

**Z-14-13/ SSP-1-13 – East Six Forks Road Conditional Use District-** located on the south side east of its intersection with Anderson Drive being Wake County PINs 1705944082 and 1705942167. Approximately 5.6 acres to be rezoned from Residential-10 to Office and Institution-1 Conditional Use District with Pedestrian Business Overlay District.

**Conditions Dated: 05/24/13**

Conditional Use District requested: **Office and Institution-1 District with Pedestrian Business Overlay District.**

Narrative of conditions being requested:

For purposes of the following conditions, Tax Parcels PIN 1705-94-2167 (Deed recorded at Book 13312, Page 707 of the Wake County Registry) and PIN 1705-94-4082 (Deed recorded at Book 13312, Page 713 of the Wake County Registry) are referred to as the “Property.”

- a. Vehicular ingress and egress to the Property from Six Forks Road shall be limited to a maximum of two (2) vehicular driveways.
- b. Upon redevelopment, bicycle racks will be provided at a minimum of two (2) locations on the Property with the location of the racks to be determined at the time of site plan approval. The number of bicycles which the racks will accommodate will be in accordance with Section 7.1.2.C. of the Unified Development Ordinance.
- c. Upon redevelopment, all free-standing exterior lighting upon the Property will utilize full cut-off fixtures.
- d. The Property shall be utilized only for residential purposes, with the term “Residential” construed in accordance with the residential use category of the Allowed Principal Use Table in Section 6.1.4 of the Unified Development Ordinance. The following uses shall be prohibited upon the Property: boardinghouse; congregate care; dormitory; fraternity; sorority; life care community; manufactured home development; cottage court; emergency shelter Type A; emergency shelter Type B; and rest home. The number of dwelling units constructed upon the Property shall not exceed two hundred seventy-five (275) and the maximum density of the Property shall not exceed 49.11 units/acre.
- e. Upon redevelopment, any building constructed upon the Property shall have a building side that faces Six Forks Road, and such building side shall contain a primary entrance to the building. Safe and convenient pedestrian access shall be provided which shall connect the primary entrances of any building upon the Property to parking areas and to the sidewalk along Six Forks Road. Such access shall be provided by sidewalks or clearly marked pedestrian crossings of hardscape areas, each having a width of at least five (5) feet.
- f. Upon redevelopment, at least eighty-five percent (85%) of the off-street parking spaces provided upon the Property shall be contained in a multi-level parking structure which, with the exception of entrances into and exits from the structure, shall be screened by heated

building space. No vehicle parked on the highest level of the parking structure shall be visible from any public right-of-way. There shall be no vehicular entrance to or exit from the aforementioned parking structure on the side of any building upon the Property facing Six Forks Road. In the event it becomes lawful for parking to be placed between the right-of-way of Six Forks Road and the side of any building upon the Property facing Six Forks Road, only a single row of parking shall be allowed between the building and Six Forks Road.

- g. The height of any building constructed upon the Property shall not exceed four (4) stories and sixty (60) feet.
- h. At least twenty-five percent (25%) of each external building side (excluding windows and doors) of any building constructed upon the Property shall be constructed of brick or masonry. At least thirty percent (30%) of the roof of any building constructed upon the Property shall be pitched or shall appear to be pitched if visible from an adjoining parcel or public right-of-way. The minimum pitch of such pitched portion of the roof of any building constructed upon the Property shall be 5:12.
- i. If requested by the City of Raleigh, prior to the issuance of a building permit with respect to the Property, the owner shall provide the City a transit easement along Six Forks Road measuring fifteen (15) by twenty (20) feet or such lesser dimensions as shall be specified by the City. The owner shall provide a bench and/or shelter for the transit easement area as specified by the City's Transit Division in accordance with the City's standard policies. The location of the easement shall be approved by the Transit Division and the written deed of easement shall be approved by the City Attorney.
- j. Upon redevelopment, the owner shall submit a downstream sewer capacity study, and the required improvements identified by the study must be permitted and constructed in conjunction with the redevelopment. Any water system improvements required to meet fire flow requirements will also be constructed at such time.
- k. All new development and redevelopment of the Property shall be in general accordance with the 200 East Six Forks Road Streetscape and Parking Plan.
- l. Upon redevelopment, an offer of pedestrian cross access with parcel PIN 1705-93-3559 (Deed recorded at Book 12115, Page 1190 of the Wake County Registry) shall be recorded in the Wake County Registry.

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# ***200 East Six Forks***

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## **Streetscape and Parking Plan**

**Raleigh, North Carolina**

**Case Number: Z-14-13**

**Date: May 15, 2013**

**Owner:**

**Northstar Partners, LLC**

**1800 Chester Road**

**Raleigh, NC 27608**

**Prepared By:**



**THE JOHN R. McADAMS  
COMPANY, INC.**

**ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL**

**RESEARCH TRIANGLE PARK • CHARLOTTE • WILMINGTON**

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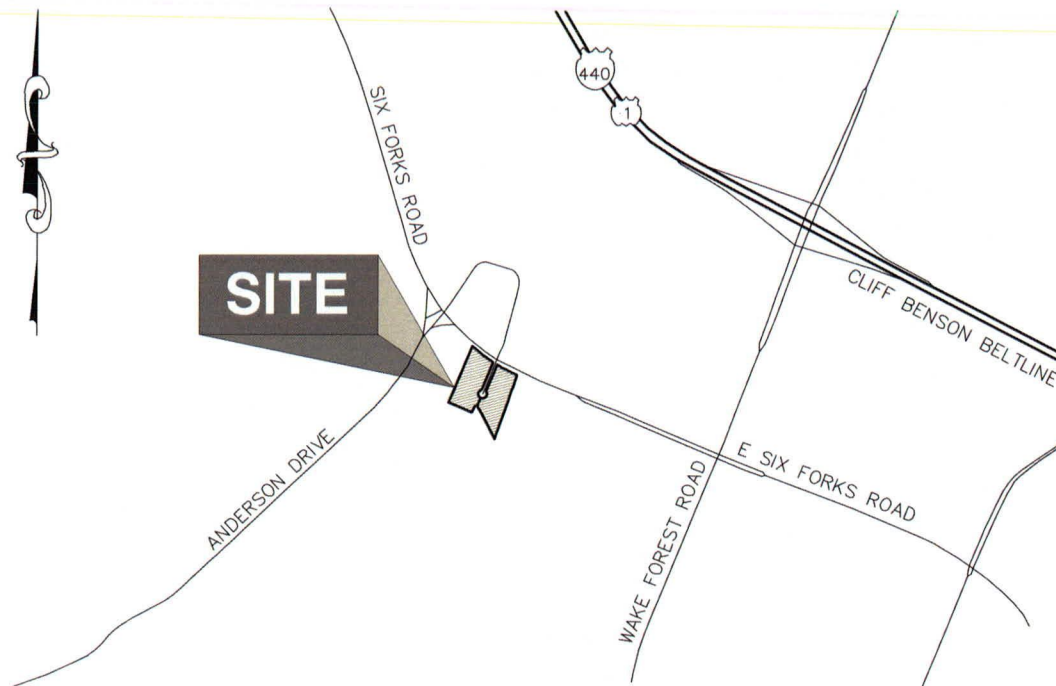
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## Introduction

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## Location Map





### Site History

The property associated with this application includes two parcels of land totaling approximately 5.6 acres. These properties currently contain a collection of 60 one and two-story apartments which were built in the late 1960's. The location of this site at the intersection of Manorcrest Court and Six Forks Road, along with its dated nature make it a prime candidate for redevelopment. When this property was originally developed in the late 1960's, this part of town was located on the outskirts of Raleigh and considered a very suburban area. Today, this location has become a target for redevelopment, spurred on by the enormous success of Midtown with the redevelopment of North Hills as its catalyst. This change of circumstances supports a more urban form for this property which is now a part of the Midtown area. The proposed redevelopment will utilize existing infrastructure that is in place along this corridor in the form of public transportation, roadway improvements and utilities.

### Zoning/PBOD Boundary Exhibit



### **Planning Objective**

The goal of this streetscape and parking plan is to provide guidelines for the development of a high density residential community as shown on the rezoning exhibit below. By providing these guidelines for development, we can insure that this site is developed with a common streetscape theme.

200 Six Forks will incorporate a high density, urban infill residential development within the Midtown area has evolved as one of the region's more significant growth centers. The incorporation of the PBOD at this location will allow this property to redevelop at the higher densities appropriate for a site near the intersection of two multi-modal corridors in an area designated by the Comprehensive Plan as a City Growth Center.

### **Transportation**

The site is located on the south side of East Six Forks Road at the intersection with Manorcrest Court, within Midtown. The Comprehensive Plan identifies East Six Forks Road as a Major Thoroughfare (15,000>35,000 trips per day) and multi-modal corridor.

In addition to vehicular transportation, Capital Area Transit Bus line 24c runs along East Six Forks Road with a stop located within walking distance of the site. Upon approval of a site plan or plans for the redevelopment of the property, if requested by the City's Transit Division, the owner shall dedicate a transit easement along the East Six Forks Road frontage of a size, nature and location acceptable to such Division and shall provide any improvements, such as a bench and/or shelter, specified by such Division that will be in accordance with its standard policies. Once the location of the transit easement is defined, an entrance to the building will be located so as to assure convenient and comfortable pedestrian access from the building to the transit stop.

### **Streetscape Concept**

It is the intent of these guidelines to reconstruct the East Six Forks Road streetscape as an integral part of community design. In order to protect the pedestrian from vehicular traffic, and in compliance with the Appearance Commission recommendation, we propose to provide a continuous curbside planting bed between the sidewalk and curb, allowing for a row of low plantings, street trees and seasonal color. These improvements will be contingent upon the approval of any necessary encroachment agreements. Street trees will be provided along East Six Forks Road at a minimum of 40' o.c. and will be located in tree grates as required. The pedestrian walkway along this frontage is proposed to consist of broom and smooth finished concrete to tie in with existing development along the frontage. We have also incorporated a 6' wide planting strip between the back of the sidewalk and the building in order to break up the façade of the building and soften the streetscape with additional plantings. In addition, no off-street parking will be present at this location unless permitted by future laws or ordinance amendments. Final location of the street furnishing will be finalized at site plan approval. See sheet 8 and 9 for details and sections.



## **Streetscape Standards**

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### **Width of Pedestrian Ways**

There is currently only a 5' wide sidewalk adjacent to the boundary of the proposed PBOD along East Six Forks Road. As required, we will provide new sidewalks in accordance with the foregoing text and the sections and plans illustrated below.

**East Six Forks Road Frontage** – this frontage will be improved with a full 14' wide pedestrian walkway in accordance with City of Raleigh PBOD standards (see illustrations below).

### **Site Design / Open Space**

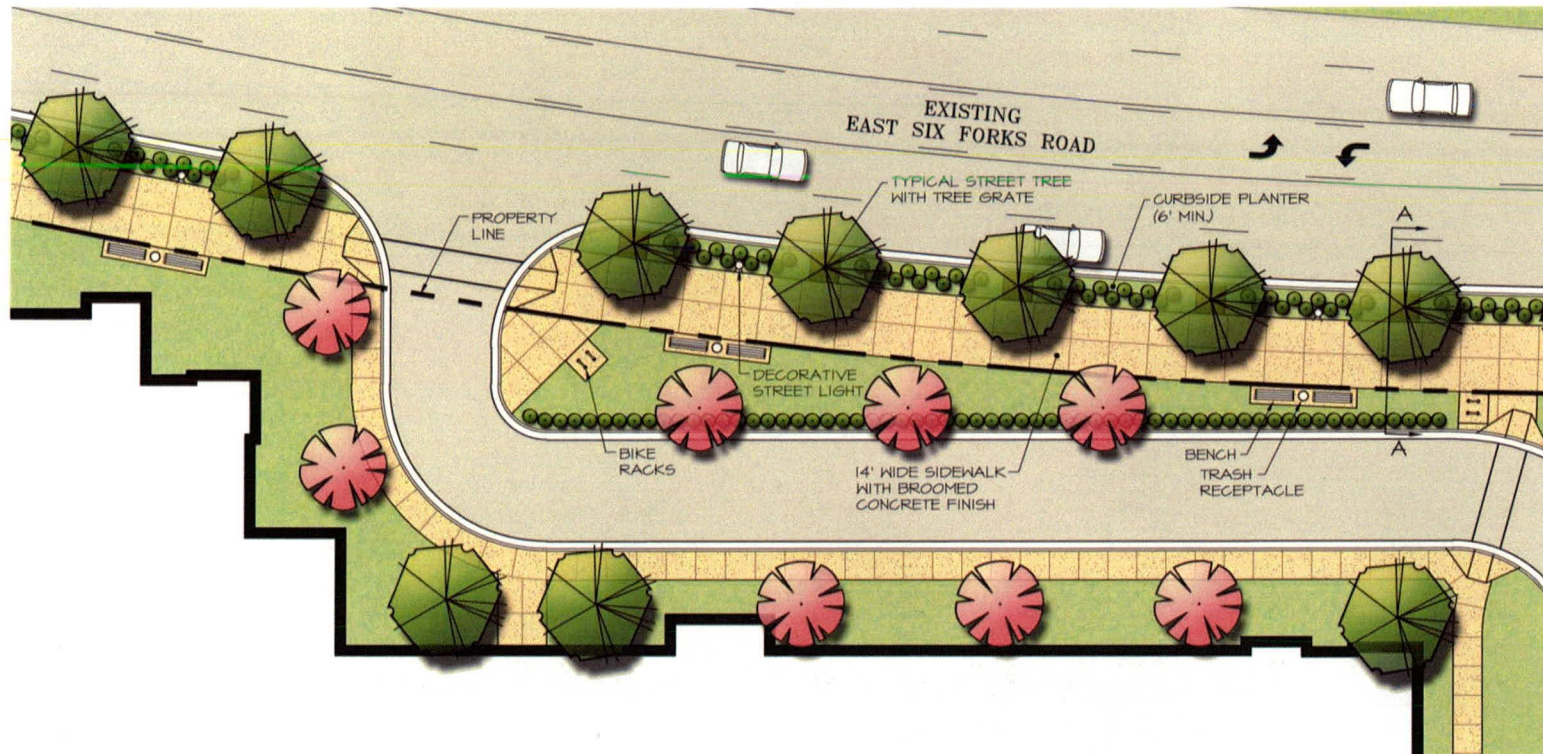
An important part of any urban living environment is the presence of well designed and situated open space features. To ensure that the proposed open space elements are well-used, it is essential to locate and design them carefully and with the users in mind. These spaces will be located where they are screened from the traffic noise of East Six Forks Road, yet easily accessible from public areas (building entrances, sidewalks).

### **Pedestrian Crosswalk locations**

As we are proposing to request that Manorcroft Court be closed. We do not anticipate a pedestrian crosswalk traversing East Six Forks Road along the project frontage. The nearest crosswalks are located at the intersection of East Six Forks and Anderson drive as well as Selby Drive. At the time of site plan approval, additional crosswalks will be added if needed to facilitate the flow of pedestrian activity across East Six Forks Road. However at this point we do not anticipate a need for an additional crossing.



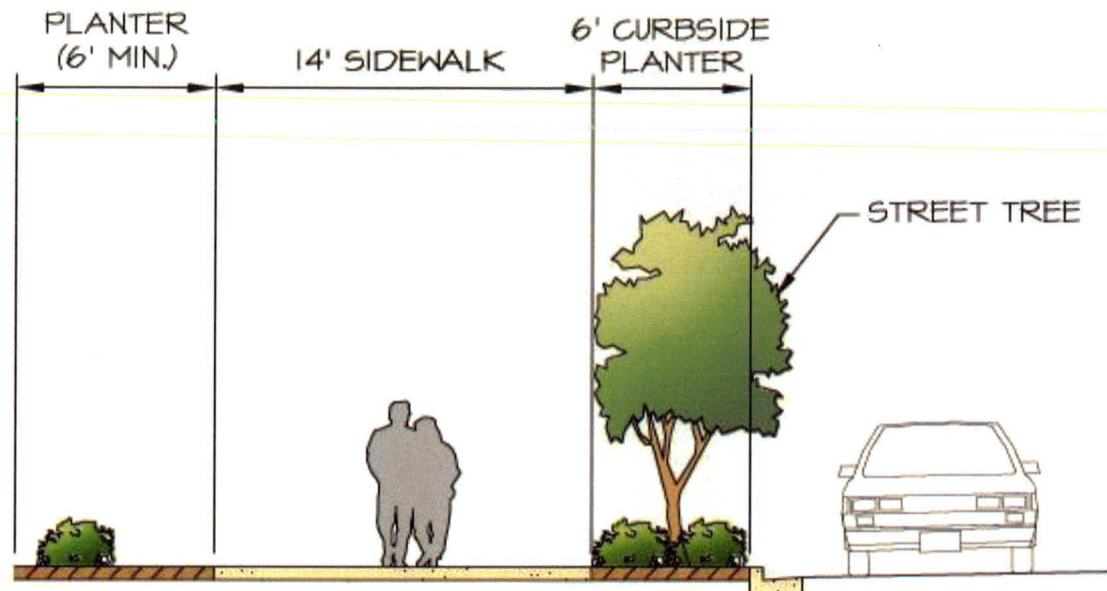
## East Six Forks Road Conceptual Plan



### Notes:

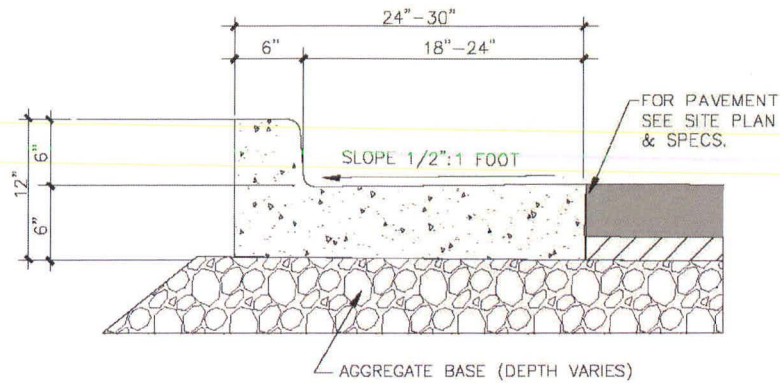
1. Final location of site furnishings and planters on streetscape plans and sections above to be determined at site plan.
2. Final access points and driveway configuration may change based upon number of curb cuts granted by NCDOT and City of Raleigh at the time of Site Plan.
3. Building will be shifted closer to street right-of-way if final access and driveway locations permit.
4. The applicant reserves the option to modify the plan to allow a single row of parking between the building and the right of way of Six Forks Road if it becomes legal to do so.

## East Six Forks Road Conceptual Section

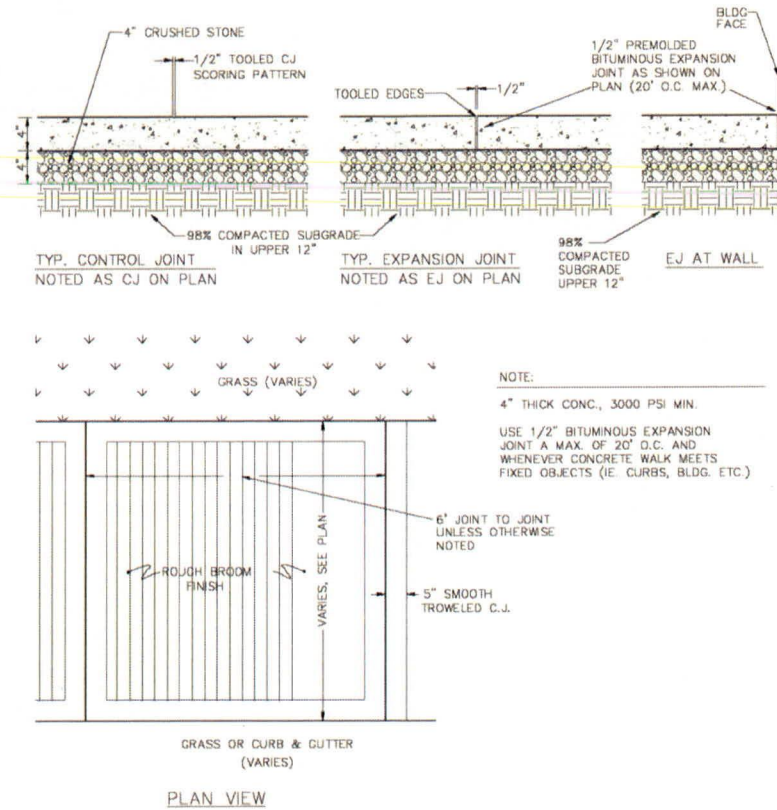


## SECTION A

## Curb Detail



## Sidewalk Details





## **Streetscape Standards Continued**

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### **Utilities**

Utilities are currently in place in the area. Subject to approval by the City of Raleigh and the utility provider, all utilities will be either located underground and behind the back of curb or on poles in the right of way.

### **Maintenance Plan**

A maintenance plan will be enforced as part of the PBOD for the care of the streetscape improvements up to the public right-of-way. Maintenance in excess of that customarily provided by the municipality within public right-of-ways will require an encroachment agreement and will be the responsibility of the individual property owner or property owner's association. This includes maintenance of sidewalks and planters and street furnishings required by the PBOD but within the property lines, watering of plant materials and keeping the sidewalks free of debris and trash. A draft of the maintenance plan will be submitted at the time of site plan approval.

### **Signage**

The design and location of signage will compliment the architectural styles of the structures and will be oriented toward vehicular and pedestrian traffic. The following signage types are encouraged: Awning signs, window stencils and wall signs. Low profile ground signs will also be allowed on the property in accordance with the City's signage code. Paddle signs oriented toward pedestrian traffic will also be permitted in accordance with the City's signage code and shall maintain a clear minimum height of 9'-0" above the ground.

### **Canopies and Awnings**

In the event canopies or awnings are incorporated along the streetscape; they will be of sufficient height to accommodate the free flow of pedestrian traffic. In no case will the awnings be less than 9'-0" above the ground.

### **Street Lights**

Appropriate light levels along the streetscapes and parking areas are critical in creating a safe and inviting environment for pedestrians. The project will provide pedestrian scale lighting similar to the illustration provided below. A lighting plan will be provided at the time of site plan approval.



**Fixture**

Manufacturer: Sternberg Vintage Lighting

Specification: Euro Series (Full Cut off Fixture)  
(or approved equal)

Bulb: LED bulbs will be utilized for all street lighting  
along the East Six Forks Road frontage.

**Pole**

Manufacturer: Sternberg Vintage Lighting

Specification: Dover Series  
(or approved equal)



### **Building Facades**

Structures will address the public right of way along East Six Forks Road. A primary entrance to the buildings will be both architecturally and functionally on the facade of any building facing the public street. Such entrances will be designed to convey their prominence on the facade. In addition to these entrances, there will also be entrances to the structures from within the parking structure and from other points surrounding the buildings. Ground level residential units will have one or more of the following elements: doors, balconies, porches, stoops or similar active elements that address the street in order to help activate the pedestrian streetscape, along East Six Forks Road.

Along the streetscape, the facades will be broken up to provide a pedestrian scale experience by the interspersions of street trees, street furnishings, decorative lighting, movement in the sidewalk, changes in paving material as well as other similar elements. No structures will encroach within the public right of way without the approval of an encroachment agreement.

### **Building Setbacks**

Building setbacks from street right of ways within the PBOD shall be a minimum of 0' and will accommodate a 14' wide pedestrian walkway as shown on the sidewalk plans and sections on pages 7-8. The building setbacks within the project will be a minimum of 6' from the side and rear lot lines.

### **Building Height**

Buildings and parking structures will not exceed 60' in height and apartment buildings will not exceed four residential stories.

### **Parking**

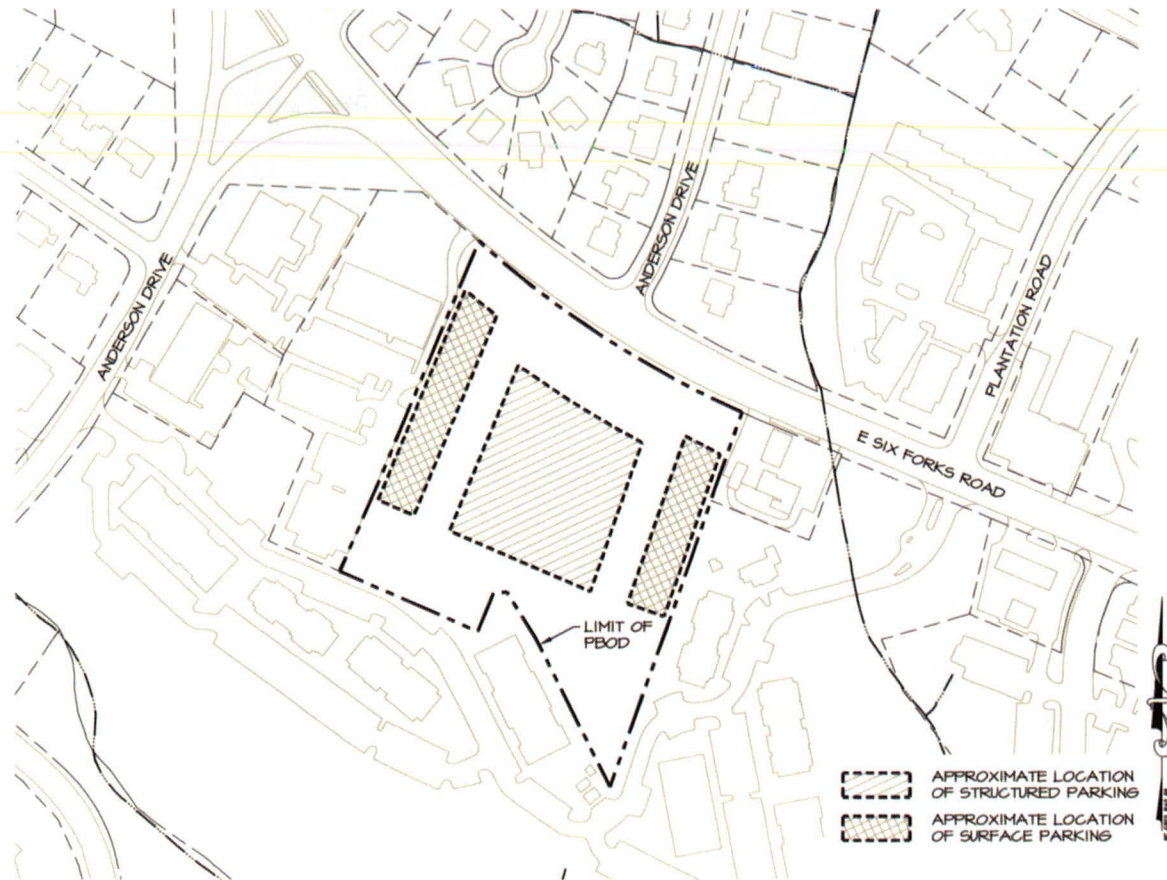
Parking within the project will be provided through a combination of both surface and structured parking. As provided for in our zoning conditions, a minimum of 85% of the parking will be contained in multi-level structures. All parking structures will be concealed from view from the adjoining properties and the public rights-of-way where possible. Where grades permit, structures should be located behind buildings with areas visible from adjoining properties and the public right-of-way clad in the same material as the principal buildings on site. The number of parking stalls within the project will meet or exceed the minimum parking requirements of the City of Raleigh. In order to accommodate the leasing needs of the project, it will be necessary to locate a small amount of surface parking outside of the parking structure but behind the front facade of the building. In addition, this surface parking will be screened from view through the installation of either a continuous evergreen hedge reaching a height of 36" tall. The applicant reserves the option to modify the plan to allow a single row of parking between the building and the right of way of Six Forks Road if it becomes legal to do so.

As with any urban infill project, parking structures are essential and integral to the design of the project.

Bicycle parking will be provided at a rate of 1/20 car spaces unless a higher standard is required by the Code and will be located within the parking structures or near the main entrances to the structure. A minimum of 75% of the required bike parking spaces will be covered from the elements by either locating them within the parking structures or providing a canopy over the racks



## Parking and Streetscape Location Diagram



### Notes:

4. The applicant reserves the option to modify the plan to allow a single row of parking between the building and the right of way of Six Forks Road if it becomes legal to do so.

### Proposed Street Tree Palette

Street trees will be installed per the streetscape plan at the time of development of the parcels at the public right of ways prior to the issuance of a certificate of occupancy for the development of the parcel. Trees will be installed at a minimum size of 6 1/4" caliper. Alternate similar street tree species may be substituted at the time of site plan as approved by staff to accommodate availability of species and direction from the City of Raleigh urban forester.

#### Japanese Zelkova

(Zelkova serrata)

Shape: Urn Shaped

Foliage: Green with sawtooth margins

Fall Color: Yellow to dark red



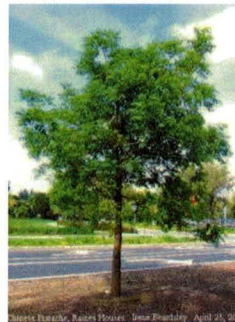
#### Chinese Pistache

(Pistacia Chinensis)

Shape: Oval

Foliage: Dark green leaflets

Fall Color: Orange to red





### **Columnar European Hornbeam**

(*Carpinus betulus fastigiata*)

Shape: Dense pyramidal form

Foliage: 2-5" clean leaves

Fall Color: Yellow to dark red



### **Wynstar Willow Oak**

(*Quercus phellos "Wynstar"*)

Shape: Oval to spreading

Foliage: Long willow-like thin leaves

Fall Color: Yellow or russet red



### **Tuskegee Crape Myrtle**

(*Lagerstroemia x Tuskegee*)

Shape: Multi-stem and Single Stem

Foliage: Bronze, green, red

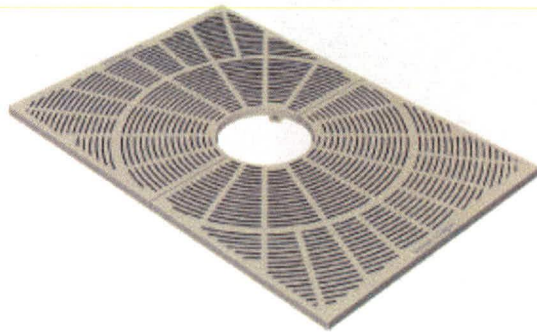
Fall Color: Magenta

**Note:** *This street tree may only be used beneath Utility lines.*

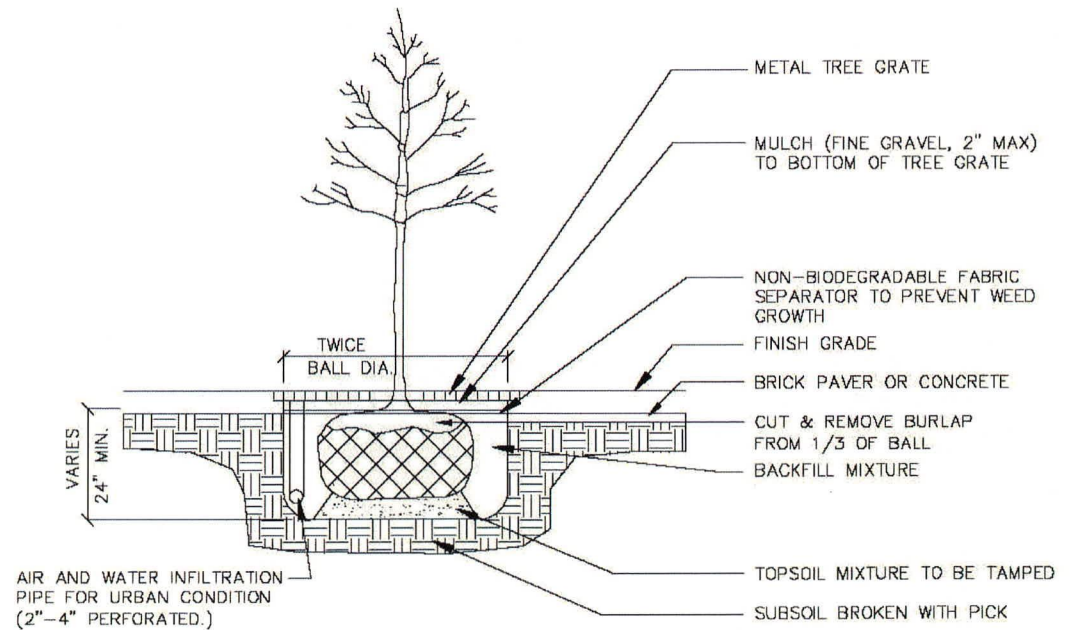


## Tree Grates

Manufacturer: Neenah foundry Products  
Specification: Boulevard Collection  
(or approved equal)



## Tree Planting Detail





### **Bench**

Manufacturer: Victory Stanley  
Specification: Classic Series  
(or approved equal)



### **Trash Receptacles**

Manufacturer: Victory Stanley  
Specification: Ironsites Series  
(or approved equal)



## Bike Racks

Manufacturer: Madrax

Specification: "U" Bike Rack  
(or approved equal)



### Notes:

1. Certain items are specified in this Plan with the phrase "(or approved equal)." At the time of site plan approval, for these items the City of Raleigh staff may allow a substitution of another manufacturer or design upon a determination that the item substituted is of equivalent quality and function. However, all substitutions will be uniform throughout the project.
2. Any improvements proposed in the public right-of-way are contingent upon the Raleigh City Council granting the necessary encroachment agreement.



**Appendix – City Code Section 10-2055 – Pedestrian Business Overlay District**