

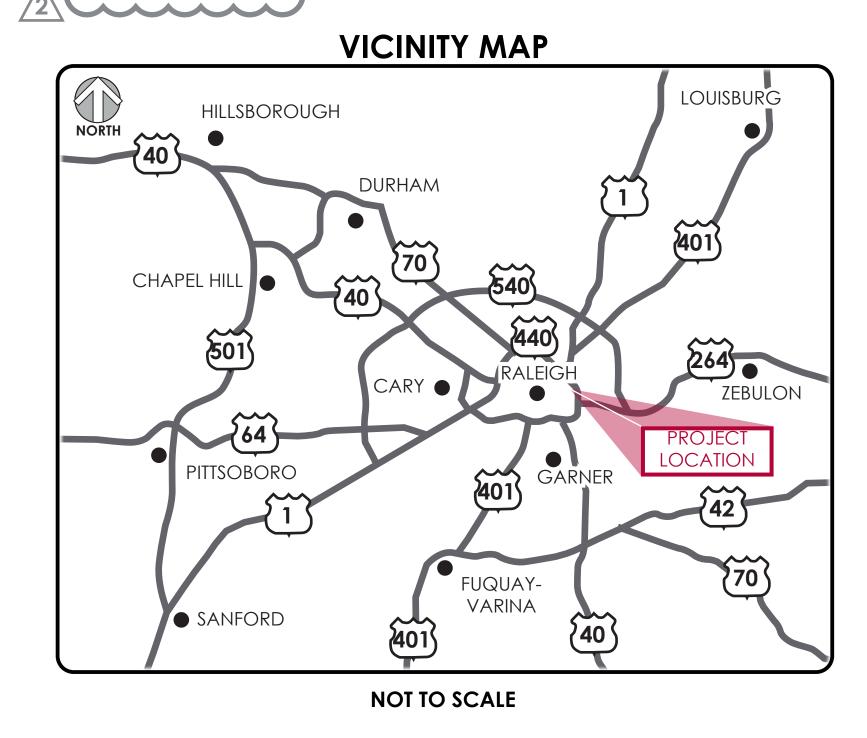
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MASTER	PLAN SHEET INDEX:
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MASTER PLAN KEY NOTES:

- THIS CAMPUS IS AN AREA OF LAND OWNED BY WAKEMED, WAKE COUNTY, AND WAKE TECH (REFERRED TO HEREIN AS WAKE III) AND, UNLESS OTHERWISE MODIFIED BY THIS CMP, THE CAMPUS IS SUBJECT TO THE STANDAR AND ADMINISTRATIVE REVIEW PROCEDURES OF THE CITY OF RALEIGH
- ses and as-built conditions within the campus district boundary, including those that may DEEMED NON-CONFORMING AT THE TIME OF COUNCIL APPROVAL SHALL NOT BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO. HOWEVER, ANY EXISTING AREAS SCHEDULED FOR FUTURE DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO
- THE CMP DISTRICT BOUNDARY SHALL SERVE AS THE REGULATING DISTRICT BOUNDARY AND THE CAMPUS SHALL BE CONSIDERED ONE SINGLE PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF ALL DISTRICT DIMENSIONAL STANDARDS
- FOR ANY DEVELOPMENT PLAN APPLICATION THAT PROPOSES TO INCREASE GROSS FLOOR AREA WITHIN THE MASTER PLAN AREA, THE DEVELOPMENT PLAN APPLICATION SHALL PROVIDE THE THEN CURRENT GROSS FLOOR AREA WITHIN THE MASTER PLAN AREA AT THE TIME OF EACH SITE PLAN APPLICATION. FOR THE PURPOSE OF THIS REQUIREMENT, EXISTING GROSS FLOOR AREA INCLUDES DEVELOPMENT ENTITLED UNDER AN APPROVED SITE PLAN WHICH HAS NOT BEEN CONSTRUCTED.

modified by the CMP, the district standards shall comply with the office mixed-use (OX) DISTRICT REQUIREMENTS.





LAND PLANNER/LANDSCAPE ARCHITECT/TRAFFIC/CIVIL: **KIMLEY-HORN** 421 FAYETTEVILLE STREET, SUITE 600

RALEIGH, NC 27601 P (919) 677-2000 CONTACT: RICHARD BROWN, PLA

CAMPUS MASTER PLAN **HEALTH AND EDUCATION CAMPUS DISTRICT**

WAKE III CAMPUS

HEALTH AND EDUCATION CAMPUS DISTRICT

3000 NEW BERN AVENUE RALEIGH, NC 27610

CAMPUS MASTER PLAN

REZONING CASE: Z-08-2024 MASTER PLAN: MP-01-24 FILING DATE: 02-16-2024

APPLICANT:







PREPARED BY: Kimley **»Horn**

421 FAYETTEVILLE STREET, SUITE 600 RALEIGH, NC 27601 P (919)677-2000 F (919)677-2050 NC CERTIFICATE OF AUTHORIZATION: F-0102

CONSULTANT TEAM:

LAND USE COUNSEL: **PARKER POE ATTORNEYS &** COUNSELORS AT LAW 301 FAYETTEVILLE STREET, SUITE 1400

RALEIGH, NC 27601 P (919) 835-4529 CONTACT: JAMIE SCHWEDLER

LAND USE COUNSEL: SMITH ANDERSON 150 FAYETTEVILLE STREET, SUITE 2300 RALEIGH, NC 27601 P (919) 821-9628 CONTACT: TOBY COLEMAN

LAND USE COUNSEL: **WAKE COUNTY** P.O. BOX 550 RALEIGH, NC 27601 P (919) 856-5500 CONTACT: ALLISON COOPER

Kimley **»Horn**

TABLE 1 - SUMMARY OF COMPLIANCE WITH THE AP-PLICABLE REQUIREMENTS OF UDO SECTION 4.1.1.E

CODE SECTION	USE	YES	NO	N/A	SHEET
4.1.1.E.1	Colleges and universities	Х			MP-2.1
	HOSPITALS	Х			MP-2.1
4.1.1.E.2	FLEXIBLE PLACEMENT OF BUILDINGS	Х			MP-4
	UNIFIED TREATMENT OF SIGNS	Х			MP-13
	OPEN SPACE	Х			MP-7
	LANDSCAPING	Х			MP-2
4.1.1.E.3	RETAIL		Х		MP-2.1
	RESTAURANT	Х			MP-2.1
	COMMERCIAL USES	Х	Х		MP-2.1
4.1.1.E.4	REDUCE AUTO USE			Х	MP-5
	MITIGATE ENVIRONMENTAL IMPACTS			Х	MP-8.1
	CONSERVE ENERGY RESOURCES			Х	MP-2.1
	ACHIEVE VISUAL CONTINUITY IN THE SITING AND SCALE OF BUILDINGS	Х			MP-2

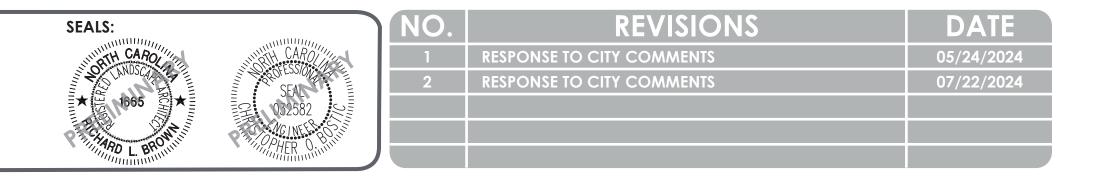
PROPOSED MODIFICATIONS TO DISTRICT STANDARDS:

MODIFIED STANDARD	UDO SECTION	SHEET
BUILDING HEIGHT (CMP)	4.6.2.B	MP-2
ALLOWABLE BUILDING TYPES	1.4.2	MP-2
PRIMARY STREET SETBACKS	4.6.1.B.2	MP-2
SIDE STREET SETBACKS	4.6.1.B.3V	MP-2
NEIGHBORHOOD TRANSITION ZONES	3.5.2	MP-4
LANDSCAPE AND SCREENING	7.2.4; 7.2.5	MP-2
OUTDOOR DISPLAY AND STORAGE	7.5.2	MP-2
PARKING AND LOADING	7.1	MP-5
BLOCKS, LOTS AND ACCESS	8.3	MP-3
NEW STREETS	8.4	MP-2
EXISTING STREETS	8.5	MP-2
SIGNAGE	7.3.2; 7.3.16.H	MP-13
SPECIAL MASTER PLAN CLARIFICATIONS		
TRANSPARENCY	1.5.9	MP-3
BLANK WALL	1.5.10	MP-3
PRIVATE RESIDENTIAL GARAGE PARKING	1.5.12	MP-3
COMMON GREEN SPACE AREA	4.6.3	MP-7
TREE CONSERVATION	9.1.2	MP-8

PROJECT LOCATION MAP



NOT TO SCALE



EXECUTIVE SUMMARY

THIS REQUEST SEEKS TO UPDATE THE EXISTING ZONING ON ROUGHLY 131 ACRES OF LAND ALONG NEW BERN AVENUE AND SUNNYBROOK DRIVE TO THE CAMPUS MASTER PLAN ("CMP") DISTRICT. THE WAKE III REZONING WILL FACILITATE THE CONTINUED DELIVERY OF HEALTHCARE, EDUCATION, AND CIVIC SERVICES ON LAND OWNED BY WAKETECH, WAKEMED, AND WAKE COUNTY BY PROVIDING A LONG-RANGE MASTER PLAN FOR DEVELOPMENT. THE CMP ZONING DISTRICT WAS DESIGNED FOR USES SUCH THE WAKE III PROJECT, AND WILL ENABLE EACH LANDOWNER TO CONTINUE ITS MISSION WHILE PLANNING FOR THE FUTURE. IN ADDITION TO OUTLINING LAND USES IN SUPPORT OF THE WAKE III VISION THE REQUEST INCLUDES HEIGHT GUIDELINES FOR THE SUB-DISTRICTS ON THE CAMPUS, ARRANGES TRANSITIONS TO PROMOTE THE SYNERGIES OF THE DIFFERENT USES, AND REINFORCES PUBLIC CONNECTIVITY ALONG NEW BERN AVENUE AND THROUGHOUT THE WAKE III CAMPUS. AS SUCH, THE PROPOSED WAKE III REZONING MEETS THE INTENT OF UDO 4.1.1.E.

STATEMENT OF CONSISTENCY

PROVIDE BRIEF STATEMENTS REGARDING WHETHER THE REZONING REQUEST IS CONSISTENT WITH THE FUTURE LAND USE DESIGNATION, THE URBAN FORM MAP, AND ANY APPLICABLE POLICIES CONTAINED WITHIN THE 2030 COMPREHENSIVE PLAN.

- FUTURE LAND USE MAP (FLUM). THE MAJORITY OF THE SUBJECT PROPERTY IS DESIGNATED "INSTITUTIONAL" ON THE FLUM. AREAS CLOSER TO KIDD ROAD HAVE DESIGNATIONS OF "OFFICE AND RESIDENTIAL MIXED USE" (ORMU) AND THE PARCELS OWNED BY WAKE COUNTY HAVE A DESIGNATION OF "PUBLIC FACILITIES." THE PARCEL NORTH OF NEW BERN AVENUE IS DESIGNATED COMMUNITY MIXED USE
- THE INSTITUTIONAL DESIGNATION IS THE ONLY ONE THAT ANTICIPATED A CMP DESIGNATION. THIS DESIGNATION IDENTIFIES "LAND AND FACILITIES OCCUPIED BY COLLEGES AND UNIVERSITIES, LARGE PRIVATE SCHOOLS, HOSPITALS AND MEDICAL COMPLEXES, RELIGIOUS ORGANIZATIONS, AND SIMILAR INSTITUTIONS... INSTITUTIONAL PROPERTIES MAY BE PUBLIC OR PRIVATE. WHILE INSTITUTIONAL USES ARE PERMITTED IN A VARIETY OF ZONING DISTRICTS, LARGE INSTITUTIONS IN A CAMPUS SETTING SUCH AS UNIVERSITIES AND MAJOR HOSPITALS ARE APPROPRIATELY ZONED CMP." 2030 COMPREHENSIVE PLAN, P. 3-12.
- ORMU APPLIES PRIMARILY TO "FRONTAGE LOTS ALONG MAJOR STREETS WHERE LOW-DENSITY RESIDENTIAL USES ARE NO LONGER APPROPRIATE, AS WELL AS OFFICE PARKS AND DEVELOPMENTS SUITABLE FOR A MORE MIXED-USE DEVELOPMENT PATTERN." COMP PLAN, P. 3-10.
- THE PUBLIC FACILITIES DESIGNATION "IDENTIFIES LARGE PUBLICLY OWNED NON-PARK PROPERTIES INCLUDING PUBLIC SCHOOLS, CITY FACILITIES (SUCH AS LIBRARIES, FIRE STATIONS, PUBLIC WORKS YARDS, ETC.), , STATE GOVERNMENT FACILITIES, THE FAIRGROUNDS, AND FEDERAL GOVERNMENT FACILITIES (POSTAL DISTRIBUTION CENTERS, ETC.)." COMP PLAN, P. 3-12.
- COMMUNITY MIXED USE "APPLIES TO MEDIUM-SIZED SHOPPING CENTERS AND LARGER PEDESTRIAN-ORIENTED RETAIL DISTRICTS HEIGHT UP TO 12 STORIES WOULD BE APPROPRIATE IN TOD AREAS AND AT THE CORE OF MIXED-USE CENTERS. ... GREATER HEIGHT SHOULD INCLUDE APPROPRIATE TRANSITIONS AND BE ACCOMPANIED BY A PEDESTRIAN-FRIENDLY RELATIONSHIP TO THE PUBLIC REALM." COMP PLAN, P. 3-11
- WHILE THE CAMPUS AS A WHOLE IS COMPRISED OF SEVERAL DIFFERENT DISTRICTS, THE MAJORITY OF THE DESIGNATION AS INSTITUTIONAL SUPPORTS THE CMP DISTRICT AND ALIGNS WITH THE INTENDED USES OF THE PROPERTY AS A HEALTHCARE, EDUCATION, AND CIVIC CAMPUS. THE RESPECTIVE DESIGNATIONS ARE APPROPRIATE FOR THE VARIOUS CHARACTERISTICS OF THE SMALLER, EDGE CONDITIONS AND HAVE BEEN TAKEN INTO CONSIDERATION WITH THE ESTABLISHMENT OF SUB-DISTRICTS. THAT IS, THE INSTITUTIONAL DESIGNATION APPLIES TO SUB-DISTRICT A (MEDICAL), B (EDUCATION & HEALTH SCIENCES), AND C (MEDICAL SUPPORT). THE ORMU DESIGNATION APPLIES ALONG NEW BERN AND KIDD, ALIGNED WITH OUR HEALTH AND HUMAN SERVICES SUB-DISTRICT F, AND THE PUBLIC FACILITIES DESIGNATIONS ARE APPLIED WITHIN SUB-DISTRICTS E AND F (HUMAN SERVICES). PER THE MASTER PLAN AND USE TABLE, THE USES, HEIGHTS, AND FORMS HAVE BEEN APPLIED IN EACH SUB-DISTRICT TO ALIGN WITH THE OVERALL CMP INTENT AND SPECIFIC EDGE OR TRANSITION CONDITIONS, AND ARE THUS CONSISTENT WITH THE FLUM.
- URBAN FORM MAP. THE SUBJECT PROPERTY IS SUBJECT TO SEVERAL URBAN FORM DESIGNATIONS. THE ENTIRE PROPERTY IS LOCATED WITHIN A FREQUENT TRANSIT AREA. THE PROPERTIES BORDERING NEW BERN AVENUE ARE WITHIN A BUS RAPID TRANSIT AREA AND TRANSIT STATION AREA, EXTENDING ALONG EITHER SIDE OF THE STREET THE REMAINDER OF THE PROPERTY IS DESIGNATED A CITY GROWTH CENTER AND THE PORTION OF SUNNYBROOK ROAD WITHIN THIS DESIGNATION DEEMED A TRANSIT EMPHASIS CORRIDOR.
- FREQUENT TRANSIT AREA, CITY GROWTH CENTER, AND TRANSIT EMPHASIS CORRIDOR. FREQUENT TRANSIT AREAS ARE "AREAS WITHIN A HALF MILE OR WITHIN A QUARTER-MILE OF OTHER FREQUENT TRANSIT ROUTES. DEFINED AS TRANSIT WITH SCHEDULE WAITS OF 15 MINUTES OR LESS DURING PEAK HOURS." SEE COMP. PLAN, P. 11-4. CITY GROWTH CENTERS "PROVIDE SIGNIFICANT OPPORTUNITIES FOR NEW RESIDENTIAL AND ECONOMIC DEVELOPMENT AND REDEVELOPMENT" AND "ARE GENERALLY IN LOCATIONS WITH COMBINED HIGHWAY AND TARGETED TRANSIT ACCESS, SUCH AS KEY INTERCHANGES ALONG THE 1-440 BELTLINE ... " COMP. PLAN, P. 2-13. CITY GROWTH CENTERS ARE WHERE SIGNIFICANT INFILL DEVELOPMENT AND REDEVELOPMENT ARE ANTICIPATED IN THE FUTURE. A TRANSIT EMPHASIS CORRIDOR IS A "CORRIDOR IDENTIFIED IN THE GORALEIGH 2040 BUS DEVELOPMENT PLAN OR WAKE COUNTY TRANSIT PLAN AND PROGRAMMED FOR A MUCH HIGHER LEVEL OF BUS SERVICE, INCLUDING FREQUENT BUSES, IMPROVED STOP AMENITIES, A MORE COMPLETE PEDESTRIAN NETWORK, AND POTENTIALLY TRAFFIC SIGNAL PRIORITY FOR TRANSIT." COMP. PLAN, P. 11.4.
- THE REQUESTED ZONING IS CONSISTENT WITH THE CITY GROWTH CENTER AND FREQUENT TRANSIT AREA DESIGNATIONS BECAUSE IT WILL PLACE ADDITIONAL DENSITY ON INFILL AND REDEVELOPMENT ON SITE DESIGNATED FOR BRT AND TRANSIT, WITH CONVENIENT ACCESS TO I-440. THE REQUEST IS CONSISTENT WITH THE TRANSIT EMPHASIS CORRIDOR DESIGNATION BECAUSE IT ORGANIZES CIRCULATION IN AND AROUND SUNNYBROOK DRIVE.
- BRT-SPECIFIC GUIDANCE. THE CAMPUS IS LOCATED ALONG NEW BERN AVENUE, WHICH IS A DESIGNATED BUS RAPID TRANSIT CORRIDOR PER MAP LU-5, AND THE TRANSIT STATION AREA TYPE IS A CAMPUS/EMERGING URBAN CENTER. COMP. PLAN, P. 3-27. THE BUS RAPID TRANSIT CORRIDORS ARE FOUR CORRIDORS DESIGNATED BY THE WAKE COUNTY TRANSIT PLAN TO BUILD DEDICATED BUS LANES WHERE BUS OPERATORS CAN BYPASS TRAFFIC, HAVE PRIORITY TREATMENT AT TRAFFIC SIGNALS, AND STATIONS HAVE RAISED PLATFORMS FOR EASIER LOADING AND UNLOADING. COMP. PLAN PG. 4-22. A TRANSIT STATION AREA IS THE HALF-MILE RADIUS FROM RAIL OR BUS TRANSFER NODES, WHICH IS AN ACCEPTABLE 10-MINUTE WALKING DISTANCE FOR MOST TRANSIT USERS. COMP. PLAN PGS. 3-20, 3-24. BUS RAPID TRANSIT AREAS ARE AREAS WITHIN A QUARTER-MILE OF PLANNED BRT ROUTES. COMP. PLAN PG. 11-4.
- HEIGHT GUIDANCE. THIS SITE IS WITHIN AN "EMERGING URBAN CENTER" TRANSIT STATION AREA. TABLE LU-2 RECOMMENDS HEIGHT DESIGNATIONS OF UP TO 20 STORIES FOR COMMUNITY MIXED USE, WHEREAS THE REQUEST ONLY SEEKS UP TO 12 STORIES IN THIS AREA, SHOWN AS SUB-DISTRICT D. TABLE LU-2 RECOMMENDS HEIGHT DESIGNATIONS OF UP TO 12 STORIES FOR ORMU, WHEREAS THE REQUEST ONLY SEEKS 7 STORIES IN THIS AREA, SHOWN AS SUB-DISTRICT F. THERE IS NO INSTITUTIONAL OR PUBLIC FACILITIES CATEGORY ON TABLE LU-2, AND THE REQUEST SEEKS HEIGHTS OF 20, 10, 12, AND 5 STORIES IN THESE AREAS, SHOWN AS SUB-DISTRICTS A, B, C AND E, RESPECTIVELY. THUS, THE HEIGHTS ARE CONSISTENT WITH THE COMPREHENSIVE

<u>COMPREHENSIVE PLAN.</u> THE PROPOSED REZONING IS CONSISTENT WITH THE FOLLOWING POLICIES OF THE 2030 COMPREHENSIVE PLAN:

GENERAL COMPREHENSIVE PLAN POLICIES

- THIS REQUEST IS CONSISTENT WITH GENERAL GOALS OF THE COMPREHENSIVE PLAN, WITH SPECIFIC POLICIES OUTLINED BELOW. AS NOTED ABOVE, THE CMP DESIGNATION IS CONSISTENT WITH THE MAJORITY OF THE PROPERTY'S INSTITUTIONAL DESIGNATION ON THE FUTURE LAND USE MAP, AND THE OTHER DESIGNATIONS HAVE INFORMED THE SUB-DISTRICTS. THIS REQUEST WILL ALLOW DEVELOPMENT WITH INCREASED DENSITY IN A LOCATION NEAR MAJOR COMMERCIAL AND EMPLOYMENT AREAS AND WITH ACCESS TO PUBLIC TRANSIT. A COMPACT LAND USE PATTERN IS ALSO CONSISTENT WITH THE PROPERTY'S LOCATION WITHIN A CITY GROWTH CENTER.
- POLICY LU 1.2 FUTURE LAND USE MAP AND ZONING CONSISTENCY. THE FUTURE LAND USE MAP SHALL BE USED IN CONJUNCTION WITH THE COMPREHENSIVE PLAN POLICIES TO EVALUATE ZONING CONSISTENCY INCLUDING PROPOSED ZONING MAP AMENDMENTS AND ZONING TEXT CHANGES.
- POLICY LU 1.3 CONDITIONAL USE DISTRICT CONSISTENCY. ALL CONDITIONS PROPOSED AS PART OF A CONDITIONAL USE DISTRICT SHOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN.

- 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 DISTINCTIVE 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 COMMON GREEN SPACE AREA, AND REDUCE THE NEGATIVE IMPACTS OF LOW INTENSITY AND NONCONTIGUOUS DEVELOPMENT.
- POLICY LU 2.5 HEALTHY COMMUNITIES. NEW DEVELOPMENT, REDEVELOPMENT, AND INFRASTRUCTURE INVESTMENT SHOULD STRIVE TO PROMOTE HEALTHY COMMUNITIES AND ACTIVE LIFESTYLES BY PROVIDING OR ENCOURAGING ENHANCED BICYCLE AND PEDESTRIAN CIRCULATION, ACCESS, AND SAFETY ALONG ROADS NEAR AREAS OF EMPLOYMENT, SCHOOLS, LIBRARIES, AND PARKS.

TRANSPORTATION AND TRANSIT ORIENTED DEVELOPMENT POLICIES

1. THE REQUEST ALSO PROMOTES THE COMPREHENSIVE PLAN'S TRANSPORTATION-ORIENTED POLICIES BY ALLOWING MAJOR EMPLOYMENT AND SERVICE PROVIDERS, WAKE MED AND WAKE TECH, TO REDEVELOP AN INTEGRATED CAMPUS ALONG ONE OF FOUR BRT CORRIDORS. THIS REQUEST WILL CREATE A NODE OF MIXED USES AT THE INTERSECTION OF NEW BERN AVENUE AND SUNNYBROOK ROAD, NEAR THE INTERCHANGE WITH I-440. THE PROPOSED DEVELOPMENT CONTEMPLATES SIGNIFICANT PEDESTRIAN AND BICYCLE IMPROVEMENTS IN A TRANSIT STATION AREA, FACILITATING MULTI-MODAL TRANSPORTATION IN CLOSE PROXIMITY TO I-440.

- POLICY LU 4.4 REDUCING VEHICLE MILES TRAVELED THROUGH MIXED-USE COMPACT DEVELOPMENT PROMOTE MIXED-USE DEVELOPMENT THAT PROVIDES A RANGE OF SERVICES WITHIN A SHORT DISTANCE OF RESIDENCES AS A WAY TO REDUCE THE GROWTH OF VEHICLE MILES TRAVELED (VMT).
- POLICY LU 4.6 TRANSIT-ORIENTED DEVELOPMENT. PROMOTE TRANSIT-ORIENTED DEVELOPMENT AROUND PLANNED BUS RAPID TRANSIT (BRT) AND FIXED COMMUTER RAIL STATION THROUGH APPROPRIATE DEVELOPMENT REGULATION, EDUCATION, STATION AREA PLANNING, PUBLIC-PRIVATE PARTNERSHIPS, AND REGIONAL COOPERATION.
- POLICY LU 4.8 STATION AREA LAND USES. A COMPLIMENTARY MIX OF USES, INCLUDING MULTIFAMILY RESIDENTIAL, OFFICES, RETAILS, CIVIC, AND ENTERTAINMENT USES, SHOULD BE LOCATED WITHIN TRANSIT STATION AREAS.
- POLICY LU 4.9 CORRIDOR DEVELOPMENT. PROMOTE PEDESTRIAN-FRIENDLY AND TRANSIT SUPPORTIVE DEVELOPMENT PATTERNS ALONG MULTIMODAL CORRIDORS DESIGNATED ON THE GROWTH FRAMEWORK MAP, AND ANY CORRIDOR PROGRAMMED FOR "TRANSIT INTENSIVE" INVESTMENTS SUCH AS REDUCED HEADWAYS, CONSOLIDATED STOPS, AND BUS PRIORITY LANES AND SIGNALS.
- POLICY RC 2.3 REGIONAL TOD STRATEGIES. ENCOURAGE A REGIONAL DISTRIBUTION OF LAND USES AND ECONOMIC ACTIVITIES THAT WILL ENCOURAGE TRANSIT ORIENTED DEVELOPMENT PATTERNS RATHER THAN DEVELOPMENT PATTERNS BASED ON THE SINGLE-OCCUPANT AUTOMOBILE. PROVIDE FOR MORE COMPACT AND EFFICIENT PATTERNS OF DEVELOPMENT TO SUPPORT TRANSIT AND NON-MOTORIZED TRAVEL.
- POLICY LU 4.17 PEDESTRIAN-ORIENTED INFRASTRUCTURE INVESTMENTS. PRIORITIZE CAPITAL SPENDING ON INFRASTRUCTURE PROJECTS THAT PROVIDE SAFE AND COMFORTABLE ACCESS TO BRT STATION AREAS.
- POLICY LU 4.18 TRANSIT STATION AREA RECOMMENDED HEIGHTS. BUILDING HEIGHTS IN TRANSIT STATION AREAS SHOULD BE BASED ON THEIR STATION AREA TYPE AS DESIGNATED ON MAP LU-5 TRANSIT STATION TYPES. WHERE THERE IS NOT A RECOMMENDED BUILDING HEIGHT FOR A SPECIFIC FUTURE LAND USE MAP CATEGORY IN TABLE LU-2 RECOMMENDED HEIGHTS, OR IF THERE IS INTERNAL CONFLICT IN TABLE LU-2 BETWEEN FUTURE LAND USE MAP DESIGNATIONS AND TRANSIT STATION AREAS TYPES, RECOMMENDED BUILDING HEIGHT FOR STATION AREAS SHOULD PREVAIL.
- POLICY LU 6.3 MIXED-USE AND MULTIMODAL TRANSPORTATION. PROMOTE THE DEVELOPMENT OF MIXED-USE ACTIVITY CENTERS WITH MULTIMODAL TRANSPORTATION CONNECTIONS TO PROVIDE CONVENIENT access by means other than car to residential and employment areas.
- POLICY T 1.3 MULTIMODAL TRANSPORTATION DESIGN. OFFER RESIDENTS SAFE AND ATTRACTIVE CHOICES AMONG MODES INCLUDING PEDESTRIAN WALKWAYS, BIKEWAYS, PUBLIC TRANSPORTATION, ROADWAYS, RAILWAYS, AND AVIATION. THE STREET PATTERNS OF NEWLY DEVELOPED AREAS SHOULD PROVIDE MULTIMODAL TRANSPORTATION ALTERNATIVES FOR ACCESS TO AND CIRCULATION BETWEEN ADJACENT NEIGHBORHOODS, PARKS, SHOPPING CENTERS, AND EMPLOYMENT AREAS.
- POLICY T 1.4. INCREASING MOBILITY CHOICE. DIVERSIFY THE MOBILITY CHOICES FOR WORK TRIPS BY TARGETING TRANSIT INVESTMENTS ALONG CORRIDORS THAT CONNECT CONCENTRATIONS OF OFFICE, RETAIL, AND RESIDENTIAL USES.
- POLICY T 2.1 INTEGRATION OF TRAVEL MODES. PROMOTE AND DEVELOP AN INTEGRATED, MULTIMODAL TRANSPORTATION SYSTEM THAT OFFERS SAFE AND ATTRACTIVE CHOICES AMONG MODES INCLUDING PEDESTRIAN WALKWAYS, BIKEWAYS, RIDE SHARING, PUBLIC TRANSPORTATION, ROADWAYS, RAILWAYS, AND AVIATION.
- POLICY T 4.1 PROMOTING TRANSIT. PROMOTE AND SUPPORT QUALITY TRANSIT SERVICES TO ENHANCE MOBILITY OPTIONS AND TO MEET THE NEEDS OF THE CITY'S RESIDENTS AND VISITORS, WITH A FOCUS ON TRANSIT-DEPENDENT HOUSEHOLDS.
- POLICY LU 4.7 CAPITALIZING ON TRANSIT ACCESS. SITES WITHIN WALKING DISTANCE OF EXISTING AND PROPOSED RAIL AND BUS RAPID TRANSIT STATIONS SHOULD BE DEVELOPED WITH INTENSE RESIDENTIAL AND MIXED USES TO TAKE FULL ADVANTAGE OF AND SUPPORT INVESTMENT IN TRANSIT INFRASTRUCTURE. ADDITIONAL DENSITY FOR HOUSING AND EMPLOYMENT ALSO IS APPROPRIATE AROUND CURRENT AND FUTURE FREQUENT TRANSIT ROUTES.
- POLICY T 4.8 BUS WAITING AREAS. DEVELOPMENTS LOCATED WITHIN EXISTING AND PLANNED BUS TRANSIT CORRIDORS SHOULD COORDINATE WITH GORALEIGH TO PROVIDE A STOP FACILITY THAT IS LIT AND INCLUDES A SHELTER, BENCH, A WASTE RECEPTACLE, AND OTHER AMENITIES AS APPROPRIATE.
- POLICY T 4.9 PEDESTRIAN AND BICYCLE IMPROVEMENTS NEAR TRANSIT. COORDINATE WITH LOCAL TRANSIT PROVIDERS TO IDENTIFY PEDESTRIAN AND/OR BICYCLE NEEDS WITHIN A REASONABLE DISTANCE OF TRANSIT STOPS IN NEED OF ENHANCEMENT FOR ALL TRANSIT USERS, INCLUDING PERSONS WITH DISABILITIES.
- POLICY T 5.1 ENHANCING BIKE/PEDESTRIAN CIRCULATION. ENHANCE PEDESTRIAN AND BICYCLE CIRCULATION, ACCESS, AND SAFETY ALONG CORRIDORS, DOWNTOWN, IN ACTIVITY AND EMPLOYMENT CENTERS, AT DENSELY DEVELOPED AREAS AND TRANSIT STATIONS, AND NEAR SCHOOLS, LIBRARIES, AND PARKS
- POLICY T 5.2 INCORPORATING BICYCLE AND PEDESTRIAN IMPROVEMENTS. ALL NEW DEVELOPMENTS, ROADWAY RECONSTRUCTION PROJECTS, AND ROADWAY RESURFACING PROJECTS IN THE CITY OF RALEIGH'S JURISDICTION SHOULD INCLUDE APPROPRIATE BICYCLE FACILITIES SHOWN IN THE RECOMMENDED BIKEWAY NETWORK CONTAINED IN THE CITY'S BIKERALEIGH PLAN.
- POLICY T 5.3 BICYCLE AND PEDESTRIAN MOBILITY. MAINTAIN AND CONSTRUCT SAFE AND CONVENIENT PEDESTRIAN AND BICYCLE FACILITIES THAT ARE UNIVERSALLY ACCESSIBLE, ADEQUATELY ILLUMINATED, AND PROPERLY DESIGNED TO REDUCE CONFLICTS AMONG MOTOR VEHICLES, BICYCLES, AND PEDESTRIANS.
- POLICY T 5.4 PEDESTRIAN AND BICYCLE NETWORK CONNECTIVITY. CONTINUOUS PEDESTRIAN AND BICYCLE NETWORKS SHOULD BE PROVIDED WITHIN AND BETWEEN EXISTING AND NEW DEVELOPMENTS TO FACILITATE SAFE AND CONVENIENT PEDESTRIAN AND BICYCLE TRAVEL FREE OF MAJOR BARRIERS AND IMPEDIMENTS SUCH AS CUL-DE-SACS AND LARGE PARKING LOTS.
- POLICY T 5.8 WORKPLACE BICYCLE FACILITIES. ENCOURAGE BICYCLE FACILITIES, SUCH AS SECURED BICYCLE RACKS, PERSONAL LOCKERS, AND SHOWERS FOR NEW AND EXISTING OFFICE DEVELOPMENTS TO ENCOURAGE BICYCLING AS AN ALTERNATIVE MODE FOR WORK COMMUNITIES.
- POLICY T 5.10 PEDESTRIAN NETWORKS. NEW SUBDIVISIONS AND LARGE-SCALE DEVELOPMENTS SHOULD INCLUDE SAFE PEDESTRIAN WALKWAYS OR MULTI-USE PATHS THAT PROVIDE DIRECT LINKS BETWEEN ROADWAYS AND MAJOR DESTINATIONS SUCH AS TRANSIT STOPS, SCHOOLS, PARKS, AND SHOPPING CENTERS.

INSTITUTIONAL AND HEALTHCARE POLICIES

- expansion.
- EDUCATED AND CREATIVE WORKFORCE.
- - HEALTH AND HUMAN SERVICES FACILITIES.

ECONOMIC DEVELOPMENT POLICIES

- IMPROVEMENTS.
- AND INCENTIVES.
- ADVANCED LEARNING INDUSTRIES.
- HIGH QUALITY OF LIFE.
- EMPLOYMENT CLUSTERS.
- ECONOMIC DEVELOPMENT.
- EXISTING SMALL BUSINESSES THRIVE AND GROW.

URBAN DESIGN

- THAT BENEFIT TRANSIT USERS.
- USES.
- CHARACTER.

PUBLIC BENEFITS

PROVIDE BRIEF STATEMENTS REGARDING THE PUBLIC BENEFITS DERIVED AS A RESULT OF THE REZONING REQUEST.

GOVERNMENT SERVICES FOR RALEIGH RESIDENTS.

 POLICY T 6.2 TRANSIT STATION PARKING. ESTABLISH A TRANSIT STATION AREA PARKING PROGRAM AND MANAGEMENT STRATEGIES FOR PROPOSED AND PLANNED TRANSIT STATIONS.

THE PROPOSED CMP, THE RESULT OF A PARTNERSHIP BETWEEN WAKE MED, WAKE TECH, AND WAKE COUNTY, WOULD ALLOW INTEGRATED INSTITUTIONAL, EDUCATION, AND HEALTHCARE SERVICES IN ONE LOCATION WITH REGIONAL ACCESS PROVIDED BY THE BRT CORRIDOR. THIS COLLABORATION ENSURES THAT THE DEVELOPMENT WILL BE APPROPRIATELY SITUATED TO BEST MEET PUBLIC NEEDS WHILE MAINTAINING CONSISTENCY WITH THE SURROUNDING AREA. FURTHER, THE CMP DISTRICT'S LOCATION ALONG A BRT CORRIDOR ENSURES THAT RALEIGH'S RESIDENTS HAVE ACCESS TO HEALTHCARE AND EDUCATIONAL SERVICES.

 POLICY LU 5.3 - INSTITUTIONAL USES. ENSURE THAT WHEN INSTITUTIONAL USES, SUCH AS PRIVATE SCHOOLS, CHILD CARE FACILITIES, AND SIMILAR USES ARE PERMITTED IN RESIDENTIAL NEIGHBORHOODS, THEY ARE DESIGNED AND OPERATED IN A MANNER THAT IS SENSITIVE TO NEIGHBORHOOD ISSUES AND THAT MAINTAINS QUALITY OF LIFE. ENCOURAGE INSTITUTIONS AND NEIGHBORHOODS TO WORK PROACTIVELY TO ADDRESS ISSUES SUCH AS TRAFFIC AND PARKING, HOURS OF OPERATION, OUTSIDE USE OF FACILITIES, AND FACILITY

POLICY LU 9.2 - COORDINATING INSTITUTIONAL GROWTH. EXPAND AND ENCOURAGE PARTNERSHIPS AMONG THE CITY'S MANY LARGE INSTITUTIONS TO COORDINATE FUTURE GROWTH AND DEVELOPMENT OF THESE INSTITUTIONS WITH SURROUNDING LAND USES AND NEIGHBORHOODS

 POLICY ED 4.7 SUPPORTING COLLEGES AND UNIVERSITIES. PROMOTE ECONOMIC STABILITY AND PROSPERITY BY SUPPORTING THE AREA UNIVERSITIES AND COLLEGES THAT CONTRIBUTE TO DEVELOPING RALEIGH'S

 POLICY ED 8.4 - LEVERAGING ACADEMIC INSTITUTIONS. WORK CLOSELY WITH THE STATE OF NORTH CAROLINA, LOCAL COLLEGES, UNIVERSITIES, RESEARCH INSTITUTIONS, AND THE CHAMBER OF COMMERCE TO MAXIMIZE THEIR CONTRIBUTIONS IN SHAPING THE CITY'S ECONOMIC FUTURE.

 POLICY LU 9.4 - HEALTH CARE INDUSTRY. SUPPORT THE CONTINUED GROWTH AND EXPANSION OF THE CITY'S HEALTH CARE PROVIDERS TO SERVE THE NEEDS OF RALEIGH'S RESIDENTS.

POLICY CS 5.5 - TRANSIT ACCESS TO HEALTH AND HUMAN SERVICES. PROMOTE TRANSIT ACCESSIBILITY FOR

THIS REQUEST PROMOTES THE COMPREHENSIVE PLAN'S ECONOMIC DEVELOPMENT POLICIES BY INCREASING ACCESSIBILITY TO JOBS IN THE EDUCATION AND HEALTH CARE SECTORS THROUGH TRANSIT AND TRANSPORTATION

 POLICY ED 1.1 – CORRIDOR REVITALIZATION. STIMULATE THE REVITALIZATION AND REDEVELOPMENT OF RALEIGH'S AGING COMMERCIAL CORRIDORS AND CENTERS THROUGH THE USE OF TARGETED ECONOMIC DEVELOPMENT PROGRAMS, ZONING, LAND USE REGULATIONS, PUBLIC INVESTMENTS IN INFRASTRUCTURE,

POLICY ED 3.1 - TARGETING GROWTH SECTORS. CONTINUE COORDINATION WITH LOCAL ECONOMIC DEVELOPMENT ORGANIZATIONS AND INSTITUTIONS TO IDENTIFY SPECIFIC INDUSTRY GROWTH SECTORS ON WHICH RALEIGH SHOULD FOCUS LOCAL DEVELOPMENT EFFORTS, SUCH AS KNOWLEDGE-BASED BUSINESSES, RESEARCH AND DEVELOPMENT, LIFE SCIENCES AND BIOTECHNOLOGY, GREEN TECHNOLOGY, AND

POLICY ED 3.4 - REDUCING BARRIERS TO CORE SECTOR GROWTH. ASSIST RALEIGH'S LARGEST EMPLOYMENT SECTORS, INCLUDING THE EDUCATION, HEALTH CARE, SOCIAL SERVICES, AND PUBLIC ADMINISTRATION SECTORS, TO RESOLVE LAND USE CONSTRAINTS SO THAT THEY CAN CONTINUE TO GROW, EXPAND JOB OPPORTUNITIES, AND PROVIDE A STABLE ECONOMIC BASE.

POLICY ED 3.13 - TRANSIT AND ECONOMIC GROWTH. PROVIDE HIGH-QUALITY TRANSIT SERVICE AS A BASIC AND NECESSARY COMPONENT OF THE REGION'S TRANSPORTATION SYSTEM IN AN INCREASINGLY COMPETITIVE ARENA FOR ATTRACTING EMPLOYERS, LINKING BUSINESSES TO WORKERS, AND MAINTAINING

 POLICY ED 4.9 - WORKFORCE TRANSIT IMPROVEMENTS. INCREASE ACCESS TO JOB OPPORTUNITIES BY PROVIDING IMPROVED TRANSIT TO ALL OF RALEIGH'S MAJOR JOB CENTERS, AS WELL AS REGIONAL

POLICY ED 5.11 - PRIORITIZING INVESTMENT. PRIORITIZE INCENTIVES AND PROGRAMS FOR PUBLIC AND PRIVATE INVESTMENTS IN COMMERCIAL AND INDUSTRIAL AREAS BASED ON CRITERIA EVALUATING NEED AND EFFECTIVENESS. NEED IS DEMONSTRATED BY SOCIOECONOMIC INDICATORS AND EVIDENCE OF PHYSICAL DISINVESTMENT. EFFECTIVENESS MEANS THAT THE PRIORITY AREA IS APPROPRIATE AND READY FOR

POLICY ED 5.12 EQUITABLE DEVELOPMENT AROUND TRANSIT. SUPPORT THE CREATION AND MAINTENANCE OF EMPLOYMENT AND RETAIL OPTIONS NEAR BUS RAPID TRANSIT STATIONS, WITH A FOCUS ON ASSISTING

1. THIS REQUEST ACHIEVES THE COMPREHENSIVE PLAN'S URBAN DESIGN POLICIES, PARTICULARLY THOSE FOCUSED ON TRANSIT AREA DESIGN AND CONNECTIVITY. THIS CMP WILL ALLOW A MIXED USE DEVELOPMENT IN CLOSE PROXIMITY TO BRT STATIONS ALONG NEW BERN, A BRT CORRIDOR. THE DEVELOPMENT WILL PROMOTE APPROPRIATE TRANSITIONS NEAR THE TRANSIT AREA BY CONCENTRATING BULK AND HEIGHT ALONG NEW BERN AVENUE WITH PUBLIC INFRASTRUCTURE SUCH AS COMMON GREEN SPACE AREAS AND PARKING STRUCTURES

 POLICY UD 2.2 – MULTI MODAL DESIGN. MIXED-USE DEVELOPMENTS SHOULD ACCOMMODATE ALL MODES OF TRANSPORTATION TO THE GREATEST EXTENT POSSIBLE.

• POLICY UD 6.1 – ENCOURAGING PEDESTRIAN-ORIENTED USES. NEW DEVELOPMENT, STREETSCAPE, AND BUILDING IMPROVEMENTS IN DOWNTOWN, MAIN STREETS, AND TOD AREAS SHOULD PROMOTE HIGH INTENSITY, PEDESTRIAN-ORIENTED USE AND DISCOURAGE AUTOMOBILE ORIENTED USES AND DRIVE-THROUGH

POLICY UD 8.1 TRANSIT-ORIENTED DEVELOPMENT. PROMOTE DENSE, MIXED-USE DEVELOPMENT WITHIN THE CORE AREA AROUND TRANSIT STATIONS. DEVELOPMENT INTENSITY SHOULD BE GREATEST WITHIN WALKING DISTANCE OF EXISTING AND PROPOSED RAIL STATIONS AND BUS TRANSIT STATIONS.

POLICY UD 8.2. - TRANSIT AREA TRANSITIONS. THERE SHOULD BE A TRANSITION OF USE, INTENSITY AND scale from higher-density transit corridors to adjacent neighborhoods. Developments of GREATER BULK AND HEIGHT IN AREAS SHOULD BE LOCATED IMMEDIATELY SURROUNDING TRANSIT STATIONS AS DISTANCE FROM SUCH STATIONS INCREASES, DEVELOPMENT SHOULD TAPER DOWN IN BULK AND HEIGHT IN ORDER TO BALANCE THE NEEDS OF TRANSIT-SUPPORTIVE DENSITY WITH ESTABLISHED NEIGHBORHOOD

POLICY UD 8.8 - STATION AREA PUBLIC REALM. PRIVATE AND PUBLIC DEVELOPMENT WITHIN ONE-QUARTER MILE OF FIXED-RAIL AND BUS RAPID TRANSIT STATIONS SHOULD INCLUDE STREETSCAPES AND PUBLIC SPACES THAT ALLOW TRANSIT USERS PLACES TO SIT AND REST WHEN WAITING FOR OR ALIGHTING FROM TRANSIT.

CONSISTENT WITH THE COMPREHENSIVE PLAN'S GUIDANCE FOR THIS SITE, THE REQUESTED ZONING DESIGNATION WILL FACILITATE REDEVELOPMENT OF SEVERAL PARCELS OPERATING INDEPENDENTLY INTO AN INTEGRATED, LONG-TERM CAMPUS. THE ADOPTION OF THE CMP DISTRICT WILL ENABLE THE LANDOWNERS TO EFFECTIVELY AND EFFICIENTLY PLAN FOR THE FACILITIES NEEDED TO CONTINUE DELIVERING HEALTHCARE, EDUCATION, AND



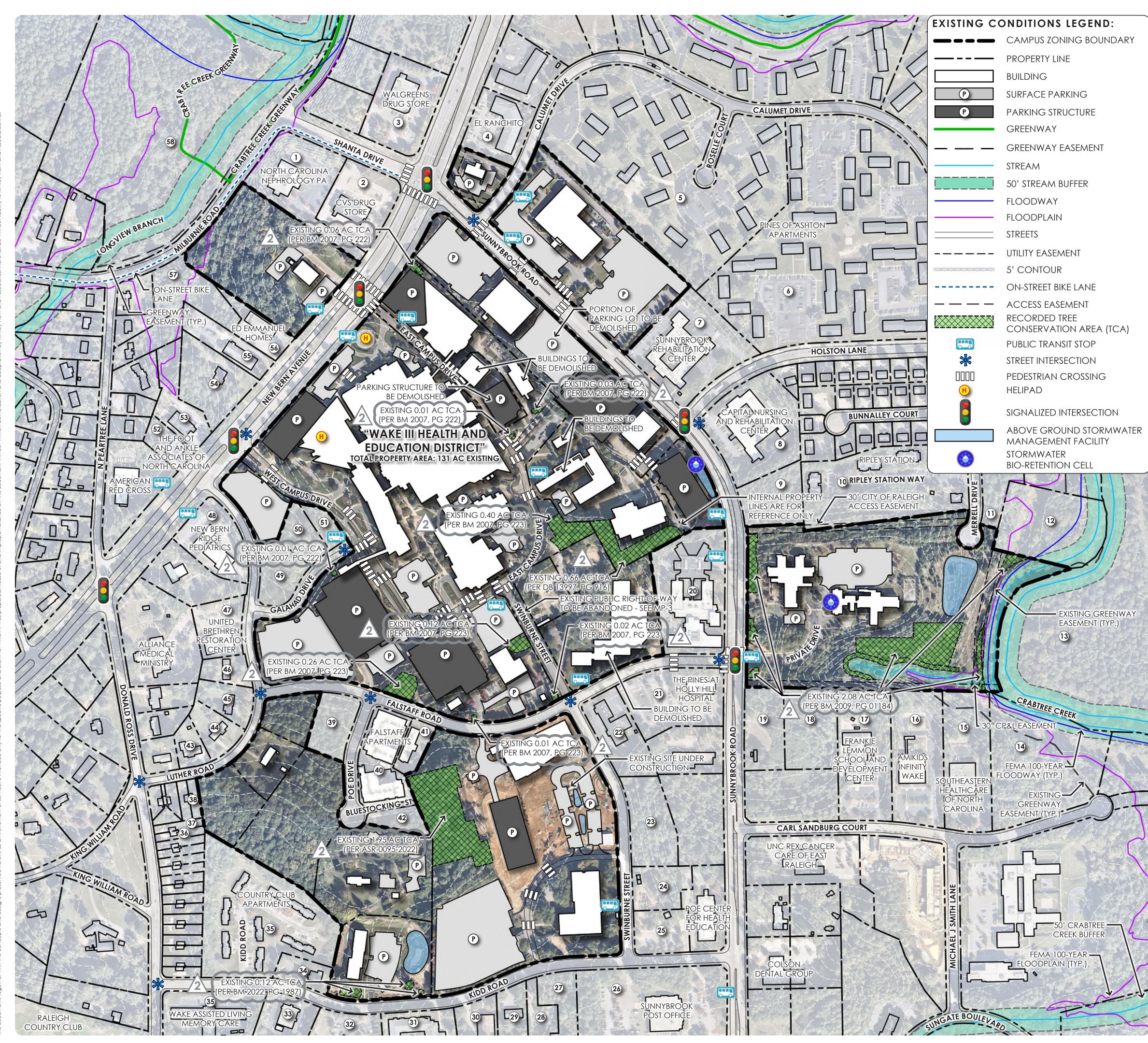


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NO.	REVISIONS	DATE
-	RESPONSE TO CITY COMMENTS	05/24/2024
2	RESPONSE TO CITY COMMENTS	07/22/2024





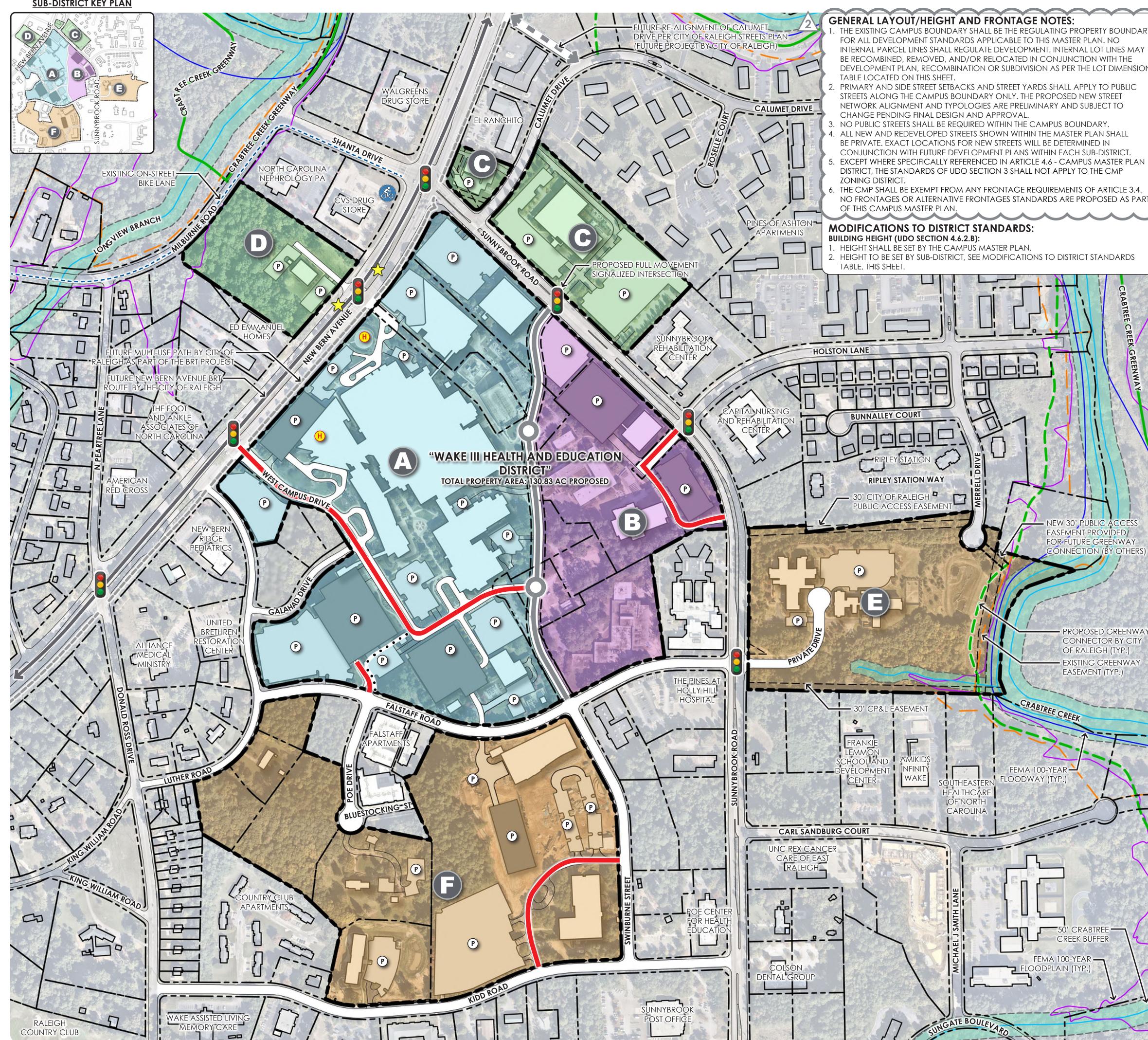
NUMBER 1 2 3 4 5 6 7	ID NUMBER 0268354 0268353	ACRES	OWNER
3 4 5 6		2.67	Wake Plaza Assoc LLC
4 5 6	0200000	1.98	VBH Raleigh LLC
5	0270835	2.36	Casselberry Partnership LLP
6	0145111 0060262	1.60 13.88	311 New Bern Commercial Owners LLC POAA II LLC
	0060262	16.85	POAA II LLC
	0058309	3.39	Ventas Sunnybrook LP
8 9	0360904	2.15	Stonewater HOA Inc
9 10	0081599 0217275	<u> 1.40 </u> 4.97	SMV Raleigh Land LLC Ripley Station Housing LLC
11	0164393	1.42	Bradley Park Condominiums
12	0186245	2.61	City of Raleigh
13 14	0044932 0266883	<u> </u>	City of Raleigh Great Dismal Empire LLC
	0292234	2.85	Southeastern Healthcare Real Estate Holdir
15			LLC
16	0266882	3.00	Wake County Board of Education Frankie Lemmon School and Development
17	0108028	3.01	Center, Inc.
18	0007149	1.84	WakeMed Property Services
19 20	0007148 0407002	<u>1.46</u> 3.50	WakeMed Property Services Holly Hill Real Estate LLC
20	0407002	2.45	Holly Hill Real Estate LLC
22	0118351	1.54	George Glaubiger
23	0184097	1.68	Wake Technical Community College
24	0306844	1.02	Foundation Inc City of Raleigh
25	0306843	1.01	Wake County
26	0160411	5.19	United States Postal Service
27 28	0226375 0431976	1.00	Southern Purchasing Group LLC Skyway Tower LLC
20	0226376	0.87	Wake County
30	0055899	0.93	Sydlly Properties LLC
31	0226377	2.75	Garden Spring Housing Assoc LLC
32 33	0226378 0226379	2.71	Wake County Specialized Residential Home for Children Carlton L Gray Funeral and Cremation
			Services LLC
34 35	0189188 0130498	0.60 8.28	Hilltop Home Inc Rose Hill Enterprises LLC
36	0247637	0.17	Trentley P Lovick
37	0247636	0.17	Trentley P Lovick
38 39	0247631 0408022	0.17	Trentley P Lovick Falstaff Land Partners LLC
40	0408022	1.74	Longview Partners LLC Lynn Ridge Inc
41	0132320	0.54	The American Legion Department of North
42	0473754	0.54	Carolina Inc
42	0473734	0.51	Longview Partners LLC Lynn Ridge Inc Frederica A Cole
44	0034949	0.75	Preston Bethea Jr
45 46	0024129 0023687	0.78 0.57	Malissa B Obame Ronald S Gaither
47	0434843	1.11	United Brethren Restoration Center (UBRC)
48	0122137	1.63	Bebe Rose Properties, LLC
<u>49</u> 50	0055883 0055882	<u> </u>	Wake Med Land LLC Wake Med Land LLC
51	0011579	0.41	Wake Med Land LLC
52	0103995	0.59	FAANC II LLC
53 54	0081446	<u>1.29</u> 1.83	Primary Holdings LLC St Augustines College
55	0016132	0.99	New Bern Avenue LLC
56	0016111	0.85	Wakeview Square Office Condominium
57 58	0016109 0066296	1.48	Hengameh Allen City of Raleigh
50		-	
SUB-DIS			G INFORMATION
<u>306-Dis</u> A)6,507 SG	G SQUARE FOOTAGE
B		,309 SQ.	
<u> </u>)84 SQ. F	
D E		20 SQ. F	
E F		5 <u>38 SQ. F</u> ,921 SQ.	
TOTAL		83,379 SC	
F	· · · ·	•	UNIT INFORMATION
SUB-DIS			NG UNITS
A		VITS	
В		VITS	
C D	1U 0 1U 0		
D		NITS NITS	
F	1U 0	VITS	
TOTAL	UNITS 0 U	NITS	
	G CONDITIC		
			RY SHALL BE THE REGULATING PROPERTY BOUNDA RDS APPLICABLE TO THIS MASTER PLAN. NO
INTERN/	AL PARCEL LINE	S SHALL RE	EGULATE DEVELOPMENT.
			CONDITIONS WITHIN THE CAMPUS DISTRICT HAT MAY BE DEEMED NON-CONFORMING AT THE
	•		. NOT BE SUBJECT TO THE DEVELOPMENT STANDA
AND RE	GULATIONS OF	THE CURR	ENT CITY OF RALEIGH UDO. HOWEVER, ANY
-			R FUTURE DEVELOPMENT WILL BE SUBJECT TO THE HE CITY OF RALEIGH UDO.
some e	EXISTING RECOR	RDED TREE	CONSERVATION AREAS ARE PROPOSED TO
)CATED. REFER RVATION AREA		MP-8.1 FOR PROPOSED RELOCATED TREE
			0' 100' 200'





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SHEET MP-1



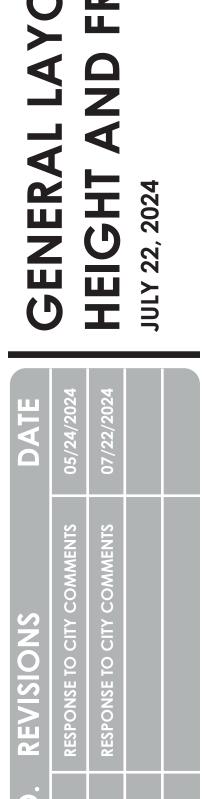
SUB-DISTRICT KEY PLAN

		WakeMed 🛟
GENERAL L	AYOUT/HEIGHT AND FRONTAGE LEGEND:	*
	MEDICAL SUB-DISTRICT	WAKE
	B EDUCATION & HEALTH SCIENCES SUB-DISTRICT	COUNTY NORTH CAROLINA
	CD MEDICAL SUPPORT SUB-DISTRICT	
	E F HUMAN SERVICES SUB-DISTRICT	WAKE TECH
	CAMPUS ZONING BOUNDARY	
	PROPERTY LINE	Kimley »Horn
	EXISTING BUILDING	
P	EXISTING SURFACE PARKING	
P	EXISTING PARKING STRUCTURE	
	EXISTING GREENWAY	
	PROPOSED GREENWAY BY CITY OF RALEIGH	II ER PL
100000001	EXISTING GREENWAY EASEMENT	
	EXISTING STREAM	
	EXISTING 50' STREAM BUFFER	NORT NORT
	EXISTING FLOODWAY	S S ⊥
	EXISTING FLOODPLAIN	
	EXISTING STREETS EXISTING EASEMENT	AMPU
	PROPOSED EASEMENT	$\overline{\mathbf{O}}$
	EXISTING WAKE III CAMPUS STREET (PRIVATE) TO REMAIN	
	PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY	
ŧ >	FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)	A P
↔	PROPOSED SERVICE ACCESS WAY (PRIVATE) (FOR SHUTTLES/ BIKES/PEDESTRIANS ONLY) FUTURE NEW BERN AVENUE BRT ROUTE BY THE CITY OF	E MAI
	RALEIGH FUTURE MULTI-USE PATH BY CITY OF RALEIGH AS PART OF	A D O
	THE BRT PROJECT	
₩	PROPOSED NEW BERN AVENUE BRT STATION BY CITY OF RALEIGH EXISTING HELIPAD	
50	BIKE STOP REPAIR STATION	
	SIGNALIZED INTERSECTION	N N N N N N N N N N N N N N N N N N N

SUB-DISTRICT APPROXIMATE ACREAGE			MAXIMUM STORIES (BY SUB-DISTRICT)
A		44.88 AC	20
В		18.71 AC	10
С		8.84 AC	12
D		5.88 AC	12
E		18.48 AC	5
F		34.04 AC	7
	l	OT DIMENSIONS TABLE	
MINIMUM LOT WI	DTH	MINIMUM LOT DEPTH	MINIMUM LOT SIZE
30 FT.		135 FT.	4,000 SQ. FT.
BUILD		SETBACKS TABLE	
FROM PRIMARY STREET (MIN.)			5'
FROM SIDE STRE			5'
FROM SIDE LOT			0'
FROM REAR LO			0'
FROM PRIVATE			0'
	PAR	KING SETBACKS (SEE NOTE BE	LOW)
FROM PRIMARY STREET (MIN.)			10'
FROM SIDE STREET (MIN.)			10'
FROM SIDE LOT LINE (MIN.)			0'
FROM REAR LO	t line	(MIN.)	0'
	ACCE	ESS EASEMENT	Ο'

CAMPUS DOUN INTERNAL PROPERTY LINES WITHIN THE DISTRICT.

NORTH



SHEET **MP-2**

	_	~			07010	• T	
USE CATEGORY	(PUS SI	JB-DI			DEFINITION / USI
SPECIFIC USE	Α	B	C	D	E	F	STANDARDS
ESIDENTIAL							
OUSEHOLD LIVING, AS LISTED BELOW:							SEC. 6.2.1.A.
MULTI UNIT SUPPORTIVE HOUSING RESIDENCE	P	P	P	P	P	P	SEC. 6.2.1.I.
SUPPORTIVE HOUSING RESIDENCE	P	P	P	P	P	P	SEC. 6.2.1.J.
GROUP LIVING, AS LISTED BELOW:	P	P	P	P	P	P	SEC. 6.2.2.A.
CONGREGATE CARE CONTINUING CARE RETIREMENT COMMUNITY	Р Р	P P	P P	P P	P P	P P	SEC. 6.2.2.C.
REST HOME	P	P.	P	P	P	P	SEC. 6.2.2.E. SEC. 6.2.2.F.
SOCIAL SERVICES, AS LISTED BELOW:	-r	r	r		r		SEC. 6.2.3.A.
EMERGENCY SHELTER TYPE A	Р	Р	Р	Р	Р	Р	SEC. 6.2.3.A.
EMERGENCY SHELTER TYPE B	Р	P	P	P	P	P	SEC. 6.2.3.C.
SPECIAL CARE FACILITY	P	P	P	P	P	P	SEC. 6.2.3.D.
PUBLIC & INSTITUTIONAL		•	_ •	<u> </u>		•	JEC. 0.2.0.D.
CIVIC AS LISTED BELOW:							SEC. 6.3.1.A. & E.
COLLEGE, COMMUNITY COLLEGE, UNIVERSITY	Р	Р	Р	Р	Р	Р	SEC. 6.3.1.C.
PARKS, COMMON GREEN SPACE AREA AND	Р	Р	Р	P.	P	P.	SEC. 6.3.2.A.
GREENWAYS		-	-	-	-	-	
MINOR UTILITIES	P	P	P	P	P	P	SEC. 6.3.3.A.
MAJOR UTILITIES, EXCEPT AS LISTED BELOW:	P	P	P	P	P	P	SEC. 6.3.3.B.
TELECOMMUNICATION TOWER (<250 FT)	L	L	L	L	L	L	SEC. 6.3.3.C.
TELECOMMUNICATION TOWER (≥ 250 FT)	S	S	S	S	S	S	SEC. 6.3.1.D.
COMMERCIAL							
DAY CARE, AS LISTED BELOW:	P	–	P		P		SEC. 6.4.1.A.
DAY CARE, HOME DAY CARE CENTER	Р Р	P P	P P	P P	P P	P P	SEC. 6.4.1.B. SEC. 6.4.1.C.
		-	-	P P	-	P P	SEC. 6.4.1.C.
NDOOR RECREATION, EXCEPT AS LISTED BELOW: DANCE, MARTIAL ARTS, MUSIC STUDIO, OR	P	P	P	-	P	-	SEC. 0.4.2.A.
CLASSROOM	Р	P	P	P	P	P	
HEALTH CLUB	Ρ	P	P	Р	Р	Р	SEC. 6.4.2.C.
SPORTS ACADEMY	Ρ	P	P	Р	Р	Р	SEC. 6.4.2.D.
MEDICAL	Ρ	P	P	Р	Р	Р	SEC. 6.4.3.A. & B.
OFFICE	Ρ	P	P	Р	P	Р	SEC. 6.4.4.A. & B.
OUTDOOR RECREATION, EXCEPT AS LISTED ELOW:	Р	Р	P	Р	Р	Р	SEC. 6.4.5.A.
OUTDOOR SPORTS OR ENTERTAINMENT		D	D	D	P	D	
FACILITY (<250 SEATS)	Р	P	P	P	P	Р	SEC. 6.4.5.C.
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (>250 SEATS)	Р	P	Р	Р	Р	Р	SEC. 6.4.5.C.
OVERNIGHT LODGING, EXCEPT AS LISTED BELOW:	Р	Р	Р	Р	Р	Р	SEC. 6.4.6.A.
SHORT-TERM RENTAL	L	L	L	L	L	L	SEC. 6.4.6.E.
PARKING, AS LISTED BELOW:	Р	Р	Р	Р	Р	Р	SEC. 6.4.7.
PARKING FACILITY	Р	Р	Р	Р	Р	Р	SEC. 6.4.7.
ASSENGER TERMINAL, EXCEPT AS LISTED BELOW:	Р	Р	Р	Р	Р	Р	SEC. 6.4.8.A.
AIRFIELD, LANDING STRIP							SEC. 6.4.8.B.
HELIPORT, SERVING HOSPITALS	Р	Р	Р	Р	Р	Р	SEC. 6.4.8.C.
HELIPORT, ALL OTHERS	S	S	S		S	S	SEC. 6.4.8.D.
PERSONAL SERVICE, EXCEPT AS LISTED BELOW:	Р	Р	Р	Р	Р	Р	SEC. 6.4.9.A. & G.
VETERINARY CLINIC/HOSPITAL	Р	Р	Р	Р	Р	Р	SEC. 6.4.9.B.
BEAUTY/HAIR SALON	Р	Р	Р	Р	Р	Р	SEC. 6.4.9.D.
COPY CENTER	Р	Р	Р	Р	Р	Р	SEC. 6.4.9.E.
OPTOMETRIST	Р	Р	Р	Р	Р	Р	SEC. 6.4.9.F.
RESTAURANT/BAR, AS LISTED BELOW:							SEC. 6.4.10.A
EATING ESTABLISHMENT	Р	Р	Р	Р	Р	Р	SEC. 6.4.10.C.
RETAIL SALES							SEC. 6.4.11.A. & C.
NDUSTRIAL			1	1		1	
HEAVY INDUSTRIAL							SEC. 6.5.1.A.
IGHT INDUSTRIAL, EXCEPT AS LISTED BELOW:	Р	Р	Р	Р	Р	Р	SEC. 6.5.2.A.
BREWERY, WINERY, DISTILLERY, CIDERY	L	L	L	L	L	L	SEC. 6.5.2.A
							SEC. 6.5.3.A.
RESEARCH & DEVELOPMENT	Р	Р	P	Р	Р	Р	SEC. 6.5.4.A.
OPEN		1			l		
AGRICULTURE, EXCEPT AS LISTED BELOW:							SEC. 6.6.1.A.
COMMUNITY GARDEN	Р	Р	Р	Р	Р	Р	SEC. 6.6.1.B.
COMMUNITY GARDEN (ON SITE SALES)				P	P	P.	SEC. 6.6.1.B.
PLANT NURSERY				P.	P	P.	SEC. 6.6.1.C.
PRODUCE STAND	Р	P	P	P	P	P	SEC. 6.6.2.D.
RESTRICTED AGRICULTURE							SEC. 6.6.1.D.
URBAN FARM	S	S	S	S	S	S	SEC. 6.6.1.E.
	-						SEC. 6.6.2.A.

KEY TO TABLE OF USES:

THIS ALLOWED USE TABLE IDENTIFIES USES PERMITTED IN EACH CAMPUS SUB-DISTRICT. THE USE TABLE KEY IS SET FORTH BELOW.

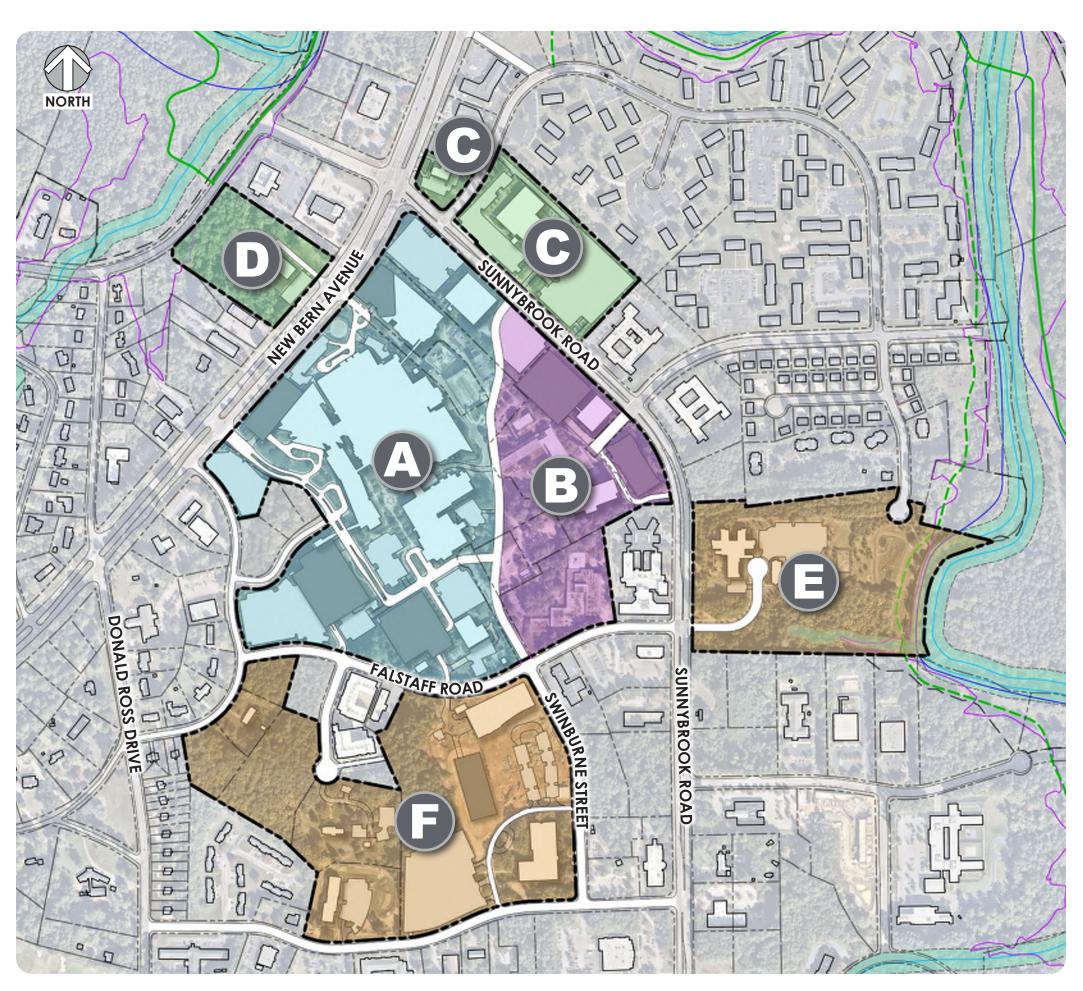
1. PERMITTED USE (P)

• INDICATES THAT THE USE IS PERMITTED BY RIGHT IN THE DISTRICT.

2. LIMITED USE (L) INDICATES THAT THE USE, WHILE ALLOWED BY RIGHT IN THE DISTRICT, MUST MEET THE USE STANDARDS ASSOCIATED WITH THE SPECIFIC USE (SEE RIGHT-HAND COLUMN FOR DEFINITIONS/USE STANDARDS). 3. SPECIAL USE (S)

 INDICATES THAT THE USE REQUIRES APPROVAL BY THE BOARD OF ADJUSTMENT AS A SPECIAL USE BEFORE IT IS ALLOWED IN THE DISTRICT. USE STANDARDS ASSOCIATED WITH THE SPECIFIC USE MAY ALSO APPLY. 4. USE NOT PERMITTED (- - -)

• INDICATES THAT A USE IS NOT PERMITTED.



LAND USE NOTES:

1. ANY EXISTING USE OR FACILITY WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION OR NOT SPECIFICALLY ADDRESSED OR ALLOWED IN THE TABLE OF USES (THIS SHEET) SHALL NOT BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO.

2. ALL LAND USES WITHIN THE CMP SHALL BE PERMITTED AS PER THE TABLE OF USES (THIS SHEET).

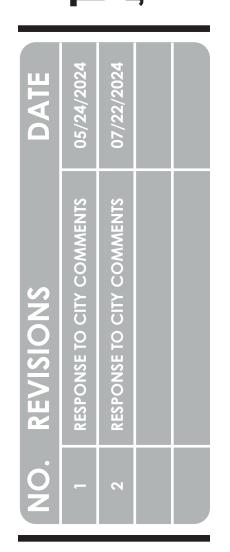
KEY MAP NOT TO SCALE



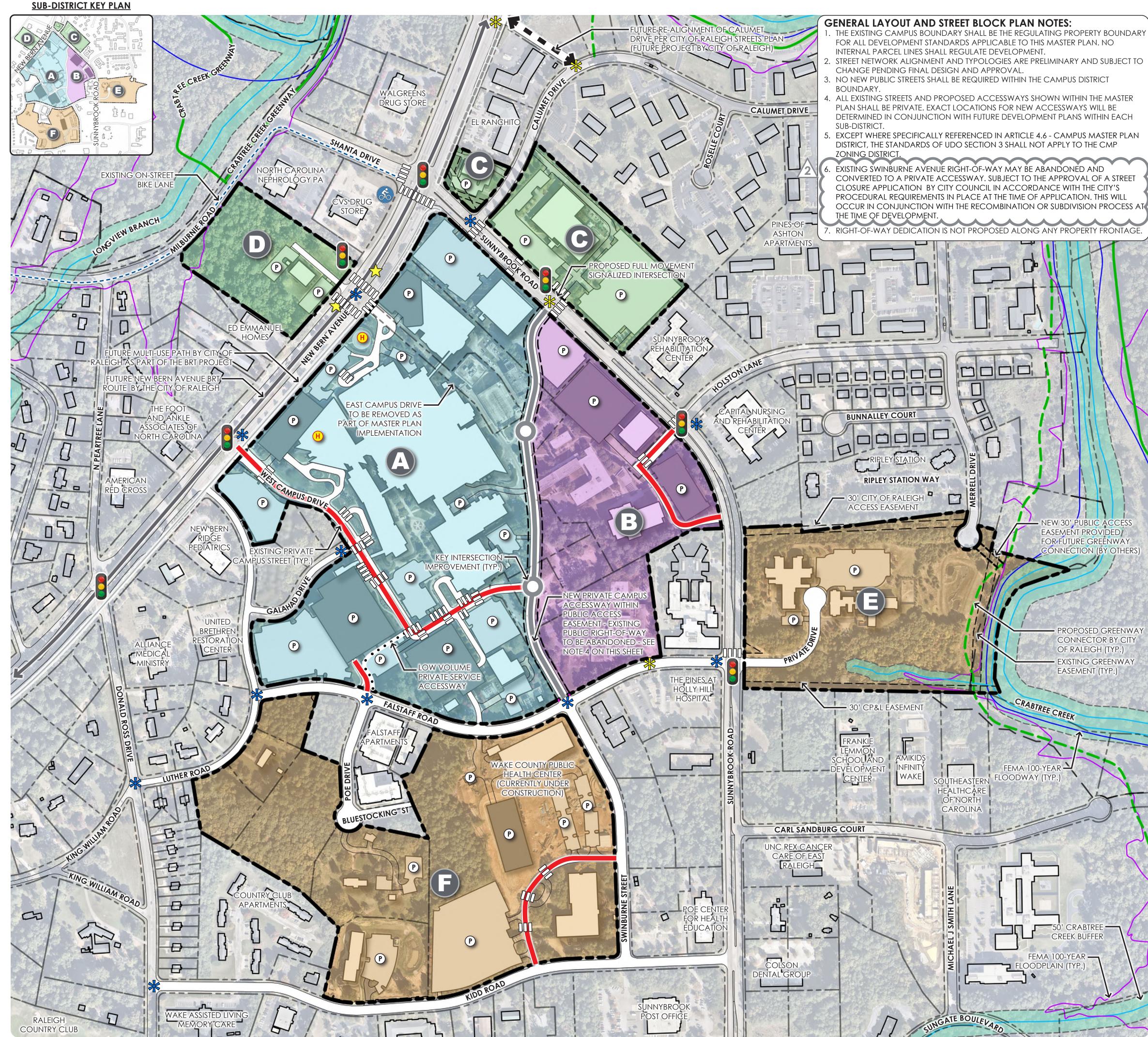
Kimley **»Horn**



USES 0 **BLE** 22, 202 4







	MEDICAL SUB-DISTRICT
	B EDUCATION & HEALTH SCIENCES SUB-DISTRICT
	C MEDICAL SUPPORT SUB-DISTRICT
	E HUMAN SERVICES SUB-DISTRICT
	CAMPUS ZONING BOUNDARY
	PROPERTY LINE
	EXISTING BUILDING
P	EXISTING SURFACE PARKING
P	EXISTING PARKING STRUCTURE
	EXISTING GREENWAY
	PROPOSED GREENWAY BY CITY OF RALEIGH
	EXISTING GREENWAY EASEMENT
	EXISTING STREAM
	EXISTING 50' STREAM BUFFER
	EXISTING FLOODWAY
	EXISTING FLOODPLAIN
	EXISTING STREETS
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING WAKE III CAMPUS STREET (PRIVATE) TO REMA PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
- >	FROPOSED WARE III CAMPUS PRIVATE ACCESSIVAT FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY C RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
	PROPOSED SERVICE ACCESS WAY (PRIVATE) (FOR
\longrightarrow	SHUTTLES/BIKES/PEDESTRIANS ONLY) FUTURE NEW BERN AVENUE BRT ROUTE BY THE CITY OF RALEIGH
	FUTURE MULTI-USE PATH BY CITY OF RALEIGH AS PART THE BRT PROJECT
\bigstar	PROPOSED NEW BERN AVENUE BRT STATION BY CITY C RALEIGH
	EXISTING PEDESTRIAN CROSSING
H	EXISTING HELIPAD
سلا	PROPOSED STREET INTERSECTION
	EXISTING STREET INTERSECTION
50	EXISTING BIKE REPAIR STATION
	SIGNALIZED INTERSECTION

MODIFICATIONS TO DISTRICT STANDARDS: ALLOWABLE BUILDING TYPES (UDO SECTION 1.4.2):

- 1. ALL BUILDING TYPES AS SET FORTH BY UDO ARTICLE 1.4 WITH EXCEPTION OF DETACHED HOUSE, ATTACHED HOUSE AND TINY HOUSE, SHALL BE ALLOWED WITHIN THIS CMP DISTRICT. REFERENCE TO BUILDING TYPES IS ONLY IN RELATION TO ARTICLE 1.4 AND DOES NOT INDICATE ANY DIMENSIONAL STANDARDS FROM CHAPTER 3.
- LANDSCAPE AND SCREENING (UDO SECTION 7.2.4; 7.2.5): 2. UNLESS OTHERWISE STATED WITHIN THIS MASTER PLAN, NO EXISTING OR PROPOSED STREETS SHALL BE PUBLIC. THEREFORE, STREET YARDS, TRANSITIONAL YARDS BETWEEN
- SUB-DISTRICTS AND INTERNAL USES SHALL NOT APPLY. 3. EXISTING STREET YARDS ALONG FRONTAGE OF NEW BERN AVENUE AND SUNNYBROOK ROAD WILL REMAIN.
- 4. ALL NEW AND EXISTING STREETS WITHIN THE CMP BOUNDARY WILL BE PRIVATE. AS SUCH, EXCEPT WHERE VISIBLE FROM NEW BERN AVENUE OR SUNNYBROOK ROAD, SCREENING OF LOADING/SERVICE AREAS AND ABOVE GROUND STORMWATER FACILITIES SHALL NOT APPLY WITHIN THE CAMPUS DISTRICT OR ITS SUB-DISTRICTS. **GENERAL DEVELOPMENT STANDARDS:**

OUTDOOR DISPLAY/STORAGE (ARTICLE 7.5.2)

5. ALL NEW AND EXISTING STREETS WITHIN THE CMP BOUNDARY WILL BE PRIVATE. EXCEPT WHERE VISIBLE FROM NEW BERN AVENUE OR SUNNYBROOK ROAD, OUTDOOR DISPLAY STANDARDS SHALL NOT APPLY WITHIN THE CAMPUS DISTRICT OR ITS SUB-DISTRICTS.



WakeMed

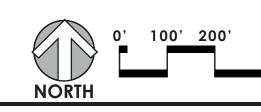


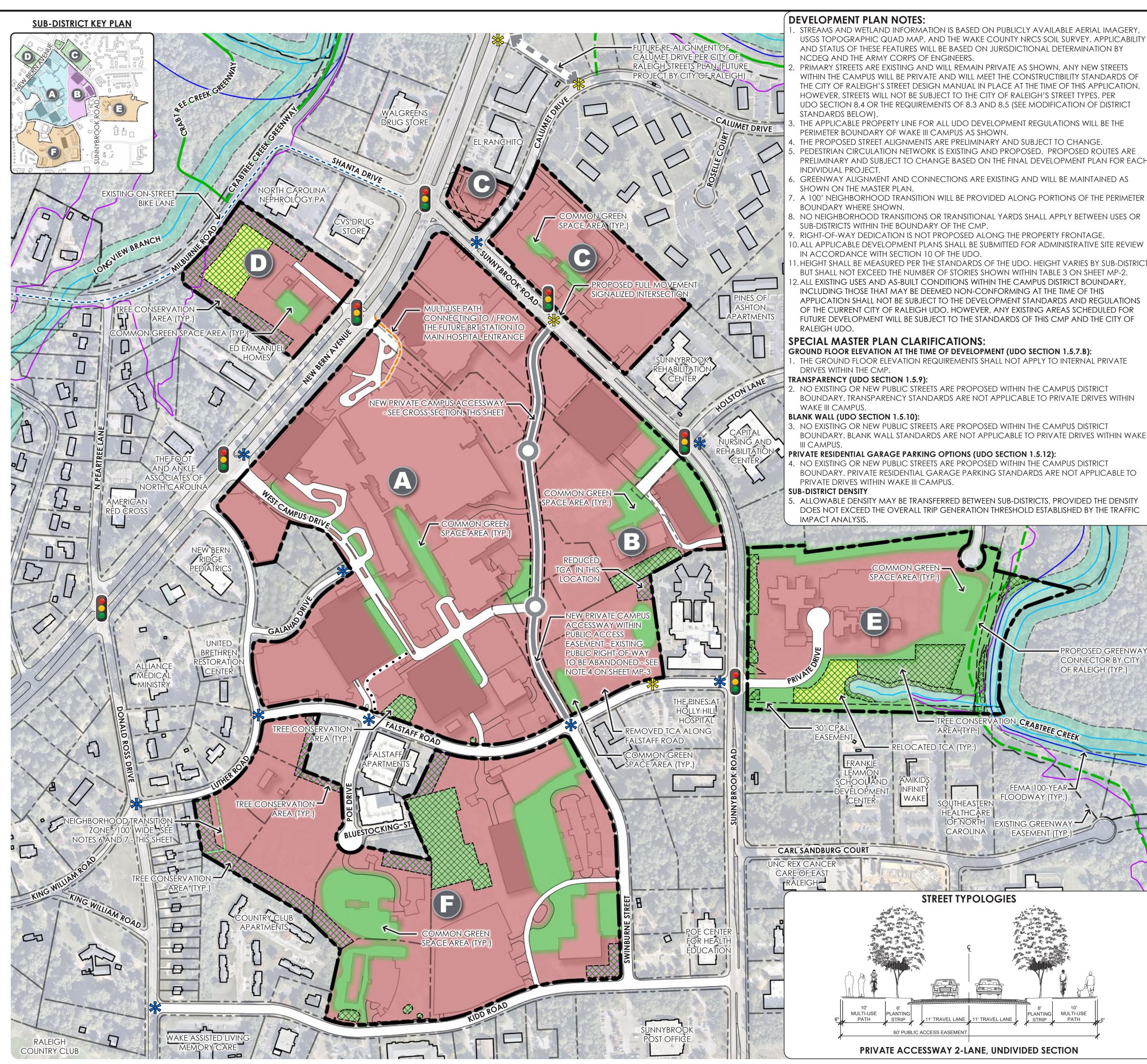


Ο Ο $\mathbf{\Omega}$ Ζ 2024 TREET Ζ 22 4 JULY 0 5

NO.	REVISIONS	DATE
-	RESPONSE TO CITY COMMENTS	05/24/2024
5	RESPONSE TO CITY COMMENTS	07/22/2024







	NT LEGEND:
	CAMPUS ZONING BOUNDARY
	PROPERTY LINE
	EXISTING BUILDING
	EXISTING SURFACE PARKING
	EXISTING PARKING STRUCTURE
	EXISTING GREENWAY
	PROPOSED GREENWAY BY CITY OF RALEIGH
	EXISTING STREAM
	EXISTING 50' STREAM BUFFER
	EXISTING FLOODWAY
	EXISTING FLOODPLAIN
	EXISTING STREETS
	DEVELOPABLE AREA
	COMMON GREEN SPACE AREA
	EXISTING TREE CONSERVATION AREA
	RELOCATED TREE CONSERVATION AREA
	PROPOSED PRIMARY TREE CONSERVATION AREA
	PROPOSED SECONDARY TREE CONSERVATION AREA
*	PROPOSED STREET INTERSECTION
	EXISTING STREET INTERSECTION
•••••	PROPOSED SERVICE ACCESS WAY (PRIVATE) (FOR
	SHUTTLES/ BIKES/PEDESTRIANS ONLY) PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
	FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF
4 >	RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF
	RALEIGH) NEIGHBORHOOD TRANSITION ZONE
	OVERALL DENSITY SUMMARY

OVERALL DENSITY SUMMARY						
EXISTING BUILDING AREA	3,883,379 GFA					
PROPOSED NEW GFA	3,099,600 GFA					
PROPOSED OVERALL MAXIMUM DENSITY	6,982,979 GFA					

SUB-DISTRICT GFA (GROSS FLOOR AREA) DENSITY LIMITS				
	APPROXIMATE	EXISTING GROSS	PROPOSED GROSS	
SUB-DISTRICT	ACREAGE	FLOOR AREA	FLOOR AREA DENSITY	
	ACKEAGE		NON-RESIDENTIAL	
A	44.88 AC	2,906,507 SF	1,250,000 SF	
В	18.71 AC	628,309 SF	849,600 SF (800 FTE)	
С	8.84 AC	91,084 SF	325,000 SF	
D	5.88 AC	10,920 SF	100,000 SF	
E	18.48 AC	66,638 SF	140,000 SF	
F	34.04 AC	179,921 SF	435,000 SF	
TOTAL	130.83 AC	3,883,379 SF	3,099,600 SF	

SPECIAL COORDINATION NOTE: THE PROPOSED DENSITIES IN THE ABOVE TABLE CORRESPOND WITH THE TOTAL DEVELOPMENT DENSITIES DETERMINED BY THE TRAFFIC IMPACT ANALYSIS. THE TIA IS SUBMITTED IN CONJUNCTION WITH THIS CMP RESUBMITTAL.

MODIFICATIONS TO DISTRICT STANDARDS: PRIMARY STREET SETBACKS (UDO SECTION 4.6.1.B.1):

- 1. MEASURED FROM THE REGULATING CAMPUS BOUNDARY.
- 2. NO BUILD-TO REQUIREMENTS SHALL APPLY WITHIN THE CMP, INCLUDING ALONG PUBLIC RIGHTS-OF-WAY.
- SIDE STREET SETBACKS (UDO SECTION 4.6.1.B.2):
- 3. MEASURED FROM THE REGULATING CAMPUS BOUNDARY
- 4. NO BUILD-TO REQUIREMENTS SHALL APPLY WITHIN THE CMP.
- INTERIOR SIDE/REAR SETBACKS (UDO SECTION 4.6.1.B.2):
- 5. SIDE AND REAR SETBACKS SHALL APPLY ONLY TO THE REGULATING CMP BOUNDARY. THESE SETBACKS WILL NOT APPLY BETWEEN USES OR SUB-DISTRICTS INTERNAL TO THE CAMPUS.

NEIGHBORHOOD TRANSITION ZONES (UDO SECTION 3.5.2):

- 6. APPLICABILITY OF THE NEIGHBORHOOD TRANSITION ZONE SHALL BE LIMITED TO LOCATIONS WHERE THE CMP BOUNDARY IMMEDIATELY ADJOINS A PROPERTY OF AN R-1, R-2, R-4, R-6, OR R-10 DISTRICT, EXCEPT WHERE THE ABUTTING PROPERTY CONTAINS A CIVIC USE.
- 7. NEIGHBORHOOD TRANSITION ZONES, WHERE APPLICABLE, SHALL COMPLY WITH THE REQUIREMENTS OF UDO SECTION 3.5.2, EXCEPT THAT TRANSITION ZONE A— PROTECTIVE YARD, SHALL ALLOW FOR EXISTING QUALIFYING TREES OR TREE PROTECTION AREAS TO SATISFY THE PLANTING STANDARD OF THE PROTECTIVE YARD. REFER TO DETAILS, THIS SHEET.

LOADING (UDO SECTION 7.2):

8. NO EXISTING OR PROPOSED PUBLIC STREETS ARE PLANNED FOR THE CAMPUS. STREET YARDS, TRANSITIONAL YARDS, AND SCREENING BETWEEN DISTRICTS AND INTERNAL USES DO NOT APPLY.

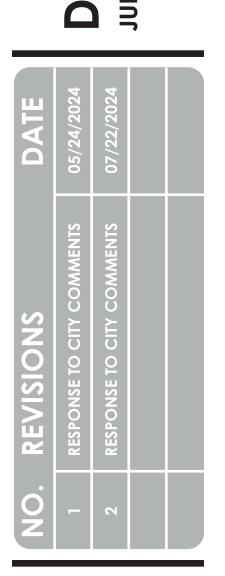
STREETS & BLOCKS (UDO SECTION 4.6.2(D)1-3):

- 9. THE CMP BOUNDARY SHALL SERVE AS THE REGULATING DISTRICT BOUNDARY AND THE CAMPUS SHALL BE CONSIDERED ONE SINGLE PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF ALL DISTRICT DIMENSIONAL STANDARDS.
- 10. THE PROPOSED STREET NETWORK AS APPROVED WITH THIS MASTER PLAN SHALL HERBY MODIFY THE BLOCK, STREETS AND CONNECTIVITY STANDARDS OF THE UDO.



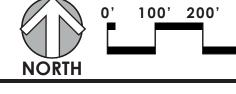


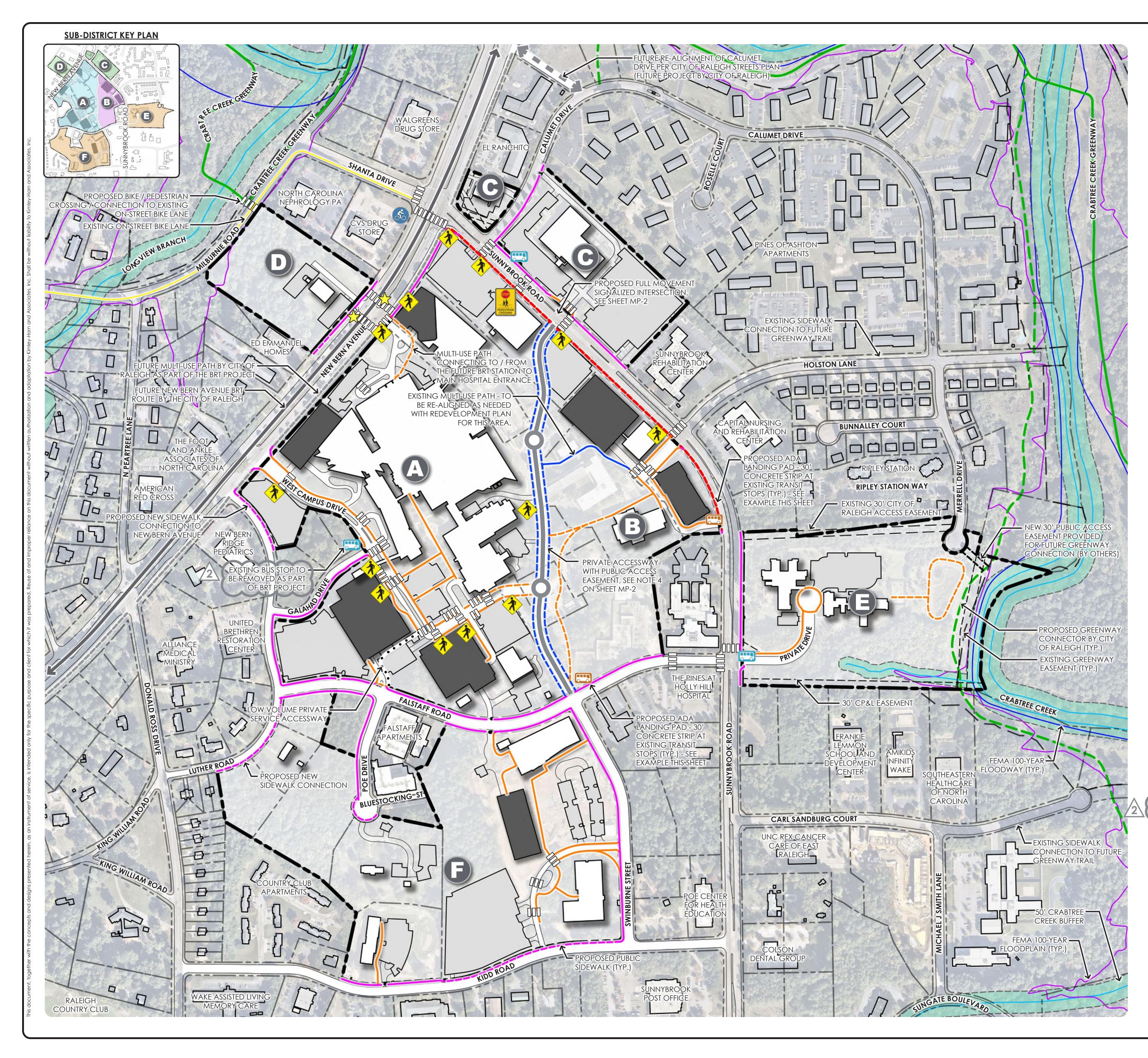
DEVELOPMENT PLAN



SHEET

400





PEDESTRIAN CIRCULATION LEGEND: CAMPUS ZONING BOUNDARY PROPERTY LINE PERTY LINE EXISTING BUILDING EXISTING SURFACE PARKING EXISTING PARKING STRUCTURE EXISTING GREENWAY PROPOSED GREENWAY BY CITY OF RALEIGH EXISTING STREAM EXISTING 50' STREAM BUFFER EXISTING FLOODWAY EXISTING FLOODPLAIN EXISTING STREETS PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH) EXISTING PUBLIC SIDEWALKS PROPOSED PUBLIC SIDEWALKS EXISTING CAMPUS SIDEWALKS PROPOSED CAMPUS SIDEWALK EXISTING CAMPUS MULTI-USE PATH PROPOSED CAMPUS MULTI-USE PATH PROPOSED PUBLIC MULTI-USE PATH BY WAKE III PROPOSED PUBLIC MULTI-USE PATH BY CITY OF RALEIGH EXISTING ON-STREET BIKE LANE FUTURE NEW BERN AVENUE BRT ROUTE BY THE CITY OF RALEIGH PROPOSED SERVICE ACCESS WAY (PRIVATE) (FOR SHUTTLES/ BIKES/PEDESTRIANS ONLY) • • • • • • • • • NEW BERN BRT STATION (COR) PEDESTRIAN CROSSING PEDESTRIAN CROSSWALK/CAMPUS CONNECTION SIGNALIZED PEDESTRIAN CROSSWALK/ CAMPUS CONNECTION EXISTING BIKE STOP REPAIR STATION **....** EXISTING PUBLIC TRANSIT STOP EXISTING PUBLIC TRANSIT STOP WITH PROPOSED ADA LANDING PAD

PEDESTRIAN CIRCULATION NOTES:

- 1. PEDESTRIAN CIRCULATION NETWORK IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FUTURE DEVELOPMENT PLANS FOR EACH SUB-DISTRICT AND APPROVALS BY THE CITY OF RALEIGH.
- 2. ALL TRANSIT LOCATIONS MAY BE MODIFIED OR RELOCATED AT THE DISCRETION OF WAKE III ON ANY EXISTING PRIVATE STREET OR PROPOSED PRIVATE ACCESSWAY WITHIN THE CAMPUS.
- 3. THE BRT PLANS PROPOSE A NEW TRANSIT STATION WITHIN NEW BERN AVENUE. EXISTING TRANSIT STOPS ALONG THE NEW BERN FRONTAGE MAY BE MODIFIED IN COORDINATION WITH THE IMPLEMENTATION OF BRT FACILITIES.
- 4. PEDESTRIAN CIRCULATION NETWORK IS EXISTING AND PROPOSED. PROPOSED ROUTES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON THE FINAL DEVELOPMENT PLAN FOR EACH INDIVIDUAL PROJECT.
- 5. GREENWAY ALIGNMENT AND CONNECTIONS ARE EXISTING AND WILL BE MAINTAINED AS SHOWN ON THE MASTER PLAN.
- EXCEPT WHERE MODIFIED BY THIS MASTER PLAN, WHERE APPLICABLE, ROAD AND PEDESTRIAN IMPROVEMENTS WILL COMPLY WITH UDO SECTION 8.5.5.



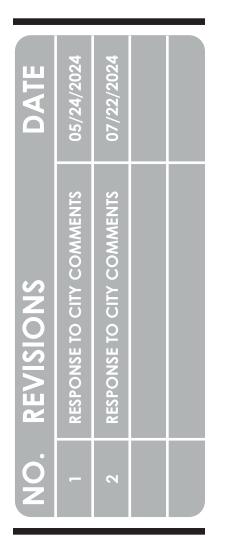
EXAMPLE ADA LANDING PAD - 30' IN LENGTH





WAKE III CAMPUS MASTER PLAN RALEIGH, NORTH CAROLINA

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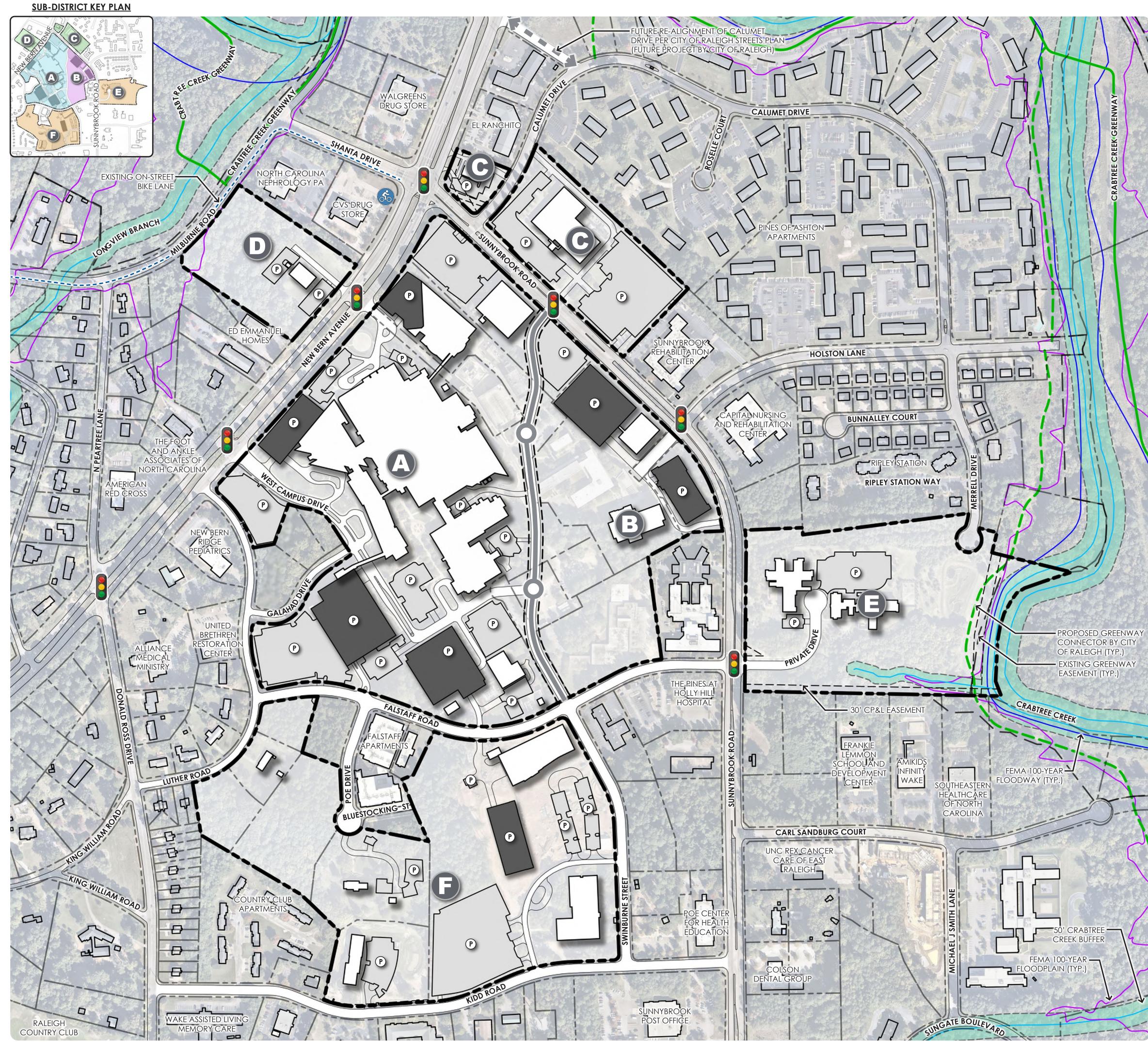


SHEET

400'

100'200'

NORTH



PARKING LEGEND:		
	CAMPUS ZONING BOUNDARY	
	PROPERTY LINE	
	EXISTING BUILDING	
P	EXISTING SURFACE PARKING	
P	EXISTING PARKING STRUCTURE	
	EXISTING GREENWAY	
	PROPOSED GREENWAY BY CITY OF RALEIGH	
	EXISTING STREAM	
	EXISTING 50' STREAM BUFFER	
	EXISTING FLOODWAY	
	EXISTING FLOODPLAIN	

EXISTING STREETS



PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF raleigh)

SIGNALIZED INTERSECTION

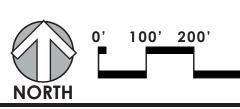
EXISTING PARKING SUM	MARY BY SUB-DISTRICT
SUB-DISTRICT	SPACE COUNT
A	4,118 SPACES
В	900 SPACES
С	435 SPACES
D	61 SPACES
E	148 SPACES
F	950 SPACES
EXISTING PARKING	SUMMARY TOTAL
SURFACE PARKING:	1,918 SPACES
STRUCTURED PARKING:	4,694 SPACES
TOTAL PARKING ON CAMPUS:	6,612 SPACES

MODIFICATIONS TO DISTRICT STANDARDS:

- **PARKING AND LOADING (UDO SECTION 7.1):** 1. WAKE III CAMPUS SHALL BE TREATED AS A SINGLE DEVELOPMENT UNDER THE CMP. 2. REMOTE PARKING REGULATIONS AS SET FORTH IN UDO SECTION 7.1.5.B SHALL NOT APPLY TO THE WAKE III CMP.
- 3. EXCEPT WHERE MODIFIED BY THIS CMP, THE STANDARDS OF UDO SECTION 7.1 SHALL APPLY TO ALL NEW DEVELOPMENT WITHIN THE CAMPUS BOUNDARY.
- 4. NO MAXIMUM PARKING REQUIREMENTS SHALL APPLY WITHIN THE CAMPUS DISTRICT BOUNDARY. 5. NO MINIMUM PARKING REQUIREMENTS SHALL APPLY WITHIN THE CAMPUS DISTRICT
- BOUNDARY.

PARKING NOTES:

1. EXISTING PARKING WITHIN THE CAMPUS IS LOCATED WITHIN SURFACE LOTS AND PARKING STRUCTURES.









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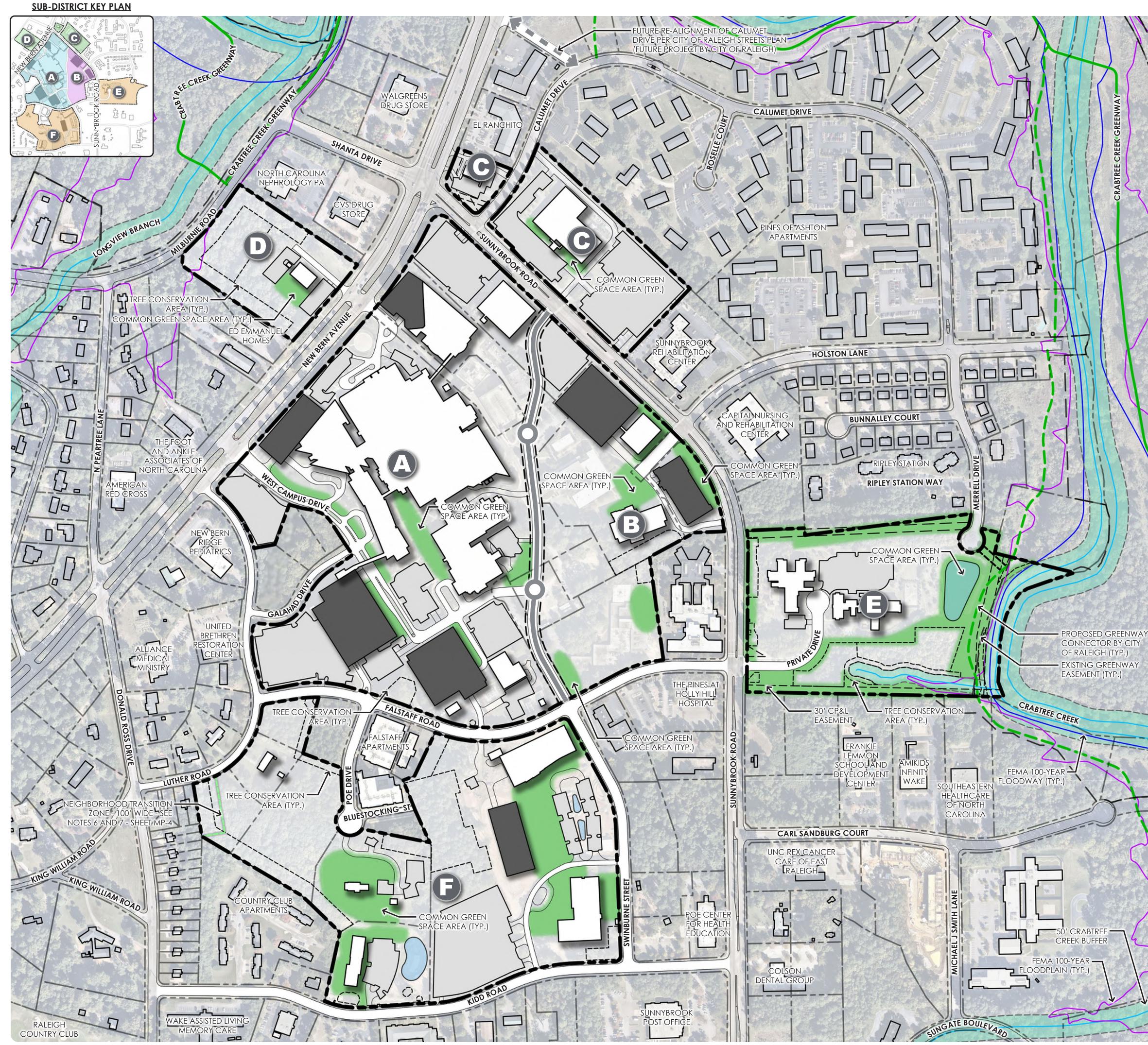
RKING 22, 2024

22.

JUL

SHEET

MP-6



COMMON GREEN SPACE LEGEND.

COMMON G	REEN SPACE LEGEND:
	CAMPUS ZONING BOUNDARY
	PROPERTY LINE
	EXISTING BUILDING
	EXISTING SURFACE PARKING
	EXISTING PARKING STRUCTURE
	EXISTING GREENWAY
	PROPOSED GREENWAY BY CITY OF RALEIGH
	EXISTING STREAM
	EXISTING 50' STREAM BUFFER
	EXISTING FLOODWAY
	EXISTING FLOODPLAIN
	PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
€ >	FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
	PROPOSED COMMON GREEN SPACE AREA
[]	TREE CONSERVATION AREA, SEE SHEET MP-8 FOR ADDITIONAL INFORMATION
	NEIGHBORHOOD TRANSITION ZONE

PROPOSED COMMON GREEN SPACE AREA

REQUIRED AREA DEDICATION:	13.08 AC (10%)
TOTAL PROVIDED COMMON GREEN SPACE AREA:	13.24 AC (10.12%)

SUB-DISTRICT	AREA SUBTOTAL
А	1.26 AC (0.96%)
В	1.46 AC (1.12%)
С	0.15 AC (0.11%)
D	0.20 AC (0.15%)
E	5.48 AC (4.19%)
F	4.76 AC (3.64%)
TOTAL COMMON GREEN SPACE AREA	13.24 AC (10.12%)

COMMON GREEN SPACE NOTES:

- 1. COMMON GREEN SPACE AREA AREAS SHOWN ON THIS MAP ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
- 2. THESE AREAS REPRESENT COMMON GREEN SPACE AREA THAT IS SET ASIDE BY WAKE III TO PROVIDE FOR SHARED, COMMON OUTDOOR COMMON GREEN SPACE AREAS FOR THE OVERALL CAMPUS.
- 3. COMMON GREEN SPACE AREA SHOWN WITHIN EACH SUB-DISTRICT CAN BE RELOCATED AND/OR RECONFIGURED IN CONJUNCTION WITH ACTUAL DEVELOPMENT PLANS FOR THESE AREAS.
- 4. THIS CAMPUS MASTER PLAN WILL SET ALLOCATED SPACE TOTALING 10% OF THE CAMPUS AREA. COMMON GREEN SPACE AREA MINIMUMS FOR EACH SUB-DISTRICT ARE ALLOCATED IN TABLES (ON THIS SHEET). THE COMMON GREEN SPACE AREA REQUIREMENTS FOR EACH SUB-DISTRICT WILL BE PROVIDED PRIOR TO THE FINAL BUILDING CERTIFICATE OF OCCUPANCY FOR THAT SUB-DISTRICT.
- 5. THE FOLLOWING USES ARE PROHIBITED WITHIN COMMON GREEN SPACE AREA: PRINCIPAL BUILDINGS
- PARKING
- STREET/ALLEY 6. PROTECTIVE YARDS AND OTHER STANDARDS OF THE OVERLAPPING NEIGHBORHOOD TRANSITION ZONE ARE NOT MODIFIED BY THIS PROVISION

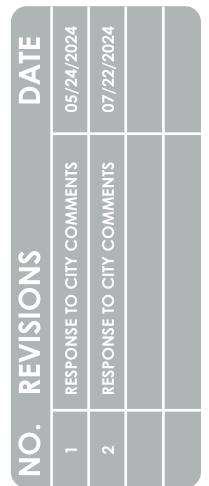
SPECIAL CLARIFICATIONS - COMMON GREEN SPACE AREA: THE FOLLOWING QUALIFIES AS COMMON GREEN SPACES AREAS: 1. THE PROPOSED COMMON GREEN SPACE AREA PLAN SHALL SATISFY ALL COMMON GREEN SPACE AND AMENITY AREA REQUIREMENTS ON THE CAMPUS. NO ADDITIONAL

- COMMON GREEN SPACE OR AMENITY AREA REQUIREMENTS AS PER UDO ARTICLE 3.2 SHALL APPLY. 2. COMMON GREEN SPACE AREA LOCATIONS AND ACREAGES FOR THE OVERALL
- CAMPUS AREA AS ILLUSTRATED ON THE COMMON GREEN SPACE AREA PLAN AND WILL BE PRESERVED OR MAINTAINED AS SET FORTH WITHIN THIS CAMPUS MASTER PLAN. THESE EXACT AREAS MAY CHANGE AT THE DISCRETION OF THE WAKE III, HOWEVER, THE TOTAL COMMON GREEN SPACE AREA PROVIDED WILL NOT BE LESS THAN THE TOTAL AREAS SHOWN ON THE COMMON GREEN SPACE AREA TABLES (THIS SHEET).
- B. INDIVIDUAL DEVELOPMENT PROJECTS SHALL NOT BE REQUIRED TO PROVIDE COMMON GREEN SPACE AREA WITHIN A SPECIFIC DEVELOPMENT, COMMON GREEN SPACE AREA WILL BE PROVIDED BY SUB-DISTRICT AND THE MINIMUM FOR EACH SUB-DISTRICT WILL BE PROVIDED PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY WITHIN THE RESPECTIVE SUB-DISTRICT.
- 4. COMMON GREEN SPACE AREA WITHIN THE CAMPUS MASTER PLAN MAY CONSIST OF ANY AREA THAT INCLUDES, BUT NOT LIMITED TO THE FOLLOWING ELEMENTS:
- NATURAL AREAS; FORESTED AREAS NOT INCLUDED IN TCA CALCULATIONS. PROTECTIVE YARDS; PERIMETER BUFFERS (EXCEPT TREE CONSERVATION AREAS • OPEN AREAS (CAMPUS GREEN, LAWN AREA, MEADOW, STORMWATER BMPS,
- ETC.)
- STREET YARDS (PRIVATE DRIVES)
- PUBLIC GATHERING SPACES, PLAZAS, SQUARES, COURTYARDS, ETC.
- SPORT COURTS, ATHLETIC FIELDS, ETC. CAMPUS PEDESTRIAN PATHWAYS (MULTI-USE, SIDEWALKS, GREENWAY, ETC.)

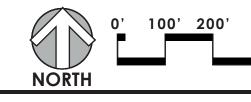


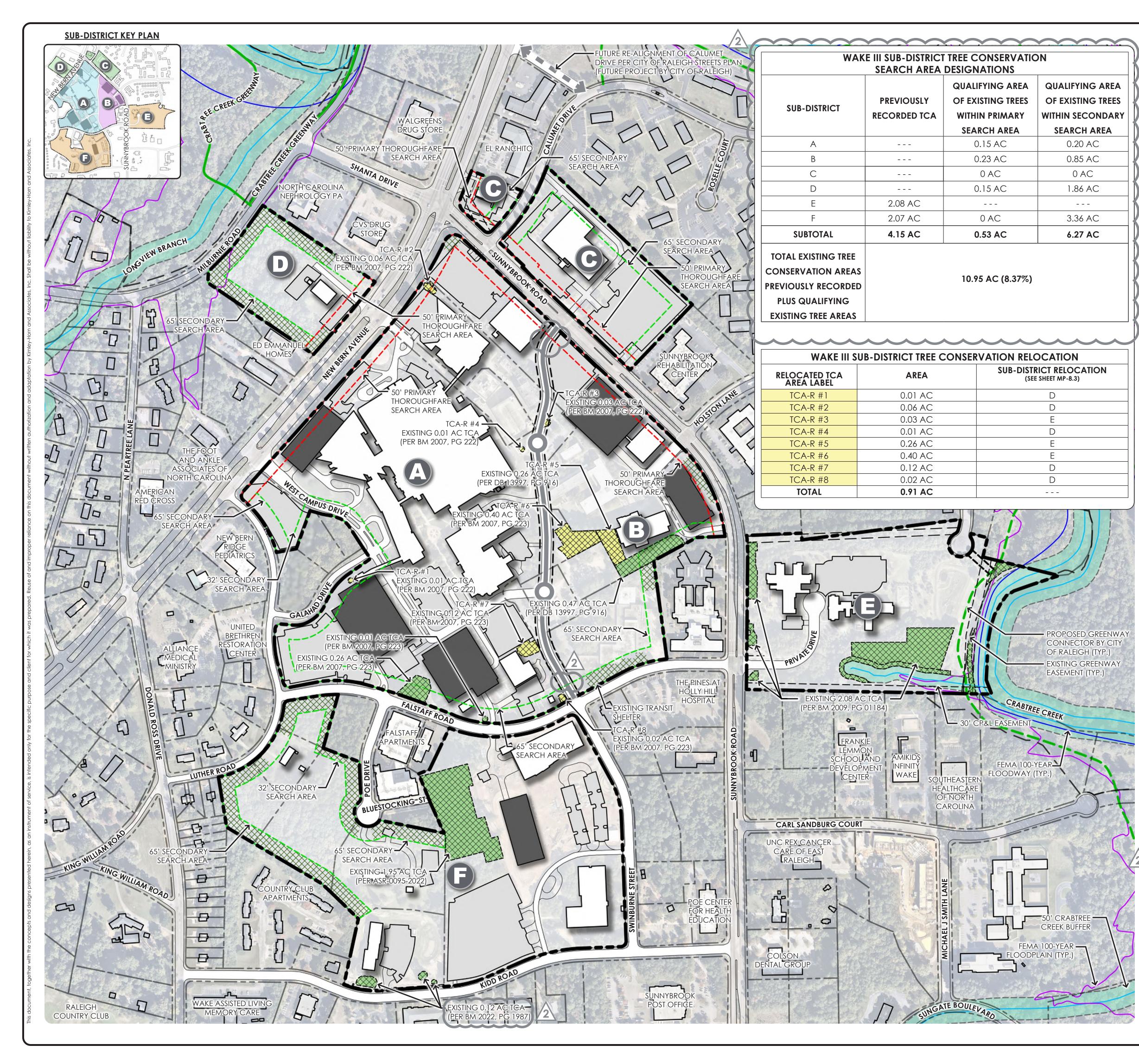




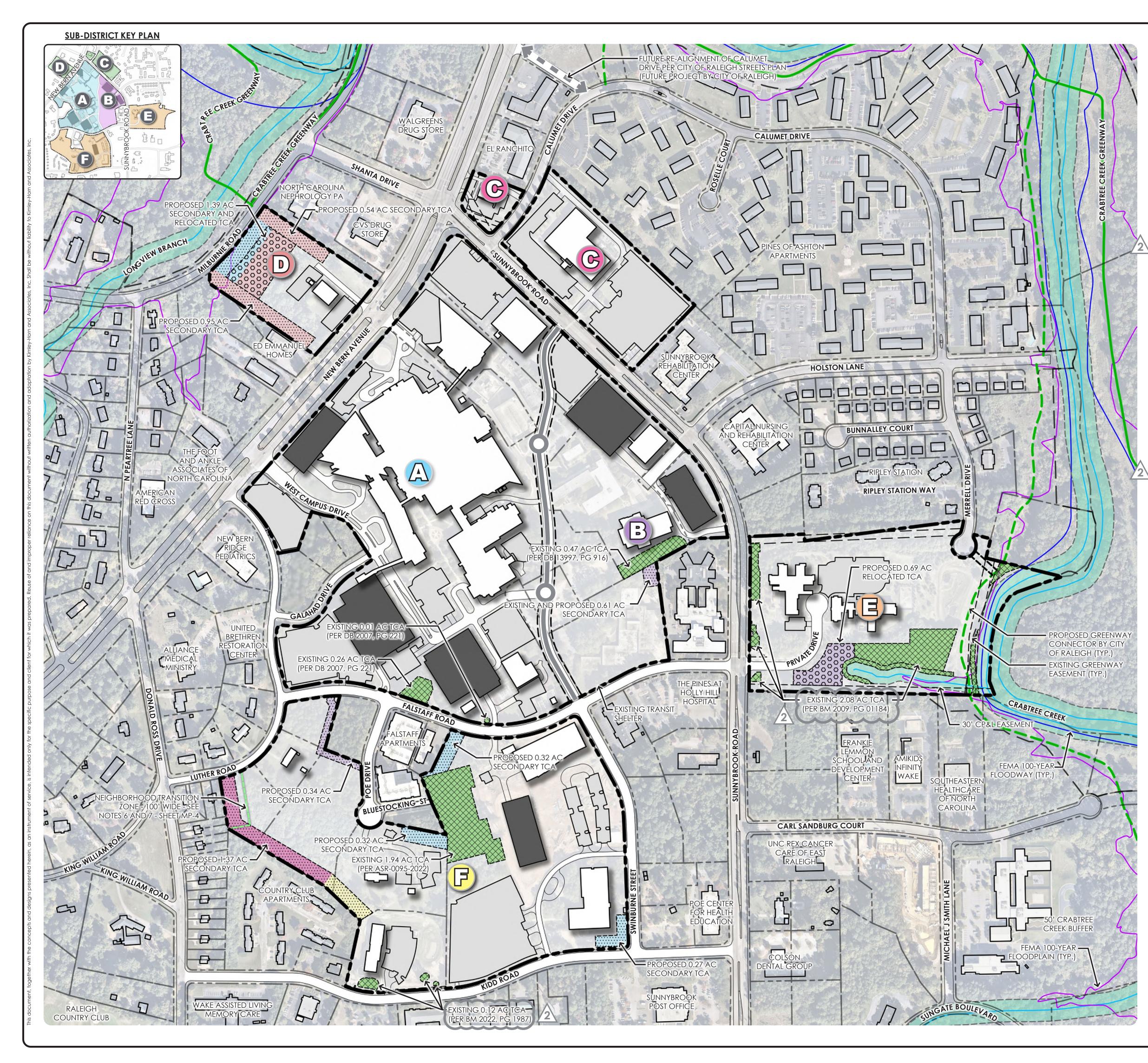








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TREE CONSERV	ATION - EXI	STING LEGEND		*
	CAMPUS ZONING	BOUNDARY		
P	ROPERTY LINE			COUNTY
	XISTING BUILDING			NORTH CAROLINA
	XISTING SURFACE			
	XISTING PARKING XISTING GREENW			WAKE TECH
_		NWAY BY CITY OF RA	N FIGH	Kimlow Horn
	XISTING STREAM			Kimley »Horn
	XISTING 50' STRE/	AM BUFFER		
Е	XISTING FLOODW	/AY		AN
	XISTING FLOODP			PL
Fi	UTURE RE-ALIGN	III CAMPUS PRIVATE MENT OF CALUMET E PLAN (FUTURE PROJE	ORIVE PER CITY OF	E III STER I CAROL
	XISTING TREE CO	NSERVATION AREA	O REMAIN	AKE MA NORTH
E	XISTING TREE CO	NSERVATION AREA	O BE RELOCATED	
S	RIMARY TCA SEA EARCH AREA ECONDARY TCA	RCH AREA- THÒROI SEARCH AREA	JGHFARE	AMPUS
	XISTING QUALIFY	ING TREES IN TCA SE	ARCH AREA	A A
	1			
SUB-DISTRICT	TOTAL EXISTING TCA	EXISTING TCA TO REMAIN	RELOCATED TCA (SEE RELOCATION TABLE, THIS SHEET)	
A	0.49 AC	0.27 AC	0.22 AC	
B C	1.16 AC 0.00 AC	0.47 AC 0.00 AC	0.69 AC N/A	
	0.00 AC	0.00 AC	N/A	
E F	2.08 AC 2.07 AC	2.08 AC 2.07 AC	N/A N/A	
TOTAL	5.80 AC	4.89 AC	0.91 AC	
CITY OF RALEIGH A CMP APPLICATION 2. TREE CONSERVATIO UDO SECTION 9.1 (3. THESE AREAS REPRE THE REQUIREMENTS 4. THE TREE CONSERV OR DEDICATED AS TO CHANGE AT THE PLAN. SUCH MODI PLAN AMENDMENT 5. THE OVERALL TREE PLAN ARE PRELIMIN DOCUMENTATION IN ACCORDANCE SHOWN WITHIN EAU PENDING FINAL SITE CONSERVATION AN 6. THE ALLOCATED TR WILL BE REVIEWED APPLICATION, FOLL WITH UDO 9.1.5.A.T CONSERVATION FO OF THE FIRST BUILDI 7. EXISTING RECORDE RELOCATED IN CO DISTRICT. THE ENTIR REQUIRED TO BE RE AND/OR RECORDE RELOCATED IN CO DISTRICT. THE ENTIR REQUIRED TO BE RE AND/OR RECORDE AREAS WILL BE PER PROPOSED WITH TH 8. TREE DISTURBING A IN THE TREE CONSER NOT TO MEET THE B	ISERVATION AREAS ND ARE PROVIDED ON AREAS WITHIN TH PER TABLE ABOVE). SENT TREE PRESERV OF UDO SECTION S ATION AREAS INDIC PART OF THE CAMP E DISCRETION OF W FICATIONS MAY BE CONSERVATION OF HICATIONS MAY BE CONSERVATION ARE AND QUALIFICATIO WITH UDO SECTION CH SUB-DISTRICT AR E PLANS FOR THE SU REA WITHIN THE CM EE CONSERVATION FOR APPROVAL IN ED CONSERVATION FOR EACH RESPEC OR EACH SUB-DISTRI NG PERMIT WITHIN ED TREE CONSERVA NJUNCTION WITH TH ETY OF EXISTING TC CORDED ALL AT OF MITTED AND RECOR AND RECONSERVA CTIVITY IS PROHIBITE RVATION AREA WITH ASAL AREA STANDA	ATION THAT IS SET ASIDE 2.1 FROM THE CITY OF R CATED ON THIS PLAN WI PUS MASTER PLAN PROC AKE III AT THE TIME OF A PROCESSED ADMINISTR REAS SHOWN WITHIN TH TO CHANGE BASED ON N OF EACH AREA AS TR 9.1.4. (B-E). TREE CONSE 9.1.4. (B-E). TREE CONSE 9.1.4. (B-E). TREE CONSE B-DISTRICT. HOWEVER, P DISTRICT. HOWEVER, P DISTRICT SHALL NOT B WITHIN EACH RESPECTI CONJUNCTION WITH TH CONSERVATION PERMIT CTIVE SUB-DISTRICT. REC CT WILL BE REQUIRED PER THAT SUB-DISTRICT. REC CT WILL BE REQUIRED PER THAT IS SCHEDULED FE NE TIME IS NOT REQUIRE PLOWING SITE APPROVE CON PLAN. ED IN ALL TREE CONSERVER	FOR PURPOSES OF THE ATED BY SUB-DISTRICT BY WAKE III TO MEET ALEIGH. LL NOT BE RECORDED ESS AND ARE SUBJECT DMINISTRATIVE SITE ATIVELY AS A MASTER FORMAL SURVEY EE CONSERVATION EVATION AREAS UBJECT TO CHANGE THE OVERALL TREE E REDUCED. VE SUB-DISTRICT E FIRST SITE PLAN IN ACCORDANCE CORDATION OF TREE RIOR TO THE ISSUANCE CAMPUS MAY BE N THE DESIGNATED SUB- OR RELOCATION IS NOT D TO BE DEDICATED AL, THESE REQUIRED RALL AREAS AS VATION AREAS DEFINED SITE PLAN, IF A PORTION ELOPED IS FOUND O, ANOTHER TREE	NO.REVISIONSDATE1RESPONSE TO CITY COMMENTS05/24/20242RESPONSE TO CITY COMMENTS05/22/20242RESPONSE TO CITY COMMENTS07/22/20243DUTY 22, 2024DUTY 22, 2024
		NORTH	100' 200' 400'	SHEET MP-8.1



	W	AKE III TREE CONSERVATION SUMMARY
2		ALLOCATED TCA FROM SUB-DISTRICT 'F'
\$		ALLOCATED TCA FROM SUB-DISTRICT 'D'
2		ALLOCATED TCA FROM SUB-DISTRICT 'C'
>	[]	ALLOCATED TCA FROM SUB-DISTRICT 'B'
ζ		ALLOCATED TCA FROM SUB-DISTRICT 'A'
>		PROPOSED SECONDARY TREE CONSERVATION AREA
\$	2000000000	RELOCATED TREE CONSERVATION AREA
		EXISTING TREE CONSERVATION AREA TO REMAIN
		NEIGHBORHOOD TRANSITION ZONE
	_	PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
		EXISTING FLOODPLAIN
		EXISTING FLOODWAY
		EXISTING 50' STREAM BUFFER
		EXISTING STREAM
		PROPOSED GREENWAY BY CITY OF RALEIGH
		EXISTING GREENWAY
		PROPERTY LINE
		CAMPUS ZONING BOUNDARY
	TREE CONSE	RVATION - PROPOSED LEGEND:

CAMPUS SUMMARY	AREA	AREA (SITE
	(ACRES)	(PERCENTAGE)
TOTAL CAMPUS AREA	130.83 AC	
REQUIRED MIN. TREE CONSERVATION AREA	10.95 AC	8.37%
TOTAL TREE CONSERVATION AREAS PROVIDED	11.12 AC	8.50%

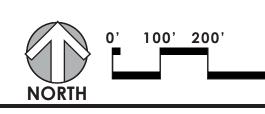
TABLE 1: WAKE III SUB-DISTRICT TREE CONSERVATION TREE ALLOCATION / PHASING SCHEDULE SUMMARY			
SUB-DISTRICT EXISTING AREA NEW OR TOTAL AREA			
	TO REMAIN	RELOCATED	PROVIDED
		TCA	
А	0.27 AC	1.58 AC	1.85 AC (1.41%)
В	0.47 AC	1.03 AC	1.50 AC (1.15%)
С	N/A	1.05 AC	1.05 AC (0.80%)
D	N/A	2.21 AC	2.21 AC (1.69%)
E	2.08 AC	0 AC	2.08 AC (1.59%)
F	2.07 AC	0.36 AC	2.43 AC (1.86%)
TC	DTAL AREA PROVIDE	D	11.12 AC (8.50%)

TCA ALLOCATION / PHASING EXHIBIT NOTE:

TABLE 1 DEPICTS THE SCHEDULE OF THE PROPOSED NEW AND/OR RELOCATED TREE CONSERVATION AREA FOR THE OVERALL CAMPUS, ALLOCATED BY THE SUB-DISTRICT. THE AREA TOTALS LISTED WITHIN THIS SCHEDULE ENSURES THE EVEN AND PROPORTIONAL DEDICATION OF TREE CONSERVATION AS DEVELOPMENT OCCURS WITHIN THE CAMPUS. THE SUB-DISTRICT DESIGNATIONS WITHIN THIS CHART REPRESENT AMOUNT/ ACREAGES OF THE CORRESPONDING AREAS ON THE PLAN. THE AREA TOTALS AND GENERAL LOCATIONS SCHEDULED FOR DEDICATION BY EACH SUB-DISTRICT WILL BE FULLY DOCUMENTED AND INCLUDED WITH THE FIRST ADMINISTRATIVE SITE REVIEW APPLICATION SUBMITTED WITHIN EACH RESPECTIVE SUB-DISTRICT. SEE WAKE III SUB-DISTRICT TREE CONSERVATION RELOCATION OF TREE CONSERVATION AREAS.

SPECIAL CLARIFICATIONS - TREE CONSERVATION:

- TREE DISTURBING ACTIVITY IS PROHIBITED IN ALL TREE CONSERVATION AREAS DEFINED ¹ IN THE TREE CONSERVATION PLAN, SHEET MP-8.1 AND 8.2.
 AT SITE PLAN, IF A PORTION OF A TREE CONSERVATION AREA WITHIN THE AREA TO ¹
- BE DEVELOPED IS FOUND NOT TO MEET THE BASAL AREA STANDARDS AS SET OUT IN THE UDO, ANOTHER TREE CONSERVATION AREA OF EQUIVALENT SIZE THAT MEETS SIZE AND BASAL AREA REQUIREMENTS PER UDO REQUIREMENTS WILL BE PROVIDED.





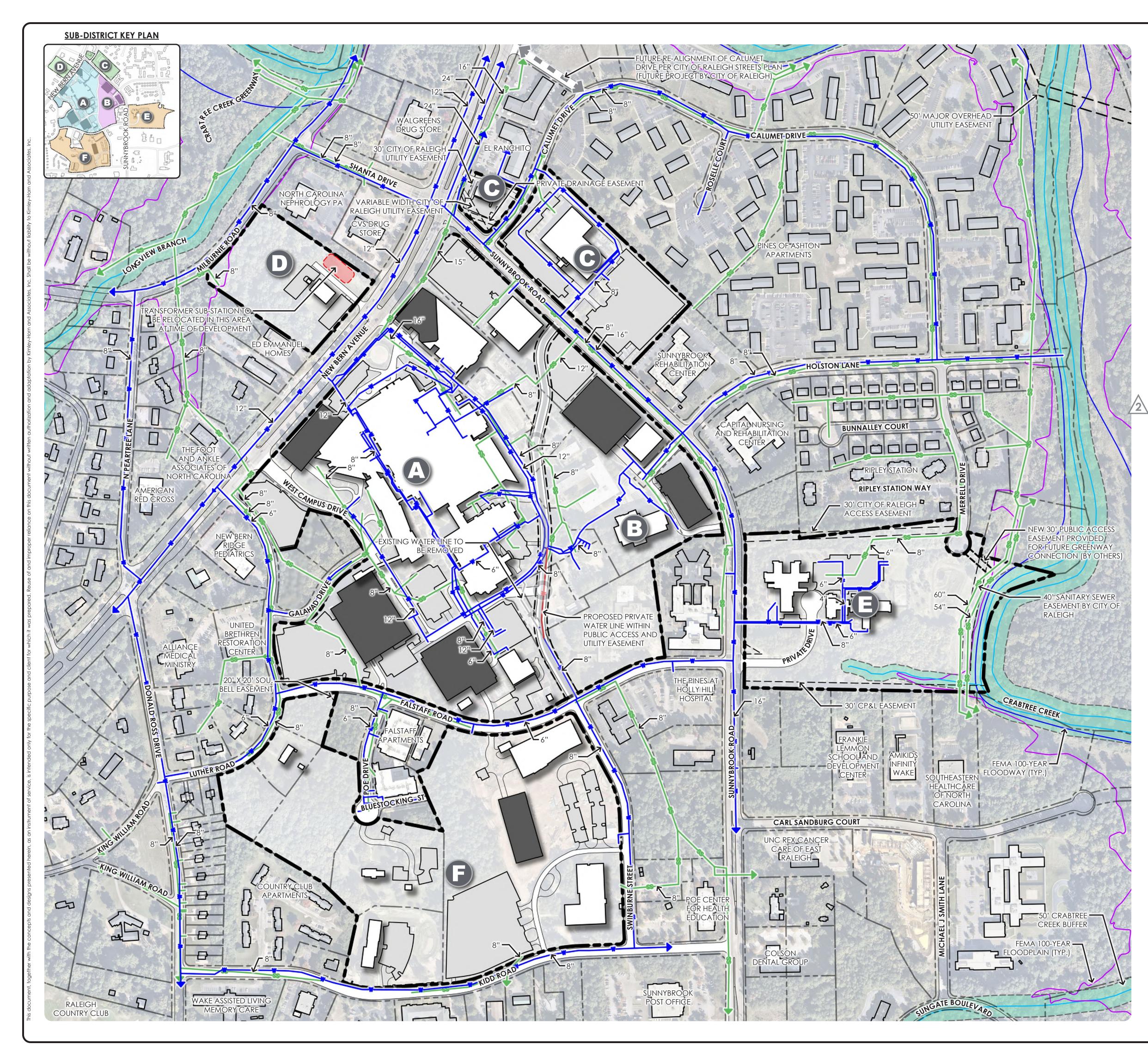












UTILITIES LEGEND: CAMPUS ZONING BOUNDARY PROPERTY LINE EXISTING BUILDING EXISTING SURFACE PARKING EXISTING PARKING STRUCTURE EXISTING STREAM _____ EXISTING 50' STREAM BUFFER EXISTING FLOODWAY EXISTING FLOODPLAIN PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF $\langle - - \rangle$ RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF raleigh) EXISTING OVERHEAD UTILITY EASEMENT EXISTING UTILITY EASEMENT -----EXISTING WATER MAIN EXISTING SANITARY SEWER MAIN PROPOSED PRIVATE WATER LINE RELOCATED TRANSFORMER SUB-STATION

CONCEPTUAL UTILITY PLAN NOTES:

1. EXISTING PUBLIC WATER LINE WITHIN SWINBURNE AVENUE WILL BE CONVERTED TO PRIVATE IN CONJUNCTION WITH THE RIGHT-OF-WAY ABANDONMENT. THIS WILL

- OCCUR DURING THE RECOMBINATION OR SUBDIVISION PROCESS. THE FOLLOWING NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS CANNOT BE MET BASED ON CURRENT FIRE DEPARTMENT RESOURCES AND INFRASTRUCTURE:
- A. NFPA 1710 4.1.2.1 SEC 4: 360 SECONDS (6 MIN) OR LESS TRAVEL TIME FOR THE ARRIVAL OF THE SECOND COMPANY WITH A MINIMUM STAFFING OF 4 PERSONNEL AT A FIRE SUPPRESSION INCIDENT.
- B. NFPA 1710 4.1.2.1 SEC 5: FOR OTHER THAN HIGH-RISE, 480 SECONDS (8 MIN) OR LESS TRAVEL TIME FOR THE DEPLOYMENT OF AN INITIAL FULL ALARM ASSIGNMENT AT A FIRE SUPPRESSION INCIDENT





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DATE	05/24/2024	07/22/2024	
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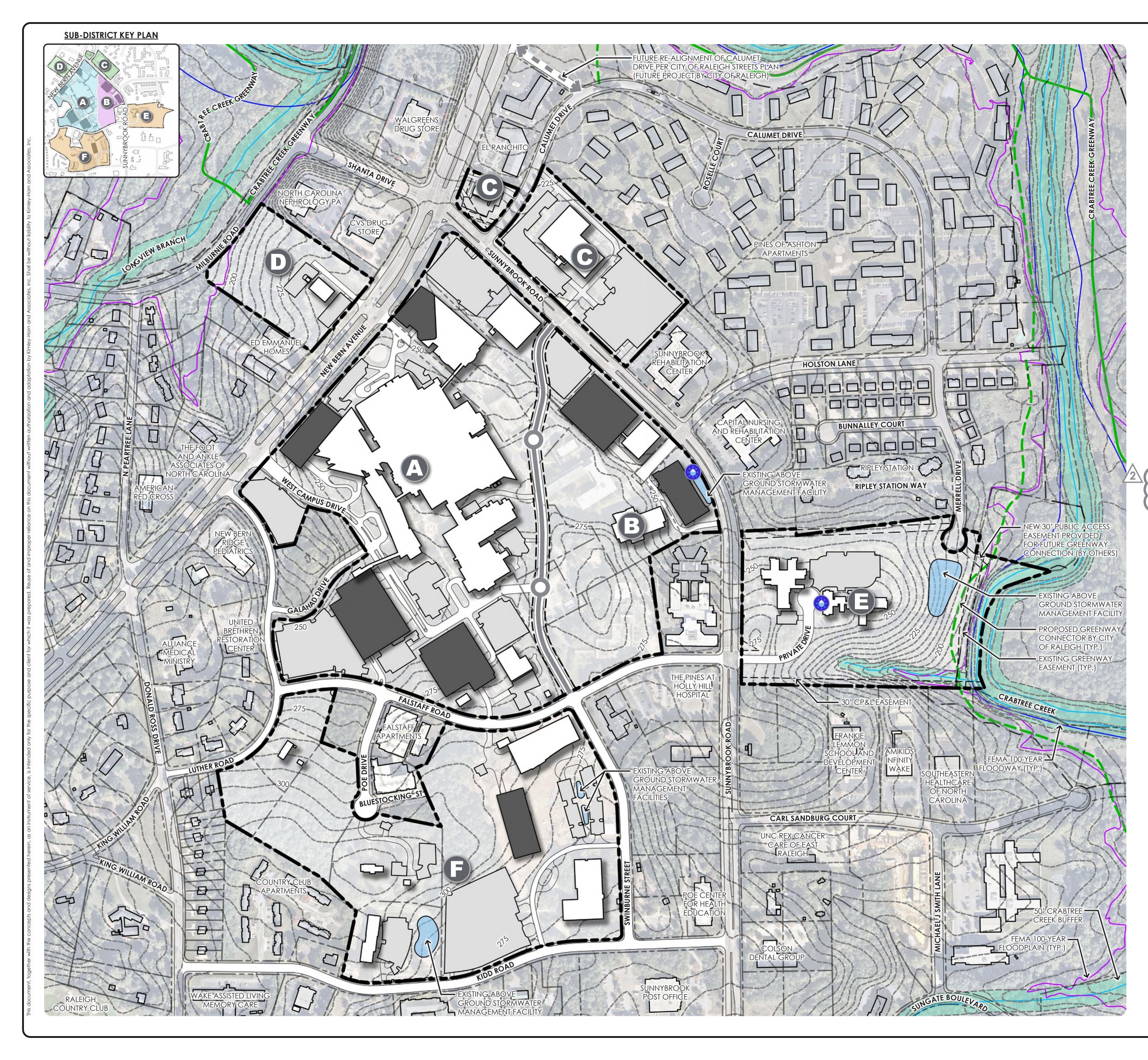












CENERALIZED STORMWATER LECEND.

GENERALIZE	D STORMWATER LEGEND:
	CAMPUS ZONING BOUNDARY
	PROPERTY LINE
	EXISTING BUILDING
	EXISTING SURFACE PARKING
	EXISTING PARKING STRUCTURE
	EXISTING GREENWAY
	PROPOSED GREENWAY BY CITY OF RALEIGH
	EXISTING STREAM
	EXISTING 50' STREAM BUFFER
	EXISTING FLOODWAY
	EXISTING FLOODPLAIN
	PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY
∢ >	FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)
	EXISTING ABOVE GROUND STORMWATER MANAGEMENT FACILITY
	EXISTING STORMWATER BIO-RETENTION CELL
	EXISTING 5' CONTOURS

WAKE III PERVIOUS / IMPERVIOUS AREA TABLE						
SUMMARY	AREA (ACRES)	CAMPUS				
		PERCENTAGE				
TOTAL EXISTING PERVIOUS AREA	±66 AC	±50.38%				
TOTAL EXISTING IMPERVIOUS AREA	± 65 AC	±49.62%				
TOTAL CAMPUS AREA	131 AC	100%				

GENERAL STORMWATER NOTES:

L DEVELOPMENT WITHIN THE CMP DISTRICT IS SUBJECT TO CITY AND STATE TORMWATER REGULATIONS IN PLACE AT THE TIME DEVELOPMENT PLANS ARE) AND WILL BE SUBJECT TO THE CITY OF RALEIGH REVIEW AND APPROVAL

PROCEDURES IN EFFECT AT THE TIME PLANS ARE SUBMITTED. 2. STORMWATER MANAGEMENT FACILITIES MAY BE SHARED FACILITIES OR DESIGNED AS PART OF INDIVIDUAL DEVELOPMENT PLANS.







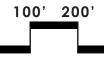
RMWATER STC ALIZED GENER, 2024 Ζ 22, 4 JULY **L**

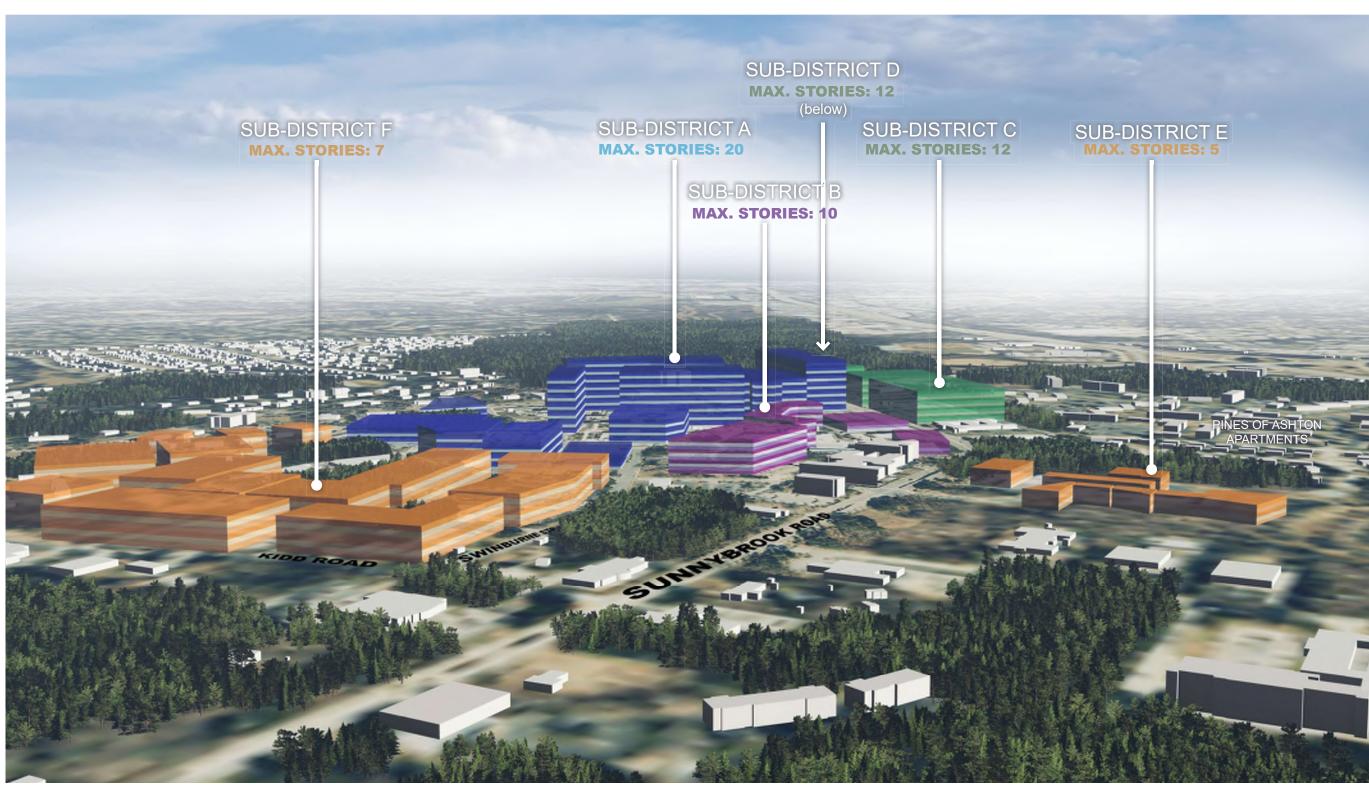
SHEET **MP-10**



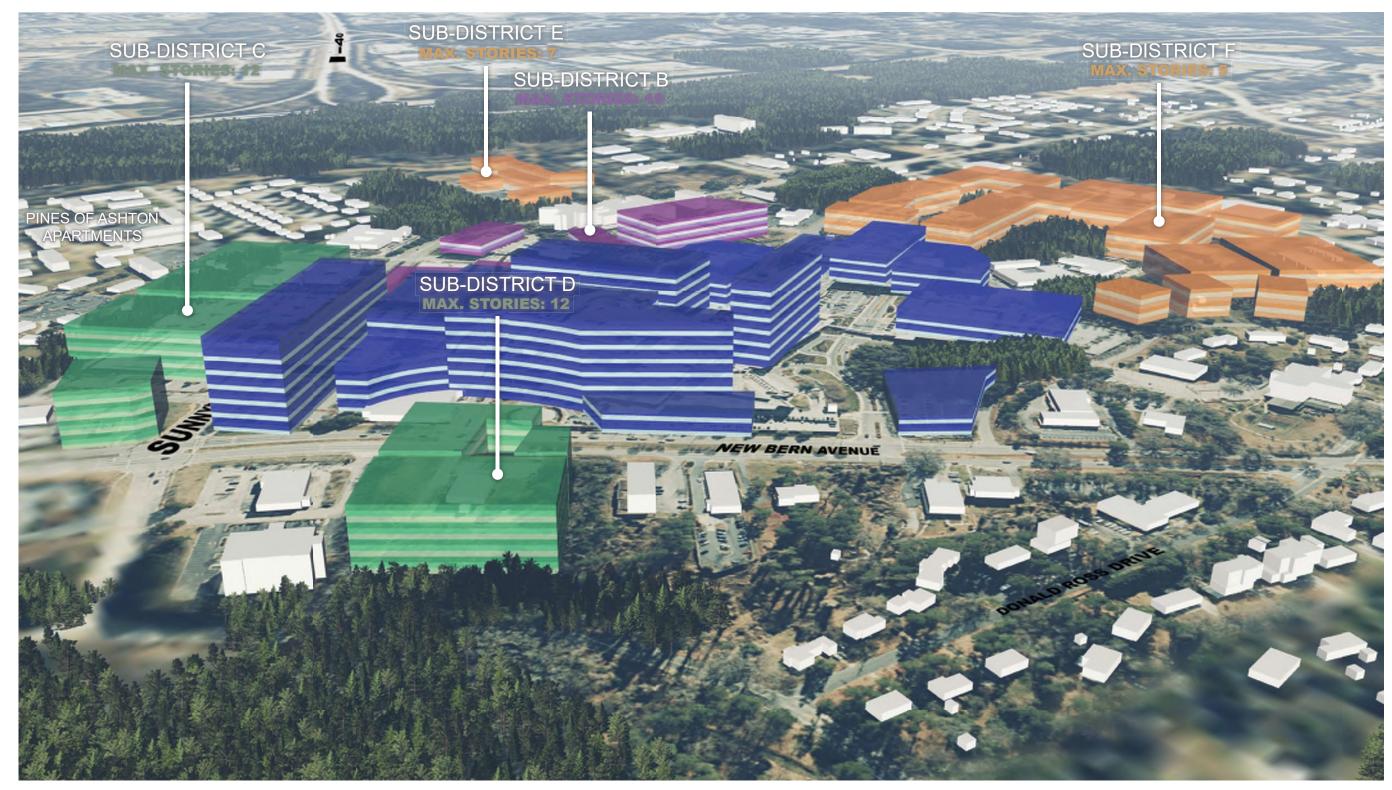








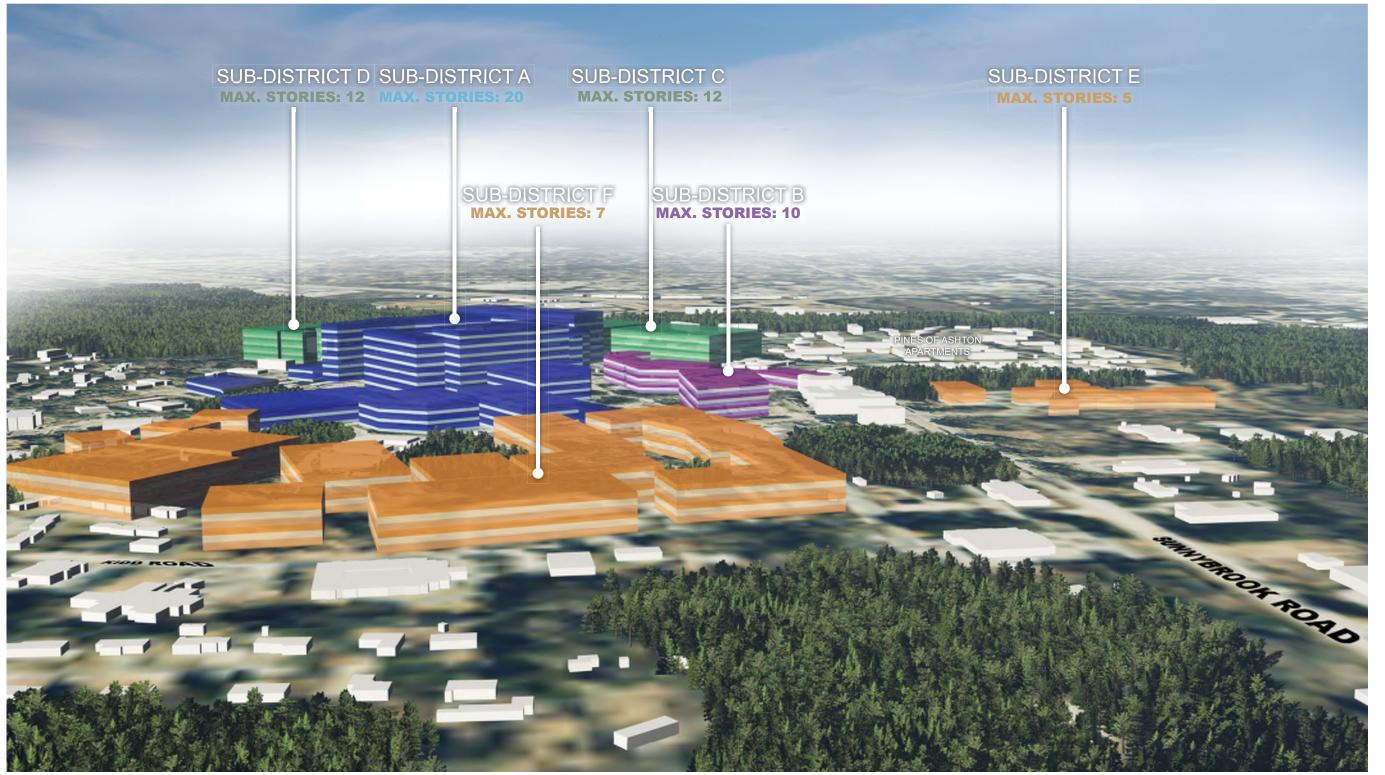
KIDD ROAD AND SUNNYBROOK ROAD INTERSECTION FACING NORTHWEST



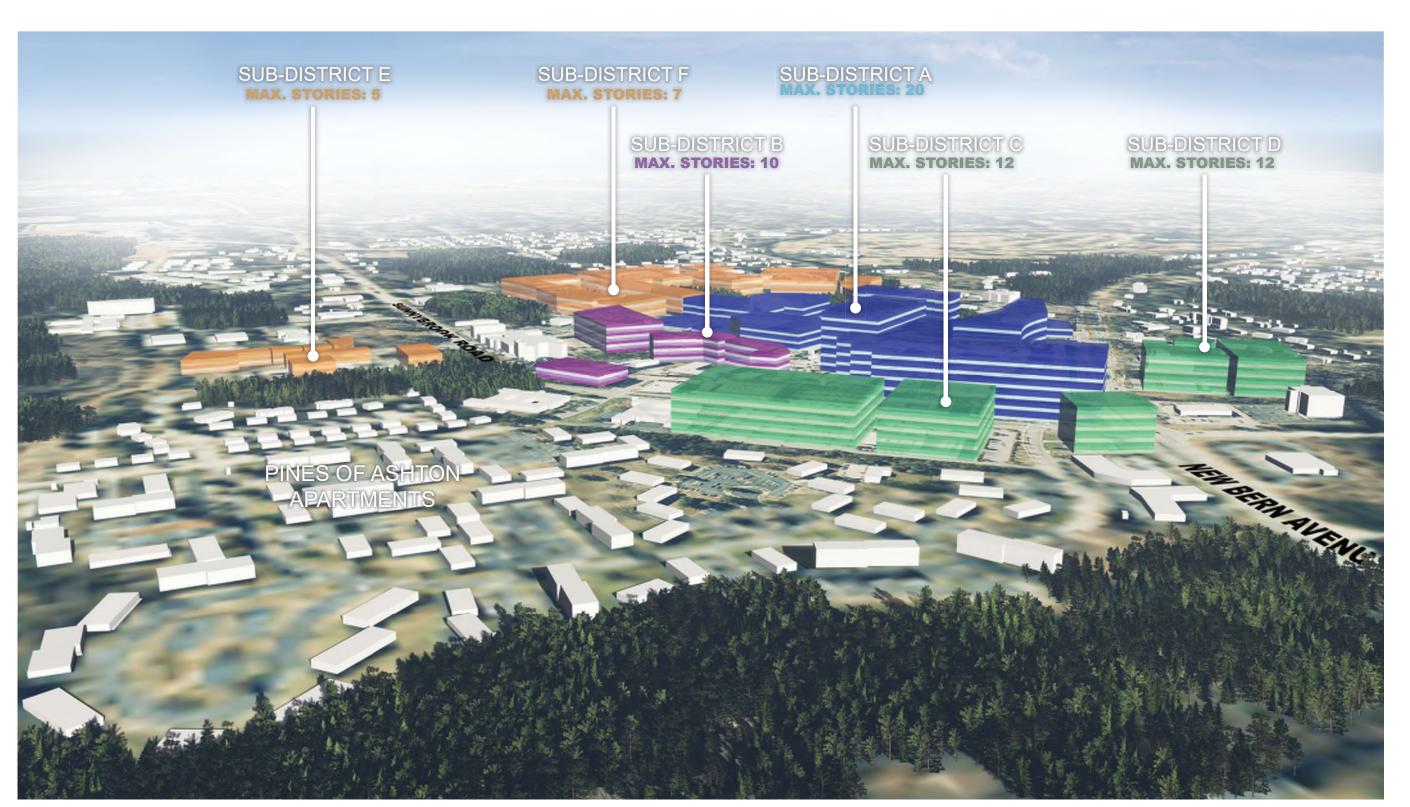
NEW BERN AVENUE FACING EAST

THREE-DIMENSIONAL MODELS AND RENDERING NOTES:

 THESE RENDERINGS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THESE GRAPHICS ARE INTENDED TO PROVIDE A GENERAL REPRESENTATION OF HOW MASSING, DENSITY AND HEIGHT WOULD BE PERMITTED TO OCCUR UNDER THE CMP REZONING. THIS INFORMATION IS NOT INTENDED TO DEMONSTRATE ACTUAL DEVELOPMENT PLANS AND IS SUBJECT TO CHANGE PENDING ACTUAL PROGRAMMING AND DEVELOPMENT PLANS WITHIN THE CMP DISTRICT AND ITS SUB-DISTRICTS.



KIDD ROAD FACING NORTH



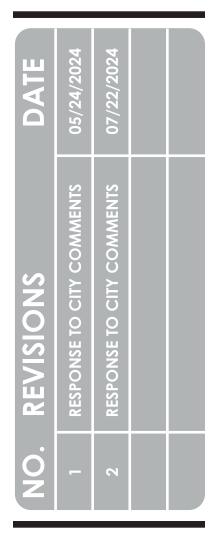
SUNNYBROOK ROAD FACING SOUTHWEST



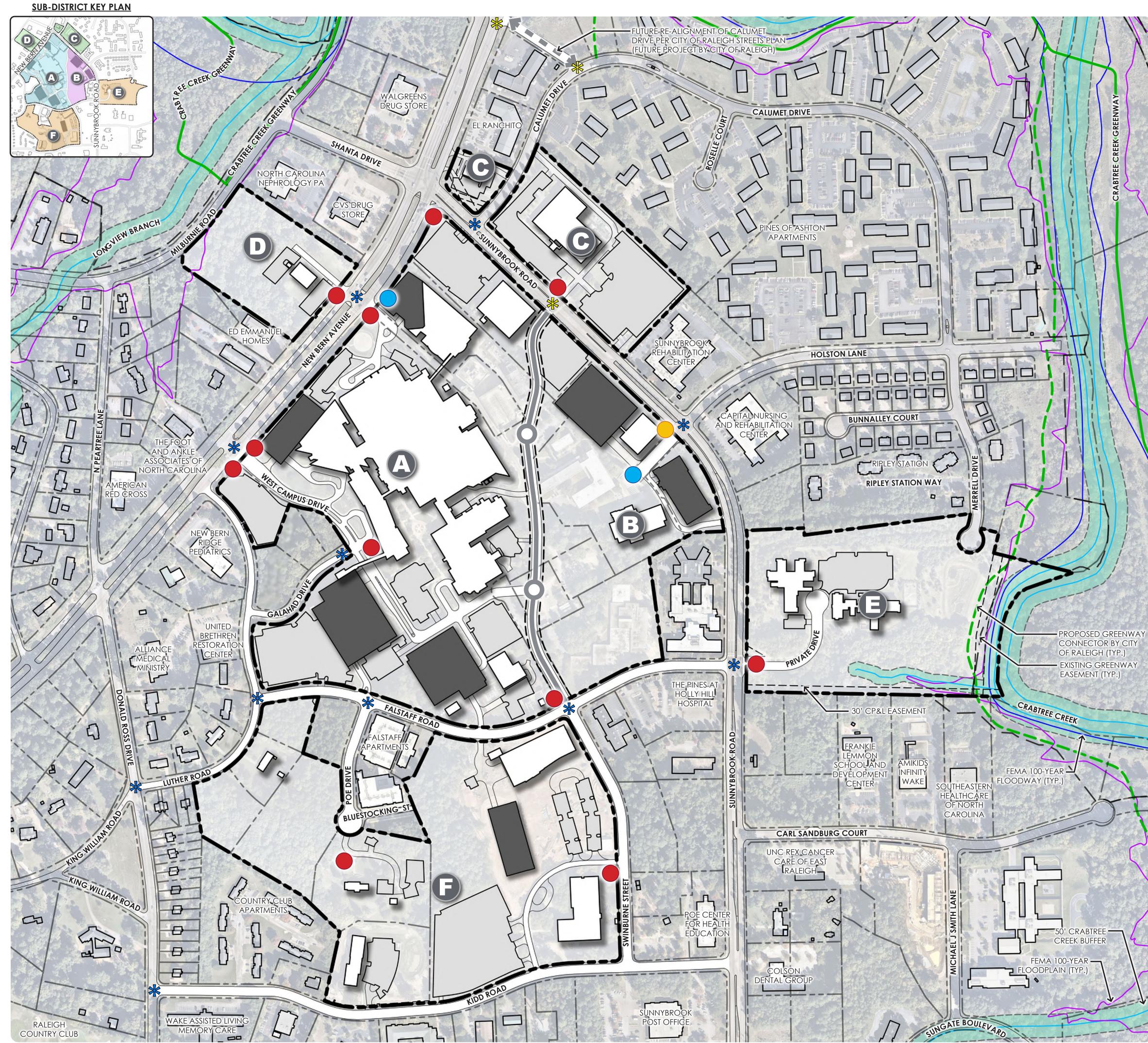
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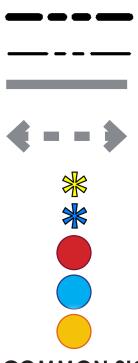
HREE-DIMENSIONAL AODEL/PLAN



SHEET MP-12



COMMON SIGNAGE LEGEND:



CAMPUS ZONING BOUNDARY

PROPERTY LINE PROPOSED WAKE III CAMPUS PRIVATE ACCESSWAY FUTURE RE-ALIGNMENT OF CALUMET DRIVE PER CITY OF RALEIGH STREETS PLAN (FUTURE PROJECT BY CITY OF RALEIGH)

PROPOSED STREET INTERSECTION EXISTING STREET INTERSECTION

EXISTING MONUMENT SIGN

EXISTING WALL MOUNTED SIGN

EXISTING LOW PROFILE SIGN

COMMON SIGNAGE NOTES:

1. ALL CAMPUS SIGNAGE SHALL COMPLY WITH THE CITY OF RALEIGH SIGNAGE

STANDARDS LISTED IN UDO SECTION 7.3.
2. EXISTING SIGN LOCATIONS WILL REMAIN. ALL NEW CAMPUS SIGNAGE WILL COMPLY WITH THE CITY OF RALEIGH UDO SECTION 7.3 UNLESS OTHERWISE MODIFIED BY THIS CAMPUS MASTER PLAN.

MODIFICATIONS TO DISTRICT STANDARDS: SIGNS ALLOWED BY DISTRICT (UDO SECTION 7.3.2):

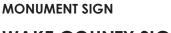
1. SIGNS ARE PERMITTED BY SUB-DISTRICT AS SET FORTH IN TABLE BELOW. COMMON SIGNAGE PLAN (UDO SECTION7.3.16.H):

1. WAKEMED, WAKE TECH COLLEGE AND WAKE COUNTY EACH FOLLOW INDEPENDENT CAMPUS SIGNAGE AND BRANDING STANDARDS. EXISTING AND FUTURE SIGNAGE DESIGN WILL CONTINUE TO BE DEVELOPED IN ACCORDANCE WITH THESE INDIVIDUAL CAMPUS STANDARDS.

	CAMPUS SUB-DISTRICT					
	Α	В	С	D	Е	F
BUILDING SIGNS			1			1
WALL SIGN	P	Р	Р	Р	Р	F
PROJECTING SIGN	P	Р	Р	Р	Р	F
AWNING GALLERY, MARQUEE SIGN	Р	Р	Р	Р	Р	F
WINDOW SIGN	Р	Р	Р	Р	P	F
GROUND SIGNS	·					
LOW PROFILE	Р	Р	Р	Р	P	F
MEDIUM PROFILE	Р	Р	Р	Р	P	F
HIGH PROFILE	Р	Р	Р	Р	Р	F
TRACT IDENTIFICATION SIGN	P	Р	Р	Р	Р	F
A-FRAME SIGN	P	Р	Р	Р	Р	F
ADVERTISING SIGNS						
OFF-PREMISE SIGN						
VEHICULAR SIGN	Р	Р	Р	Р	Р	F

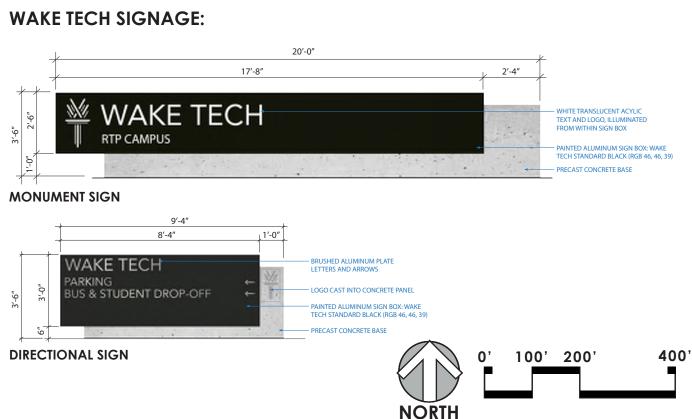
EXISTING CAMPUS SIGNAGE EXAMPLES: WAKEMED SIGNAGE:







MONUMENT SIGN









COMMON SIGNAGE PLAP JULY 22, 2024

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SHEET MP-13





DIRECTIONAL SIGN