail** – City Staff will prepare and mail a written notice to the owner(s) and tenant(s) of the property (the “Subject Property”) included in the Design Alternate Application and the owners and tenants of all property within 100 feet on all sides of the Subject Property. This notice will be postmarked not more than 25 calendar days and no less than 10 calendar days prior to the date of the evidentiary hearing.
- **By Web** - Notice will be posted on the City’s official website no less than 10 calendar days prior to the date of the evidentiary hearing.
- **On-Site** - Notice will also be posted by City staff on the Subject Property at least 10 days prior to the date of the evidentiary hearing.

QUASI-JUDICIAL EVIDENTIARY HEARING

You or your legal representative are **required** to attend and present your case before the Appearance Commission. The Appearance Commission will consider the application, any other relevant written and/or illustrative evidence entered into the record, including the Staff Report, and any sworn testimony, all at an evidentiary hearing. After the evidentiary hearing, the Appearance Commission will vote to approve, approve with conditions, or deny the application.

Appearance Commission meetings are typically held the 1st and 3rd Monday of each month in the City Council Chamber, Room 201 of the Raleigh Municipal Building located at 222 W. Hargett Street. Meetings begin at 4:30 p.m. unless otherwise specified. The Appearance Commission conducts evidentiary hearings on Design Alternate Applications at its meeting on the 1st Thursday of each month.

The Appearance Commission conducts an evidentiary hearing and makes its decision based on the written and oral evidence in the record. Members of the Appearance Commission must refrain from *ex parte* communications (communications outside of the hearing itself) regarding upcoming or ongoing cases including the applicant and other members of the Appearance Commission. All testimony before the Appearance Commission must be “sworn” testimony; therefore, all persons wishing to speak on the matter must be sworn in

All applicants are advised to have an attorney represent them as this is a legal proceeding. Applicants that are entities, including governmental entities, corporations, LLCs, LLPs and Partnerships must be represented by an attorney. Engineers, architects, real estate agents, planners and other non-attorneys may only appear as witnesses; they may not appear on behalf of an applicant or those opposed to an application in a representative capacity. In addition, only an expert can testify regarding matters that require expert testimony such as impacts of proposed activities on property values, traffic, or stormwater runoff. Individuals opposed to an application may appear and represent themselves at the hearing (entities opposing an application, however, must be represented by an attorney as explained above).

ADDITIONAL INFORMATION:

The aforementioned is provided for informational purposes only. For further information, applicants are advised to consult the appropriate sections of the North Carolina General Statutes, the City Code, and the City’s Unified Development Ordinance (“UDO”).

For further information on the quasi-judicial hearing process, please review “A Citizen’s Guide to Evidentiary Hearings” available on the City’s website here:

<https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR14/EvidentiaryHearing.pdf>

NOTARIZED CERTIFICATION OF OWNER(S)

Owner Information

Name(s)	Katharine Eggleston, Chief Development Officer, GoTriangle
Mailing Address	GoTriangle, 4600 Emperor Boulevard, Durham, NC 27703
Telephone	919-485-7564
Fax	n/a
Email	keggleston@gotriangle.org
Project PIN/Address	200, 206, 210 S West St; 1703488450, 1703488314, 1703488250

I, Katharine Eggleston, the undersigned, being first duly sworn, depose and say that I voluntarily submitted this Design Alternate Application to the City of Raleigh; that I am the owner(s) of the property described and which is the subject matter of this Application; that all answers to the questions in this application, and all plot plan(s), sketches, data and other supplementary information attached to this application are honest and true to the best of my knowledge and belief. Submission of an incomplete or incorrect application may result in a delay in processing or the rejection of my application.

[NOTE: If the owner is a corporation, this must be signed by an authorized corporate officer; If the owner is a partnership, this must be signed by a general partner; If the owner is a limited liability company, this must be signed by the Manager for a manager managed LLC, or all the members for a member managed LLC.] For multiple owners, attach additional Notarized Certification of Owner(s) pages.

Date:

9/29/21

Signature

Katharine Eggleston

STATE OF NORTH CAROLINA
DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing application for the purpose stated therein and in the capacity indicated:

KATHARINE EGGLESTON

Date:

9/29/21

Official Signature of Notary

[Signature]

[NOTARY SEAL]

A IVAN GOODSON, Notary Public
Notary's Printed or Typed Name

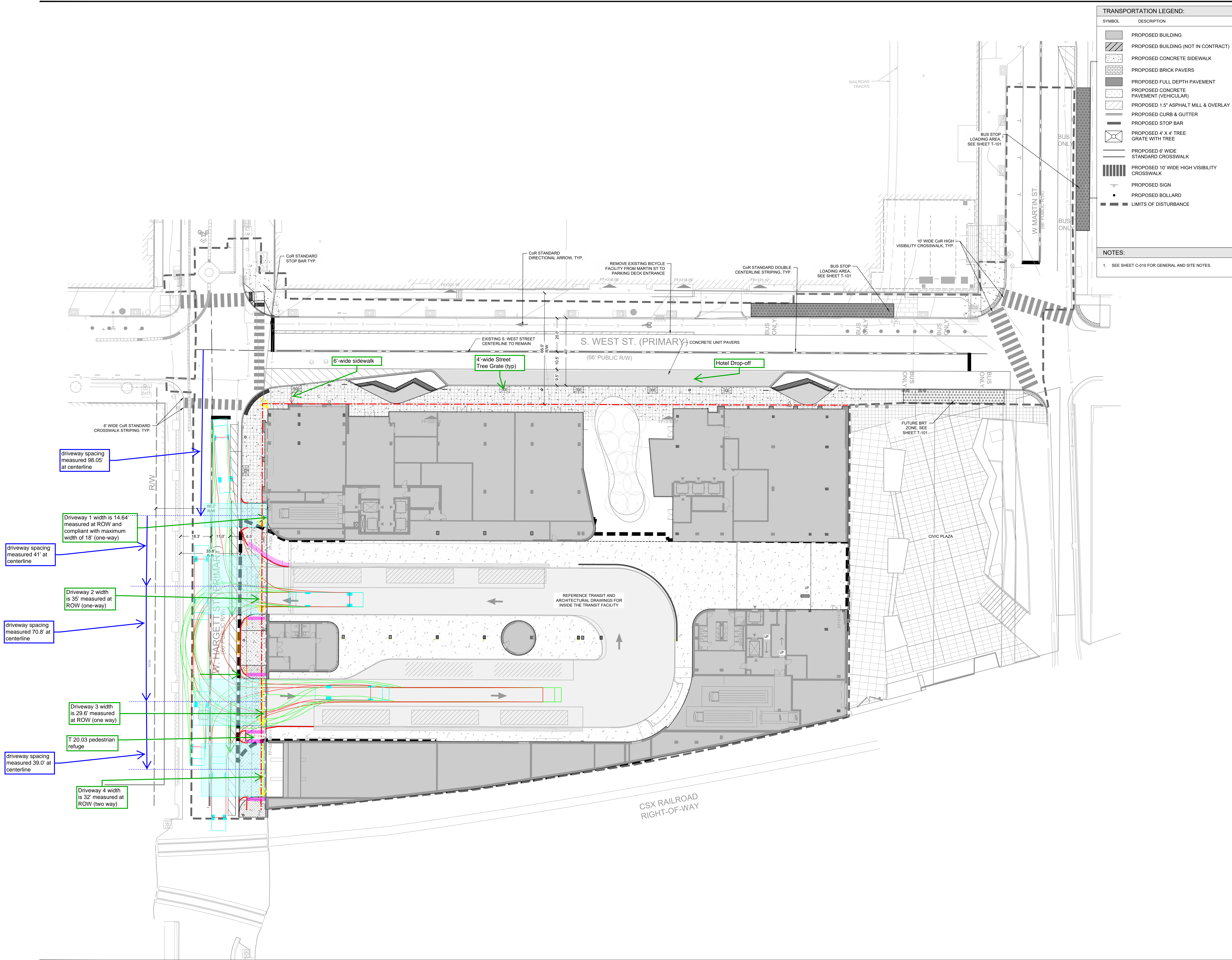
A IVAN GOODSON
NOTARY PUBLIC
WAKE COUNTY, NC

My Commission expires: 3/7/22

Req. #	UDO Section(s)	Location	Requirement	Request	Difference
1	8.3.5.A.3	Hargett Street driveway 1	Vehicles must enter and exit parking area in a forward motion	Permit backing into this area	Complete relief
2	8.3.5.C.1.B	Hargett Street driveway 1	Minimum service driveway width of 30'	Minimum service driveway width of 14'	16'
3	8.3.5.C.1.B	Hargett Street driveway 2	Maximum one-way driveway width of 18'	Maximum one-way driveway width of 35'	17'
4	8.3.5.C.1.B	Hargett Street driveway 3	Maximum one-way driveway width of 18'	Maximum one-way driveway width of 30'	12'
5	8.3.5.C.3.C	Hargett Street driveways 1 and 2	Minimum 200' between driveway centerlines	Minimum 41' between driveway centerlines	159'
6	8.3.5.C.3.C	Hargett Street driveways 2 and 3	Minimum 200' between driveway centerlines	Minimum 70' between driveway centerlines	130'
7	8.3.5.C.3.C	Hargett Street driveways 3 and 4	Minimum 200' between driveway centerlines	Minimum 39' between driveway centerlines	161'
8	6.5.8	Driveway 1 on Hargett Street	Min. distance to intersection of 150'	Min. distance to intersection of 65'	85'
9	6.5.8	Driveway 2 on Hargett Street	Min. distance to intersection of 150'	Min. distance to intersection of 106'	44'

Req. #	UDO Section(s)	Location	Requirement	Request	Difference
10	8.5.9.A	Hargett Street	Min. average tree spacing of 40' o.c.	Min. average tree spacing of 243' o.c. to reduce required street trees from 3 to 1	203'
11	8.5.9.A	Sitewide	Min. 6' wide planting area	Min. 4' wide planting area	2'
12	8.5.9.A	West Street	Min. 10' sidewalk width	Min. 6' sidewalk width	4'
13	8.5.9.A	Hargett Street	Min. 10' sidewalk width	Min. 8' sidewalk width	2'
14	8.5.5.A	Hargett Street – both sides	7' bicycle lane	6.5' buffer (south side) and 7.7' buffer (north side)	Relief from use on both sides – dimensional relief not requested on south side, since buffer does not include the 0.5' gutter; 1.2' on north side
15	8.5.5.A	Hargett Street	64' right of way	66' right of way	2'
16	8.5.5.A	Hargett Street, north side only	11' travel lane	10.6' travel lane	0.4'
17	8.5.5.D	West Street	8.5' parallel parking lane	9.5' hotel drop off and temporary loading	Relief from use and 1'
18	8.5.5.D	West Street	73' right of way	66' right of way	7'
19	8.5.5.D	West Street	12' travel lanes	10.5' travel lanes	1.5' each lane
20	1.5.10 and 3.2.6	Building western façade, along rail right of way	Max. 20' dimension of any blank wall	Max. 100' vertical dimension and 364' horizontal direction of any blank wall	80' and 344'

Req. #	UDO Section(s)	Location	Requirement	Request	Difference
21	3.3.3.B	Hargett Street and West Street	12' façade stepback	Combined overall stepbacks between 2 nd and 12 th floors of 5' on Hargett Street and 4' on West Street	7' on Hargett Street and 8' on West Street
22	1.5.9 and 3.2.6.F	West façade, adjacent to rail right of way	Min. 66% transparency for ground floor	Min. 0% transparency for the ground floor	66%



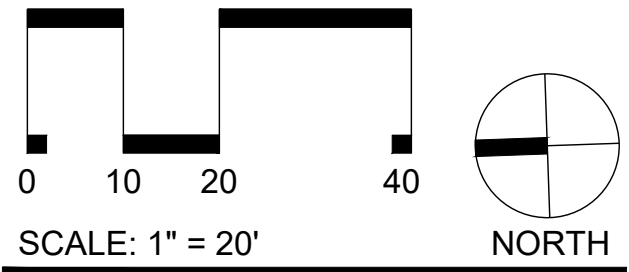
TRANSPORTATION LEGEND:

SYMBOL	DESCRIPTION
[Pattern]	PROPOSED BUILDING
[Pattern]	PROPOSED BUILDING (NOT IN CONTRACT)
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED BRICK PAVERS
[Pattern]	PROPOSED FULL DEPTH PAVEMENT
[Pattern]	PROPOSED CONCRETE PAVEMENT (VEHICULAR)
[Pattern]	PROPOSED 1.5" ASPHALT MILL & OVERLAY
[Pattern]	PROPOSED CURB & GUTTER
[Pattern]	PROPOSED STOP BAR
[Symbol]	PROPOSED 4' X 4' TREE GRATE WITH TREE
[Pattern]	PROPOSED 6' WIDE STANDARD CROSSWALK
[Pattern]	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED BOLLARD
[Pattern]	LIMITS OF DISTURBANCE

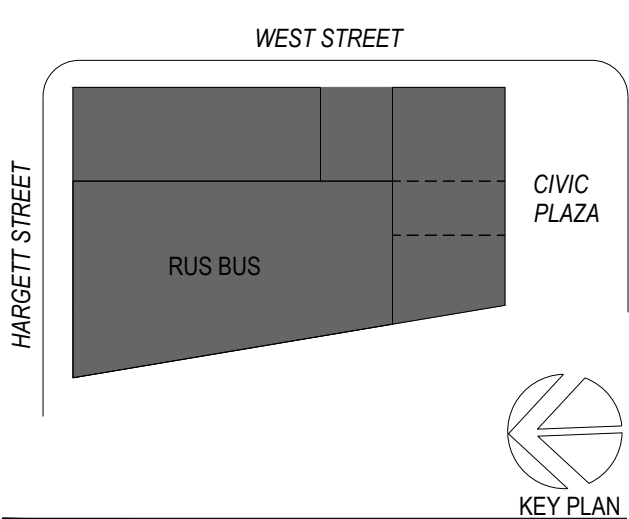
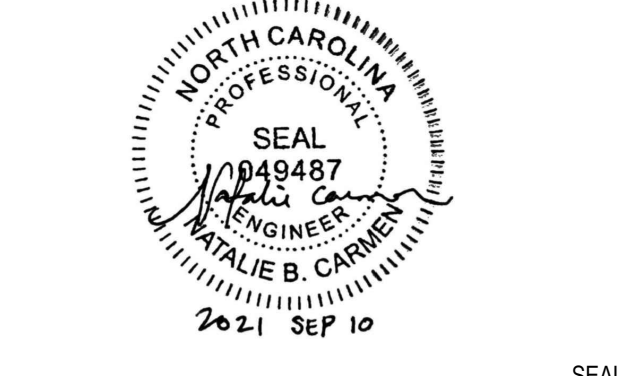
NOTES:

1. SEE SHEET C-010 FOR GENERAL AND SITE NOTES.

No.	Description	Date



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



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

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

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

Civil / Site:
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 20006

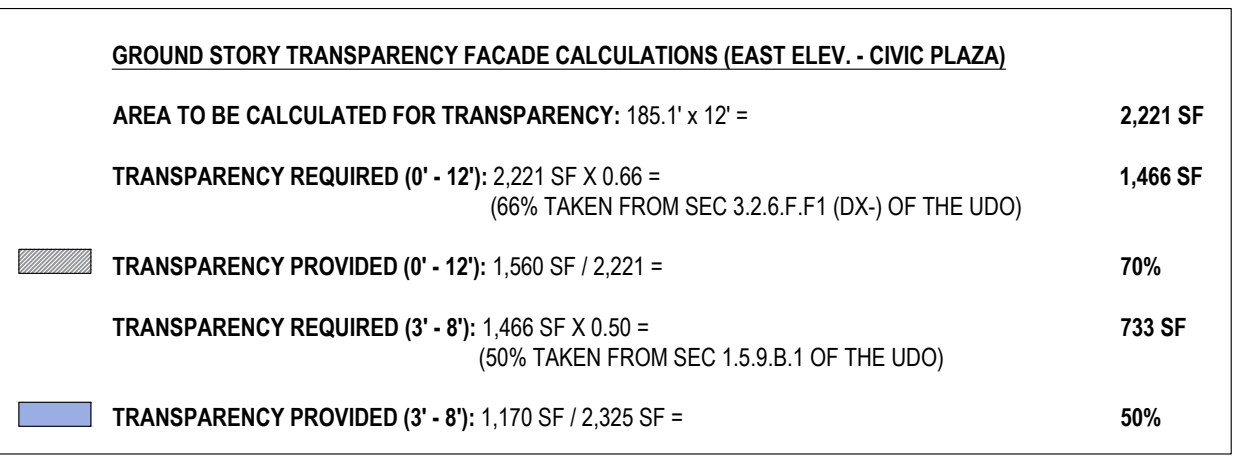
MEPP:
CRENSHAW CONSULTING ENGINEERS, INC.
3516 Bush St, Raleigh, NC 27609

PROJECT TITLE:
RUS BUS

RALEIGH, NC

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

SCALE:
C-700
OVERBUILD 30% SCHEMATIC DESIGN
SEPTEMBER 10, 2021



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



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

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

Civil / Site:
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 20006

MEPFP:
CRENSHAW CONSULTING ENGINEERS, INC.
3516 Bush St, Raleigh, NC 27609

PROJECT TITLE

RUS BUS

RALEIGH, NC

PROJECT No: 81591

DRAWING TITLE

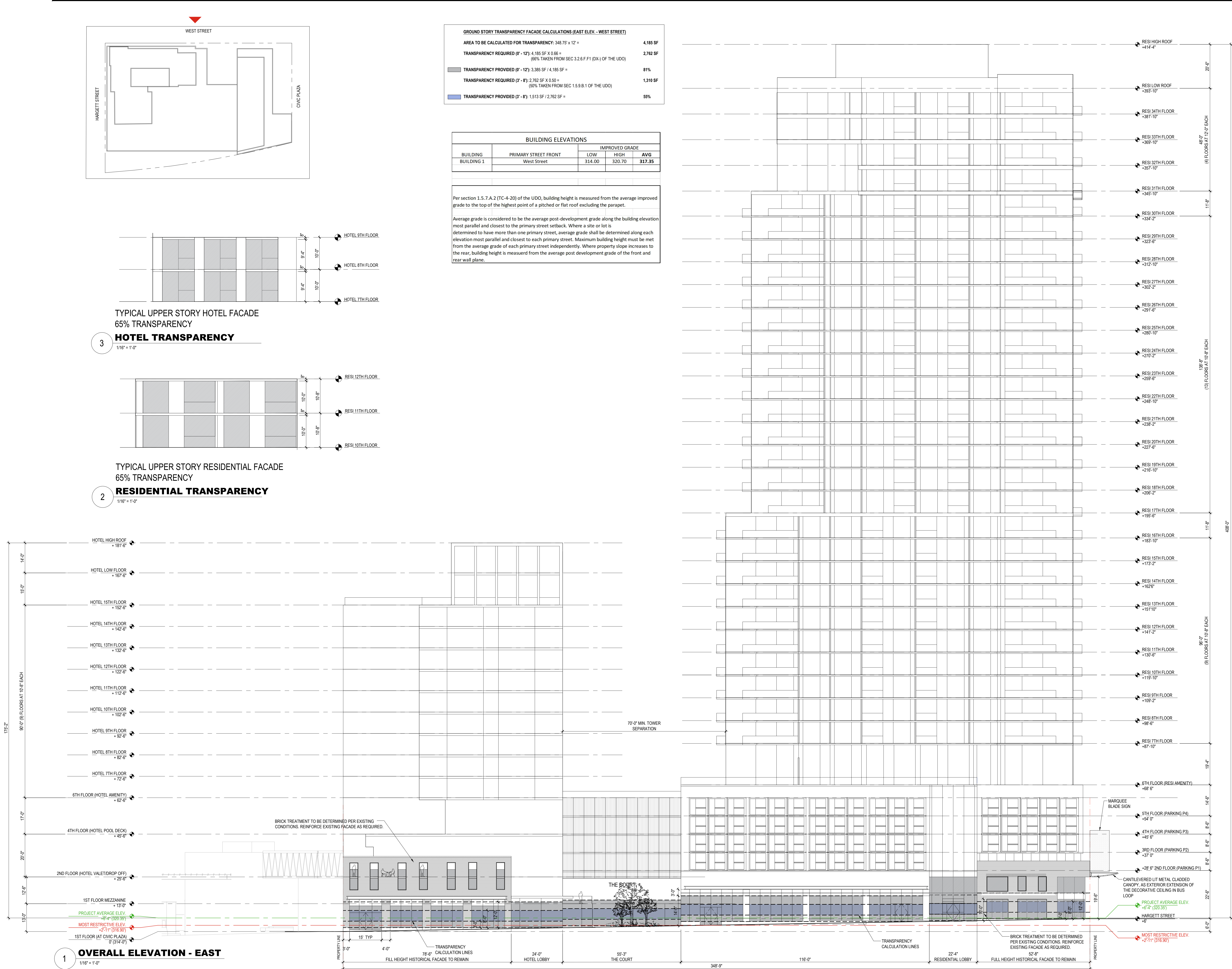
OVERALL
ELEVATION -
NORTH

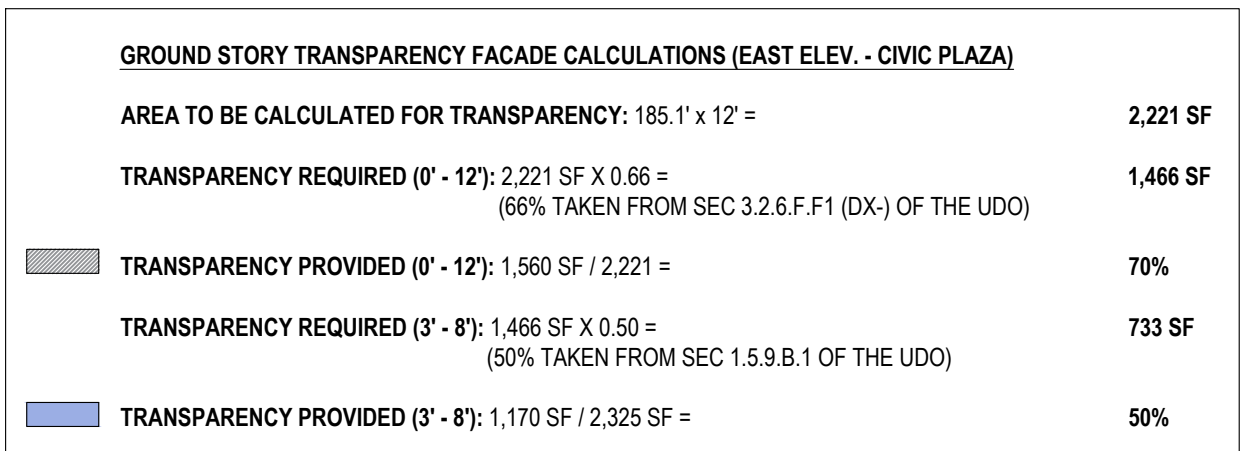
SCALE:

A-301

ADMINISTRATIVE SITE REVIEW

AUGUST 2, 2021





PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



PROJECT TITLE:

RUS BUS

RALEIGH, NC

PROJECT No: 81591

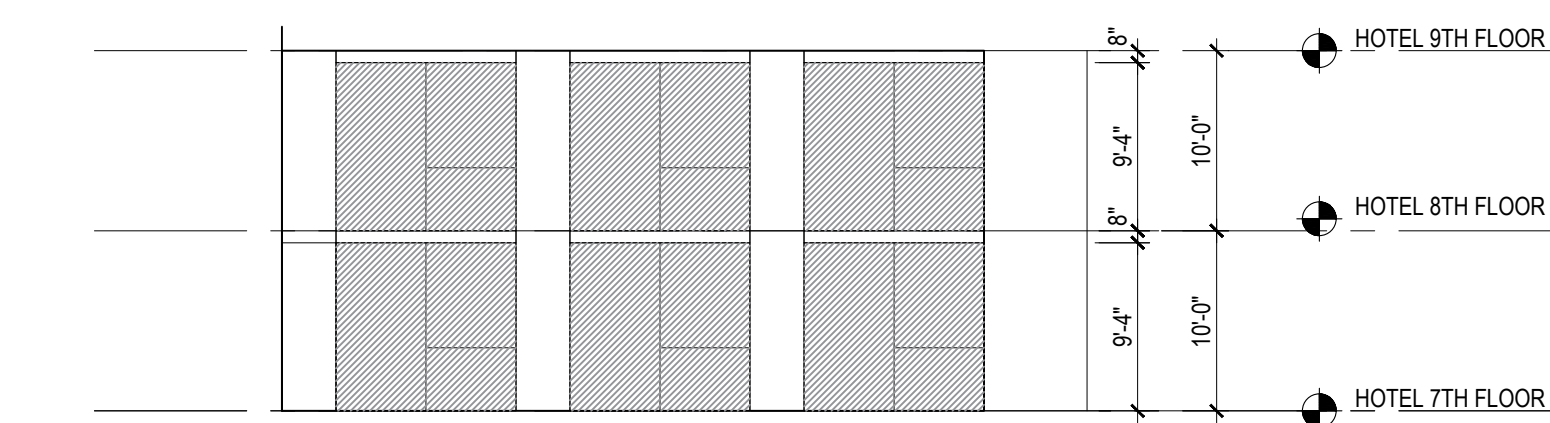
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OVERALL
ELEVATION -
SOUTH

SCALE

A-303

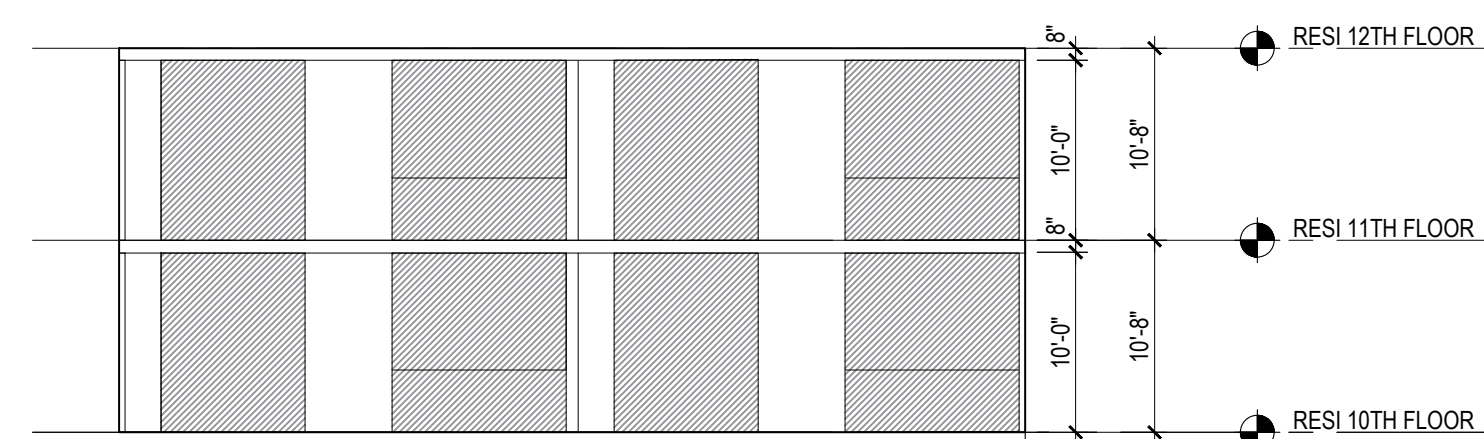
ADMINISTRATIVE SITE REVIEW

AUGUST 2, 2021



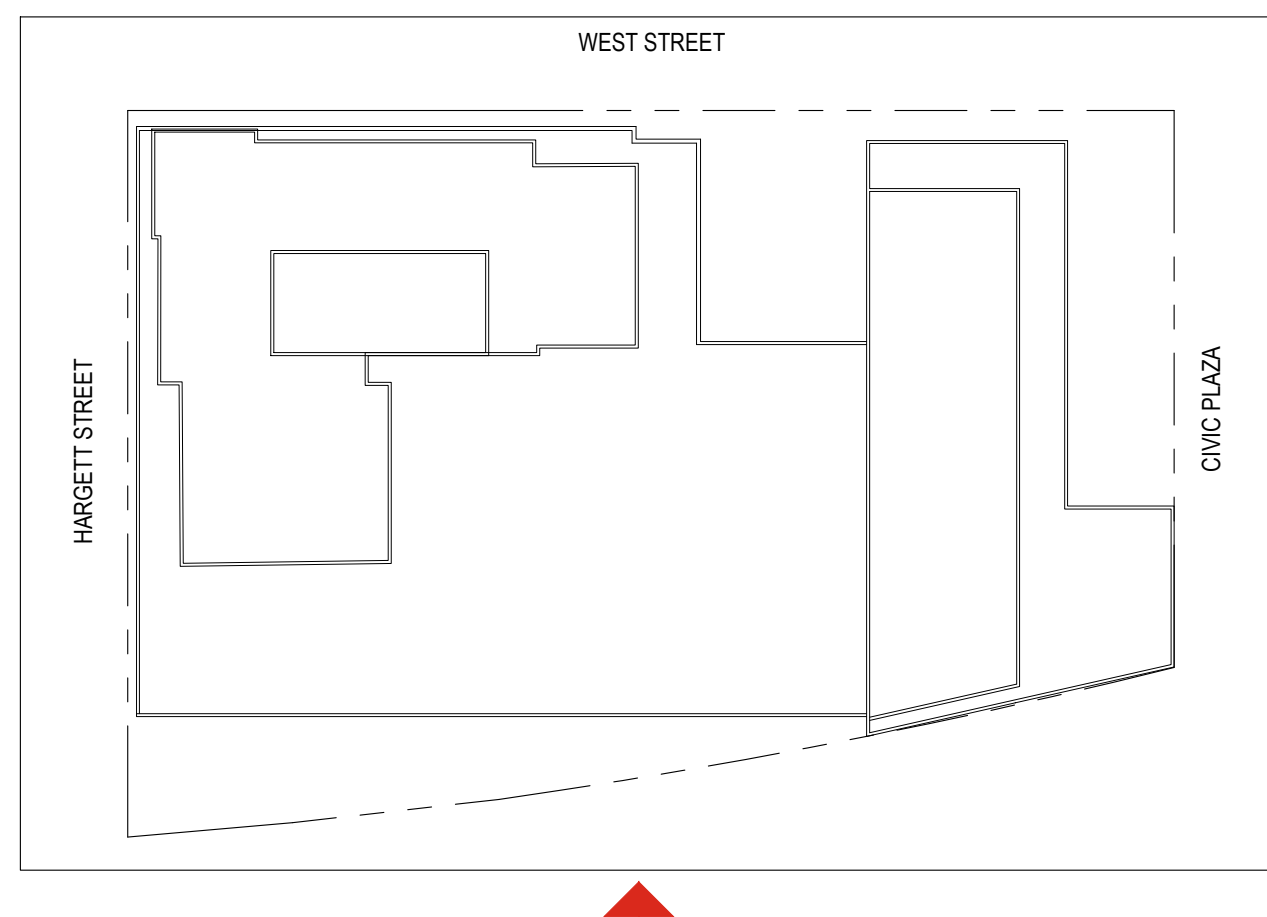
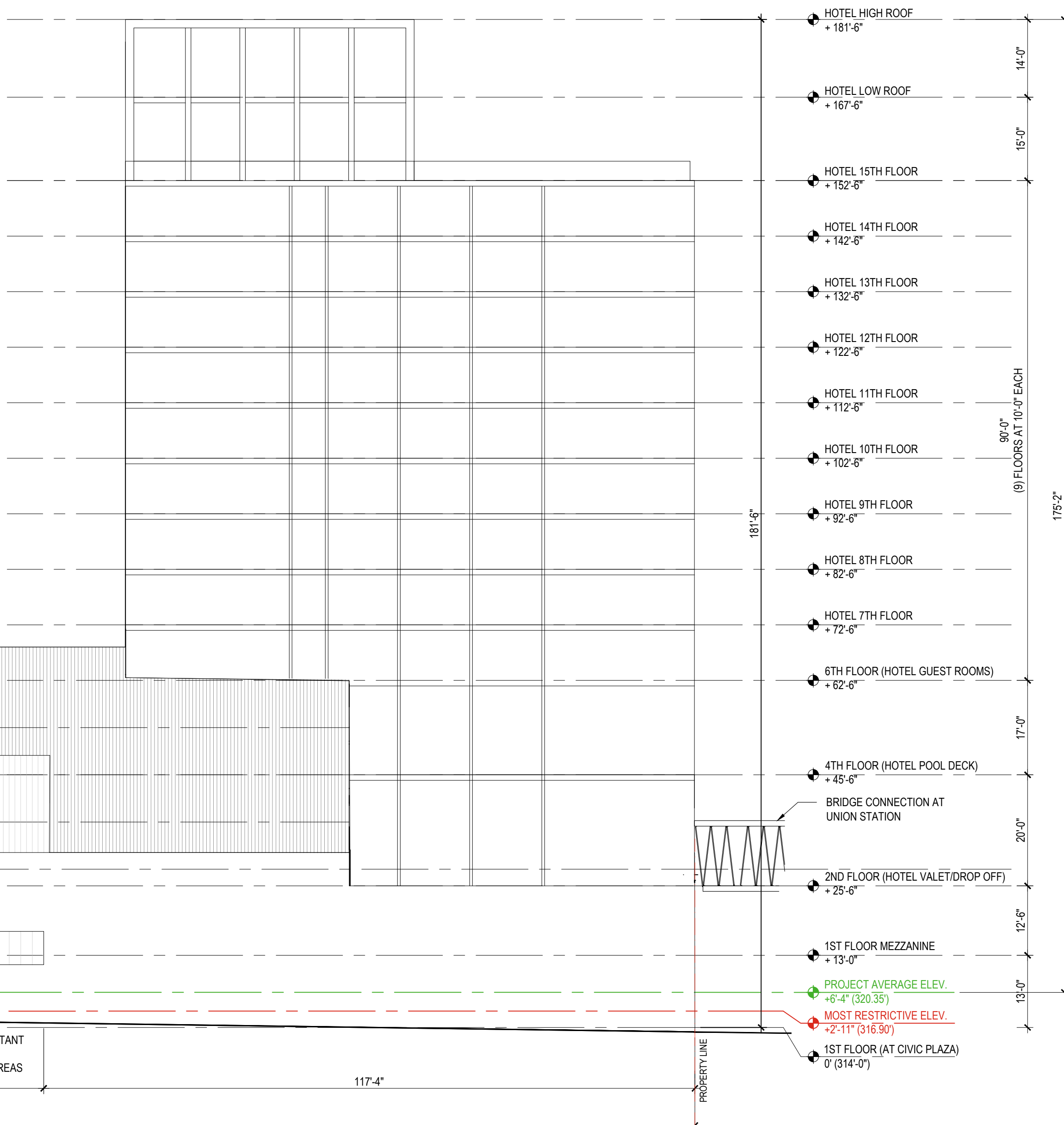
HOTEL TRANSPARENCY

3

$$1/16'' = 1'-0''$$


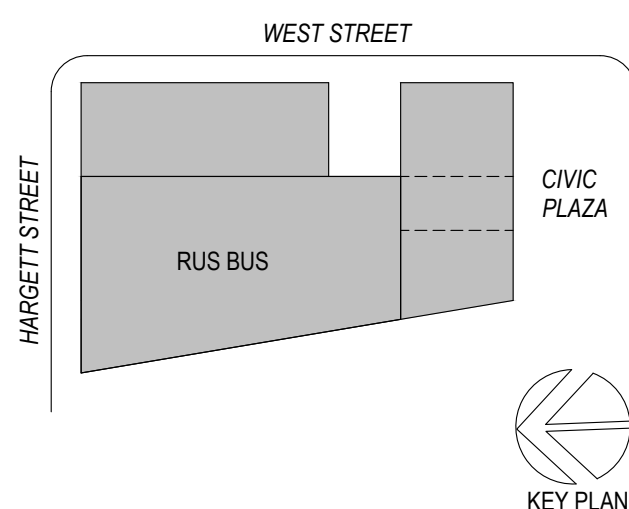
RESIDENTIAL TRANSPARENCY

2

$$1/16'' = 1'-0''$$
[illegible]

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

SEAL



**PERKINS—
EASTMAN**

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

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

MEFPF:
CRENSHAW CONSULTING ENGINEERS, INC
3516 Bush St, Raleigh, NC 27609

PROJECT TITLE

RUS BUS

RALEIGH, NC

PROJECT No: 81591

DRAWING TITLE

OVERALL
ELEVATION -
WEST

SCALE

A-304

ADMINISTRATIVE SITE REVIEW

AUGUST 2, 2021

1

OVERALL ELEVATION - WEST

$$1/16^{\circ} = 1'-0"$$