



Staff Report

Raleigh Appearance Commission Administrative Alternate Request

City of Raleigh
Urban Design Center
220 Fayetteville Street
Suite 200
Raleigh, NC 27601
(919) 996-4640
www.raleighnc.gov

- Case File / Name:** AAD-2-19 – 9 and 21 Glenwood Avenue
- General Location:** West side, south of its intersection with Willard Place
- Owner:** 21 Glenwood Partners, LLC
- Contact:** Ken Thompson, J Davis (kent@jdavisarchitects.com)
- Cross-Reference:** SR-96-17 / T#572819 / AAD-01-18
- Request:** The applicant requests an administrative alternate for UDO Section 1.5.6. Build-to
- Nature of Request:** **UDO Section 1.5.6. Build-to**
- A. Defined:**
1. The build-to is the area on the lot where a certain percentage of the front principal building façade must be located, measured as a minimum and maximum setback range from the edge of the proposed or existing right-of-way, whichever is greater.
 2. The required percentage specifies the amount of the front building façade that must be located in the build-to, measured based on the width of the building divided by the width of the site or lot.
- B. Intent:**
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.
 3. The build-to range is established to accommodate some flexibility in specific site design while maintaining the established street edge.
- C. General Requirements:**
1. On corner lots, a building façade must be placed within the build to for the first 30 feet along the street extending from the block corner.
 2. With the exception of parking areas, all structures and uses customarily allowed on the lot are permitted in the build-to area.
 3. Any common area is not required to meet the build-to requirements
 4. Riparian Buffers, Floodways, areas of steep slope (defined as slopes in excess of 25%), pre-established and recorded Tree Conservation Areas and portions of property encumbered by overhead electric transmission lines rated to transmit 230 Kv, for any second driveway required by this code that must cross the build-to area, the additional width of the driveway up to a maximum of 25', and City of Raleigh utility easements shall not be considered when calculating the build-to percentage or build-to range.

The applicant is proposing to develop this 0.896-acre site with a hotel. The property is zoned Downtown Mixed Use – 7 stories, Shopfront Frontage (DX-7-SH). Per UDO standards, the Shopfront frontage requires a build-to between 0 and 15 feet from the street with 80% of the lot width occupied by building facade along the primary street. In this case the primary street is Glenwood Avenue.

The applicant requests an alternate to the build-to standards for building coverage. The ground floor of the building as proposed occupies 58% (142.5 feet) of the 249.5-foot lot width along Glenwood Avenue, with a portion of the corner of the building at Willard Place set back an additional distance from the street. The applicant proposes to occupy a portion of this increased setback with an amenity area. When this amenity area is added to building width in the build-to, the result is 200 feet, or 80% of the lot width.

**Administrative
Alternate
Findings:**

Sec. 1.5.6. Build-to

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;
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;
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;
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
5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under *Sec. 1.5.3.B*.

**Additional UDO
Sections:**

Sec. 1.5.3. Outdoor Amenity Area

B. Intent

1. Outdoor amenity areas are intended to provide usable on-site open space in both residential and non-residential developments for the healthy enjoyment of occupants, invitees and guests of the development.
2. In more intensely developed urban contexts, outdoor amenity areas are also intended to provide visual breaks.

C. 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.
2. All required outdoor amenity areas must be ADA accessible.
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.
4. Required outdoor amenity area may be located at or above grade.
5. Required outdoor amenity area cannot be parked or driven upon, except for emergency access and permitted temporary events.

6. In all other districts except DX-, required outdoor amenity area may be covered but cannot be enclosed.
7. Above-ground stormwater detention facilities shall not be considered an outdoor amenity area.
8. Tree Conservation areas shall not be considered an outdoor amenity area.

Sec. 3.4.9. Shopfront (-SH)

C. Build-to

- | | |
|--|--------|
| C1. Primary street build-to (min/max) | 0'/15' |
| C2. Building width in primary build-to (min) | 80% |
| C3. Primary street build-to (min/max) | 0'/15' |
| C4. Building width in side build-to (min) | 40% |

Comprehensive Plan Guidance:

Policy LU 2.1 - Placemaking

Development within Raleigh's jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive have their own identity, and maintain or improve local character.

Policy LU 2.2 – Compact Development

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

Policy LU 5.1 – Reinforcing the Urban Pattern

New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

Policy LU 7.4 – Scale and Design of New Commercial Uses

New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.

Policy T 2.9 – Curb Cuts

The development of curb cuts along public streets—particularly on major streets—should be minimized to reduce vehicular conflicts, increase pedestrian safety, and improve roadway capacity.

Policy UD 1.2 – Architectural Features

Quality architecture should anchor and define the public realm. Elements of quality architecture include architectural accents and features conducive to pedestrian scale and usage, such as a distinct base, middle, and top (for high-rise buildings); vertical and horizontal articulation; rooflines that highlight entrances; primary entrances on the front façade; transparent storefront windows and activated uses on the ground floor; and corner buildings with defining landmark features.

Policy UD 1.4 – Maintaining Facade Lines

Maintain the established facade lines of neighborhood streets by aligning the front walls of new construction with the prevailing facades of adjacent buildings, unless doing so results in substandard sidewalks. Avoid violating this pattern by placing new construction in front of the historic facade line unless the streetscape

is already characterized by such variations. Where existing facades are characterized by recurring placement of windows and doors, new construction should complement the established rhythm.

Policy UD 2.1 – Building Orientation

Buildings in mixed-use developments should be oriented along streets, plazas, and pedestrian ways. Their facades should create an active and engaging public realm.

Policy UD 3.4 – Enhanced Streetwalls

Promote a higher standard of storefront design and architectural detail along the City’s commercial streets. Along walkable shopping streets, create street walls with relatively continuous facades built to the front lot line to provide a sense of enclosure and improve pedestrian comfort.

Policy UD 4.1 – Public Gathering Spaces

Encourage the development of public gathering spaces within all developments. Such spaces should be designed to attract people by using common and usable open space, an enhanced pedestrian realm, streetscape activation, and retail uses.

Policy UD 4.5 – Improving the Street Environment

Create attractive and interesting commercial streetscapes by promoting ground level retail and desirable street activities, making walking more comfortable and convenient, ensuring that sidewalks are wide enough to accommodate pedestrian traffic, minimizing curb cuts and driveways, and avoiding windowless facades and gaps in the street wall.

Policy UD 4.8 – Private Sector Public Space Improvements

As appropriate and necessary, require publicly accessible plazas or open spaces to be provided by the private sector in conjunction with development or redevelopment of multi-family, commercial, or mixed-use developments.

Policy UD 5.1 – Contextual Design

Proposed development within established neighborhoods should create or enhance a distinctive character that relates well to the surrounding area.

Policy UD 5.4 – Neighborhood Character and Identity

Strengthen the defining visual qualities of Raleigh’s neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context.

Policy UD 6.2 – Ensuring Pedestrian Comfort and Convenience

Promote a comfortable and convenient pedestrian environment by requiring that buildings face the sidewalk and street area. On-street parking should be provided along the pedestrian streets and surface parking should be in the rear. This should be applied in new development, wherever feasible, especially on transit and urban corridors and in mixed-use centers.

Policy DT 1.2 – Vertical Mixed Use

Encourage vertical mixed-use development throughout downtown, unless otherwise indicated on the Future Land Use Map.

Policy DT 7.2 – Maintaining Consistent Setbacks

New buildings should respond to the existing built character by using similar setbacks and stepbacks to provide a continuous cornice line and consistent street-level pedestrian experience. Along the principal north-south vehicular street pair, Dawson and McDowell streets, buildings should be set back to

provide an approximately 20' wide pedestrian area between the street curb line and the building face.

Policy DT 7.5 – Ground Level Design

The ground level of every building should engage the pedestrian with multiple entrances, large transparent windows at the pedestrian level, creative signage, and a high level of articulation and pedestrian scale building materials on all façades. Also, the ground level of every building should provide pedestrian amenities such as adequate lighting levels and protection from the elements. This can be accomplished through the use of façade-mounted lighting elements, canopies and awnings, and arcades.

Policy DT 7.18 – Downtown Design Guidelines

The design guidelines in Table DT-1 shall be used to review development applications, including site plan applications, in the downtown.

Policy DT 7.19 – Downtown Design Guideline Consistency

Development projects in the downtown should implement and be consistent with the design guidelines in Table DT-1 to the maximum extent practicable:

DT-1 Design Guideline 25 – Walls of buildings should parallel the orientation of the street grid.

DT-1 Design Guideline 39 – Building corners that face an intersection should strive for a distinctive form and high level of articulation.

DT-1 Design Guideline 40 – Buildings may step back further at intersections in order to articulate the corners

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: 3.4.9.C Build-To, Primary Street Provide an explanation of the alternate requested, along with an applicant's statement of the findings This request is for an alternate for the build-to requirements for the Primary Street. See statement of findings memo. Provide all associated case plan numbers including zoning and site plan: SR-96-17, TA# 535899 (old), TA# 572819 (current) and AAD-01-18 | Transaction Number |

| | | |
|--|--|---|
| Property Address 9 and 21 Glenwood Ave | | Date 01/15/2019 |
| Property PIN 1703-49-4521 & 1703-49-4634 | Current Zoning DX-7-SH | |
| Nearest Intersection Glenwood Avenue and Willard Street | | Property size (in acres) 0.898 AC |
| Property Owner GLENWOOD WILLARD HOTEL LLC c/o R. Doyle Parrish, Manager | Phone (919) 787-5100 | Mail 3141 John Humphries Wynd #200, Raleigh, NC 27612 |
| | Email dparrish@shgltid.com | |
| Project Contact Person Ken Thompson | Phone 919-612-6997 | Mail 510 S. Wilmington St, Raleigh NC 27601 |
| | Email kent@davisarchitects.com | |
| Property Owner Signature  | Email | |
| Notary Sworn and subscribed before me this <u>17th</u> day of <u>January</u> , 20 <u>19</u> | Notary Signature and Seal   | |

| | |
|-----------------|--|
| DATE: | January 17, 2019 |
| TO: | Carter Pettibone, Members of Appearance Commission |
| FROM: | Ken Thompson |
| PROJECT: | SR-96-17 / The Willard |
| RE: | Administrative Alternate Findings |

As our request for an Administrative Alternate is evaluated, please consider this memo about findings related to UDO section 1.5.6 Build-To and 3.4.9.C Build-To, Primary Street.

Project Summary / Background:

The site is currently known as Cooper Square and is two parcels totaling almost 1 acre of land. The current proposal is for a 7 story mixed use structure containing 147 hotel rooms, lobby, meeting rooms and 3,860 SF of retail space. All parking will be in the parking deck that will be screened from the street by the building. The required outdoor amenity area is being provided at grade along the entire Glenwood frontage.

As noted in our application, we are requesting a reduction in the build-to requirement for the Primary Street of The Willard from the required 80% (199.6 LF) to 77% (189.2 LF). An outdoor amenity area alternate is provided along the entire Glenwood frontage (except at garage entry) with a minimum width of 10' varying up to 20' at the corner of Glenwood and Willard.

1. The approved alternate meets the intent of the build-to regulations.

The mixed use building planned along Glenwood Avenue strengthen the street edge with a consistent building setback to accommodate the required outdoor amenity area. The outdoor amenity area will be supplemented with architectural elements, such as planters, furniture, etc. to define the space and continue the street edge. The street trees also provide a formal rhythm that enhances the streetscape.

The required right of way dedication required plus the existing slope of Willard Street forced the location of the outdoor amenity area to the Glenwood Avenue frontage. Had the amenity are been able to be accommodated elsewhere on the site the building would easily meet the Build-to requirement since the building would be sited at the right of way line and not 10' back from it to accommodate the minimum 10' width of the outdoor amenity area. The vision is to activate the space along Glenwood Avenue with outdoor seating for both residents and guests.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.

It is our belief that the additional sidewalk width and urban plaza space at the corner of Glenwood and Willard will provide a gathering place for the hotel guests and retail users. The alternate maintains conformance with the following elements of the Comprehensive Plan:

- | | |
|---|--|
| <i>LU 2.1 Placemaking</i> | <i>T 5.4 Pedestrian and Bicycle Network Connectivity</i> |
| <i>LU 2.2 Compact Development</i> | <i>T 5.9 Pedestrian Networks</i> |
| <i>LU 4.7 Capitalizing on Transit Access</i> | <i>T 6.1 Surface Parking Alternatives</i> |
| <i>LU 5.1 Reinforcing the Urban Pattern</i> | <i>ED 1.2 Mixed-Use Redevelopment</i> |
| <i>LU 7.6 Pedestrian Friendly Development</i> | <i>UD 2.1 Building Orientation</i> |
| <i>T 2.1 Integration of Travel Modes</i> | <i>UD 2.2 Multi-modal Design</i> |
| <i>T4.1 Promoting Transit</i> | <i>UD 2.3 Activating the Street</i> |
| <i>T 5.3 Bicycle and Pedestrian Mobility</i> | <i>UD 4.3 Improving Streetscape Design</i> |
| <i>T 5.5 Sidewalk Requirements</i> | <i>UD 4.4 Management of Sidewalk Space</i> |

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.

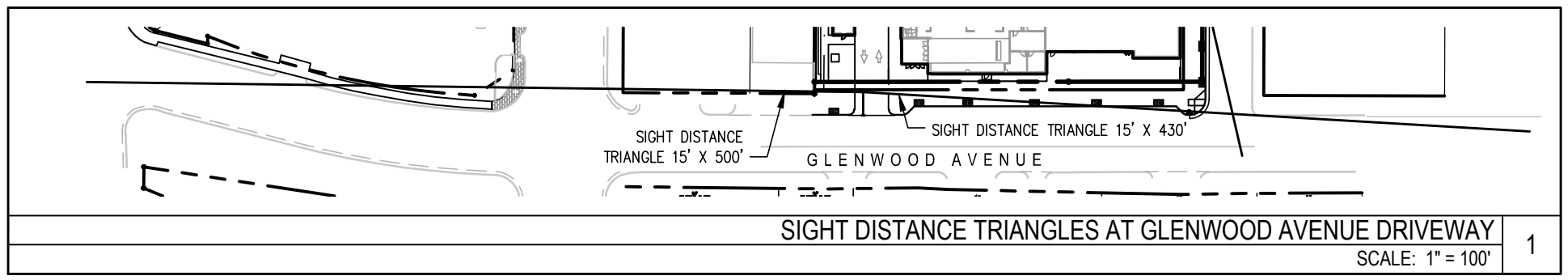
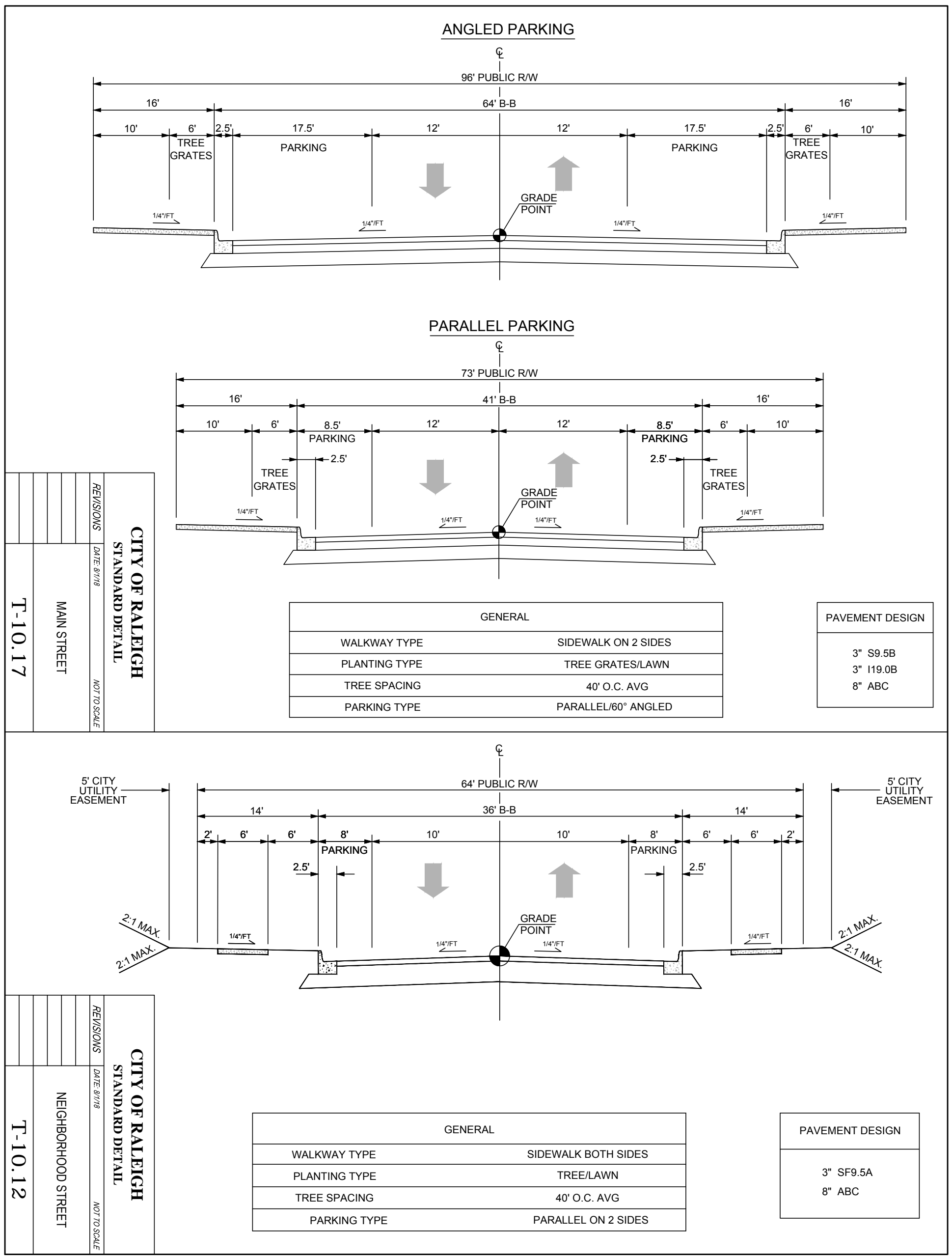
This request is located in the Heart of Glenwood South which has undergone a transformation over the last decade where smaller 2 story buildings are being replaced with large multi-story buildings as promoted by the Comprehensive Plan, Zoning and the UDO. The redevelopment of the site will be in compliance with those documents and the recent development along the Corridor. Currently there is a parking lot that fronts Glenwood Avenue between the 2 existing buildings to be removed which will be replaced by a tree lined street wall, wider walks and additional active use areas provided within the Outdoor Amenity area.

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.

The reduction of build-to requirement for the Primary Street along Glenwood Avenue does not negatively impact the pedestrian environment. The proposed streetscape provides the required sidewalks, street trees plus the addition of Outdoor Amenity Space along the entire frontage and while the site constraints impede conformance with the build-to, the overall sense of scale, access, comfort and safety has not been compromised (see attached elevations).

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

Some areas that would have been otherwise occupied by buildings have been converted to an outdoor amenity area, as depicted on the attached graphic. The areas highlighted meet the definition of outdoor amenity area per UDO 1.5.3.B.



MONICA RECTANGULAR PLANTER

The Chandler Company manufactures several types of architectural features, including planters. Many featured planter styles are available in normal and low profile configurations. Available as a square, rectangular or round planter.

The Chandler Company prides itself in their ability to deliver the product on time, enabling their customer to perform as promised. The Chandler Company warrants its products, when purchased new, to be free from defects in materials and workmanship under normal use and service for one year from the original date of purchase. Replacement or repair at the option of The Chandler Company of defective parts shall be the sole remedy of this warranty.

Monica Rectangle

| Standard Lengths | Width | Height |
|------------------|-------|-----------------|
| 48" 60" 72" 84" | 96" | 22" 24" 18" 24" |
| 48" 60" 72" 84" | 96" | 26" 30" 18" 24" |
| 48" 60" 72" 84" | 96" | 30" 30" 18" 24" |
| 48" 60" 72" 84" | 96" | 34" 18" 24" |

FIRE NOTES:

- THIS PROJECT IS TWO SEPARATE BUILDINGS SEPARATED BY AN OPEN BREEZEWAY. THE 7 STORY HOTEL IS A SINGLE BUILDING. FULLY SPRINKLED AND TYPE IB CONSTRUCTION. THE PARKING DECK IS NOT PROTECTED AND IS OPEN ON ALL SIDES EXCEPT WHERE BELOW GRADE.
- ACCESS TO THE TOP OF THE DECK WILL BE PROVIDED THROUGH THE STAIRWELL ON WILLARD TO ALLOW FIRE FIGHTING STAGING FOR THE BUILDING ABOVE THE DECK. A STAND PIPE WILL NEED TO BE PROVIDED ON THE TOP LEVEL OF THE DECK AT THE STAIRWELL EXIT.
- ON SITE PEDESTRIAN ACCESS HAS BEEN PROVIDED ALONG THE SOUTHERN AND WESTERN PROPERTY LINES TO ALLOW FIRE PERSONNEL ACCESS TO A GROUND PLANE FIRE ALONG THOSE PROPERTY LINES. AN EASEMENT IS NOT REQUIRED FROM THE ADJACENT PROPERTIES.

PROPOSED 6' BENCHES:

- ALL PROPOSED 6' BENCHES ARE COMPLIANT WITH OUTDOOR AMENITY AREA AND GLENWOOD STREETScape.

HC RAMPS:

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

Overall Site Data
 Project: Willard AC Hotel
 Date: 10.11.2018 (updated 09/11/2019)

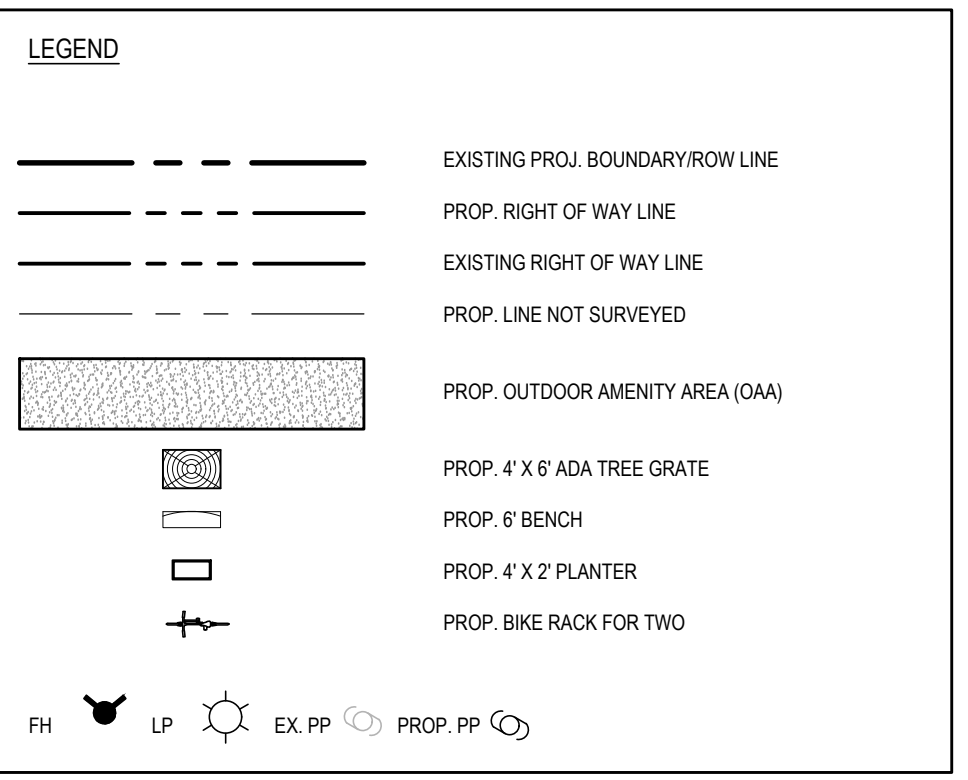
| Section | Requirements | Value |
|--|---|--------------------------------|
| Zoning | DX7 SH | |
| A Lot Dimensions | A1 Area (min) | n/a |
| A2 Width (min) | n/a | |
| A3 Outdoor amenity area | 10 % | |
| B Building / structure setbacks | B1 From primary street (min) | See SH Frontage below, item #3 |
| B2 From side street (min) | See SH Frontage below, item #3 | |
| B3 From side lot line (min) | 0 or 3 FT | |
| B4 From rear lot line (min) | 0 or 5 FT | |
| C Parking setbacks | C1 From primary street (min) | See SH Frontage below, item #3 |
| C2 From side street (min) | 10 FT | |
| C3 From side lot line (min) | 0 or 3 FT | |
| C4 From rear lot line (min) | 0 or 3 FT | |
| C4 From alley | 3 FT | |
| D Height | D1 Principal building (max) | (60' max) 7 Story |
| D2 Accessory structure (max) | 25 FT | |
| E Floor heights | E1 Ground floor elevation (min) | 0 FT |
| E2 Ground story height floor to floor (min) | 13 FT | |
| E3 Upper story height floor to floor (min) | 9 FT | |
| F Transparency | F1 Ground story (min) | 50 % |
| F2 Upper story (min) | 25 % | |
| F3 Blank wall area (max) | 20 FT | |
| H Allowed building elements | H1 Balcony | None |
| H2 Gallery | zoning | SH (Shopfront) |
| I Storage requirements (sec. 3.4.7) | SH (Shopfront) | |
| C. Bulk-to | C1 Primary street bulk-to (minimum) | 0 to 16 FT |
| C2 Building with no primary bulk-to (min) | 60 % | |
| C3 Side street bulk-to (minimum) | 0 to 15 FT | |
| C4 Building with no side bulk-to (min) | 45 % | |
| D. Additional parking limitations | D1 Parking setback from Primary Street | 30 FT |
| D2 No on-site parking or off-site surface area | - allowed between the building and the street | |
| E Pedestrian access | E1 Primary street-facing entrance required | yes |
| E2 Street-facing entrance spacing (max) | 50' | |
| F Streetscape requirements (sec. 8.5.2) | Main Street or | See Sec. 8.5.2.A |
| Streetscape requirement (sec. 8.5.2) | Glenwood Avenue & Willard Street | |
| Main Street (Sec. 8.5.2.A) | Whisk | 35 FT |
| Streetscape | B. Sidewalk (min) | 10 FT |
| C. Planting area (min) | 6 FT | |
| General | Walkway type | Sidewalk |
| Planting type | Tree grate | 40' O.C. avg. |
| Task spacing | | |
| Required parking (UDO section 7.1.3.A) | Overnight lodging | 0.5 per room |
| Non residential required parking rates | Non residential | 1 per 500 SF |
| Exemptions | Sec. 7.1.3.A.1.d. (automatic) | First 10K SF exempt |
| Sec. 7.1.3.A.1.e. (25% of GF retail uses) | First 30K SF exempt | |
| Required bicycle parking (UDO section 7.1.2.C) | Overnight lodging | None |
| Short term | 1 per 20 rooms (4 min.) | |
| Long term | 1 per 5,000 SF (4 min.) | |
| Retail sales | Short term | 1 per 5,000 SF (4 min.) |
| Long term | None | |

EXISTING SITE DATA:

9 & 21 GLENWOOD AVENUE, RALEIGH, NORTH CAROLINA 27603
 SITE ADDRESS: 1703-49-421 & 1703-49-404
 DEED BOOK: DR 19199, PG 0008
 RECORDED MAP: BM 1994, PG 1510
 ZONING(S): DX-7-SH
 ACREAGE: 0.9 AC
 EXISTING USE: COMMERCIAL
 ALIENAL SOL: NA
 FEMA MAP PANEL #: NA

GENERAL NOTES:

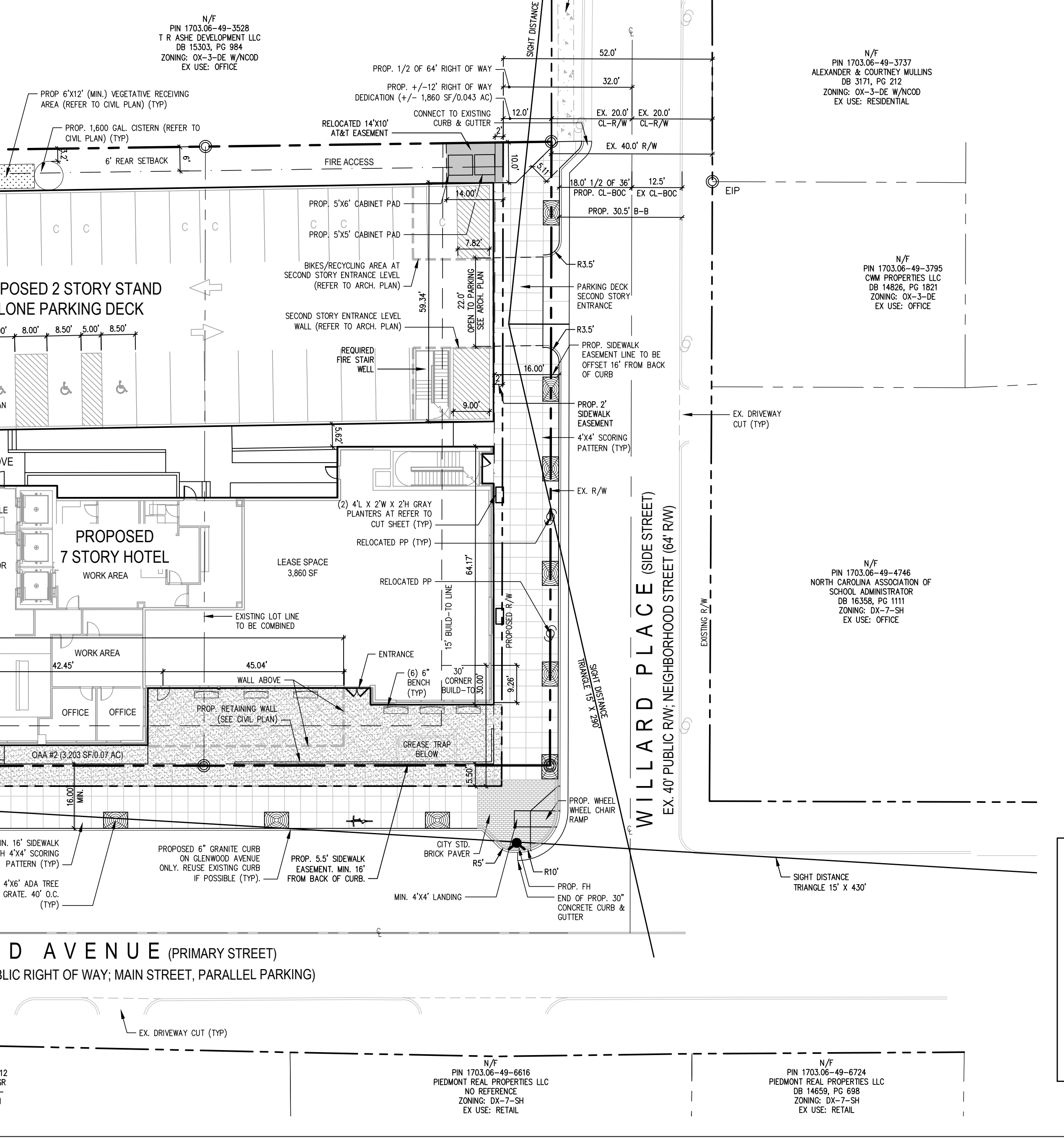
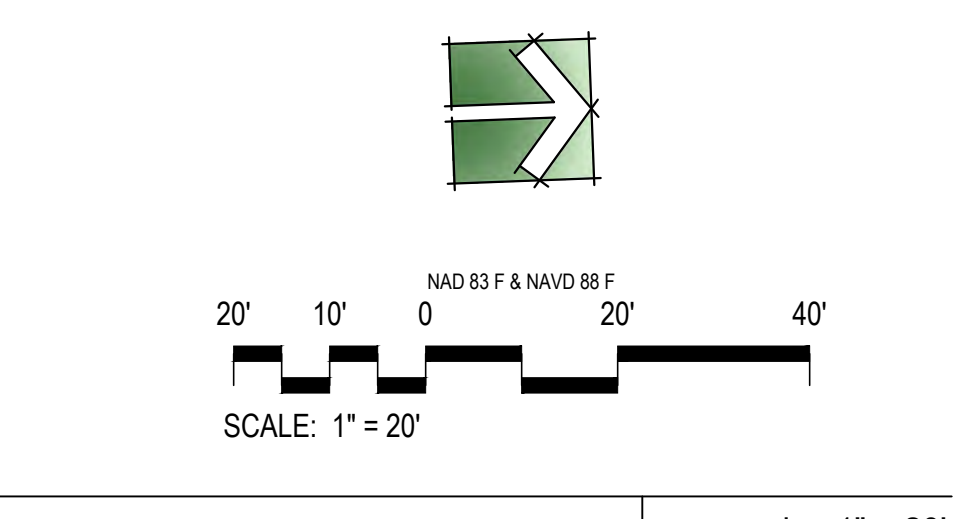
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADOPT TO THE PROVISIONS OF THE MUTCD (LATEST EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTORS AT 919-996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE 'RIGHT-OF-WAY CLOSURES' ON WWW.RALEIGH.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO BGO@WORKSAPES@RALEIGH.GOV.
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE BGO OBSTRUCTION APPLICATION FOR EMERGENCY MAINTENANCE PRIOR TO THE START OF THE WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT 919-996-2409.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT 919-996-2403.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS & COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER, AND SUPPLEMENTARY INFORMATION WAS RECEIVED FROM WAKE COUNTY GIS IN JULUST, 2017.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BENCH, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- TRASH AND CARBOARD DUMPSTERS ENCLOSURE SHALL COMPLY WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- GROUND MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENT OF SEC. 12.2.5.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACES (AND HC ACCESSIBLE) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- 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 DROVCH ON THE MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS AND SHALL COMPLY WITH 2012 NCSBC AND ICC A117.1-2009.
- ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PIPES, ELECTRICAL TRANSFORMERS, SIGNAL DEVICES, HOTBOX, ETC SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.



Reference:
 SR-96-17; TA #535899

SR-96-17; TA #572819

SITE PLAN



BUILD-TO:

- THIS PLAN IS COMMITTED TO MEET APPROVED ADMINISTRATIVE SITE PLAN (SR-96-17; TA 535899) AND ADMINISTRATIVE ALTERNATE AAD-01-18'S BUILD-TO.
 - APPROVED PLAN (SR-96-17; TA 535899 & AAD-01-18)
 - PROPOSED PLAN (SR-96-17; TA 572819)
- BUILDING WIDTH IN PRIMARY BUILD-TO PER SITE PLAN:** 89.2 LF (75.8%)
TOTAL BUILD-TO WITH ALTERNATE (PLANTINGS & BENCHES): 200.00 LF (80.2%)
- BUILDING WIDTH IN PRIMARY BUILD-TO:** 89.2 LF (75.8%)
TOTAL BUILD-TO WITH ALTERNATE (PLANTINGS & BENCHES): 200.00 LF (80.2%)

2010 south tryon st. suite 1a
 charlotte north carolina 28203
 office.704.332.1615
 web.www.odash.com

John A. Edwards & Company
 Consulting Engineers
 and Land Surveyors

510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
 1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | tel 215.545.021

SUMMIT HOSPITALITY GROUP, LTD.

RALEIGH - GLENWOOD
 RALEIGH, NC
 ODA Project No. 163073

REVIEW

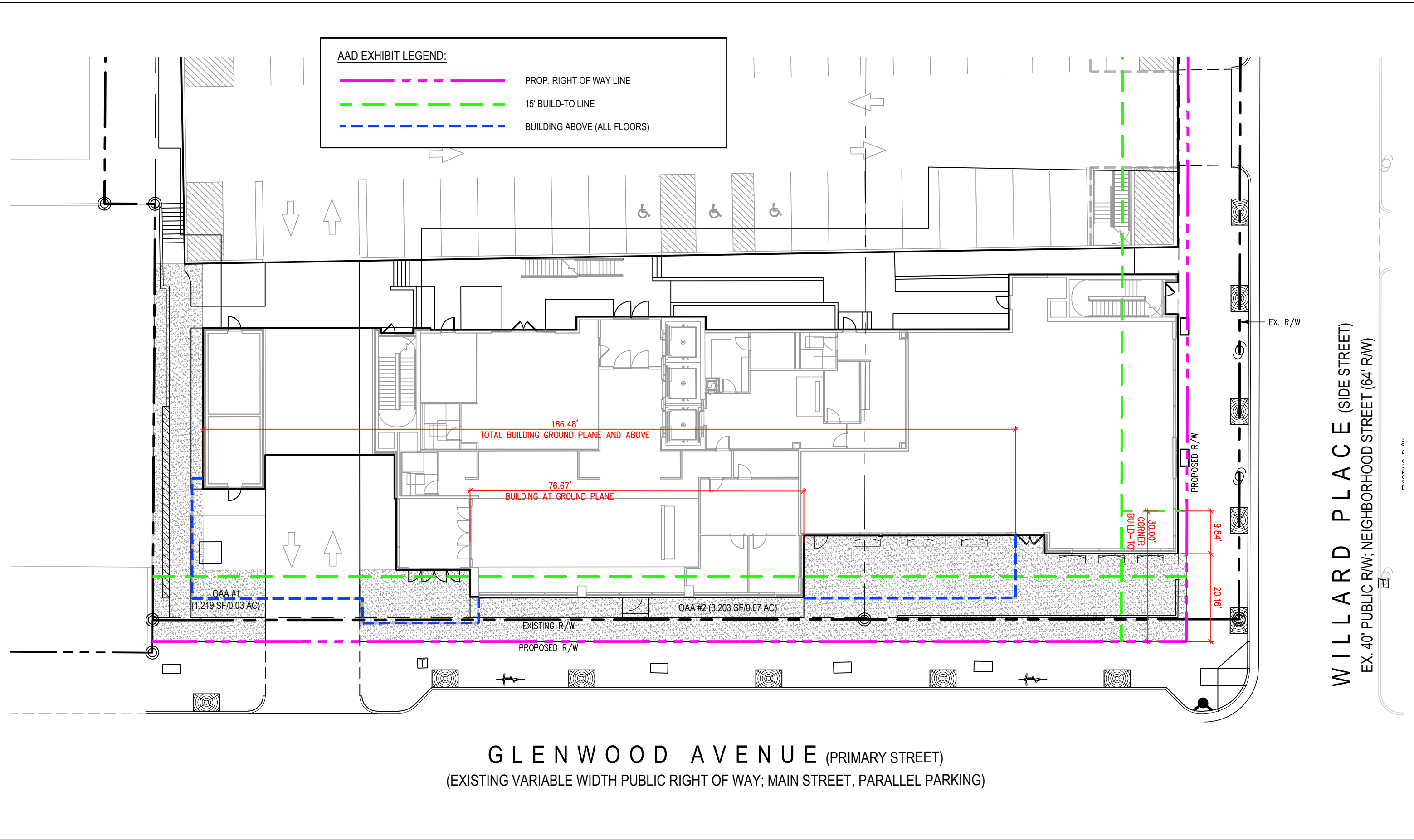
10.11.2018

| No. | Description | Date |
|-----|---------------------|----------|
| 1 | 1st Review Comments | 01.11.19 |

LS1.1

Copyright 2019 JDavis Architects

1/16/2019 11:32 AM P:\Land17\17065-Willard-AC_Hotel.dwg-LP\17065-Willard-SP18-AAD.dwg



AAD EXHIBIT LEGEND:

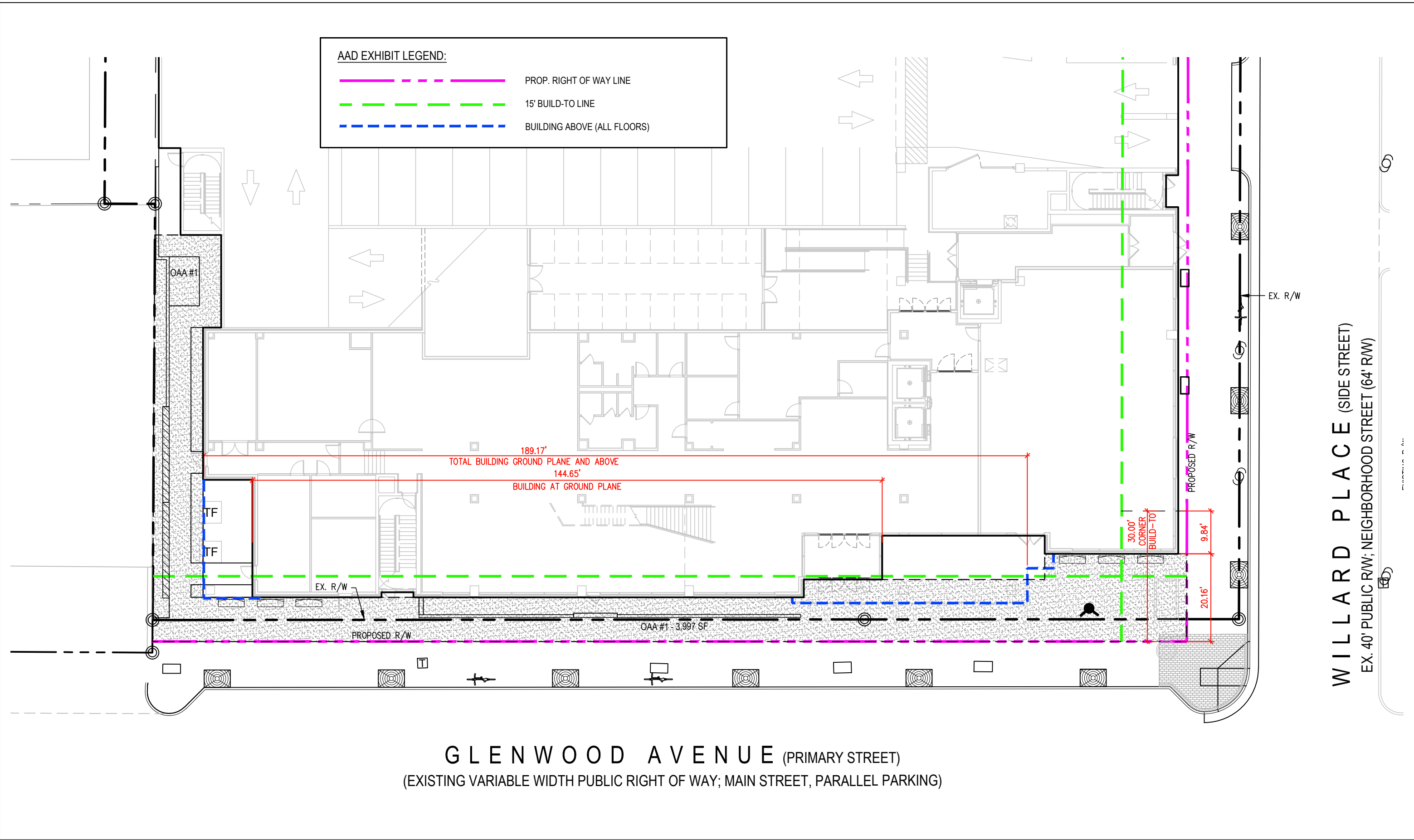
- PROP. RIGHT OF WAY LINE
- 15' BUILD-TO LINE
- BUILDING ABOVE (ALL FLOORS)

GLENWOOD AVENUE (PRIMARY STREET)
 (EXISTING VARIABLE WIDTH PUBLIC RIGHT OF WAY; MAIN STREET, PARALLEL PARKING)

WILLARD PLACE (SIDE STREET)
 EX. 40' PUBLIC RW; NEIGHBORHOOD STREET (64' R/W)

© 2019 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC.

1/17/2019 10:04 AM P:\Land17\17065-Willard-AC_Hotel.dwg-LP\17065-Willard-SP14-AAD.dwg



AAD EXHIBIT LEGEND:

- PROP. RIGHT OF WAY LINE
- 15' BUILD-TO LINE
- BUILDING ABOVE (ALL FLOORS)

189.17'
TOTAL BUILDING GROUND PLANE AND ABOVE

144.65'
BUILDING AT GROUND PLANE

30.00'
CORNER
BUILD-TO

9.84'

20.16'

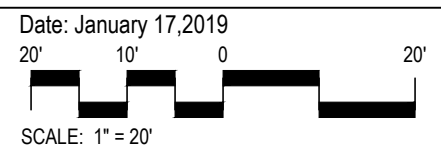
GLENWOOD AVENUE (PRIMARY STREET)
(EXISTING VARIABLE WIDTH PUBLIC RIGHT OF WAY; MAIN STREET, PARALLEL PARKING)

WILLARD PLACE (SIDE STREET)
EX. 40' PUBLIC RW; NEIGHBORHOOD STREET (64' R/W)



510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0121

Willard - Previously approved
Raleigh, NC



© 2019 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC



AC Raleigh Hotel

Raleigh, North Carolina

16 January 2019

EXTERIOR RENDERING

Overcash Demmitt Architects • www.oda.us.com



ODa



AC Raleigh Hotel

Raleigh, North Carolina

16 January 2019

EXTERIOR RENDERING



Overcash Demmitt Architects • www.oda.us.com





AC Raleigh Hotel

Raleigh, North Carolina

16 January 2019

EXTERIOR RENDERING



Overcash Demmitt Architects • www.oda.us.com





AC Raleigh Hotel

Raleigh, North Carolina

16 January 2019

EXTERIOR RENDERING

Overcash Demmitt Architects • www.oda.us.com



ODa



AC Raleigh Hotel

Raleigh, North Carolina

16 January 2019

EXTERIOR RENDERING

Overcash Demmitt Architects • www.oda.us.com



ODa