

Tarheel Lodging
Written Narrative and
Proposed Plan and COA Modifications (Buildings 3/4 and 5)

August 23, 2022
Updated August 30, 2022
Updated October 14, 2022
Updated November 08, 2022

Having recently completed a portion of the Phase-I TRU Hotel development, The developer is requesting a modification to the current Certificate of Appropriateness (COA) to incorporate minor changes to the multi-family building including updated floor plans. The following is a listing of proposed modifications to the plans including some previously approved Design Alternates.

Modifications Requiring Manager's (Staff) Approval

1. Street-A convert to Private Street with 30 ft OWASA Easement
2. OAS-5 is omitted. On-Site OAS provides 69.6% of total required OAS. A payment-in-lieu for the remaining 30.4% is proposed.
3. OAS-6 is omitted. On-Site OAS equals 69.6% of total required OAS. A payment-in-lieu for the remaining 30.4% is proposed.
4. A request of Manager to reclassify Street-B as Type-D Frontage (it is designed to wider Type-A street standards to accommodate fire access (27' b/b) but functions as an alley accessing three parking garages.

Request for Reclassification of Street-B: the current classification of Street-B, does not consider the current adjoining land use and that proposed for the redevelopment. Street-B provides access two on-site parking garages, 3 individual entrances and 4 service entrances. It is aligned to allow for a future connection to the Europa service drive and parking structure and as such it functions as an alley.

5. Transformer located within 4.5 ft of sidewalk on Street-A at garage entrance with architectural screening proposed.

Justification: Duke Energy's requirements for separation from doorways and windows combine to leave no other alternative for alternate locations.

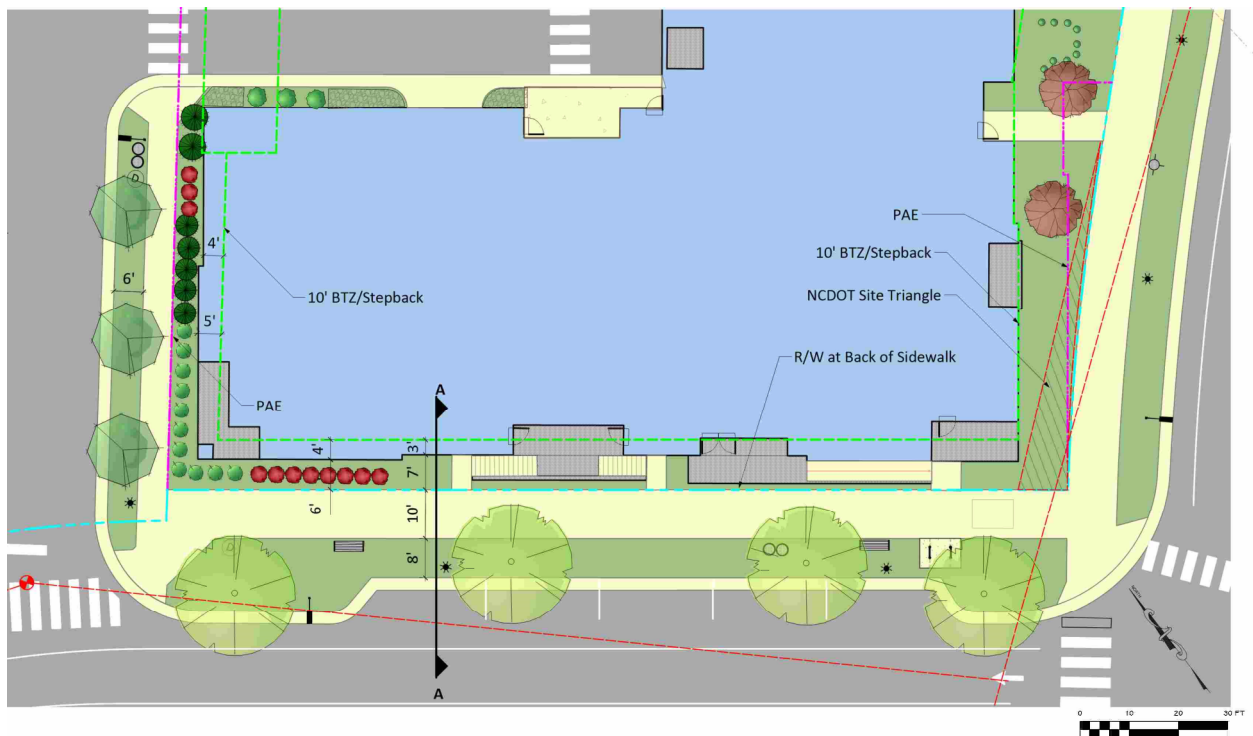
Design Alternates – Modifications and New Requests for Approval by CDC – Numbering Based on Prior COA Approval

1. **Design Alternate-20** Sidewalk requirements along Street-A (Type-A3 Frontage) is 6 ft + 8 ft tree strip. Developer proposes 7' ft tree strip, the 6' sidewalk, and the final 1' of planting strip between the sidewalk and the building to widen the planting bed adjacent to the building.
Justification: With the adjacent on-street parking to buffer pedestrians from traffic the developer proposes an alternate sidewalk location allowing the green space to better soften the architecture and to differentiate the streetscape of the adjacent multi-family residential use from that of a more commercial character.

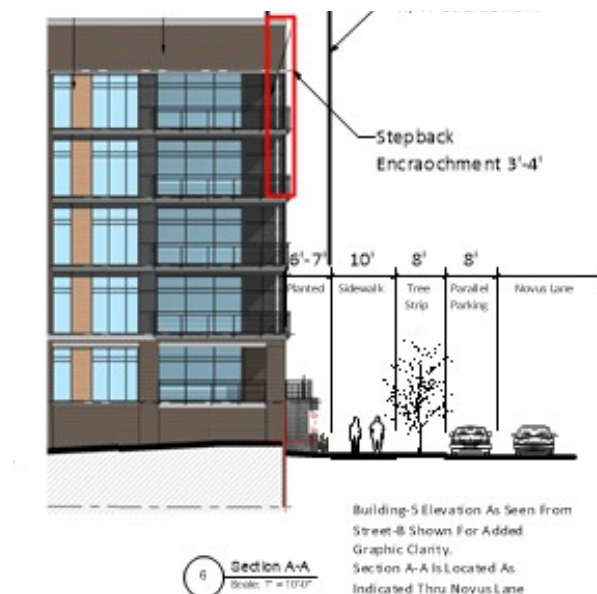


2. Design Alternate-21 Section 3.D. Building Step Back

- a. Building-5 Request modification for exemption from Building Step Back requirements along Novus Lane and Street-B above the 3rd floor. This is being requested to maintain the continuity of the streetscape and alignment of buildings along Novus.



Design Alternate 21 - As Submitted with 4'-5' Encroachments into Novus BTZ and Street-B



3. **Design Alternate-22** Section 3.D. Building Step Back
 - b. Building-3 Request modification for exemption from Building Step Back requirements along Street A. In an attempt to create visual interest along the façade at Street A. Building offsets were added to the façade. Due to the added offsets a portion of the building is over the building to zone.
4. **Design Alternate-23** Section 3.H Ground Floor Elevation Residential. Ground Floor Elevation change on Residential shall be min of 2' and max of 4'. Ground Floor Elevation change on Non-Residential shall be min of 0' and max of 2'.
 - c. Building-3, 4 & 5. Request modification to Ground Floor Elevation change(s). 32% of residential ground floor shall meet the minimum. 50% of residential ground floor shall meet the maximum. Due to existing grade conditions at adjacent streets, we cannot adjust all stoops to maintain the required minimum or maximum for all building locations. We adjusted where possible to maintain the minimum of 2' and the maximum of 4'.
5. **Design Alternate-24** Section 4.E Form-Pedestrian Access requires Principal Entrance spacing of 50' for residential uses and 100' for non-residential uses.
 - d. Building-3 Request modification for non-residential entry spacing to be 115' along Street A. Due to the nature of private activities happening within the amenity space it wouldn't be advantageous for a principal entry to be placed within a private co-working room or a private game room.