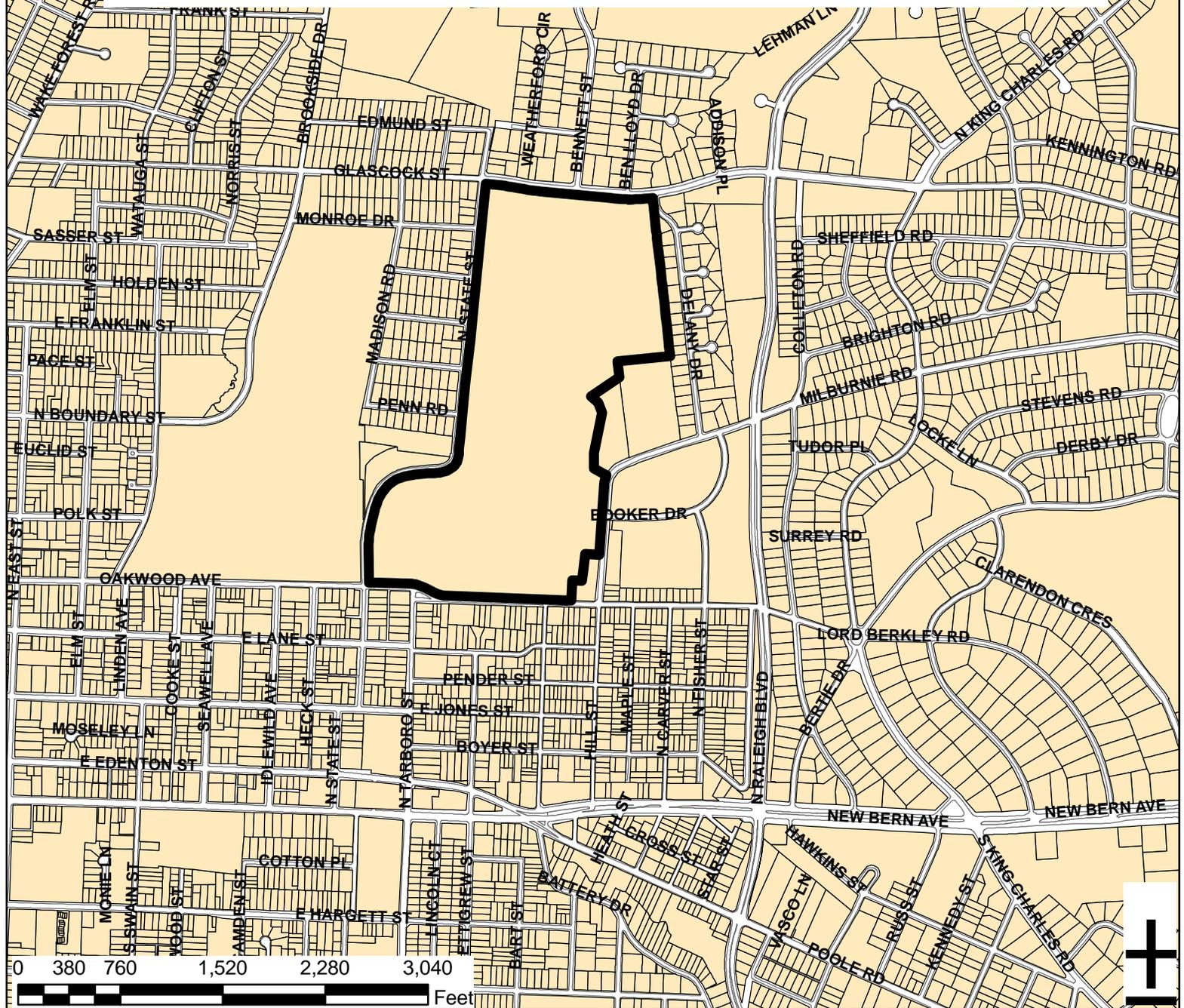


# SAINT AUG-GEORGE WILLIAMS STADIUM SU-1-2011



Zoning: **O&I-1**  
 CAC: **NORTH CENTRAL**  
 Drainage: **PIGEON HOUSE**  
 Basin:  
 Acreage: **94.2**

Number of Lots: **0**  
 Planner: **ERIC HODGE**  
 Phone: **(919) 516-2639**  
 Applicant Contact: **MARC NEWMAN**  
 Phone: **(919) 516-4092**

SU-1-2011

City of Raleigh, NC  
Development Plans Review Center

P. O. Box 590, Raleigh, N. C. 27602  
Telephone: (919) 516-2626 FAX: (919) 516-2684  
[www.raleighnc.gov](http://www.raleighnc.gov)

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## SPECIAL USE PERMIT APPLICATION

FOR PUBLIC HEARING AND APPROVAL BY THE CITY COUNCIL

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### Section A.

#### SUBMITTAL CHECKLIST

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**AT THE TIME YOU SUBMIT YOU MUST VERIFY WITH A DEVELOPMENT PLANS REVIEW CENTER STAFF MEMBER THE PARCEL OR PARCELS THAT ARE THE SUBJECT OF YOUR PLAN, AND THE STAFF MEMBER WILL CHECK YOUR APPLICATION MATERIALS FOR COMPLETION.**

**THIS IS AN IMPORTANT STEP THAT WILL ENSURE THAT YOUR PLAN CAN BE REVIEWED AND APPROVED IN THE MINIMUM TIME POSSIBLE, SO PLEASE PLAN ON SPENDING A FEW MINUTES WITH US AT THE TIME YOU SUBMIT. PLEASE DO NOT SIMPLY LEAVE YOUR APPLICATION MATERIALS ON THE DESK.**

**PLEASE CALL AHEAD FOR AN APPOINTMENT IF YOU WISH THE MOST PROMPT SERVICE WHEN YOU ARRIVE.**

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**PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:**

- \$206 FILING FEE.** Checks may be made out to the City of Raleigh. Payments may be made by cash or by check, but not by credit cards.
- THREE ORIGINALS OF THIS APPLICATION FORM** completed (Section B), **signed** by the property and **notarized**.
- THREE COPIES OF PROPOSED PLANS.** Maximum sheet size shall be 30" x 42". Plans must be to engineering scale (1" = 20', 1" = 100', etc.). Preliminary plans do not need an engineer's, surveyor's or landscape architect's seal. Information shown on the plan should relate to the findings that must be made by the City Council to grant this special use request. See Section 10-2145 or applicable parts of Chapter 12 of the Raleigh City Code for specific findings the Council is to make for this special use.
- NEW!** A DIGITAL COPY OF ONLY THE PLAN LAYOUT AND ELEVATIONS.  
The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The digital image should be provided in the form of pdf on a CD or 3 1/2" floppy disk. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

**PROCEDURE FOR HEARING AND APPROVAL OF A SPECIAL USE PERMIT BY CITY COUNCIL:**

It is very important that this application be complete, the adjacent property owners list be accurate, and the signature of the property owner be notarized! A special use hearing is a quasi-judicial proceeding, and the special use permit may be invalidated if any information is inaccurate or incomplete.

If a preliminary site plan is submitted for approval along with this special use request, both plans will be forwarded to City Council approx. 6 weeks from submittal. If only the special use permit is being requested the case will be heard by City Council approx. 4 weeks from submittal.

You, or your representative must be present at the hearing to present the case for issuance of the special use permit. You will be notified as to the time and place of the proceeding. City staff will provide a written draft set of findings for the Council to consider. A coordinating planner will contact you and will provide a draft of the special use findings for you prior to the hearing.

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## Section B.

### SUMMARY INFORMATION - (SHOW ON PLAN)

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**DEVELOPMENT NAME:** Saint Augustine's College, George Williams Athletic Complex

**LOCATION:** North State Street

**SHOW WAKE COUNTY PROPERTY IDENTIFICATION NUMBER(S) ON PLAN. SUBMIT PIN MAP. SEE SUBMITTAL CHECKLIST ON FRONT PAGE.**

**ZONING DISTRICT:** O & I - 1

**TOTAL SITE ACRES:** 94.2

**SPECIAL USE PERMIT REQUESTED:**

- |  |  |
|--|--|
| <input type="checkbox"/> Telecommunication tower in a residential district.        | <input type="checkbox"/> Parking facility in a residential district.                           |
| <input type="checkbox"/> Correctional / Penal facility.                            | <input type="checkbox"/> Recreation use (membership) in primary watershed                      |
| <input type="checkbox"/> Additional Density in O&I, TC, SC Districts.              | <input type="checkbox"/> Recreation use (government) or camp (non-profit) in Primary watershed |
| <input checked="" type="checkbox"/> Outdoor Stadium (more than 250 seats).         |  |
| <input type="checkbox"/> Amplified Music (indoor / outdoor) (Code section 12-2120) |  |

**OWNER / DEVELOPER:**

**NAME(S):** Saint Augustine's College

**ADDRESS:** 1315 Oakwood Avenue, Raleigh NC 27610-2298

**TELEPHONE:** (919) 516-4092 **FAX:** (919) 516-4360

**E-MAIL ADDRESS:** manewman@st-aug.edu

**PERSON TO CONTACT REGARDING STAFF COMMENTS OR QUESTIONS ABOUT THE PLANS:**

**NAME(S):** Marc Newman

**ADDRESS:** Saint Augustine's College, 1315 Oakwood Avenue, Raleigh NC 27610-2298

**TELEPHONE:** (919) 516-4092 **FAX:** (919) 516-4360

**E-MAIL ADDRESS:** manewman@st-aug.edu

**THE OWNERSHIP OF THIS PROPERTY IS EVIDENCED BY DEED FROM:** Wake County Real Estate Data 5/23/83

**AND RECORDED IN THE WAKE COUNTY REGISTRY, BOOK** 03123

**PAGE** 0079



## **Saint Augustine's College Track and Football Stadium**

### **Special Use Permit Application, City of Raleigh Code Section 10-2145**

#### **Section C: Applicant's Statement**

##### **I. Introduction**

A. Saint Augustine's College is located east of the Oakwood Cemetery on 94.2 acres bordered by Hill Street, Oakwood Avenue, North State Street, and Glascock Street. The campus shares a common boundary with the Madonna Acres neighborhood to its east. (See attached Vicinity Map.)

B. Saint Augustine's College was founded in 1867. Affiliated with the Episcopal Church, Saint Augustine's began as a teachers college with a technical and trade-related program and subsequently adopted a liberal arts curriculum. The Church further extended its mission by establishing St. Agnes Hospital and Training School for Nurses to provide medical care for and by African Americans. Historically, Saint Augustine's has served as an anchor of the predominantly black neighborhoods of Idlewild and College Park, just south of the College. The College's annual enrollment approximates 1,500 students, about half from North Carolina and the remainder from 37 states, the District of Columbia, the U.S. Virgin Islands, Jamaica and 30 foreign countries. The faculty consists of over 100 dedicated, skilled teachers and scholars. Approximately two-thirds of the student population resides on campus during the school year.

C. After a 37-year hiatus, the College reinstated a football program in 2002. Since then, Saint Augustine's has built an outstanding program. In 2010 the team had a 9-2 record and won the Pioneer Bowl, the Falcons' best season since the 1930's. Home games have been played at the Broughton High School stadium, leased for that purpose. Attendance averages 1,900 per game, two-thirds of which are students. The College's track and field program continues to be one of the best in the nation; both men's and women's teams consistently win or place high in conference and national competition under the guidance of Coach George Williams. The primary use of the new on-campus stadium will be for football games and track meets. Out of a ten-game football season, an average of five games would be on campus. During the spring outdoor track season, it is expected that two or three meets would be held at the stadium, each with attendance of up to 1,000.

##### **II. Statement in Support of Application**

A. Saint Augustine's College received a Special Use Permit for a track and football stadium (SU-1-03) on April 6, 2004. This application is to amend the earlier stadium approval to shift the location 540+/- feet south and 100+/- feet east from the 2004 approval. Grass areas previously shown for parking and the stadium itself have switched locations. The changes are desired to avoid relocation of an existing AM radio tower and to improve on- and off-site

pedestrian and vehicular circulation. A new driveway access is planned across from Tyler Road; this driveway would be north of the proposed stadium's paved parking area. The new driveway will turn north and runs parallel to the proposed practice field, intersecting with Glascock Street across from Bennett Street.

Stadium events typically will be scheduled in the afternoon and early evening, mostly on Saturdays and a few weeknights each year.

Seating capacity for the stadium will be 5,000 with grandstand/bleachers on the west side of the stadium having 4,000 seats and bleachers on the east having 1,000 seats.

B. Raleigh Code Section 10-2145 requires stadiums to provide parking at 1 space per 5 seats, or 1,000 parking spaces for a 5,000 seat stadium. Saint Augustine's will provide 1,182 parking spaces for stadium use, including 372 paved spaces, 42 gravel spaces, and 768 spaces on compact non-erosive grass surfaces. The stadium parking plan is shown on the preliminary site plan, Exhibit A, and on the attached parking plan prepared by Wilbur Smith & Associates.

C. The development of the new facility is proceeding in three phases, with the first two phases having been completed: (1) the demolition and removal of the old track and softball field; (2) the construction of the new track and football field at the location proposed for the stadium; and (3) construction of stadium seating and installation of associated parking.

### III. Standards of Approval

A. A preliminary site plan meeting the standards of §10-2132.2(d) is submitted for approval (see Exhibit A). In addition to the information illustrated on the site plan, the undersigned, being first duly sworn, affirms the following facts to satisfy each of the following criteria listed in Raleigh's Code Section 10-2145.

**1. The facility and activities requested to be conducted therein will not have a substantial adverse impact on surrounding properties including without limitation, storm water, dust, smoke or vibration.**

Athletic stadiums are commonplace in the midst of Raleigh's residential neighborhoods and are allowed uses in residential zoning districts. Broughton Stadium, Enloe High School Stadium, and Athens Drive Stadium are just a few examples. A stormwater management wet pond, located south of the track and north of George Williams Drive, has been designed and constructed to comply with applicable local, state and federal stormwater runoff and soil sedimentation regulations. A natural drainageway, Bridges Branch, is located between the new stadium and student housing on the northeast side of campus. A 50-foot riparian buffer is being maintained next to Bridges Branch.

Any dust which may occur during construction will be controlled on site. There will not be any measurable dust or smoke created by this facility when construction is complete.

Any vibrations, dust or smoke caused by grading and removal of rock during construction will be minimal and constantly monitored. After construction is complete, there will not be any equipment or facilities on site that could generate unusual dust, smoke or vibrations.

**2. The practical limits of public facilities and services such as storm water, water and sewer lines, streets, fire, public safety, and trash collection are considered and respected.**

As stated previously, the site plan provides for the construction of a stormwater management facility to address flood control and stormwater quality. A wet pond, located between the track and George Williams Drive, will be utilized and designed so that there is no net increase in the peak flow for a 2-year, 24-hour storm. The pond will outfall to the natural drainageway, Bridges Branch, where all existing stormwater currently flows. The stormwater facility will be designed and constructed in accordance with the City of Raleigh Stormwater Management Design Handbook.

The existing water distribution system adjacent to the site will be extended to the facility and looped to ensure adequate pressures and water quality is maintained for the facility and the surrounding developed areas. The existing sewer line in North State Street is adequate for the designed discharge from the stadium.

All street pavements will be designed based on anticipated traffic volumes for the site. The street and drainage systems will be designed to account for a 10-year storm. The Wilbur Smith traffic impact analysis concludes that surrounding street and intersections will allow acceptable traffic flow before, during and after stadium events.

Saint Augustine's College primary fire protection is provided by the City of Raleigh Fire Department. The closest station is Station No. 7 located at Glascock Street and Raleigh Boulevard, about one (1) mile from the main entrance of the campus. Fire Station No. 7 has a pumper company and rescue unit. The ladder company serving the campus is located at Station No.1, 220 Dawson Street, which is about 1.5 miles from campus. The ladder company's equipment can reach the highest buildings on campus. The stadium will be no taller than current campus dormitories and therefore will not require additional ladder equipment that can reach higher. The fire protection system, to include fire hydrants, will be installed as a part of this project.

The Director of Buildings and Grounds at Saint Augustine's College also serves as the Campus Safety Officer. The Buildings and Grounds staff members

are also back-up responders for the security and fire teams. The Director coordinates with the Raleigh Fire Department on fire prevention programs and the routing of fire trucks through the campus to insure roads are accessible at all times in case of a fire emergency. City fire trucks make unannounced practice runs through campus to insure roads remain clear at all times.

Saint Augustine's College maintains an on-campus police force comprised of 8 sworn officers, 16 campus security officers, and 6 contracted security officers (Allied Barton). The Campus Police will be supplemented by 18 additional College security employees (Buildings and Grounds staff) during events, with supplemental assistance from the Wake County Sheriff's Department and Raleigh Police Department.

The Chief confirms that the Campus Police are trained and equipped to handle the number of people who would be attending events at the proposed track and football stadium.

Saint Augustine's College staff will be responsible for trash collection at the stadium and litter pickup from streets surrounding the stadium following events. The trash from the stadium will be collected by Waste Industries, who contracts with the College, and is responsible for its off-site disposal.

**3. The traffic generated to and from the site will not create unsafe or inefficient parking, loading, vehicular and pedestrian circulation patterns with consideration, among other things, to: the physical character of roads, the classification of roads, accident experience near the site, traffic volumes existing and projected from approved site plans and subdivisions, interference with any other driveway, and response time of nearby emergency services such as fire and hospital.**

All traffic and parking issues will be addressed through the recommendations of the Wilbur Smith Associates (WSA) Saint Augustine's College, Track and Football Stadium Traffic Impact Study. The recommendations are the result of WSA consultations with Raleigh Department of Transportation. (See the attached WSA Traffic Impact Study Update, Exhibit B.)

**4. The visual separation of buffers is provided which lessen the perceived height and bulk of proposed structures as seen from nearby residential neighborhoods.**

The proposed stadium is bordered by North State Street on the west and Glascock Street on the north. Along Glascock Street the existing trees will be maintained and supplemented with evergreen trees interspersed with flowering shrubbery. The goal is for this area and view to remain substantially as it currently is, naturally forested. These plantings and the distance to the stadium

from Glascock Street will effectively buffer the stadium from the surrounding neighborhood.

Along the North State Street frontage, landscaping will be added to screen the paved parking and stadium from view of the neighborhood west of State Street.

**5. The nearby properties are protected from sound amplification and lighting.**

Most stadium events will be scheduled during daylight hours when stadium lighting is not needed. For the few other events when lights may be utilized, the stadium design has incorporated field flood lighting poles mounted on the bleachers to lessen visual impact. Furthermore, all lighting will be oriented (aimed/shielded) so that there is no light encroachment of greater than 0.20 foot candles on the property line. This should provide ample lighting for the field, while avoiding glare on the homes along North State Street and Glascock Street. Parking lot lighting would have no more than 0.10 foot candle light encroachment on the property line. The site lighting will be shielded or constructed in such a manner that no more than two and one-half per cent (2.5%) of the total light emitted by any light fixture is projected above the horizontal plane of the fixture. A consultant shall be retained by the College to monitor lighting issues and to recommend changes to assure nearby residential properties are not unduly impacted. The consultant's reports shall be filed with the Raleigh Planning Department as well as with the College.

A sound system for announcements during events has been mounted on the scoreboard at the south end of the playing field. Volume and use of the sound system will be continuously monitored to insure that area residents and businesses are not unduly disturbed during events. Consultant reports regarding proper operation of the system will be filed with the City Planning Department as well as with the College.

**6. The facility and activities conducted therein will not be injurious to property or improvements in the affected area.**

The track and football stadium will be an improvement to the current streetscape along North State Street. Activities occurring within the stadium will not have an injurious effect on the property or improvements in the affected area. Please review the recommendations of Wilbur Smith & Associates:

The entire general area is on the rise and real estate values reflect such. The presence of the football stadium, the City of Raleigh dog park, and the new retail center at the corner of Brookside and Glascock Streets all bring attention, life and improvement to the area. The College stadium is a good fit and will be a good neighbor under the watch of Saint Augustine's College.

Ingress and egress to the stadium grounds by both pedestrians and vehicles will be managed and closely monitored by College personnel. With the cooperation of the City of Raleigh, spillover of people attending these events into the adjacent neighborhoods will be discouraged.

**7. The off-street parking in accordance with 10-2081 is provided in the amount of one (1) space for every five (5) seats or every five (5) persons of the designated capacity of the assembly place.**

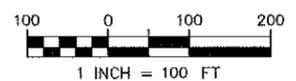
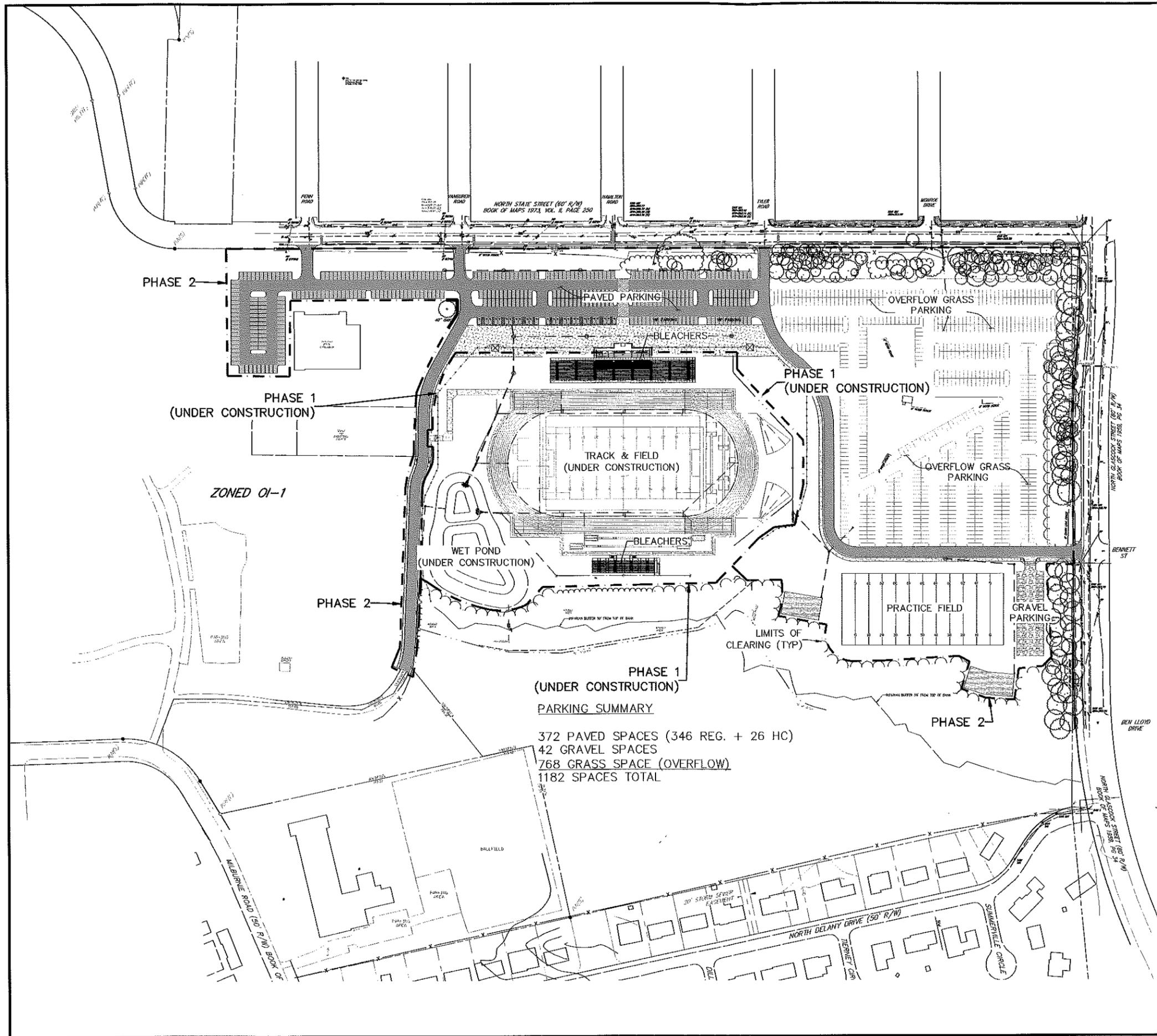
Off-street parking is being provided in accordance with Section 10-2081, and parking areas are delineated on the site plan. There will be 1,182 parking spaces provided for the stadium. The parking plan for the stadium is shown on the preliminary site plan (Exhibit A) and illustrated in the Wilbur Smith & Associates Parking Management Plan (Exhibit B).

**8. The site is not located in a primary watershed protection area.**

The stadium facilities are not located in a primary watershed protection area.

IV. Conclusion

The Trustees, President, staff, alumnae and current students of Saint Augustine's College respectfully request approval of this modified stadium proposal. Additional information will be provided on request.



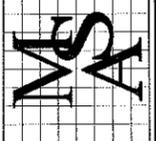
DESIGNED	MDH/AGG
DRAWN	MDH/AGG
CHECKED	MJG
APPROVED	MJG
DATE	07/21/08



OVERALL LAYOUT AND INDEX PLAN  
 PHASE II FOR  
**SAINT AUGUSTINE COLLEGE**  
 FOOTBALL & TRACK FACILITY  
 RALEIGH NORTH CAROLINA

SHEET  
**C2.1**  
 2 of 25 Sheets  
 SCALE: GRAPHIC  
 PROJ. NO.: 02154C

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