LOCATION: This site is located on the west side of Glenwood Avenue, between Hillsborough Street, and W. Morgan Street. The site is located at One Glenwood and 615 Hillsborough Streets.

REQUEST: THIS IS A REVISION TO A PREVIOUSLY APPROVED PLAN (SR-45-16, TRANSACTION # 478399). This revised plan (transaction # 583057) proposes the development of a 1.89 acre site on multiple lots zoned DX-12-UL, and DX-12-UG into a 249,355 square foot, ten story mixed use building (office, retail, restaurant, and bar uses). This revision also includes two (retail) accessory buildings, and an open space lot.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Administrative Alternate has been approved by the Planning Director for this project, noted below.

1. An Administrative Alternate (UDO Section 10.2.17) for alternative building massing standard (Section 3.3.3 D) (AAD-10-16)

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 02/14/19, by the John R. McAdams Co. Inc.

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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ CONCURRENT SITE REVIEW REVISION - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.
The following items are required prior to approval of Concurrent Site Review plans:

Stormwater

1. That an additional nitrogen offset payment must be made to a qualifying mitigation bank;

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

☒ BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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. A recombination map shall be recorded, recombinig the property lines on site as shown on the preliminary plan.

2. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5). Additionally the owner/developer of this property provides proof of an offsite parking easement agreement within 660 feet of the building entrance on this lot for required parking in accordance with UDO Sections 7.1.5 B and 6.4.7 C. If the offsite parking is to be shared with another use, the grantor of the parking easement shall agree in writing to provide the required off-street parking as long as the principal use of the subject property remains and the grantor shall agree that the use of the parking shall not conflict with parking requirements for the offsite properties;

Engineering

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh as shown on a plat approved for recordation.

4. That a surety in an amount of 125% of the cost of construction for the 6’ sidewalk and streetscape trees installed on Hillsborough, W. Morgan, and Glenwood Avenue be paid to the City in accordance with code section 8.1.3 of the UDO.

5. That any offsite varying width temporary construction easements on all applicable parcels are obtained either by deed or map;
6. An encroachment agreement for any plantings, planters, awnings or storm water drainage systems that carry private drainage within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Stormwater

7. That all storm water control measures and means of transporting storm water runoff to and from any nitrogen and storm water runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: “All private storm drainage easements & storm water measures will be maintained by the property owners association;”

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

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. That a certificate of occupancy be issued for the associated parking facility at 607 W. Morgan Street (SR-92-16, Two Glenwood);

3. As-built impervious survey shall be submitted and accepted by the Engineering Services Department.

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: 3-13-2022
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: (Development Services Dir./Designee) ____________________________ Date: 3/13/15

Staff Coordinator: Michael Walters
ONE GLENWOOD
RALEIGH, NORTH CAROLINA, 27603

ADMINISTRATIVE SITE REVIEW
PROJECT NUMBER: HTG-15020
TRANSACTION NUMBER: 478399

ASR REVISION #1 TRANSACTION NUMBER: 583057
CASE NUMBER: SR-45-16
APPROVED DATE: DECEMBER 05, 2016
REVISED: FEBRUARY 14, 2019

GENERAL NOTES:
1. ALL CONSTRUCTION SHOWN IN THIS DOCUMENT IS IN THE CITY OF RALEIGH Right of Way.
2. ALL MACHINERY AND EQUIPMENTしょうは、機械、装備品、などでもに含まれます。は、機械、装備品、などでもに含まれます。
3. BEFORE CONSTRUCTION, A PERMIT MUST BE SECURED FROM THE CITY OF RALEIGH RIGHT OF WAY DEPARTMENT.
4. ALL END USES SHOWN IN THIS DOCUMENT ARE FOR REFERENCE ONLY.
5. ALL DRAWINGS SHOWN IN THIS DOCUMENT ARE FOR REFERENCE ONLY.
6. ALL STRUCTURES SHOWN IN THIS DOCUMENT ARE FOR REFERENCE ONLY.
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SITE DATA

SITE ADDRESS:
605 HILLSBOROUGH ST, 609 HILLSBOROUGH ST, 615 HILLSBOROUGH ST, 606 W MORGAN ST, 608 W MORGAN ST.

PIN NUMBER:
1703494146, 1703493177, 1703492196, 1703494005, 1703493055.

DEED BOOK:
DB 016241, DP 02281; DB 016241, DP 02643; DB 011575, DP 00881; DB 016241, DP 02643; DB 016241, DP 02643.

ZONING(S):
DX-12-UL + DX-12-UG

ACREAGE:
0.36 + 0.14 + 0.15 + 0.14 + 0.49 = 1.28

PROPOSED USE:
MIXED-USE: OFFICE/RETAIL (LOT 3)
OPEN LOT (LOT 2)

PROPOSED GROSS SF:
249,355 SF (17,553 RETAIL + 231,802 OFFICE)

HC RAMPS:
1. ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
2. POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

GENERAL DRIVEWAY NOTE
1. DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 50' FROM THE INTERSECTION OF 2 STREET RIGHTS-OF-WAY, NOT INCLUDING AN ALLEY.

SITE LEGEND

OUTDOOR AMENITY AND PARKING REQUIREMENTS

PARKING
1
RETAIL USES (FIRST 30K SF EXEMPT) 17,553 - 30,000 = 0 SPACES
OUTDOOR DISPLAY AREA (FIRST 30K EXEMPT) 2,075 - 30,000 = 0 SPACES
GROSS AREA 231,802 - 10,000 (EXEMPT) = 221,802/500 = 444 SPACES
TOTAL PARKING REQUIRED = 444 SPACES (9 HC SPACES)

PARKING PROVIDED = 2 TEMPORARY LOADING SPACES (SEE NOTE BELOW)

BICYCLE PARKING
RETAIL USES (MINIMUM 4)
SHORT TERM (1 SPACE PER 8,000 SF) = 17,553/5,000 = 4 SPACES
LONG TERM (1 SPACE PER 0 SF) = 0 SPACES
TOTAL REQUIRED = 4 SPACES
BIKE PARKING PROVIDED (ON STREET) = 4 SPACES

AMENITY AREA

LOT 1 SITE AREA: 0.927 AC = 40,387 SF
LOT 2 SITE AREA: 0.082 AC = 3,559 SF
LOT 3 SITE AREA: 0.885 AC = 38,559 SF
TOTAL SITE AREA: 1.894 AC = 82,505 SF
TOTAL REQUIRED: 10.00% OF SITE = .190 AC = 8,251 SF
LOT 1: 50SF/FLOOR ABOVE 7 STORIES = (3)*50 = 150SF
LOT 3: 50SF/FLOOR ABOVE 7 STORIES = (3)*50 = 150SF
TOTAL REQUIRED = 8,551 SF (.196 AC)
PROVIDED: OUTDOOR AMENITY AREA: 8,551 SF (0.196 AC) = 10.36%
SEATING REQUIRED: 1 LF/50 SF OF AMENITY AREA = 8,551/50 = 171.5 LF
SEATING PROVIDED: 171.5 LF MIN. IN AMENITY AREA

TREES PROVIDED: 1 TREE/1,000 SF = 8,551/1,000 = 8.6 TREES
TREES PROVIDED: 9 TREES (SEE LANDSCAPE PLANS)

NOTES:
1. ALL PARKING TO BE PROVIDED IN PARKING DECK LOCATED AT 607 W. MORGAN STREET (PIN 1073483864). SITE PLAN FOR PARKING DECK TO BE FILED UNDER SEPARATE CASE #.
2. ADMINISTRATIVE ALTERNATE REQUIRED FOR ISSUE WITH BUILDING MASS STANDARDS (3.3.3)
3. AMENITY AREA TO BE PROVIDED IN HATCHED AREA FOR THIS PROJECT AND BLOCK 83 PROJECT APPROVED UNDER ADMINISTRATIVE SITE REVIEW TRANSACTION #559068.
1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION.

2. THE PLAN DEPICTS PLANTINGS REQUIRED BY THE CITY OF RALEIGH.

5. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATION OF THE CITY OF RALEIGH.

7. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.

8. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE REPORTED TO AND REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES.

10. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.

11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.

12. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND INSTALLATION.

13. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) OF THE TOTAL NUMBER OF PARKING SPACES.

14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.

16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS IN THE SHAPE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION OF 28' MINIMUM.

18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.

20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
Zoning: DX-12-UG
CAC: Hillsborough
Drainage Basin: Rocky Branch
Acreage: 0.79
Units: 242,128

Planner: Meade Bradshaw
Phone: (919) 996-2664

Applicant: Glenwood HPI, LLC
Phone: 919-769-6139
Administrative Action
Administrative Site Review

Case File / Name: SR-45-16, One Glenwood

General Location: This site is located on the west side of Glenwood Avenue, between Hillsborough Street, and W. Morgan Street and is within the city limits.

CAC: Hillsborough

Request: Development of a .79 acre tract zoned DX-12-UL, and DX-12-UG into a 242,128 square foot, ten story mixed use (office and retail) building.

Cross-Reference: TR# 478399, SR-92-16
SR-45-16 Location Map
SR-45-16 Preliminary Site Plan
<table>
<thead>
<tr>
<th>Code Conformance</th>
<th>Code Section(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zoning District:</strong> DX-12-UL, and DX-12-UG</td>
<td>3.1</td>
</tr>
<tr>
<td><strong>Overlay District:</strong> NA</td>
<td>5.1</td>
</tr>
<tr>
<td><strong>Parking:</strong> Required / proposed; 444 spaces / 444 spaces (off site) Bicycle Short term + long term = 28 / 30</td>
<td>7.1.2</td>
</tr>
<tr>
<td><strong>Street Type(s):</strong> Glenwood is classified as a main street Hillsborough Street is classified as an Avenue 3-Lane W. Morgan Street is classified as an Avenue 2-Lane, Divided</td>
<td>8.4</td>
</tr>
<tr>
<td><strong>Streetscape:</strong> Mixed Use Streetscape (Per the Urban Limited frontage requirement and consistent with the required streetscape installed with the Citrix project (SP-32-2012) and the Urban Limited compliant (UDO 8.5.2.B), a 14’ streetscape will be required along the W Morgan Street frontage).</td>
<td>8.5</td>
</tr>
<tr>
<td><strong>Setbacks/Frontage:</strong> Front 3’ Side 3’ Rear 0 and 6’</td>
<td>3.4, 3.2, 2.2</td>
</tr>
<tr>
<td><strong>Neighborhood Transitions:</strong> NA</td>
<td>3.5</td>
</tr>
<tr>
<td><strong>Transitional Protective Yards:</strong> NA</td>
<td>7.2.4</td>
</tr>
<tr>
<td><strong>Storm water:</strong> Storm water compliance with water quality and water quantity being shown with a sand filter, one-time nitrogen offset payment and underground detention.</td>
<td>9.2</td>
</tr>
<tr>
<td><strong>Tree Conservation:</strong> This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.</td>
<td>9.1</td>
</tr>
</tbody>
</table>
### Variance, Design Adjustments, Administrative Alternates:

| AAD-10-16 | An Approved Administrative Alternate (10.2.17) for alternative building massing standard (3.3.3 D) |

### Other:

| Request to consider dedicating a 15x20’ transit easement along Glenwood Avenue And to providing an ADA accessible transit shelter, or the incorporation of a shelter into the face of the building. (Policies T4.1, T4.2, T4.8, T4.15, and LU6.4). |

### OFFICIAL ACTION: Approval with conditions

### CONDITIONS OF APPROVAL:

**Prior to issuance of a mass land disturbing permit for the site:**

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

**Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable?**

2. That a nitrogen offset payment must be made to a qualifying mitigation bank;

3. That a storm water control plan with a storm water operations and maintenance manual and budget shall be approved by the Storm water Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for storm water purposes prior to grading or the approval of construction drawings whichever event comes first;

**Prior to issuance of building permits:**

4. That a recombination of all applicable parcels be submitted for review and recorded in the Wake County Register of Deeds;

5. That the owner/developer of this property provides proof of an offsite parking easement agreement within 660 feet of the building entrance on this lot for required parking in accordance with UDO Sections 7.1.5 B and 6.4.7 C. If the offsite parking is to be shared with another use, the grantor of the parking easement shall agree in writing to provide the required off-street parking as long as the principal use of the subject property remains and the grantor shall agree that the use of the parking shall not conflict with parking requirements for the offsite properties;
6. That the final design of open space on the Glenwood Avenue Frontage be submitted to the Planning Director for review and approval (AAD-10-16);

7. That a surety in an amount of 125% of the cost of construction for the 6’ sidewalk and streetscape trees installed on Hillsborough, W. Morgan, and Glenwood Avenue is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO.

8. That ½ of the required 76’ right of way along W. Morgan Street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;

9. That ½ of the required 90’ right of along Hillsborough Street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;

10. That any offsite varying width temporary construction easement on all applicable parcels are obtained either by deed or map;

11. That the developer shall pay to the City a storm water facility replacement Fund payment equal to twenty-four percent (24%) of the estimated cost of Constructing all storm water control facilities shown on the development plans;

12. That all storm water control measures and means of transporting storm water runoff to and from any nitrogen and storm water runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: “All private storm drainage easements & storm water measures will be maintained by the property owners association;

13. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a storm water device shall be paid to the City;

14. That an encroachment agreement for any plantings, planters, awnings or storm water drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public ROW for the landscaping located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;

Prior to issuance of a certificate of occupancy:

15. That a certificate of occupancy be issued for the associated parking facility at 607 W. Morgan Street (SR-92-16, Two Glenwood);

16. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any storm water control device shall be reviewed and accepted by the City prior to final storm water inspection approval or certificate;
I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Brown (Signature) Date: 1-3-17

Staff Coordinator: Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 11/17/16, submitted by JDavis Architects

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 reapproval 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: 1/3/2020
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.

WHAT NEXT?:

• MEET ALL CONDITIONS OF APPROVAL.

• COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.

• HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.

• MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.