

Oakwood Mordecai Business District



Streetscape Plan

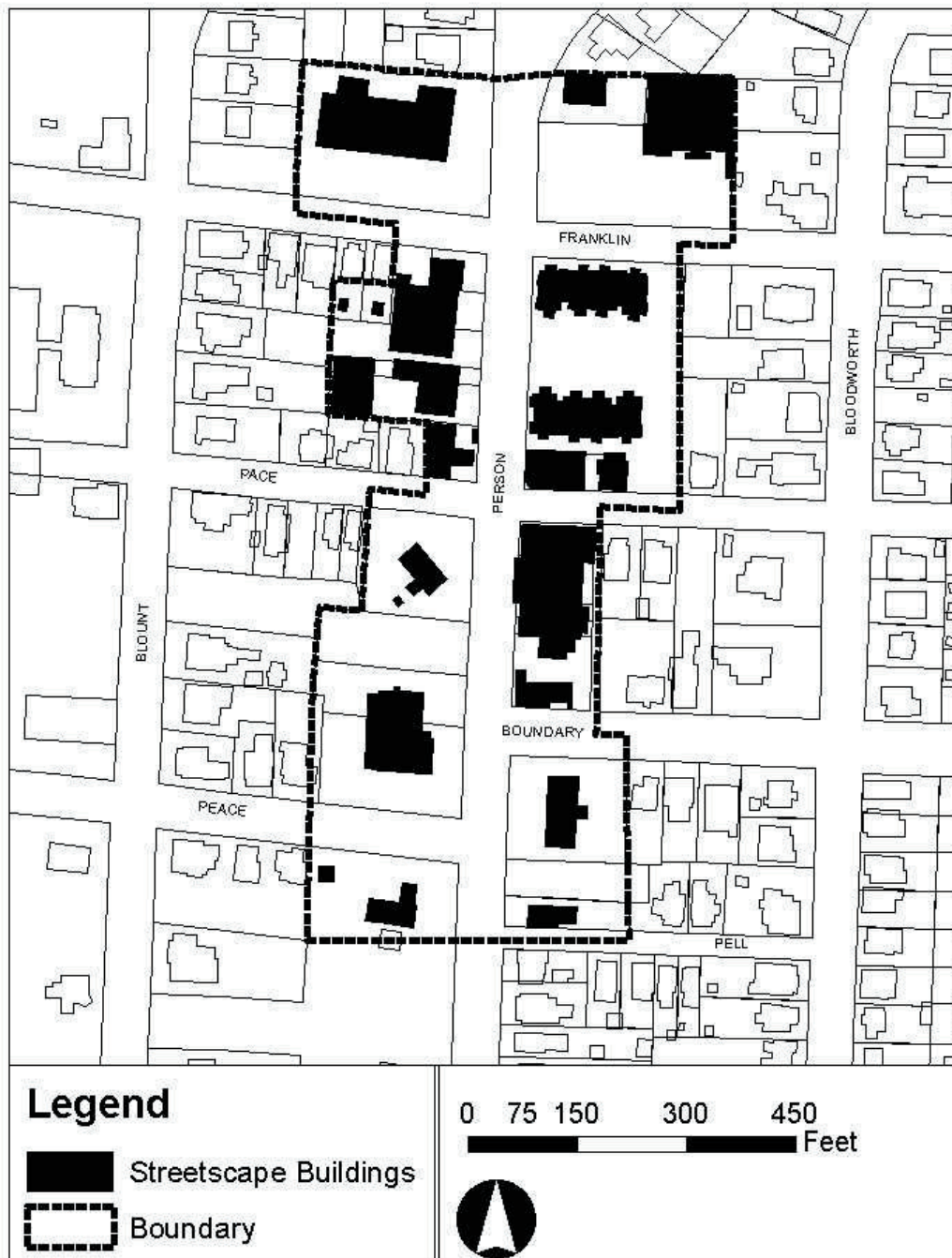
*Effective August 11, 1987
Amended 2/10/97, 7/7/04, 9/7/04, 9/27/06*

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Streetscape Plan Boundaries

Purpose: This plan is intended to be a guide for future development in the Pedestrian Business Overlay District.



Prepared by the Raleigh Planning Department upon the request of landowners and business people in the Oakwood Mordecai Business District

Building Facades

Purpose: To lay out a very general pattern for building facades in the Oakwood Mordecai Business District.

Guidelines are intended to be general to encourage a diversity of buildings and architectural styles in the area while still carrying through a thread of consistency in scale and orientation to the street.

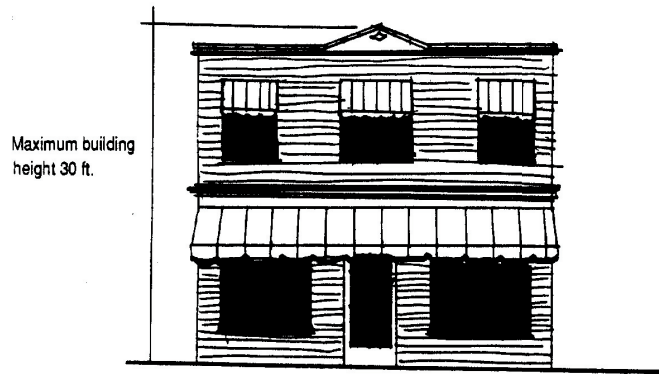
The effect of the building facade on the pedestrian and motorist was also considered in developing these guidelines.



- Awnings or overhangs are encouraged for areas adjacent to pedestrian paths, such as entrances and building walls adjacent to sidewalks. If an awning is used it should be of canvas or another stretchable material.
- Building roof lines should express diversity of building type and style. Flat, unadorned building roof lines are discouraged.
- Large windows facing the right of way should be oriented to product displays.
- Building entrances should open onto the sidewalk, not onto a parking lot except for customer pick-up.

Building Heights

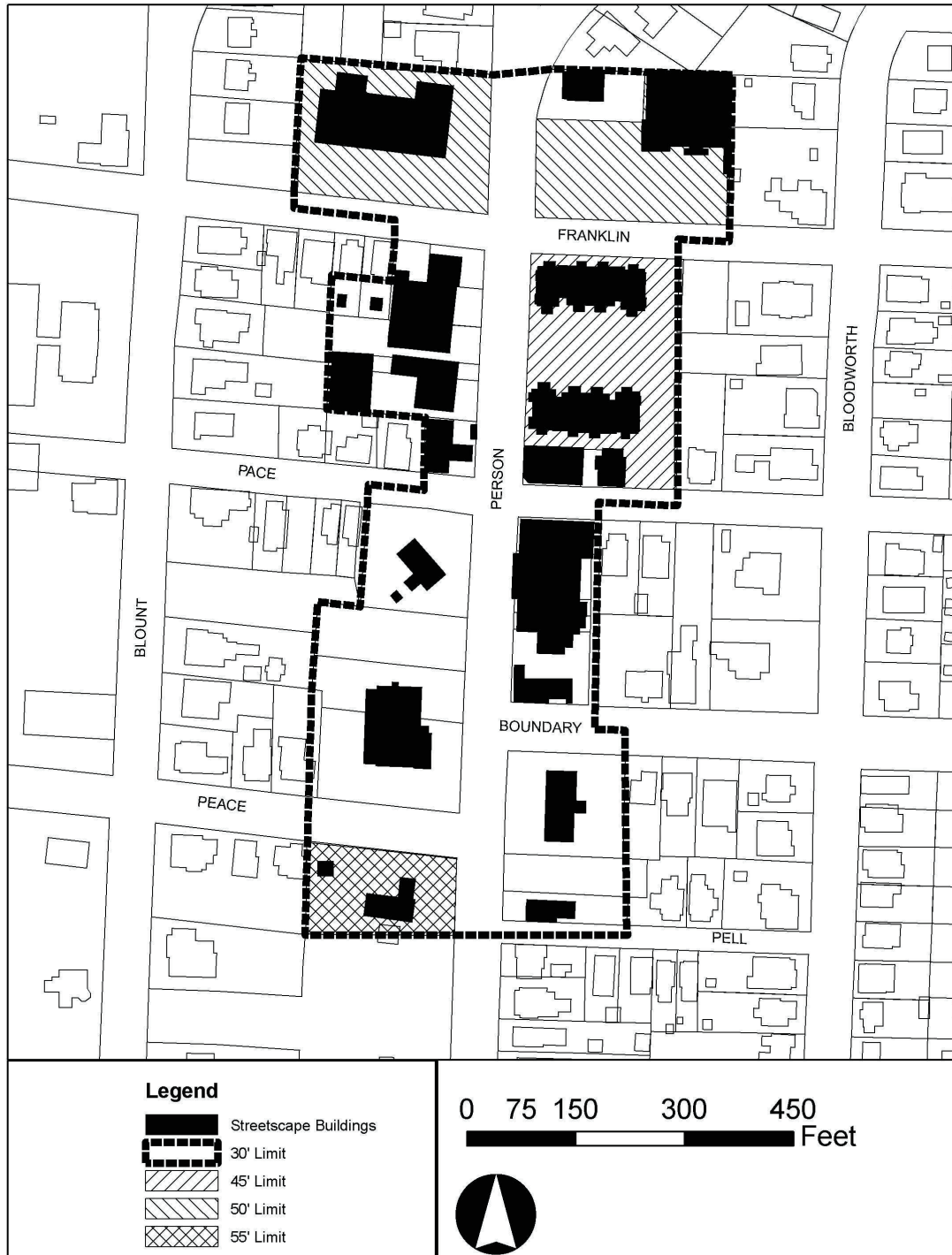
Purpose: Since this district is adjacent to two residential areas, it is important to assure proper scale and character along the thoroughfare, and avoid an imposing building wall adjacent to residential property.



Maximum allowable building height in the district is **30 feet** to the highest point on the roof, with the following exceptions:

- For the property at the Southeast corner of the intersection of Franklin and Person Streets, the maximum allowable building height is **45 feet** measured to the highest point on the roof (case SU-2-97, approved 2/10/97).
- For properties in excess of (1) acre in size, the maximum allowable building height is **50 feet** as measured from the highest point of the building roof, so long as the height of the building will not prevent residential properties located to the north from gaining access to sunshine: no part of any building on the site should be built higher than a line drawn at a 32-degree angle to due south (the appropriate sun angle at noon on the winter solstice), starting at the existing ground elevation at the respective rear or side yard setback line of any adjacent property on the north (SSP-2-04, approved 7/6/04).
- For the property at the southwest corner of the intersection of Peace and Person Streets, the maximum allowable building height is **55 feet** measured to the average height of the roof (SSP-1-06, approved 9/27/06).

Building Heights



Purpose: An important part of the overall Streetscape Plan for this area is a tree planting program, jointly implemented by the area landowners and merchants and by the City Parks and Recreation Department.

The City's Landscape Ordinance will require tree plantings in the future in parking areas. Plans for these plantings are included also in the Streetscape Plan.

- The tree species to be planted along the thoroughfare right-of-way (N. Person St) is the Chinese Fringe Tree (*Chionanthus retusus*). This tree was chosen because of its spring blossoms and its toughness and adaptability to difficult growing conditions.
- The following shrub materials are recommended for use in areas where there is an existing grass strip adjacent to a tree planting location:

*Glossy Abelia (*Abelia grandiflora*)* This plant is well adapted to difficult locations, blooms all summer and can be trained into a hedge if desired. There is a smaller variety, Sherwoodi, which may be more desirable for certain situations.

*Junipers (*Juniperus spp.*)* Junipers are well known in many landscape situations, and are excellent plants for hot, dry locations. Appropriate varieties are the *Andorra* types and other semi-upright types. Ground-covers such as Blue Rug or Shore juniper are not recommended for this purpose, but may be appropriate for planters adjacent to storefronts.

*Hollies (*Ilex spp.*)* There are many varieties of hollies. The best ones for parking lot screening and similar uses are the *Burford holly* (there is a dwarf variety of this plant) and the *Inkberry (*Ilex vomitoria*)*. Other varieties of upright hollies, such as the Nellie Stevens and Savannah hollies, are more tree-like and are not recommended for this purpose.

Chinese Fringe Tree (*Chionanthus retusus*)



Purpose: To provide both aesthetic and functional benefits in parking lots, such as cooling and shading effects.

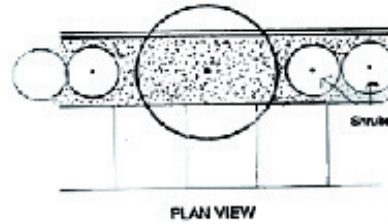
- The tree to be used in parking lots and areas off of the right-of-way is the Red Maple (*Acer rubrum*). This tree was chosen because of its common use in the adjacent Oakwood Neighborhood, and because it is a shade tree with brilliant fall color. All trees must conform to planting standards outlined in the Landscape Ordinance.
- Crape myrtles (*Lagerstroemia indica*) may be planted as an alternative to Red Maples along the north side of East Franklin Street.
- Planting of Red Maples in parking lots is not part of the tree planting program involving Parks and Recreation, and will be accomplished by individual land owners as they comply with the landscape ordinance.

Red Maple (*Acer rubrum*)

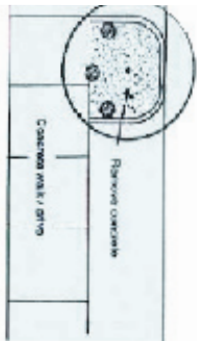


Trees/ Landscape

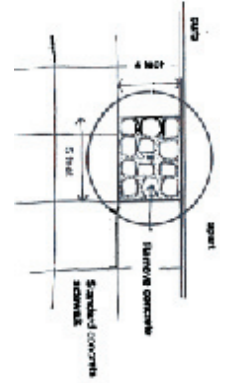
Detail Sheet A: These details are intended for use in areas where there is an existing grass strip which can serve as a tree planting strip



Detail Sheet B. These details are intended for use when trees are to be planted in existing paved areas between parking lots and the curb

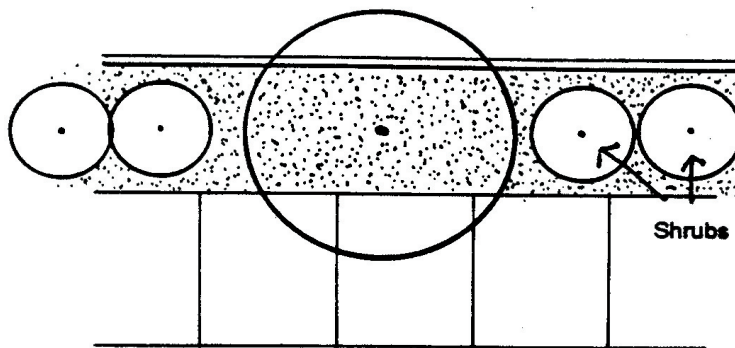
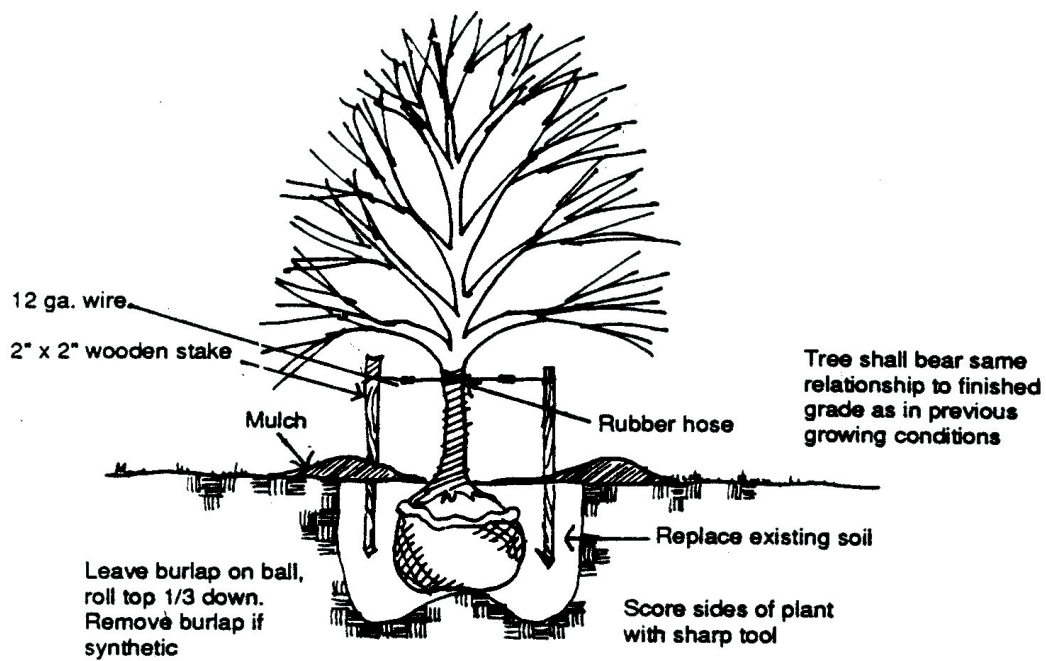


Detail Sheet C: These details are intended for use when trees are to be planted in existing sidewalk areas.

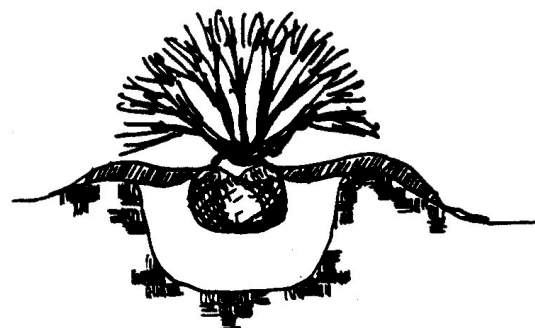


A See Details Sheet A: pg. 9
 B See Details Sheet B: pg. 10
 C See Details Sheet C: pg. 11
 R Red Maple Planting
 *Alternative: Crape Myrtle

- These details are intended for use in areas where there is an existing grass strip which can serve as a tree planting location.

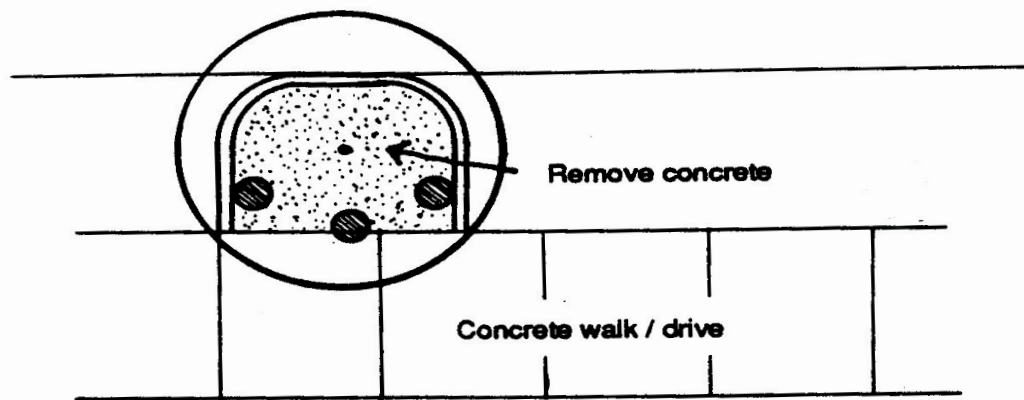
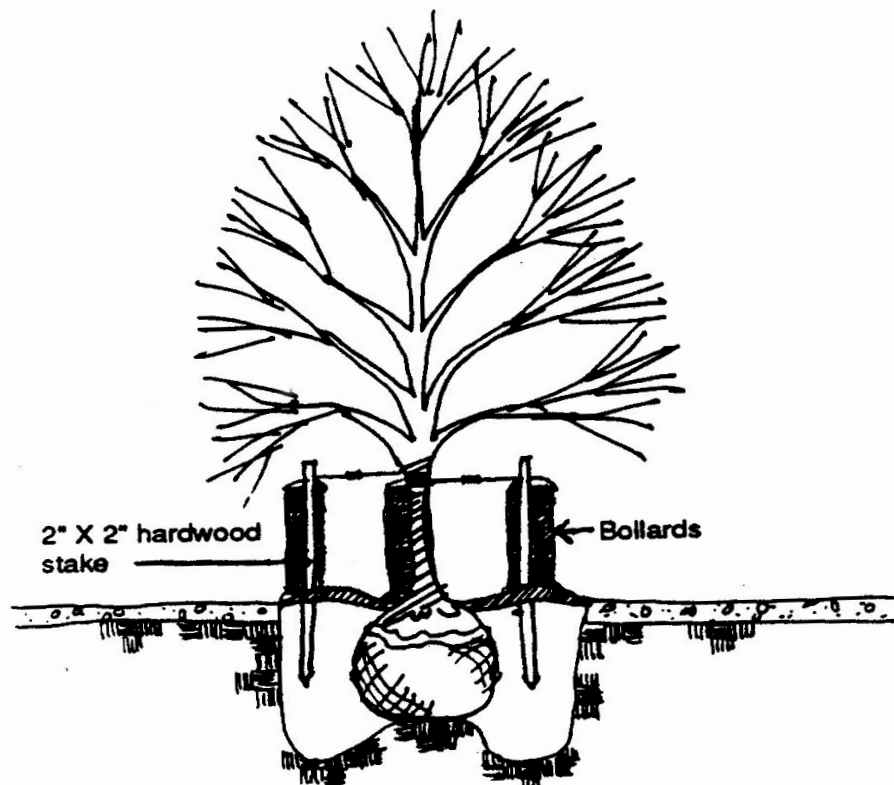


PLAN VIEW



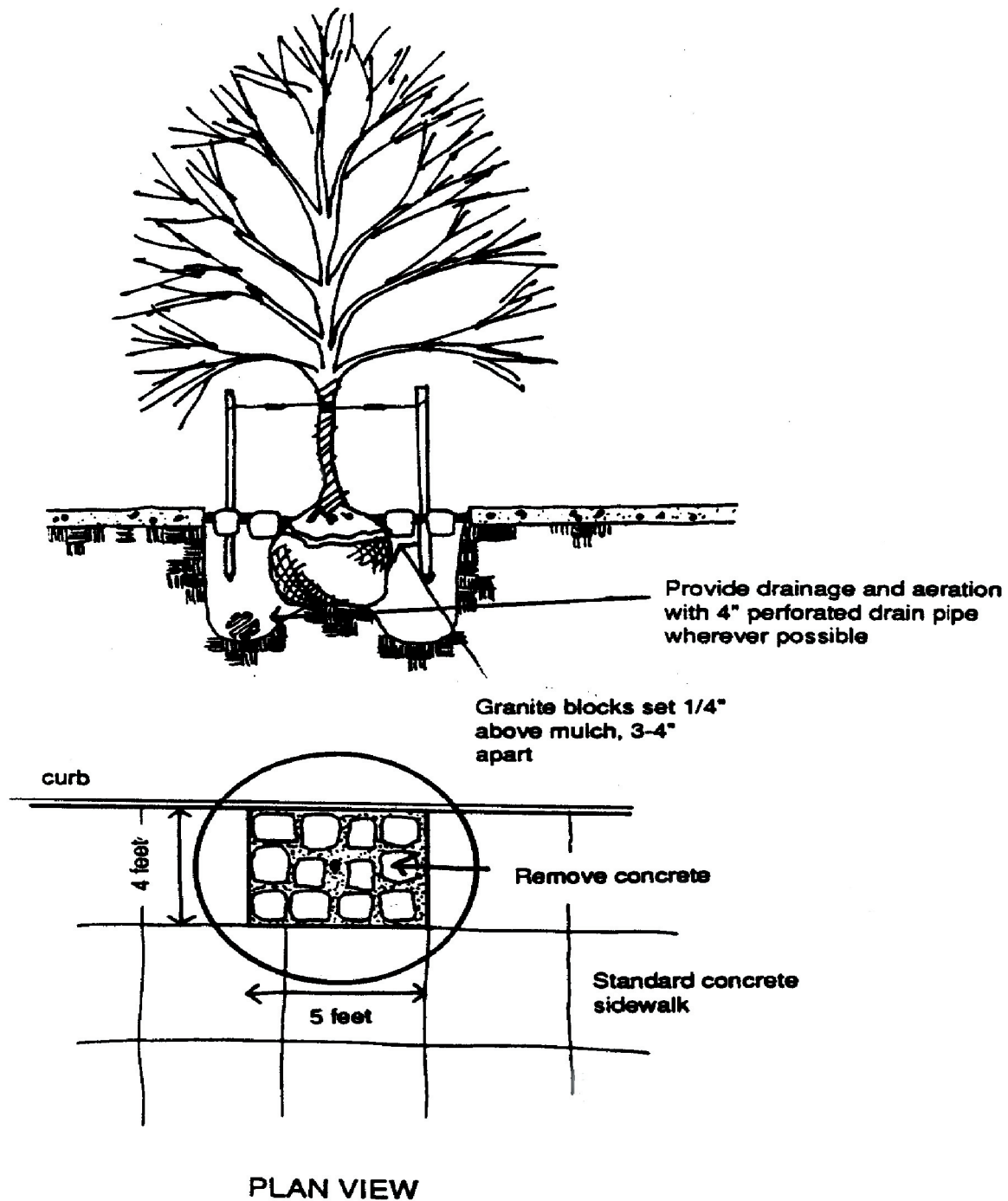
SHRUB PLANTING DETAIL

- These details are intended for use when trees are to be planted in existing paved areas between parking lots and the curb.



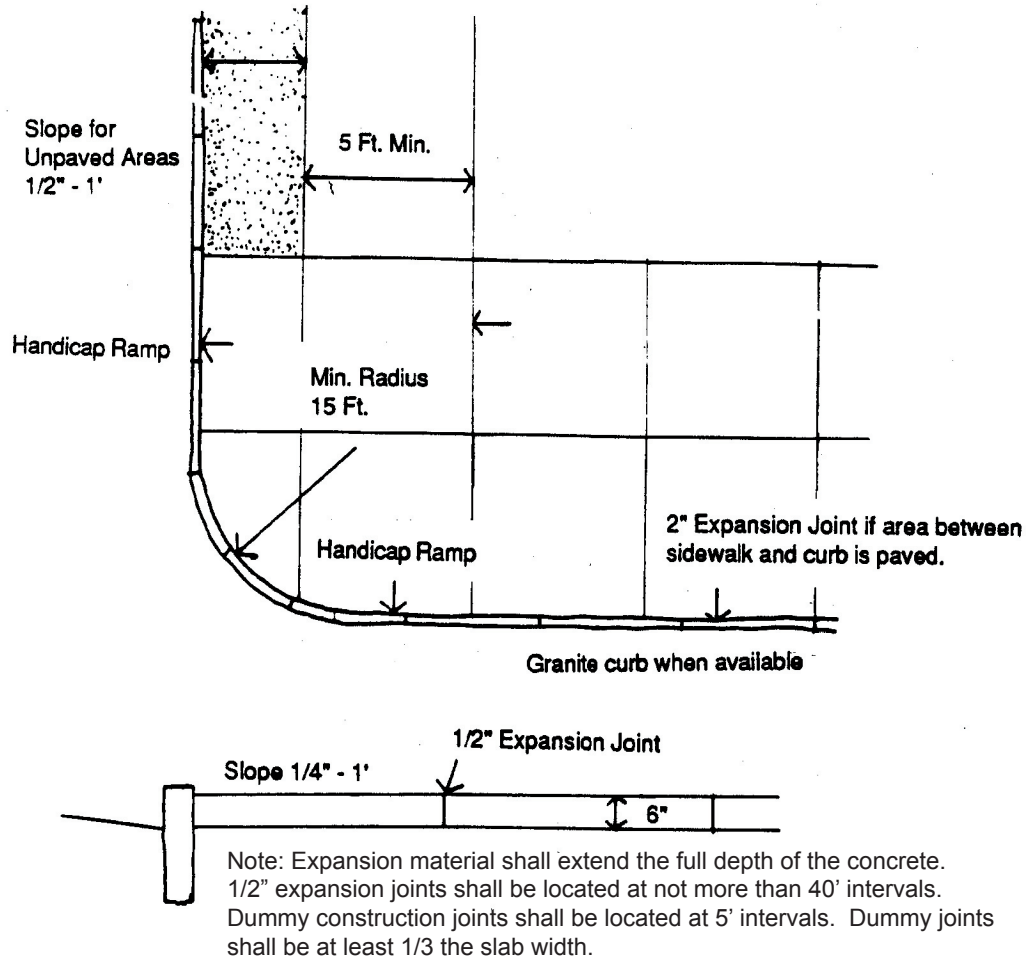
PLAN VIEW

- These details are intended for use where trees are planted in existing sidewalk areas.



Sidewalks

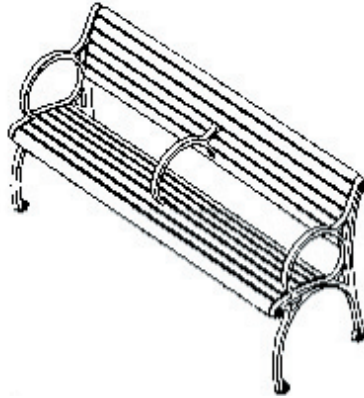
Sidewalk building materials and construction details will follow City of Raleigh Standards.



- Sidewalks in the Oakwood Mordecai Business District will be standard concrete walks as per the detail below.
- When replacing curbs, call the Parks and Recreation Department to request granite replacement curbs. If available the granite curbs will be free, and the owner will be subject only to installation costs. Concrete curbing is only to be used if no granite curbs are available from the City.

Street Furnishings

Purpose: To provide a level of detail comfortable to the pedestrian and provide convenience and comfort for the patrons of area businesses. Standards for appearance of these furnishings are recommended in order to maintain a consistent streetscape concept.



BENCH

Available from:
BENCH MFG. CO.
P. O. Box 66, Essex Street
Station, Boston, MA 02112
Tel: (617) 436-3080

Paint color: Black (frame)
Length: 8 feet

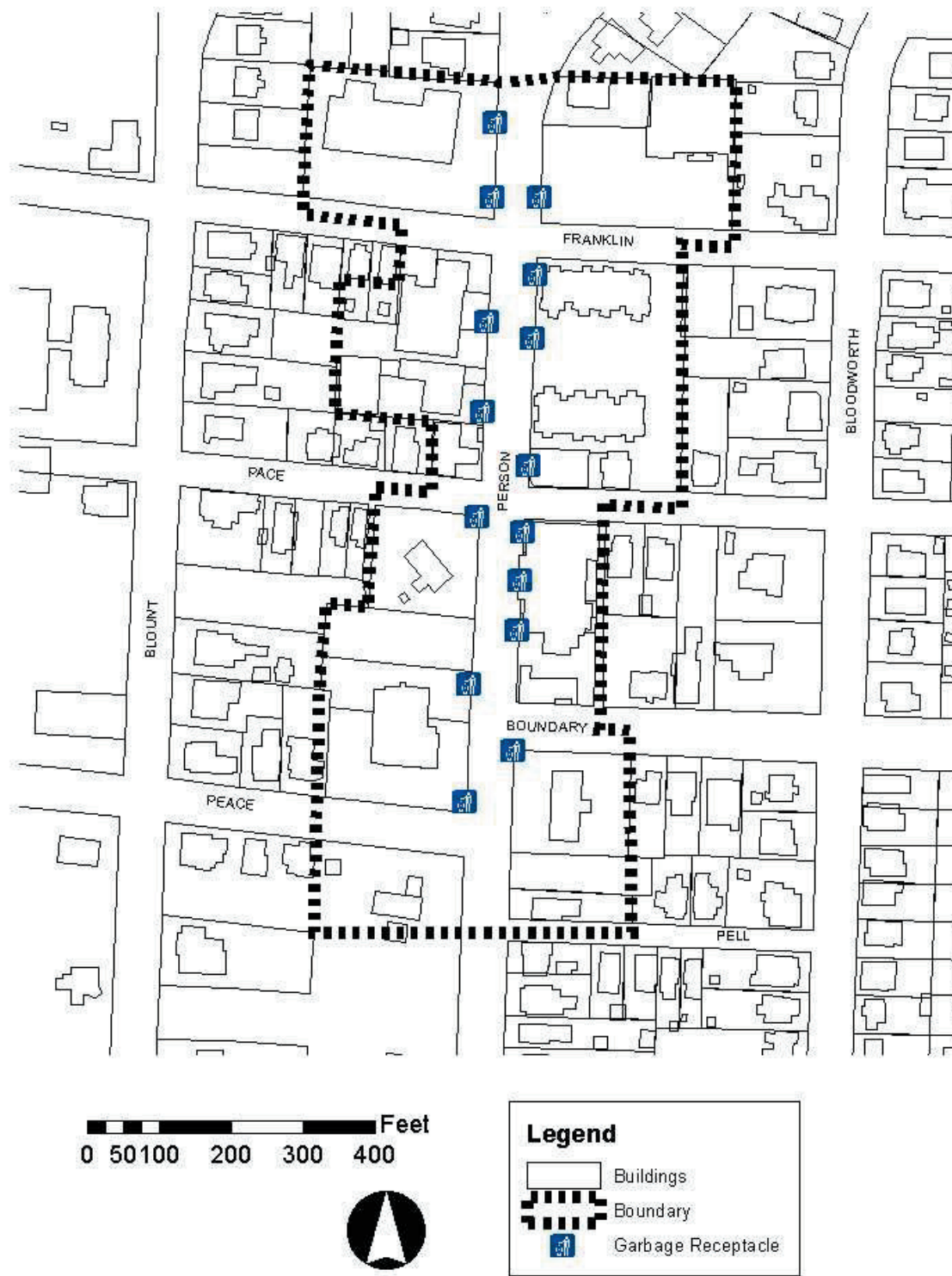


GARBAGE RECEPTACLE

Available from:
HOWARD PRODUCTS
14th and Laurel Street
Pottsville, PA 17901
Tel: (717) 622-7715
Model No: H-9

Paint color: Black

- The above furnishings will be standard in the district. Manufacturers listed are suggested, but are not the only source of such products. Other manufacturer's products are acceptable, but must be approved by the Planning Department before installation.
- Upon installation of any street furnishing to be maintained by the City, notification must be given to the appropriate department (see page 24).



Street Furnishings

Purpose: To provide safe and convenient parking for bicycle commuters.



Bicycle Rack
Available from:
Hitch-2
P.O. Box 7342
Philadelphia, PA 19101
Tel: (215) 387-4338

Paint Color: Black



Bollards
Available from:
Urban Accessories
First St. and Avenue A
Snohomish, WA
Tel: (206) 568-3143
<http://www.urbanaccessories.com/bollards1.htm>

Material: Iron/ Steel

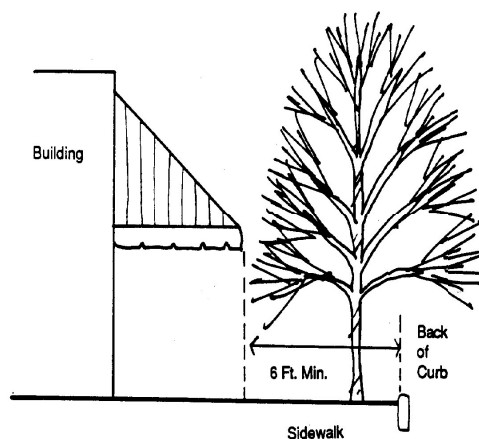
Paint Color: Black

Awnings

Purpose: To provide shade for store windows, create an aesthetically pleasing facade, and encourage window shopping.

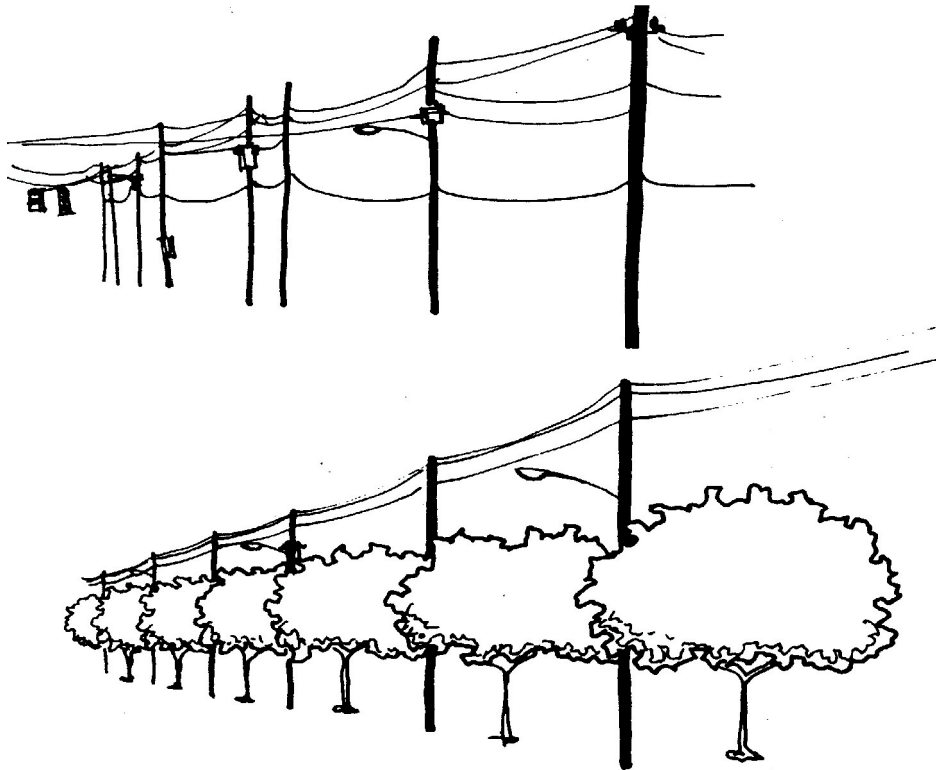
Awnings can also double as signs (see the Building Facades and Signs Sections).

- Awnings must be made of cloth or cloth-like synthetic. Metal awnings are not allowed unless covered by any other acceptable material. Any color may be used, but brighter colors, like red, may tend to fade more quickly over time.
- Awnings must be 7 feet above the sidewalk at their lowest point, and any structure must be 8 feet above the side walk.
- An encroachment agreement is necessary from the City Public Works Department for any awning which is to be hung over a public sidewalk or City right-of-way.
- A clear distance of 6 feet must be maintained between the back of the curb and the maximum extension of the awning over the sidewalk, in order to leave sufficient room for trees to branch over the sidewalk.



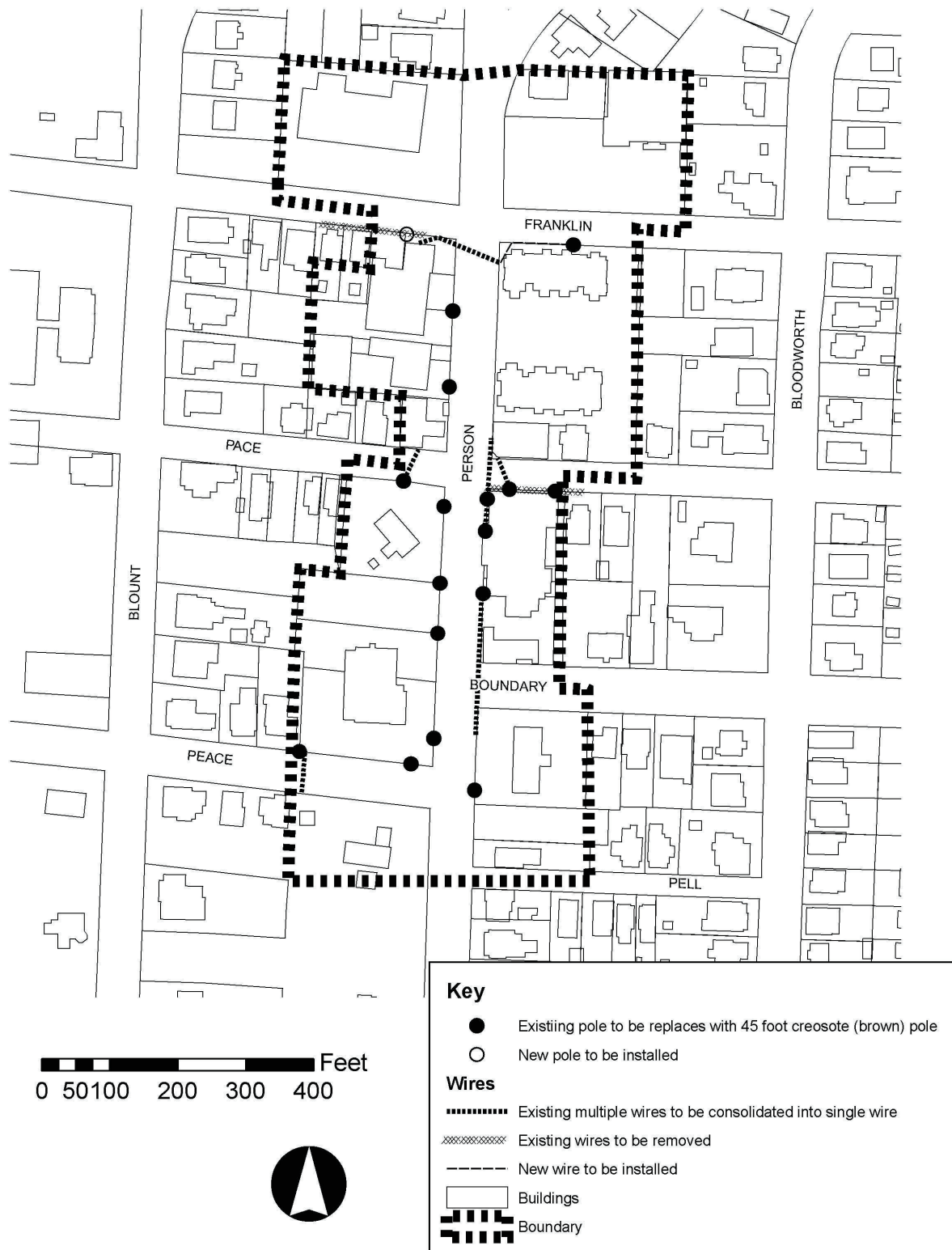
Utility Lines

Purpose: To improve the image of the district by establishing a plan for the installation of new lines and the consolidation of old utility lines to protect the life of the street trees, by avoiding pruning damage.



- Utility lines should be consolidated wherever possible, and cabled together into a single line.
- All unused utility lines should be removed by utility companies
- Utility poles should be tall enough to allow growth of street trees below. Suggested minimum height is 40 ft.
- Utility lines should be moved by utility companies to the highest point on the pole possible to minimize conflict with street trees.
- The number of utility poles in the district should be held to a minimum.

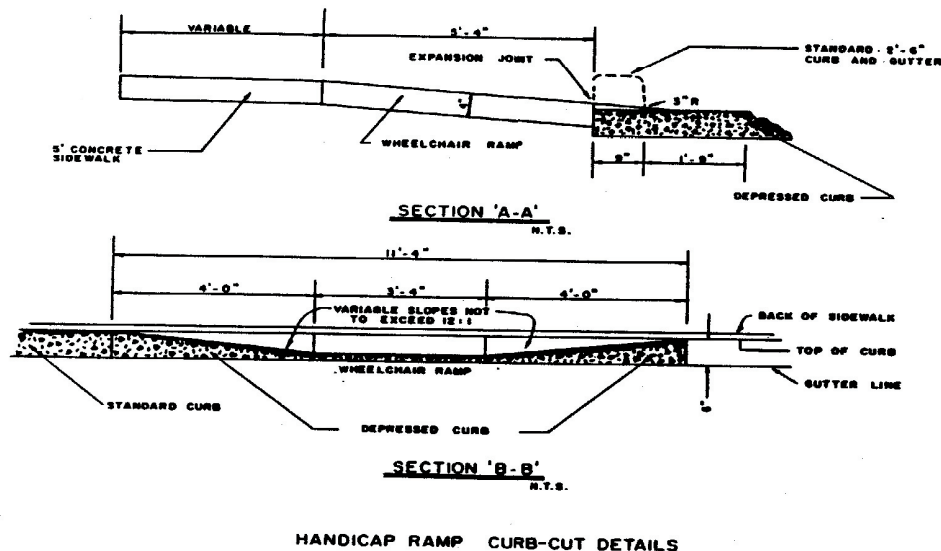
Utility Lines



Crosswalks / Handicap Ramps

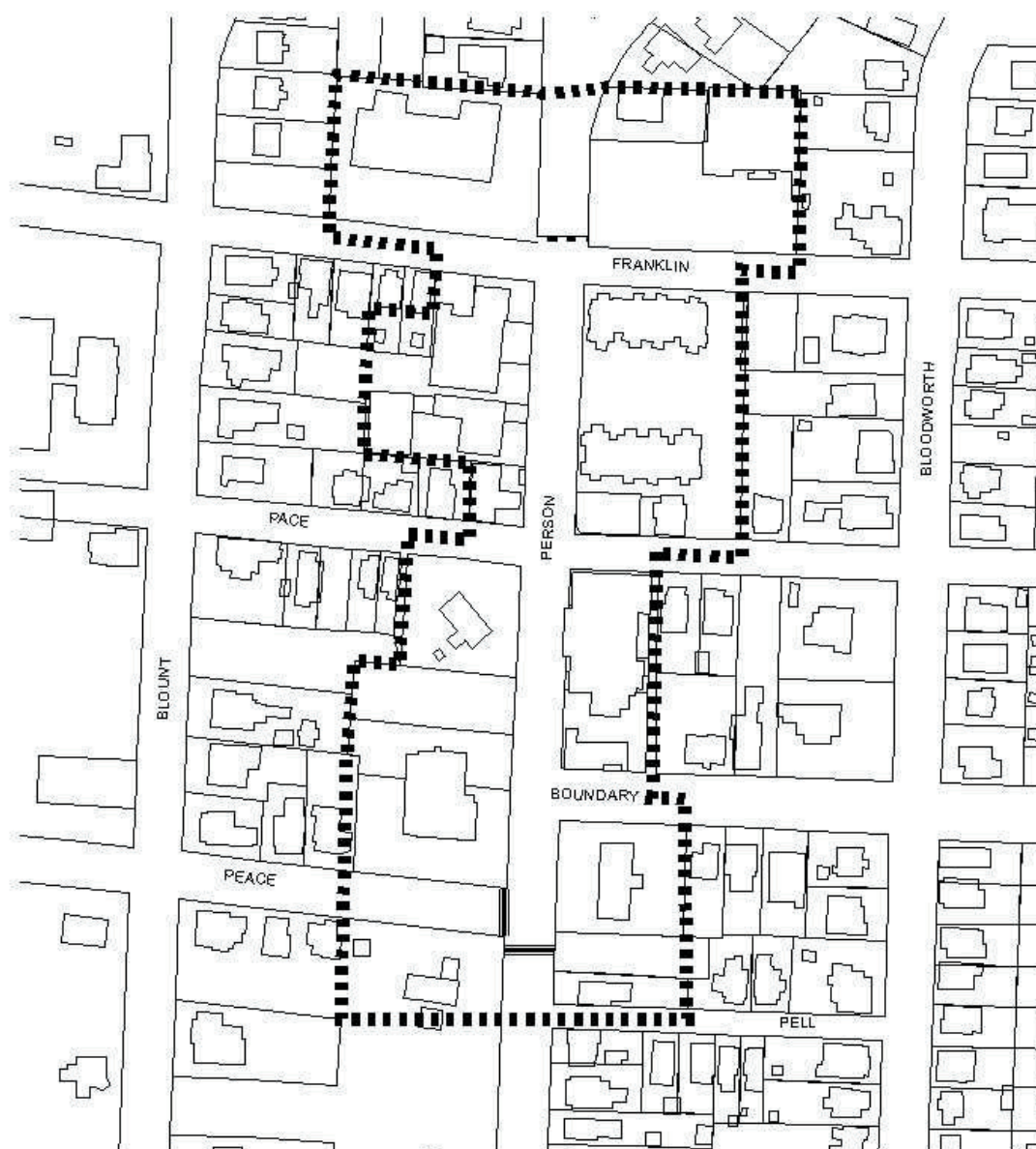
Purpose: To improve safety and access for those using the pedestrian infrastructure.

Recommendations here will generally follow City of Raleigh Standards.



- All handicap ramps to be built to city of Raleigh Standards. See detail above.
- Additional pedestrian walk / don't walk signal to be installed at existing crosswalk at Franklin Street, north side, across Person Street.
- New crosswalk to be installed across Person Street. south side of intersection with Peace Street.
- New crosswalk to be installed across Peace Street, west side of intersection with Person Street. See plan next page for locations of these improvements.
- Standard crosswalk striping patterns to be used except at crosswalk at Peace Street across Person Street, where a bolder pattern is recommended as existing.

Crosswalks / Handicap Ramps



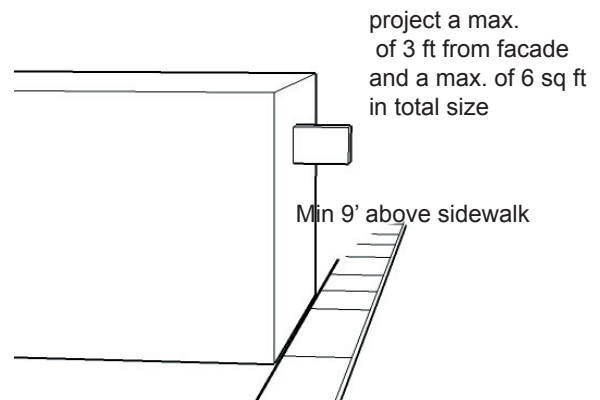
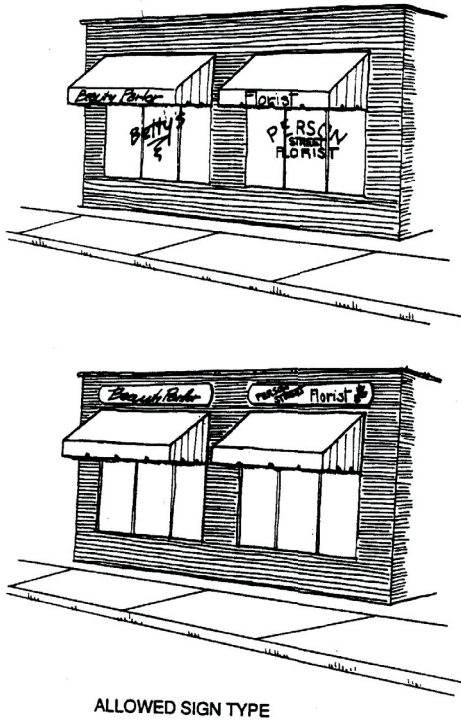
0 50 100 200 300 400 Feet



Legend

- Proposed Person/ Peace Crosswalk Installations
- Proposed signalization of existing crosswalk
- Boundary

Purpose: To enhance the appearance of the building facades while allowing businesses needed exposure and identification. To avoid clutter of the streetscape and promote readability of the signage.

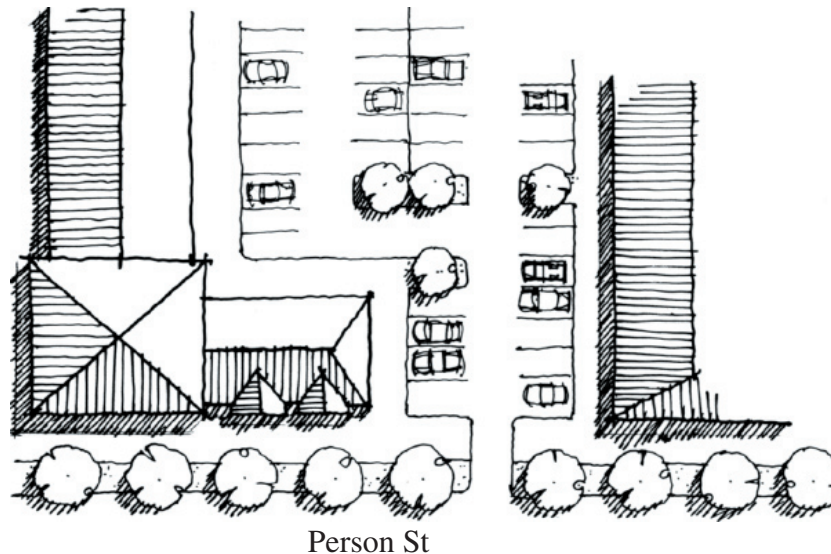


- Awning signs and window stencils are the preferred sign types.
- Wall signs are allowed. Internally lit signs should have illuminated text and an opaque background.
- Projecting signs are permitted if they are:
 - set perpendicular to the building's facade or, at a corner, set forty-five degrees to either building wall, that are
 - a maximum of six square feet in size,
 - a minimum of nine feet above the sidewalk, and
 - project a maximum of three feet from the building facade.
 - lit by an external light source only; no internally-lit signs should be permitted.
- Off-premise, ground signs and freestanding signs are prohibited.
- Traffic signs and regulatory signs will be placed on utility poles whenever possible. Where utility poles do not match the traffic regulation zones, a separate pole may be erected to mount the sign.

Parking

Purpose: The organization of parking lots in pedestrian areas is critical to the desirability of the area. Large surface parking lots serve as barriers, where small lots with better pedestrian access to storefronts can enhance the area, if properly located and screened.

Preferred Design



- Parking areas shall be located behind or beside buildings, rather than in front of them.
- Underutilized parking areas should be used as shared lots for those businesses which are under-served by existing parking areas.
- Leased parking should be made available as land uses change and currently used lots become available.
- Bicycle parking should be made available as near as possible to storefront entrances.

Street Lighting

The standard for street lighting in this district is the standard throughout the city, the “cobra-head” fixture. At some point in time in the future, the Oakwood Mordecai Business District may evolve a character which calls for a special street light treatment. At that time a new standard may be developed for sidewalk and pedestrian lighting fixtures.



Maintenance is often the downfall of many well intentioned streetscape improvement projects. It is important to identify the proper maintenance responsibility early on.

This recommendation reflects standard maintenance responsibilities normally taken by the city and adjacent landowners



Responsibilities:

City Parks and Recreation

- maintenance of all street furnishings, and street trees in the right-of-way.
- maintenance of trash receptacles and the emptying of these receptacles on a regular basis.
- watering street trees for the first year after planting. In times of extended drought, landowners should plan to supplement this watering program.

Landowners

- maintenance of all sidewalks, and any fixture attached to the building, such as an awning, or light fixture overhanging the right-of-way.
- maintenance of the landscape strips between street trees, and if they are maintained in grass, will be responsible for mowing that area.