

Pedestrian Business Overlay District – Hinsdale Streetscape (SSP-1-08) and Parking Plan Proposed expansion of Peace Streetscape & Parking Plan (SSP-1-02)

Date: April 28th, 2008

Project Boundary

The subject area impacted by this proposal includes a contiguous group of lots as follows: all lots on the south side of the 600 block of Hinsdale Street, 704 N. Boylan Avenue (Deed Book 12781, Page 1632, Wake County Registry), 707 Glenwood Avenue (Deed Book 11308, Page 675, Wake County Registry) and 601 Hinsdale (the "Hinsdale Plan Area").

The Peace Streetscape and Parking Plan adopted March 15, 2005 (the "Peace Plan") is hereby incorporated herein by reference, except as hereby modified and/or supplemented. To the extent of any conflict between the Hinsdale Streetscape Plan and the Peace Plan, this Hinsdale Plan shall control.

The present Peace Pedestrian Business Overlay District ("Peace PBOD") extends north mid-block in the 600 block of Peace Street. This proposed expansion of the Peace PBOD would result in the remainder of the block north to Hinsdale being included in the Peace PBOD.

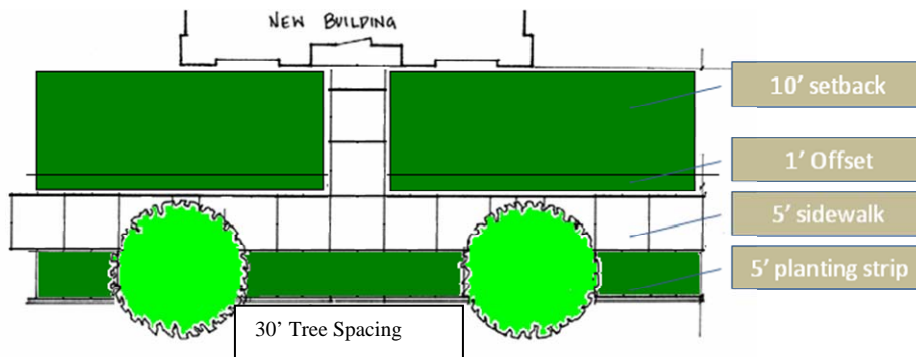
Streetscape Concept

The subject area was originally subdivided and developed as a modest single and multi-family neighborhood in the early 1900s. Most of the dwellings have now been converted to duplex rental occupancy. The Hinsdale Plan Area consists of a well connected grid of streets with sidewalks. There are no existing single family homes or owner occupied dwellings on the block. The majority of the buildings on the site have lost significant aspects of their historical character. The block has O&I zoning to the North, NB zoning to the South, and the major thoroughfare of Glenwood Avenue to the East. The Hinsdale blockface is not directly across the street from any residential dwellings. A unique plan is appropriate to this block as no other sites in the neighborhood have similar conditions. This development pattern supports a walkable environment that can be enhanced through the implementation of streetscape improvements and site design guidelines for future development. The following streetscape recommendations build upon the existing Peace Plan guidelines to establish unifying elements for the streetscape.

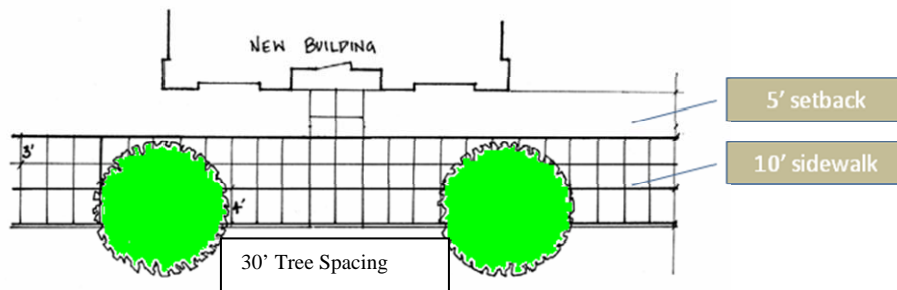
Sidewalks

Along Glenwood Avenue from the southeastern corner of the Hinsdale Plan Area to Hinsdale Street, a 10 foot (10') concrete sidewalk with a scored grid pattern will be constructed as shown on the detail below. This configuration matches the sidewalk configuration required for Peace Street in the Peace Plan. New sidewalks along Hinsdale and N. Boylan Streets located in the Hinsdale Plan Area will be concrete per city standards with a minimum width of five (5) feet. Public sidewalks on N. Boylan and Hinsdale Streets will be offset from the edge of the public street right-of-way one (1) foot per typical city standard and will include a landscape strip of at least five (5) feet

Hinsdale & Boylan Sidewalks



Glenwood Sidewalks



Landscaping

1. Street Trees – Nuttall Oaks, or other trees if approved by the city arborist, are to be planted in the landscape strip between the curb and the sidewalk. The trees will be planted at a regular spacing (as permitted by other streetscape elements) of one tree for every thirty (30') feet of street frontage. The trees shall be 4" caliper at the time of installation.

2. Street Right-of-way Treatments –

a. The landscape strip between the curb and sidewalk will be planted in a manner consistent with other locations in the neighborhood with either grass or a low ground cover (ex: periwinkle, liriopse). Where front walks for individual residences intersect the streetscape sidewalk, the walk may be extended to the curb.

b. The one (1') maintenance strip between the City of Raleigh standard five (5') foot sidewalk along the street and the edge of the right-of-way will be planted with either a groundcover to complement that planted in the landscape strip or with flowering annuals or perennials (ex: daffodils, pansies).

3. Walls – Low retaining walls to a maximum of three (3') feet height will be utilized along the front of certain units to more formally define individual front yard spaces and provide transitions where steps from the street to the front doors of the units are needed. These walls will be of either brick or stone. Continuous wall sections will be of the same material and detailing.

4. Individual Unit's Front Walks – Walks will vary in width from four (4') feet to six (6') and may incorporate larger landing areas as arrival places. Walk materials may vary from unit to unit highlighting the character of the individual units. Walk materials will be either concrete as is found elsewhere in the neighborhood or brick pavers to complement the building.

5. Front Yard Flowering Trees – A minimum of 50 percent of the front yards along Hinsdale Street

will have a Front Yard Flowering Tree. These trees will be installed at a minimum size of ten (10') feet height. Typical species will include dogwoods, redbuds, crepe myrtles and cherries.

6. Front Yard Evergreen Trees – At least one large evergreen tree will be installed in the planting scheme. Typical trees in this category would include Cryptomeria, Juniper, Cypress and Holly. These trees will be a minimum of eight (8') feet in height when installed.

7. Front Yard Shrubs – At least 4 shrubs will be installed in the yard of each dwelling unit. Shrubs will be installed at a minimum height of eighteen (18") inches with the mature height not exceed forty-eight (48") inches.

8. Front Yard Landscape Ornamentation – Yard ornamentation will be incorporated into a minimum of twenty-five (25%) percent of the front yards. Examples of ornamentation include benches.

Height Limitations

All buildings in the Hinsdale Plan Area will be no more than 36' tall as measured from the highest point on the site to the midpoint of the sloping roofs.

Highest Point on Site (HPS)

It is hereby acknowledged that the highest point on the site is 329' in elevation as measured by a topographical survey. This point is located at the corner of Hinsdale Street & N. Boylan Ave.

Building Façade

The front face of each building on the street contributes to the overall streetscape and shall relate in scale and provide interest to pedestrians along the sidewalk. Residential buildings shall include a primary entrance onto the street which is pedestrian oriented.

New buildings and existing buildings undergoing renovation, as required in 10-2055(e)(2), shall break up blank exterior building walls that exceed 15 linear feet by including any one or more of the following:

- A doorway made of transparent materials.
- A doorway made of opaque materials and recessed at least three (3) feet.
- A stairway directly available at street level to the public, excluding fire escapes and false stairways.
- A fenestration element in keeping with the surrounding architecture of at least 12 square feet in area and no more than 4 feet above the sidewalk at its lowest point.

Building Materials

Except as to the unit on the corner of N. Boylan and Hinsdale as discussed below, the building facades facing all public streets will be primarily brick. Vinyl siding shall not be used on any building surfaces. In order to enhance the residential scale of buildings, materials will vary in composition and color, especially as they relate to each other horizontally between units. The following materials are not permitted to be used on building facades in externally visible locations: EIFS, DAEFS, concrete masonry blocks such as split face block, or concrete bricks. Precast or cast stone masonry products are permitted.

Building Entrances

Each ground floor dwelling along Hinsdale Street will have a private entrance facing the public street. All units on Hinsdale Street will have an open or covered porch or entryway, a minimum of 25 square feet in size. All porches will have roofs.

Building Roofs

All buildings along Hinsdale Street and Glenwood Avenue will have pitched roofs with a minimum pitch of 6:12. Roof ridges will not span more than 2 dwellings without varying either the depth or height of the roof to establish break in the front facing roof surface or its ridgeline.

Building Eaves

The primary roof eaves of all units will have a minimum depth of 16". Dormer eaves will be less deep. Eave treatments will vary, but will include at least two examples of exposed rafter tails.

Balconies

All balconies facing Hinsdale will have a minimum depth of 3'

Front Steps

All steps on the Hinsdale façade will be perpendicular to the street

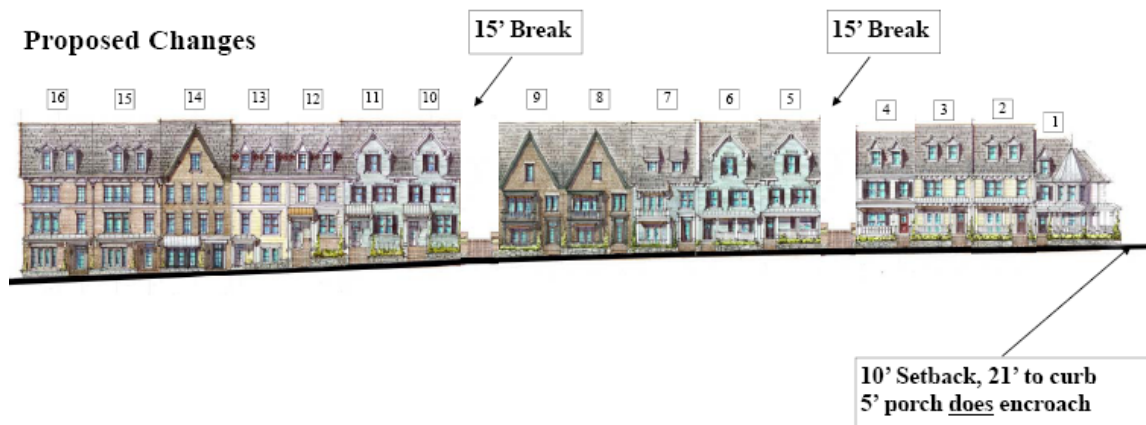
Rooftop Terraces

Rooftop terraces will be permitted on the rear of the buildings facing Hinsdale, but will not be permitted on the Hinsdale Street side of the buildings. No building constructed on the corner of Hinsdale and North Boylan will have a terrace on the North Boylan Avenue side of the building.

Variation of Building Facades

To create architectural streetscape diversity, multiple unit buildings shall have not more than 2 units of identical architectural detail. Architectural diversity will be accomplished through changes in materials, color, and detailing. Examples are the design and massing of porches, windows and door sizes and detailing, trim and body colors and building façade materials.

Breaks in Building Facades



The Hinsdale Street façade will be broken by two linear separations of a minimum 15' each in width.. These breaks can be connected with first story spaces of less than 400sqft in order to comply with the requirements of mixed use codes. The breaks will be provided between units 9 and 10, and between units 4 and 5 as shown above.

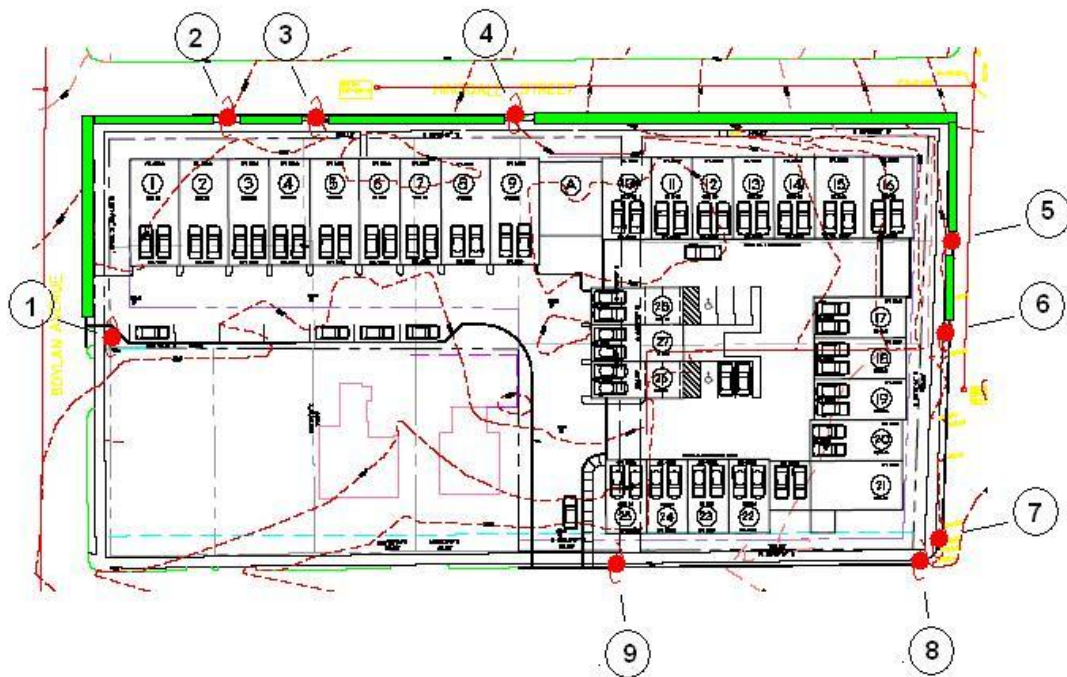
Building Setback

The building setback from the Glenwood Avenue right-of-way shall be five (5) feet. Along Hinsdale and North Boylan within the Hinsdale Plan Area, a minimum ten foot (10') setback is required in keeping with the Peace Plan.

Vehicular Parking Areas

Parking lots along the frontage of an urban street create gaps in the streetscape and separate residences from the walking public. Vehicular parking areas shall be located to the rear of buildings away from the public right-of-way. New vehicular parking areas, including additions to parking areas existing prior to the application of a PBOD, shall not be located in any portion of the site parallel to and adjoining a thoroughfare. Parking areas may be located behind the front wall of the principal building when a closed decorative wall is built to screen the parking from the sidewalk. The wall shall be at least five (5) feet high, be constructed of an opaque material that complements the primary structure, and include visual articulation with architectural segmentation at least every nine (9) feet.

Overhead Utilities



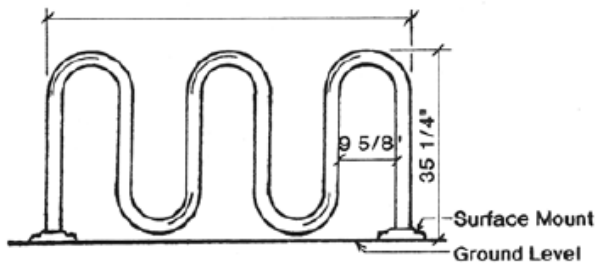
All utility lines internal to a site shall be buried and all utilities servicing the site shall be buried from their connection points in public rights-of-way to the site. On the portion of the site that borders Hinsdale Avenue, all existing overhead utilities will be removed and no new overhead utilities will be permitted. Using the graphic above as a reference, existing poles 2, 3, 4 & 5 will be removed. There will be no utility lines over the sidewalks in areas highlighted in green and spanning from pole no.1 to pole no. 6, which is nearly the entire street perimeter of the Hinsdale PBOD.

Bicycle Parking

Bicycle parking spaces shall be provided for all new buildings and for existing buildings undergoing renovation, as required in 10-2055(3)(2), at a rate of at least one bicycle space for every 20 required spaces. Bike parking areas shall be located to the rear and sides of buildings

away from the public right-of-way and shall not be visible from Hinsdale Street.

Bike Rack:
Model No. RB 07
Brandir International, Inc.
200 Park Avenue, Suite 303E
New York, NY 10166 (212) 505-6500



Streetscape Implementation

Upon rezoning to Pedestrian Business Overlay District, this action will adopt as code the recommended standards relating to building placement and design, streetscape design and implementation, and parking standards.

Parking Strategy

Off-street parking is available for all properties in driveways or rear yard parking areas. For new residential development, a minimum of 2 parking space per unit shall be provided. Note: no non-residential uses are proposed for this area

By eliminating curb cuts on Boylan and Hinsdale Streets, an opportunity for additional on-street parking will be provided.

Interior Areas within Hinsdale Streetscape Plan

Additional architectural guidelines shall apply to the western areas of the Hinsdale Plan Area (the "Western Hinsdale Area") to provide a transition into the Glenwood-Brooklyn neighborhood.

Eastern Hinsdale Additional Specifications

The following additional specifications apply only to the Eastern Hinsdale area and are in addition to all the guidelines for the entire Hinsdale Plan area.

Eastern Hinsdale Boundary

The Eastern Hinsdale Area consists of the six (6) easternmost units fronting on Hinsdale, starting at the corner of Hinsdale Street and Glenwood Avenue, as shown in the drawing below.



Eastern Hinsdale Porch Elements

Each unit will have front a horizontal element such as a solid canopy or overhang to extend 1-2 feet horizontally from the front façade and span at least 4' in width. The overhangs will vary in style and size, but will retain elements of the architectural style of the neighborhood.

Western Hinsdale Additional Specifications

The following additional specifications apply only to the Western Hinsdale area and are in addition to all the guidelines for the entire Hinsdale Plan area.

Western Hinsdale Boundary

The Western Hinsdale Area consists of the nine (9) westernmost units on the site, starting at the corner of Hinsdale Street and Boylan Avenue, as shown in the drawing below.



Articulation Of Façade

The primary front façade wall of units 1,2,3 & 4 will step back a minimum of two feet (2') from the primary front façade wall of units 5-9. The front porches of units 4 and 5 will be staggered at least 1 foot perpendicularly from the front façade in relation to each other.

Roof Pitches

The roof pitches on all primary, secondary and dormer roofs shall not exceed a slope of 12:12, except that a maximum of three (3) forward-facing gable roofs may have slopes of up to a 14:12 slope

Retaining Walls

The front yards may include retaining walls of no greater than two feet (2') in height.

Encroachments Into Western Hinsdale Setbacks

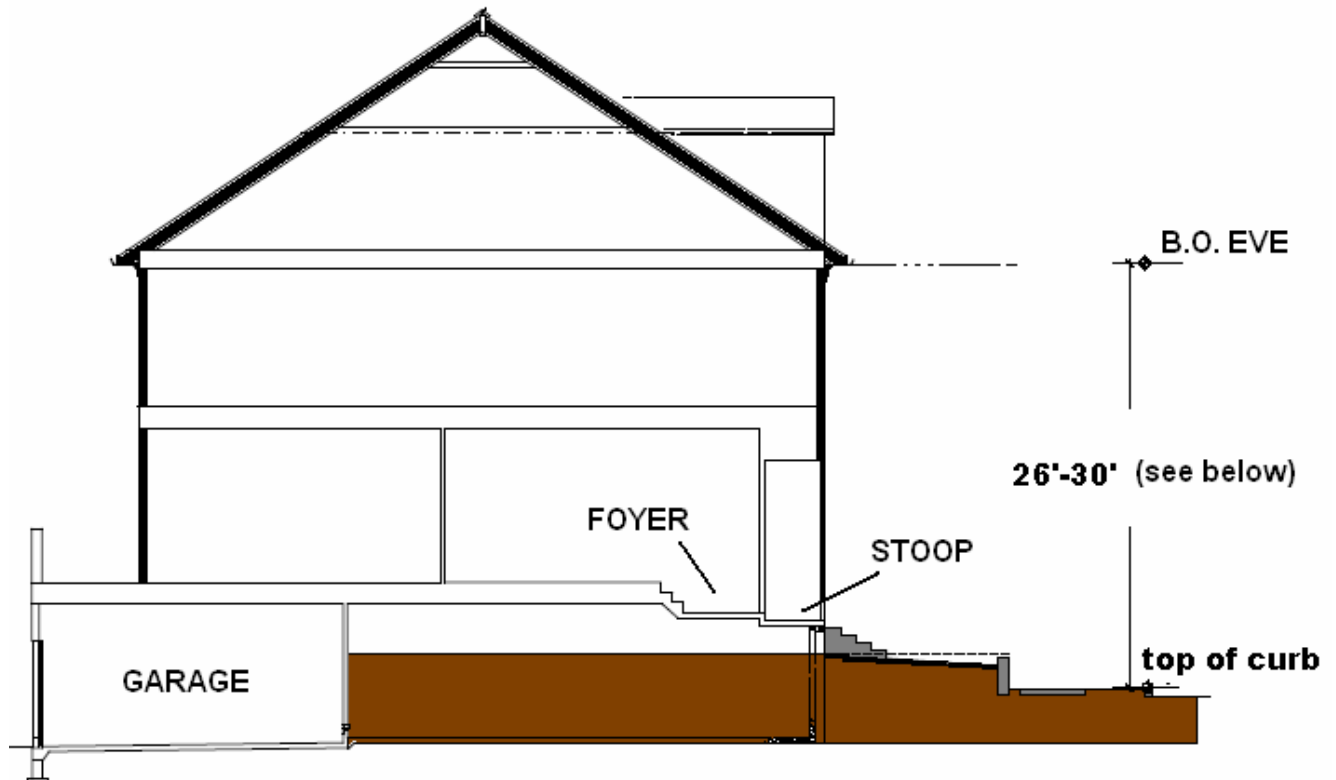
Except for the encroachment into the North Boylan setback as provided below, no architectural spaces, either heated or unheated, shall be permitted to encroach into the front or side yard setbacks in the Western Hinsdale Area.

Definition of 2 ½ story building

For the purposes of this Plan, a 2 ½ story building will be defined as follows: a building with a front façade no more than 30' tall as measured from the curb at the front of the building to the

underside of the primary roof eave. No vertical siding surfaces are permitted above 30' except dormers and gables

Example of permissible 2 ½ story building



Porches

All dwelling units in the Western Hinsdale Area shall have front porches of at least twenty-five (25) square feet in area. The porches will be of a similar design, style and configuration of at least one other original or reconstructed porch in the Brooklyn area of the surrounding neighborhood. All porches will have roofs.

Unit 1: (Corner unit) The front façade as measured from curb to the bottom of the primary roof eave will be no more than twenty-six and one-half feet (26.5'). The highest point of the roof shall not exceed thirty-six (36') above the highest point on the. This unit will have at least two (2) front facing dormers.

Roof Slope

No roofs on Unit 1 may be steeper than a pitch of 9:12. The primary roof of the corner unit will slope back from both Hinsdale Street and Boylan Street.

Articulation of Western Facade

The western side of Unit 1 shall be articulated with a one-story covered porch or other architectural feature extending at least five feet (5') outward from the primary western façade. An unheated space of up to 100 square feet may encroach up to five feet into the North Boylan Avenue setback.

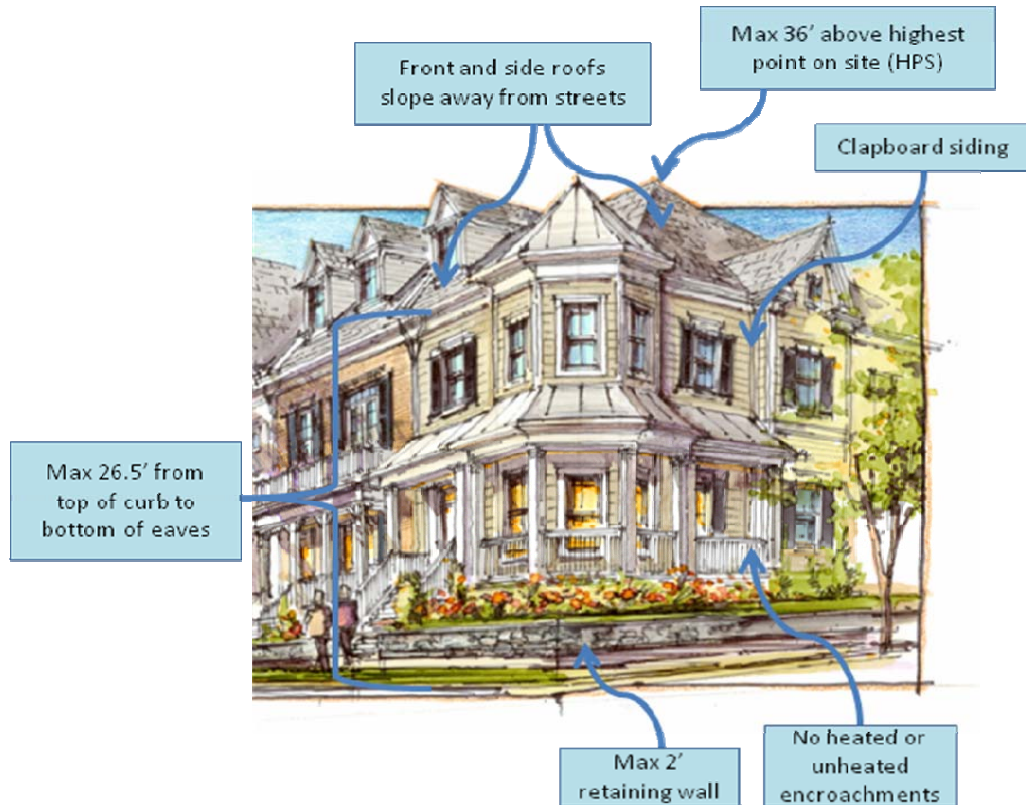
Siding

Unit 1 shall include clapboard siding as its primary veneer material. This clapboard siding shall consist of a hardiplank siding or equivalent cement strand material siding. The clapboard will have a smooth surface and will be free of wood grain or other embossments.

Fenestration

The façade of Unit 1 facing North Boylan will include at least six (6) windows facing N. Boylan. Such windows will be within twenty percent (20%) of the size of the windows facing Hinsdale.

EXAMPLE OF CORNER UNIT



Unit 2: The front façade as measured from the curb to the bottom of the primary roof eave will be no more than twenty-seven feet (27'). The highest point of the roof shall not exceed thirty-eight (38') above the highest point on the site. This unit will have at least two (2) front facing dormers.

Unit 3: The front façade as measured from the curb to the bottom of the primary roof eave will be no more than twenty-eight feet (28'). The highest point of the roof shall not exceed

forty feet (40') above the highest point on the site. This unit will have at least two (2) front facing dormers.

Unit 4: The highest point of the roof shall not exceed forty-three feet (43') above the highest point on the site. This unit will have at least two (2) front facing dormers.

Unit 5: Front facing dormers on this unit shall not be wider than sixty percent (60%) of the width of the dwelling unit.

Unit 6: Front facing dormers on this unit shall not be wider than sixty percent (60%) of the width of the dwelling unit.

Unit Number	9	8	7	6	5	4	3	2	1
Max Height From Bottom of Eave to Curb							28'	27'	26.5'
Max Height at Roof Midpoint for HPS	36'	36'	36'	36'	36'	36'	36'	36'	36'
Max Height Ridge of roof HPS						38'*	40'*	40'*	36'*

* The table above summarizes the height limitations specified in this document. It can be seen that while the 36' height limitation applies to all the units in the table, units 1-4 must also comply with the maximum roof ridge height which is more restrictive.

Interpretation

Interpretation of the foregoing plan shall be made by the Planning Department, provided that any aggrieved property owner subject to this Plan may file an appeal of an adverse decision or interpretation of the Planning Department for review by the Planning Commission or interpretation by the Board of Adjustment.