ORDINANCE (2002) 205 ZC 517
Effective: 05/07/02

Z-82-01 North Boylan Avenue/West Johnson Street and **MP-1-01 600 West Boylan Master Plan**, northeast intersection, being Wake County PINs 1704.18-41-2969, 1704.18-41-2971, 1704.18-41-2766 and 1704.18-41-2719. Approximately 1.05 acres rezoned to Planned Development District Conditional Use. The existing Neighborhood Business zoning district and the Downtown Residential Housing Overlay District shall remain.

Conditions dated: (08/17/01)

1. No development shall take place unless in accordance with the Master Plan approved in conjunction with this rezoning petition, and any amendments thereto.

Z-82-01
MP-1-01

Master Plan Outline
600 North Boylan

Project Overview: Proposed PDD to accommodate new midrise residential development. Development to include structured parking, outdoor amenities areas, 10,000 sf component for possible retail and/or additional residential units.

Project is currently zoned Neighborhood Business with Downtown Residential Housing Overlay District. Proposed PDD will allow high density housing consistent with outline of Raleigh Comprehensive Plan.

Acreage: 1.05 acres

Proposed Setbacks: Boylan Ave.
- 5 ft. to 20 ft. = max height of 52 ft.*
- 20 ft to 30 ft. = max. height of 88 ft. *
- 30 ft + = max. height of 115 ft. *

* Setbacks to allow 20% variation for vertical architectural elements such as window bays, balconies, etc.

W. Johnson
- 5 ft. To 20 ft. = max height of 52 ft. *
- 25 ft to 35 ft. = max. height of 88 ft. *
- 35+ ft = max. height of 115 ft.

* Setbacks to allow 20% variation for vertical architectural elements such as window bays, balconies, etc.

North Side
- 15 ft average, min. 10 ft. (w/ planted buffer- re: streetscape plan) to max ht. of 52 ft.
- 20 ft to max ht. of 105 ft.
- 30 ft to max ht. of 115 ft.

East Side
- 10 ft to 15 ft. = max. height of 52 ft (w/ min. 5 ft. For misc. architectural elements such as stairs)
- 15 ft. + = max. height of 115 ft.

All heights measured from highest point on property.

Max. Proposed Height:
- 115 ft from highest point of property.
- Height to be inclusive of mechanical penthouses, etc.

Proposed Density:
- 85 units per acre- total max. 87 units in accordance with Downtown Residential Housing Overlay District
- additional 10,000 sf max. Retail, recreational, office, or similar commercial use, or up to 8 additional units, or combination thereof totaling 10,000 sf

Proposed Parking:
- 1 space per 330 sf of retail, office, or recreational use- assumes pedestrian driven traffic for retail use per 10-2051 (2). Surrounding area is pedestrian density mix of shops, offices, and nearby residential. Parking reduction reflects pedestrian nature of neighborhood- small scale

shops and restaurants along Peace Street and Glenwood Ave. and limits additional undesirable surface parking in the area.

- Minimum of 1 space per unit for residential
Per 10-2051.

Proposed max. square footage:

- 140,000 sf residential units
- 10,000 sf max. Retail, commercial, and/or max. 8 additional residential units
- 55,000 sf structured parking
- misc. core, mechanical (approx. 17%)
- Max lot coverage: 35,560 (80%)
- Max floor/area ratio 5.2 (includes core)

Note that zoning envelope, including parking, occupies approx. 400,000 sf. Buildout of project to be limited by square footages and unit counts outlined above

DRHOD Increased Densities:

Increased density above 40 units per acre to be met by offering two of the standards contained within 10-2051 (2) c- #8 parking deck- at least 80% of parking will be handled on site in a multilevel parking structure: and #6, Architectural style and site development- the project will incorporate roof gardens, and other innovative features such as pedestrian entry at Johnson Street to soften the parking deck. Project may employ other standards within 10-2051 as alternates as may best suit the project to attain proposed density.

Mass Transit
Pedestrian Orientation:

The project will provide high quality, dense residential development within ½ mile of proposed TTA transit station, and within one block of Glenwood South corridor which is emerging as an entertainment/dining district. On- site parking deck minimizes impact of auto presence while accommodating density that will promote pedestrian presence in the neighborhood. At-grade pedestrian entry and outdoor amenities will connect the project to its' surroundings while enhancing the urban environment.

Building Design will incorporate pedestrian scale elements to soften street level elevations at parking deck.

Design will include provision for future retail shop space or pedestrian entry at Boylan/Johnson corner, min. 500 sf. Entry will employ min. 25 linear ft. of canopy or awning.

Design will include the following architectural elements to achieve pedestrian friendliness along Boylan and Johnson Streets:

1. Planters or planting areas to soften building base within setbacks, min. 500 sf.
2. Brick (or other approved materials) pilasters @ 30' max. on center; or recessed panels max. area of 150 sf.
3. Window frame elements at parking deck openings to break down apparent openings to max. 50 sf. Each.
4. Pedestrian entry at Boylan Ave. With min. 200 sf Pedestrian plaza/amenity.

Building Materials/Appearance:

Building facades from street level to 52 ft. height as measured from highest point on site. will be at least 50% brick or comparable high quality materials such as cast concrete, stone, cast stone, stucco, glass curtainwall and/or metal. Secondary materials may include cast concrete, stone, cast stone, stucco, glass curtainwall and/or metal.

Parking deck at Boylan and Johnson Street elevations will have minimum 25% brick or comparable high quality materials listed in the above paragraph to tie into the main building architecture.

Building facades above 52 feet will be made of brick, cast concrete, stone, cast stone, stucco, glass curtainwall, or other materials compatible with overall building design.

Windows will be tinted glass with metal frames.

Final materials will be presented for review as part of site plan submittal process.

Proposed Open Space:

- 50 sf min. per unit in the form of exterior balconies.
- 8000 sf min. in the form of at-grade open space
- Additional 2000 sf minimum in the form of roof gardens, with minimum 35% 'green space' such as trees, shrubs, and planting beds.
- Additional 3000 sf minimum common lobbies, and other shared spaces. Roof garden/outdoor patios at first floor may be used as outdoor seating for restaurant use, and will maintain status as common outdoor space for project.
- 200 sf min. public amenity space at building entry.

Total Area of Site =	45,738 sf
At-grade open space	8000 sf = 17%
Total min. common open space	5200 sf = 20%
Total min. private open space	4500 sf = 9.8%
Total proposed open space	17,700 sf = 38.6 %

Alternate Streetscape:

Propose Alternate Means of Compliance-15' min. streetscape incorporating right of way between curb and setback line along Boylan and Johnson Streets, with additional caliper inches provided to offer greater greenery and full tree canopy. Project will submit Streetscape plan to City of Raleigh to obtain encroachment easement for required work. Streetscape plan to be submitted to Urban Forester for review and approval.

Boylan Avenue: Req'd: 37" total caliper
Provided: 10 Shade trees at 4" caliper 28 ft. o.c. Species as directed the Urban Forester.

Johnson Street: Req'd: 13" total caliper
Provided: 4 shade trees at 3.5" caliper 28 ft. o.c. Species as directed by the Urban Forester.

Planting strip to be 7 ft. Minimum w/ sod
Side walk width to be 5 ft. minimum.

Note: setback is consistent with the Peace Street Streetscape Improvement Plan currently being developed by the City of Raleigh Planning Department)

Note: Boylan Ave. and Johnson Street are not on the City thoroughfare plan.

Refuse Containers Mechanical Equipment:

All Refuse containers and mechanical equipment will be fully screened from public view and the adjacent properties, and screening will be of a design and materials compatible with those of the principal building.

Alternate Protective Yard:

W/O PDD overlay, a type B protective yard w/ 30' width is required due to retail component of project. We are proposing 15' width, and a reduction in the number of shrubs (193-18" shrubs are required- we propose 52 evergreen shrubs @ 24" ht.) We are reducing the number of trees (13), but increasing caliper to 3.5" rather than 2".

Type B transitional yard is inappropriate for urban site. Over time, the type B vegetative buffer forms a dense barrier between properties, which can be a maintenance and security concern in an urban setting. Alternate proposal offers vegetative buffer while adapting to close urban conditions. Note also that adjacent property is zoned business, with residential use based on current rental occupancy only.

Sewer/Water: Tie in to existing City systems per code.

Stormwater Management: Project will provide on-site nitrogen removal per current code with underground tank system or equivalent measures. Stormwater controls to provide pre-development rates.

Signage: Signage to be consistent with City Ordinance 10-2083.1 for Planned Developments and will be submitted to Landscape and Design Committee for review prior to issuance of Permits.

Approving Authority: All proposed amendments and revisions affecting overall project scale, or approved uses in the 600 North Boylan Ave. Master Plan to be reviewed and approved by staff at the City of Raleigh Planning Department. This includes square footage, floor area ratio, setbacks, mix of uses, buffer plantings and other project components.

Amendments to these elements greater than 10% over stated PDD limits will require City Council approval. City Council may approve amendments to any use or overall square footage or floor area ratio to a maximum of 20%. This includes buffer plantings and other project components.

Design Professional:

Ted Van Dyk, AIA
New City Design Group
1304 Hillsborough Street
Raleigh, NC 27605
919-831-1308 Fax # 831-9737

6 600 North E lan
PDD Document

Owners:

George and Betty Lennon
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Raleigh, NC 27609-6328

Signature

Charles L. And Ruth H. Lewis
3013 Avent Ferry Road
Raleigh, NC 27606-2716

Signature

new DESIGN GROUP city

Mr. Greg Hallum, Planner
Ms. Gail Smith, City Clerk

Hand Delivery

May 1, 2002

Greg, Gail,

Here is **another** revised Final Signed Copy of the PDD based on comments recieved from the Comprehensive Planning Committee. We have altered the following:

Height/Setbacks- North side now has an additional 10 ft setback above 105 ft.

This is the only change since copies were submitted yesterday, which included:

Streetscape- We have taken species of street trees out of the document, and defer to the Urban Forester for this information.

Approving Authority- we have taken **height** out of the list of amendments and revisions approvable by staff.

Sincerely,

Ted Van Dyk, AIA

CC: Tom Worth Via Fax 831-1205

NEW CITY DESIGN GROUP
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