

Administrative Alternates



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: Provide an explanation of the alternate requested, along with an applicant's statement of the findings Outdoor Amenity Space provided in lieu of 70% building in the build-to (UDO Sect. 3.2.4D) See attached for Statement of Findings Provide all associated case plan numbers including zoning and site plan: SR-51-16 Transaction # 479732	Transaction Number

Property Address 620 Wade Ave		Date August 4, 2016
Property PIN 1704353002	Current Zoning OX-5	
Nearest Intersection Wade Ave. and St. Mary's St.		Property size (in acres) 1.13 Ac
Property Owner Beacon Street Development Company, Inc.	Phone 919-785-1445	Mail P.O. Box 6474 Raleigh, NC 27628
	Email sdixon@beacon-street.com	
Project Contact Person Jon Callahan - J.A. Edwards	Phone 919-828-4428	Mail 333 Wade Ave. Raleigh, NC 27605
	Email jon_callahan@jaeco.com	
Property Owner Signature (Contract Purchaser) <i>Scott Dixon</i>	Email <i>sdixon@beacon-street.com</i>	
Notary Sworn and subscribed before me this <u>3</u> day of <u>August</u> , 201 <u>6</u>	Notary Signature and Seal  	

620 Wade Ave.

Developer's Statement in Support of a Request for an Administrative Alternate Approval

August 4, 2016

The following statement is offered in support of a request to approve an administrative alternate for the City of Raleigh UDO Sec. 3.2.4.D.2 'Build-To' requirements. The contributing factors of the site and adjacent properties and the design of the proposed alternate outdoor space meets the "intent" of the ordinance and the "general requirements" of an "outdoor amenity space". This statement responds to each of the Administrative Alternate Findings and is supplemented by site plan details, sections and photographs that further support this request.

Build-To Intent - UDO Sec. 1.5.6.B.1 states that the intent of the 'Build-To' requirement is as follows:

1. The build-to is intended to provide a range for building placement that strengthens the street edge along the right-of-way, establishing a sense of enclosure by providing spatial definition adjacent to the street.
2. The building edge can be supplemented by architectural elements and certain tree plantings aligned in a formal rhythm. The harmonious placement of buildings to establish the street edge is a principal means by which the character of an area or district is defined.

Contributing Factors - Several factors contribute to the appropriateness of the proposed outdoor amenity space as a means of compliance which requires that a minimum of 70% of the building width in the primary build-to zone (10'/30'). These factors are noted below.

- **The lot configuration (reverse pie-shape) narrows towards the rear which restricts the overall building width for a conventional/traditional building design.**
- **The character of the Wade Ave./St. Mary's/Glenwood neighborhood is strengthened by architecture and site design that responds to the established traditional residences and businesses that address the street on which they front.**
- **Circulation through the site that is needed to access the enclosed below grade parking in the rear, further constricts the overall building width to 106' at the tightest point and limits available areas suitable for use as improved out amenity space.**
- **Steep slopes along the western side of the site and a desire to provide perimeter pedestrian circulation, favor a landscaped amenity space that is able to transition along the grade (1-1/2 stories) and provide essential access to the fire sprinkler access room, located in the garage space located below the street.**
- **The NCDOT right-of-way diverges from the back-of-curb creating an awkward configuration of the build-to zone further limiting the ability to expand the building footprint and still maintain the desirable pedestrian circulation and outdoor amenity space proposed.**

Administrative Alternate Findings - The Planning and Development Officer may in accordance with Sec. 10.2.17. reduce the build-to requirement, subject to all of the following findings:

1. The approved alternate meets the intent of the build-to regulations;
Response: The Amenity Space is designed with uniform, rhythmic street tree plantings supplemented by evergreen hedge plantings and ornamental fencing, which combine to extend the "building edge" along Wade Ave. These provisions strengthen the street edge

along the right-of-way, establishing a sense of enclosure by providing spatial definition adjacent to the street.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;
Response: The proposed 5-story residential building and outdoor amenity space conforms to the City's Comprehensive Plan, responding specifically to the Plan Elements enumerated below:

- a. LU 1.1 Future Land Use – the use is consistent with the Land Use Map designation established for the site (mixture of residential and office uses).
- b. LU 2.1 Placemaking – the proposed outdoor amenity space will contribute to the goal of promoting healthy communities and active lifestyles by providing or encouraging enhanced pedestrian circulation
- c. H 4.2 Aging in Place – the proposed condominium units will target existing retiree and empty nesters from the surrounding neighborhoods. Smaller living units, secure parking and outdoor park and dog walk areas are in high demand by Raleigh residents that desire to downsize but not leave their neighborhood.
- d. PR 4.8 Private Parks Encourage the provision of tot lots, pocket parks, and other privately-held and -maintained park spaces within residential development

3. The approved alternate does not substantially negatively alter the character defining street wall or establish a build-to pattern that is not harmonious with the existing built context;

Response: The building pattern along Wade Ave. is unique due to the existing grades and extraordinarily wide NCDOT right-of-way as one approaches the intersection with St. Mary's St. This configuration and the recent repurposing of 1300 St. Mary's established a similar outdoor amenity space along their Wade Ave. frontage immediately to the west of the subject site.

The NCDOT right-of-way was established long ago to allow for a grade separated interchange which is no longer planned by NCDOT. Currently the City's Comprehensive Plan designates Wade Ave. as a 4-lane Avenue design section.

The alternate proposed maximizes the building façade within the build-to zone with 5-story architecture that strengthens the Wade Ave. street wall, while maintaining a build-to pattern that is harmonious with the adjacent properties and one that provides for safe ingress/egress to the site.

4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and

Response: The proposed alternate design for an outdoor amenity area facilitates desirable pedestrian circulation along the perimeter of the site, enhancing both the comfort and safety of the residents and their guests.

5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.

Response: As proposed the outdoor amenity space would add 60.6' to the building width, totaling 177.8' or 73% of the 244.4' wide lot (as measured along the PL).

In summary the outdoor amenity space proposed meets the intent and supports the findings as defined by the City of Raleigh UDO. The alternate proposed complies with the General Requirements for outdoor amenity space as further defined in Sec. 1.5.3.C noted below:

General Requirements

- ✓ 1. Where outdoor amenity area is required, it must be provided on-site and must be available for use by or as an amenity for the occupants, invitees and guests of the development. **YES**
- ✓ 2. All required outdoor amenity areas must be ADA accessible. **YES**
- ✓ 3. Required outdoor amenity area may be met in 1 contiguous open area or in multiple open areas on the lot; however, to receive credit, each area must be at least 10 feet in width and length. **YES**
- ✓ 4. Required outdoor amenity area may be located at or above grade. **YES – benched into a slope, the proposed space is entered by an accessible on-grade sidewalk and is elevated above and overlooking the surrounding yard areas.**
- ✓ 5. Required outdoor amenity area cannot be parked or driven upon, except for emergency access and permitted temporary events. **YES**
- ✓ 6. In all other districts except DX-, required outdoor amenity area may be covered but cannot be enclosed. **YES**
- ✓ 7. Above-ground stormwater detention facilities shall not be considered an outdoor amenity area. **YES**
- ✓ 8. Tree Conservation areas shall not be considered an outdoor amenity area. **YES**

End

Contract Purchaser:
Beacon Street Development Co. Inc.
P.O. Box 6474
Raleigh, NC 27628

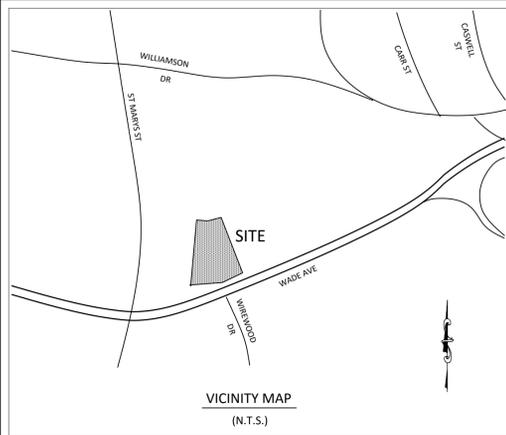
Owner Subject Parcel:
PIN # 1704353002
Raleigh Development Co III LLC
333 Fayetteville St.
Raleigh, NC 27601-1747

PIN # 1704353300 & 1704351238
St. Marys Office LLC NC Tri-Cities LLC-Owner
C/o Brookline Development Co. LLC
227 West Fayette Street Ste. 300
Syracuse, NY 13202-1155

PIN # 1704345802
Brighthurst Bishops Ridge Condo
1500 One Tryon Center
Charlotte, NC 28284

PIN # 1704350099
White Oak St. Marys LLC
21 Glenwood Ave. Ste. 203
Raleigh, NC 27603-1768

PIN # 1704354151
Ventas Raleigh Rehab LP
C/o Altus Group US Inc.
21001 N. Tatum Blvd. Ste. 1630-630
Phoenix, AZ 85050-4242



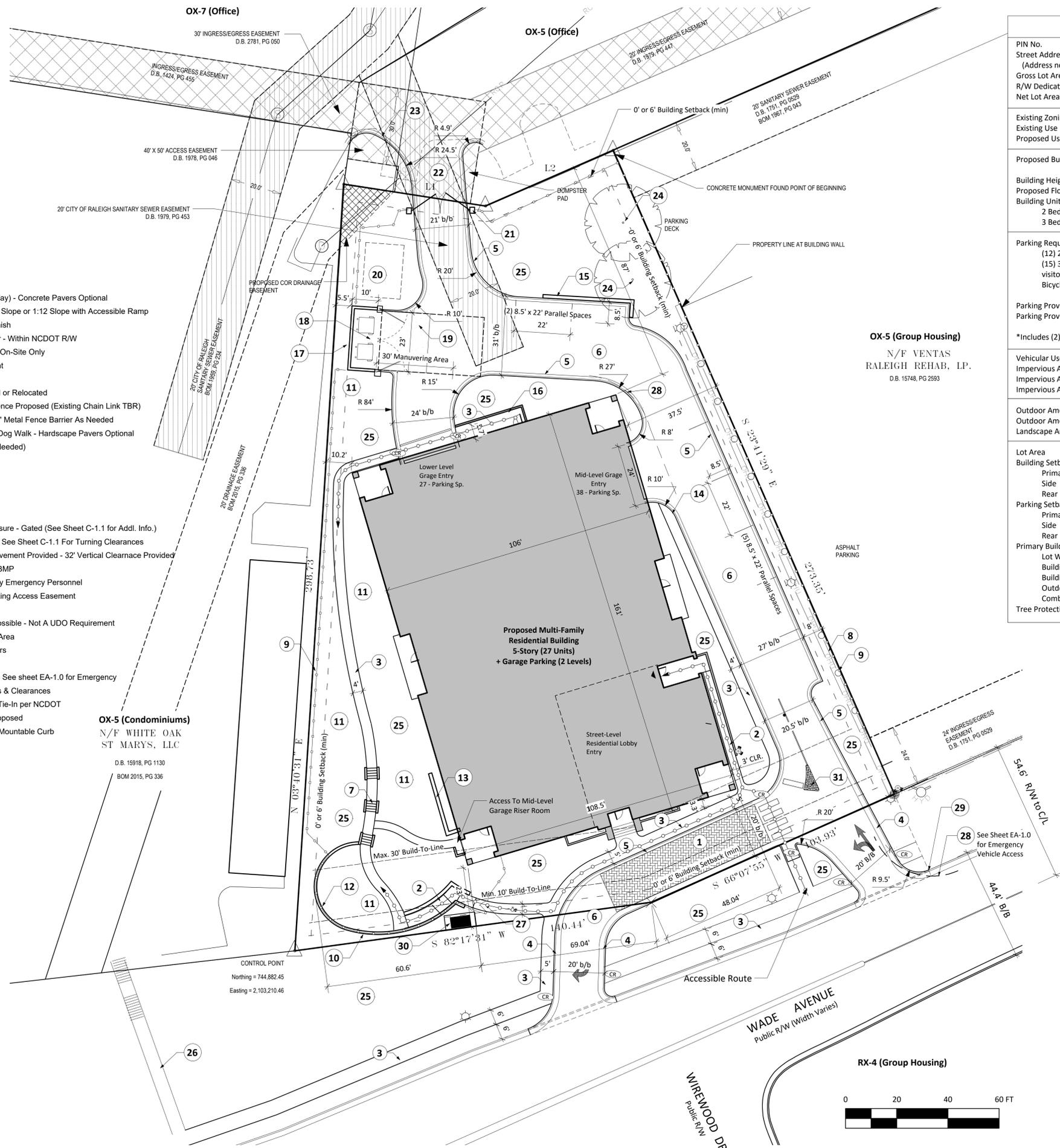
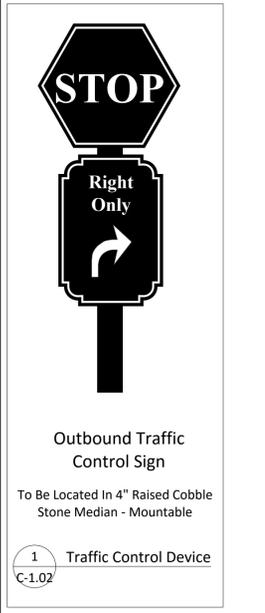
- LEGEND**
- Curb Ramp - per NCDOT/CR Standards
 - Existing Iron Pipe
 - ▲ Existing Concrete Monument
 - ▲ Concrete Monument Set
 - Property Corner
 - PK: No. Cable TV Box
 - Fire Hydrant
 - Drop Inlet
 - Utility Pole
 - Telephone Box
 - Light Pole
 - Sewer Clean Out
 - Sewer Manhole
 - Water Valve
 - Water Meter
 - Power Box
 - Gas Meter
 - Handicapped Parking
 - Yard Inlet
 - Sewer Manhole
 - Flared End Section
 - Curb Inlet
 - Existing Iron Pipe
 - NIP - Iron Pipe Set
 - DP - Dumbster Pad
 - PG - Page
 - BOM - Book Of Maps
 - VOL - Volume
 - TM - Text Map
 - PAR - Parcel
 - N/F - New or Formerly
 - 2-SFR - 2 Story Frame Building
 - Height, Floor to Peak
 - Iron Pipe Set (Unless Otherwise Designated)
 - Property Line
 - Right-of-Way Line
 - Easement Line
 - Ditch Centerline
 - Water Line
 - Sanitary Sewer
 - Overhead Utility
 - Chain Link Fence
 - Metal Fence

Site Feature Callouts

- 1 Visitor Drop-Off Zone (One Way) - Concrete Pavers Optional
- 2 Accessible Route - 1:20 Max. Slope or 1:12 Slope with Accessible Ramp
- 3 4" Concrete Walk - Broom Finish
- 4 30" Concrete Curb and Gutter - Within NCDOT R/W
- 5 18" Concrete Curb & Gutter - On-Site Only
- 6 Heavy Duty Asphalt Pavement
- 7 Landscape Steps (Typical)
- 8 Overhead Utility To Be Buried or Relocated
- 9 4' - 8' Metal, Wood or PVC Fence Proposed (Existing Chain Link TBR)
- 10 Landscape Retaining Wall 42" Metal Fence Barrier As Needed
- 11 Outdoor Amenity Space and Dog Walk - Hardscape Pavers Optional
- 12 42" Metal Fence Barrier (As Needed)
- 13 Retaining Wall
- 14 Retaining Wall
- 15 Retaining Wall
- 16 Retaining Wall
- 17 Retaining Wall
- 18 Waste and Recyclables Enclosure - Gated (See Sheet C-1.1 for Addl. Info.)
- 19 Heavy Duty Concrete Apron - See Sheet C-1.1 For Turning Clearances
- "T" Turnaround or Thru Movement Provided - 32' Vertical Clearance Provided
- 20 Storm Capture - Stormwater BMP
- 21 Driveway Gate - Accessible by Emergency Personnel
- 22 Drive Connection Within Existing Access Easement
- 23 Curb & Gutter Tie-In
- 24 Existing Tree To Remain If Possible - Not A UDO Requirement
- 25 Planted, Mulched or Seeded Area
- 26 Sidewalk Connection by Others
- 27 42" Gate Min.
- 28 27'-7" Inside Turning Radius - See sheet EA-1.0 for Emergency Vehicle Access Movements & Clearances
- 29 Driveway Location and Curb Tie-In per NCDOT
- 30 Duke Energy Transformer Proposed
- 31 Traffic Control Device Within Mountable Curb (See Detail C-1.0/1)

LINE TABLE

LINE	LENGTH	BEARING
L1	56.00'	S81°15'29"E
L2	54.35'	N66°35'31"E



SITE DATA

PIN No.	1704353002
Street Address	620 Wade Ave. (assumed)
(Address not yet assigned - TBD)	
Gross Lot Area	49,438 sf (1.13 ac)
R/W Dedication	0 sf (0.0 ac)
Net Lot Area	49,438 sf (1.13 ac)
Existing Zoning	OX-5
Existing Use	Vacant/Parking
Proposed Use	Residential Condominiums
Proposed Building Height	5-Stories Residential
Building Height at Street	2-Garage Parking
Proposed Floor Area (Gross)	5-Stories (75' max.)
Building Unit Totals/Mix	113,080 sf +/-
	27 du Total
	2 Bedroom 12 du
	3 Bedroom 15 du
Parking Required	72 spaces
(12) 2-BR	24 sp
(15) 3-BR	45 sp
visitor	3 sp (1/10 du)
Bicycle	4 sp min.
Parking Provided (vehicular)	72 spaces *
Parking Provided (Bicycle)	4 spaces
*Includes (2) Accessible Spaces & (1) Acc. Van Space in Garage	
Vehicular Use Area	11,648 sf
Impervious Area Existing (TBR)	.62 ac (27,007 sf)
Impervious Area Proposed (On-Site)	.74 ac (32,234 sf)
Impervious Area (Incl. R/W)	.82 ac (35,716 sf)
Outdoor Amenity Space Required	4,944sf (10%)
Outdoor Amenity Space Provided	4,944 sf (10%)
Landscape Area	.39 ac (16,988 sf)
Lot Area	10,000 sf (min)
Building Setbacks	
Primary Street	5' (min)
Side	0' or 6' (min)
Rear	0' or 6' (min)
Parking Setbacks	
Primary Street	10' (min)
Side	0' or 3' (min)
Rear	0' or 3' (min)
Primary Build To Zone	10' min./30' max.
Lot Width Along R/W	244.37 ft
Building Width in BTZ	117.08 ft
Building % in BTZ	48 %
Outdoor Amenity Area in BTZ	60.6 ft
Combined Edge in BTZ	73%
Tree Protection Area	None Required

- General Notes**
- All construction shall be in accordance with NCDOT and City of Raleigh Standards, Specifications and Details.
 - Boundary information taken from survey data provided by Turning Point Surveying LLC dated October 27, 2015.
 - Contractor shall be responsible for securing all necessary permits for work shown on these plans.
 - All dimensions are to back of curb unless otherwise noted.
 - Any work found to be in conflict with local ordinances shall be reported immediately to the professional identified as the preparer of these plans.
 - Any dimensions found to be in conflict shall be immediately reported to the plan preparer.
 - All accessible parking spaces, lane & space markings and signage shall be in accordance with NC Building Code.
 - Contractor shall be responsible for verification of all underground and overhead utilities prior to digging or use of any aerial apparatus.

SCOTT MURRAY LAND PLANNING, INC.
Landscape Architecture | Environmental Design | Project Management

Developer:

P.O. Box 6474 Raleigh, NC 27628

Project:

620 Wade
Raleigh, NC

Contract Purchaser:

Beacon Street Development Co., Inc.
P.O. Box 6474
Raleigh, NC 27628

Owner of Record:

Raleigh Development Co. III LLC
333 Fayetteville St.
Raleigh, NC 27616-1747

Sheet Title:

Site Plan

No.	Date:	Issue Notes:

NOT FOR CONSTRUCTION

Design Firm:

Scott Murray Land Planning, Inc.
1450 Environ Way Chapel Hill, NC 27517
252-213-9501 434-689-2925 (fax)
www.stmlandplan.com
smurray@stmlandplan.com

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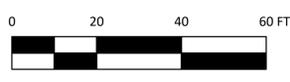
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Date: June 3, 2016

Drawn By: STM

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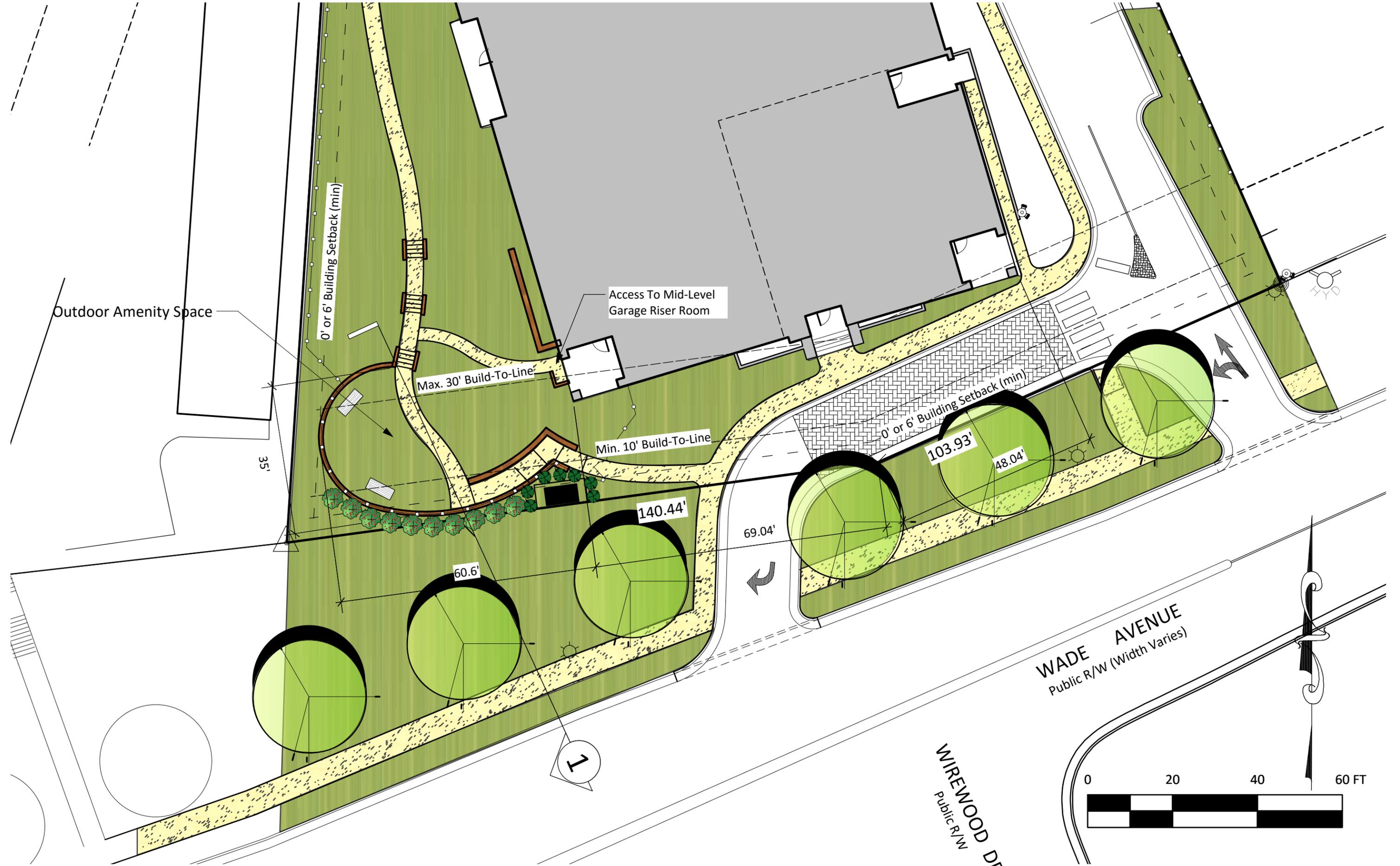
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620 Wade Ave - Administrative Alt. - Outdoor Amenity Space - Existing Conditions



620 Wade Ave - Administrative Alt. - Outdoor Amenity Space

Wade Ave. Westbound

P/L

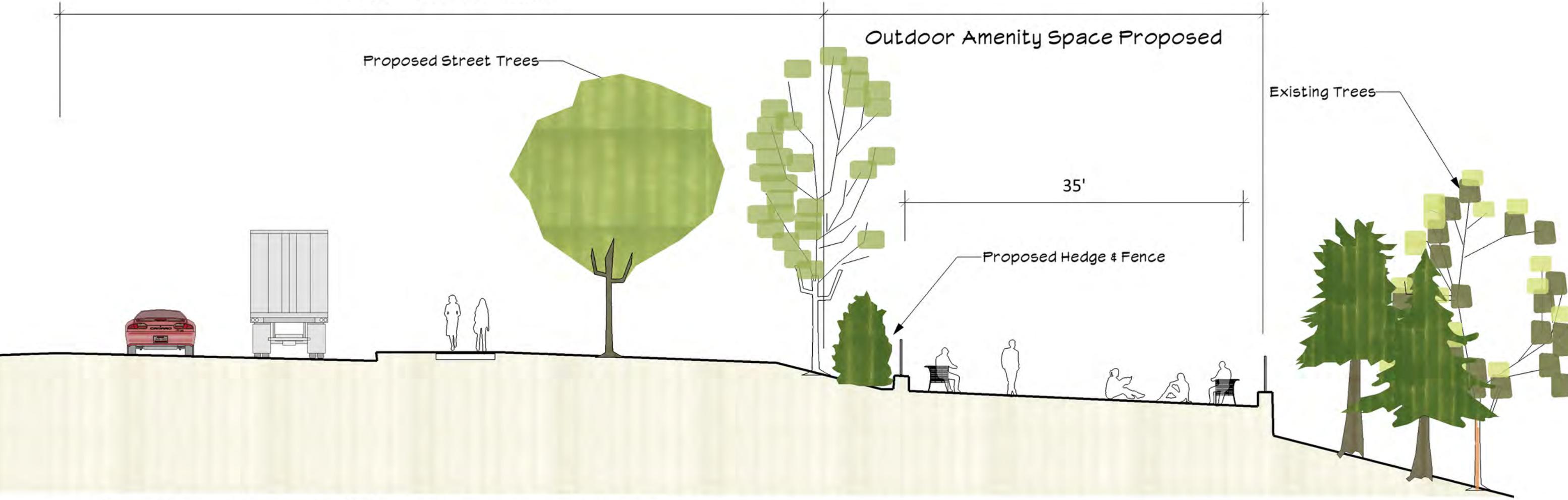
Outdoor Amenity Space Proposed

Proposed Street Trees

Existing Trees

35'

Proposed Hedge & Fence



Section Thru Outdoor Amenity Space