

Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

| Rezoning Request | | | |
|--|---|--|---|
| Rezoning Type | <input type="checkbox"/> General use | <input type="checkbox"/> Conditional use | <input checked="" type="checkbox"/> Master plan |
| | <input type="checkbox"/> Text change to zoning conditions | | |
| OFFICE USE ONLY Rezoning case # _____ | | | |
| Existing zoning base district: CX | Height: 12 | Frontage: | Overlay(s): |
| Proposed zoning base district: PD | Height: | Frontage: | Overlay(s): |
| Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. | | | |
| If the property has been previously rezoned, provide the rezoning case number: Z-93-1997 | | | |

| General Information | | |
|---|----------------------------------|---|
| Date: | Date amended (1): | Date amended (2): |
| Property address: 1400 Edwards Mill Road | | |
| Property PIN: 0784270312 | | |
| Deed reference (book/page): 004620/00729 | | |
| Nearest intersection: Wade Avenue and Edwards Mill Road | | Property size (acres): 80.70 |
| For planned development applications only: | Total units: 4020 dwelling units | Total square footage: 2,955,600 (non-residential) |
| | Total parcels: 1 | Total buildings: 40 maximum |
| Property owner name and address: North Carolina State of State Property Office, 116 W Jones St, Raleigh, NC 27603 | | |
| Property owner email: tim.walton@doa.nc.gov | | |
| Property owner phone: 984-236-278 | | |
| Applicant name and address: Jamie Schwedler | | |
| Applicant email: jamieschwedler@parkerpoe.com | | |
| Applicant phone: 919-835-4529 | | |
| Applicant signature(s): <i>Tim Walton, DIRECTOR - STATE PROPERTY OFFICE</i> | | |
| Additional email(s): <i>NORTH CAROLINA DEPARTMENT OF ADMINISTRATION</i> | | |

| Conditional Use District Zoning Conditions | | |
|--|------------------------|------------------------------------|
| Zoning case #: | Date submitted: | OFFICE USE ONLY Rezoning case # |
| Existing zoning: | Proposed zoning: PD-CU | |

| Narrative of Zoning Conditions Offered |
|--|
| <p>All conditions as shown in corresponding Master Plan, subject to the approval requirements of N.C. Gen. Stat. § 160D-913.</p> |

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: Tim Walton DIRECTOR STATE PROPERTY OFFICE
NORTH CAROLINA DEPARTMENT OF ADMINISTRATION

Printed Name: TIM WALTON

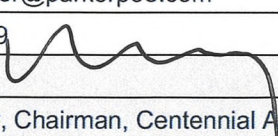
Rezoning Application and Checklist

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| Rezoning Request | | | | |
|--|---|--|---|------------------------------------|
| Rezoning Type | <input type="checkbox"/> General use | <input type="checkbox"/> Conditional use | <input checked="" type="checkbox"/> Master plan | OFFICE USE ONLY Rezoning case # |
| | <input type="checkbox"/> Text change to zoning conditions | | | |
| Existing zoning base district: CX | | Height: 12 | Frontage: | Overlay(s): |
| Proposed zoning base district: PD | | Height: | Frontage: | Overlay(s): |
| Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers. | | | | |
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| For planned development applications only: | Total units: 4020 dwelling units | Total square footage: 2,955,600 (non-residential) |
| | Total parcels: 1 | Total buildings: 40 maximum |
| Property owner name and address: North Carolina State of State Property Office, 116 W Jones St, Raleigh, NC 27603 | | |
| Property owner email: c/o Fox Rothschild, Beth Trahos, btrahos@foxrothschild.com | | |
| Property owner phone: c/o Fox Rothschild, Beth Trahos, 919.719.1276 | | |
| Applicant name and address: Jamie Schwedler | | |
| Applicant email: jamieschwedler@parkerpoe.com | | |
| Applicant phone: 919-835-4529 | | |
| Applicant signature(s):  | | |
| Additional email(s): Philip Isley, Chairman, Centennial Authority | | |

| Conditional Use District Zoning Conditions | | |
|--|------------------------|------------------------------------|
| Zoning case #: | Date submitted: | OFFICE USE ONLY Rezoning case # |
| Existing zoning: | Proposed zoning: PD-CU | |

| Narrative of Zoning Conditions Offered |
|--|
| <p>All conditions as shown in corresponding Master Plan, subject to the approval requirements of N.C. Gen. Stat. § 160D-913.</p> |

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature:  _____

Printed Name: Philip Isley, Chairman, Centennial Authority

| Rezoning Application Addendum #1 | |
|---|---|
| Comprehensive Plan Analysis | OFFICE USE ONLY Rezoning case # <hr/> |
| The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest. | |
| 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. | |
| See attached addendum. | |
| Public Benefits | |
| Provide brief statements explaining how the rezoning request is reasonable and in the public interest. | |
| See attached addendum. | |

| Rezoning Application Addendum #2 | |
|---|--|
| Impact on Historic Resources | OFFICE USE ONLY Rezoning case # <hr/> |
| The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District. | |
| Inventory of Historic Resources | |
| List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource. | |
| N/A | |
| Proposed Mitigation | |
| Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above. | |
| N/A | |

Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation: City Growth Center

Click [here](#) to view the Urban Form Map.

1

All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.

Response:

The proposed PD district will provide an appropriate mix of uses within walking distance of each other.

2

Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

Response:

Appropriate transitions will be incorporated into the layout of the site at the site plan stage.

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.

Response:

The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.

Response:

The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.

5

New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.

Response:

The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.

6

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

Response:

The requested zoning will allow additional uses and density on the site which will permit vertical redevelopment to define streets and shared spaces.

| | |
|----|---|
| 7 | <p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response: Appropriate pedestrian-friendly streetscapes will be incorporated at the site plan stage.</p> |
| 8 | <p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response: Building locations will be consistent with UDO standards, as applicable.</p> |
| 9 | <p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response: Open space areas will be provided as required by the UDO, as applicable, and master plan and will be designed to ensure sufficient access.</p> |
| 10 | <p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response: Urban spaces will be provided as required by the UDO, as applicable.</p> |
| 11 | <p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response: The proposed rezoning would allow the desired mixed of uses on the site.</p> |
| 12 | <p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response: Public open spaces shall be designed to ensure it is accessible and a desirable place to gather.</p> |
| 13 | <p>New public spaces should provide seating opportunities.</p> <p>Response: Public open spaces shall be designed to ensure it is accessible and a desirable place to gather.</p> |

| | |
|-----------|---|
| 14 | <p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p> <p>Parking areas will be designed at the site plan stage consistent with UDO requirements, as applicable; existing surface parking is anticipated to be reduced by this development.</p> |
| 15 | <p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response:</p> <p>Parking areas will be designed at the site plan stage consistent with UDO requirements, as applicable.</p> |
| 16 | <p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response:</p> <p>Parking structures will be designed at the site plan stage consistent with UDO requirements, as applicable.</p> |
| 17 | <p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response:</p> <p>There are several transit stops in close proximity to the site, including on Edwards Mill Road.</p> |
| 18 | <p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p> <p>Pedestrian connectivity will be provided as required by the UDO, as applicable.</p> |
| 19 | <p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response:</p> <p>Development in environmentally sensitive natural areas will adhere to federal, state, and local regulations and will minimize interventions.</p> |
| 20 | <p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response:</p> <p>New public and private streets will incorporate pedestrian facilities that are designed and scaled appropriately.</p> |

| | |
|----|--|
| 21 | <p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p> <p>Streets and driveways will be designed at the site plan stage in accordance with UDO requirements, as applicable.</p> |
| 22 | <p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p> <p>Street trees will be provided as required by the UDO, as applicable.</p> |
| 23 | <p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p> <p>The requested zoning will allow additional uses and density which will permit vertical redevelopment to define adjacent streets and shared spaces.</p> |
| 24 | <p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p> <p>Architectural elements will be designed at the site plan stage to be consistent with this policy.</p> |
| 25 | <p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p> <p>Building design will be determined at the site plan stage in accordance with UDO standards, as applicable.</p> |
| 26 | <p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p> <p>Sidewalks will be provided throughout the site to create a pedestrian-friendly environment.</p> |

| Rezoning Checklist (Submittal Requirements) | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| To be completed by Applicant | | | To be completed by staff | | |
| General Requirements – General Use or Conditional Use Rezoning | Yes | N/A | Yes | No | N/A |
| 1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Pre-application conference. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Neighborhood meeting notice and report | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Rezoning application review fee (see Fee Guide for rates). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Completed application submitted through Permit and Development Portal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Completed Comprehensive Plan consistency analysis | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Completed response to the urban design guidelines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Trip generation study | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Traffic impact analysis | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a Conditional Use District: | | | | | |
| 11. Completed zoning conditions, signed by property owner(s). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If applicable, see page 11: | | | | | |
| 12. Proof of Power of Attorney or Owner Affidavit. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a Planned Development or Campus District: | | | | | |
| 13. Master plan (see Master Plan submittal requirements). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a text change to zoning conditions: | | | | | |
| 14. Redline copy of zoning conditions with proposed changes. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Proposed conditions signed by property owner(s). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Master Plan (Submittal Requirements) | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| To be completed by Applicant | | | To be completed by staff | | |
| General Requirements – Master Plan | Yes | N/A | Yes | No | N/A |
| 1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Total number of units and square feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. 12 sets of plans | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Completed application; submitted through Permit & Development Portal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Vicinity Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Existing Conditions Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Street and Block Layout Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. General Layout Map/Height and Frontage Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Description of Modification to Standards, 12 sets | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Development Plan (location of building types) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Pedestrian Circulation Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Parking Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. Open Space Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Tree Conservation Plan (if site is 2 acres or more) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Major Utilities Plan/Utilities Service Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Generalized Stormwater Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Phasing Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Three-Dimensional Model/renderings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. Common Signage Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

August 30, 2024

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on September 11, 2024, from 7:00-8:00pm at the Raleigh Marriott Crabtree Valley located at 4500 Marriott Drive, Raleigh, NC 27612. The purpose of the meeting is to discuss an upcoming application to rezone a parcel of land located at 1400 Edwards Mill Road (PIN: 0784270312) (the "Site"). The Site is currently zoned Commercial Mixed Use - 12 Stories - w/ Conditions (CX-12-CU) and this proposal would rezone the Site to Planned Development (PD). During the meeting, the applicant will describe the nature of the request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcel; and (2) a current zoning map of the subject area.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, the notice is being provided to all property owners and tenants within 1000ft of the Site. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

If you have any questions about this request, please contact me at (919) 835-4529 or via email at jamieschwedler@parkerpoe.com.

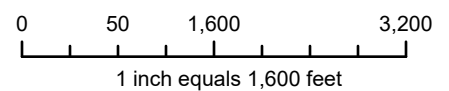
Thank you,

Jamie S. Schwedler



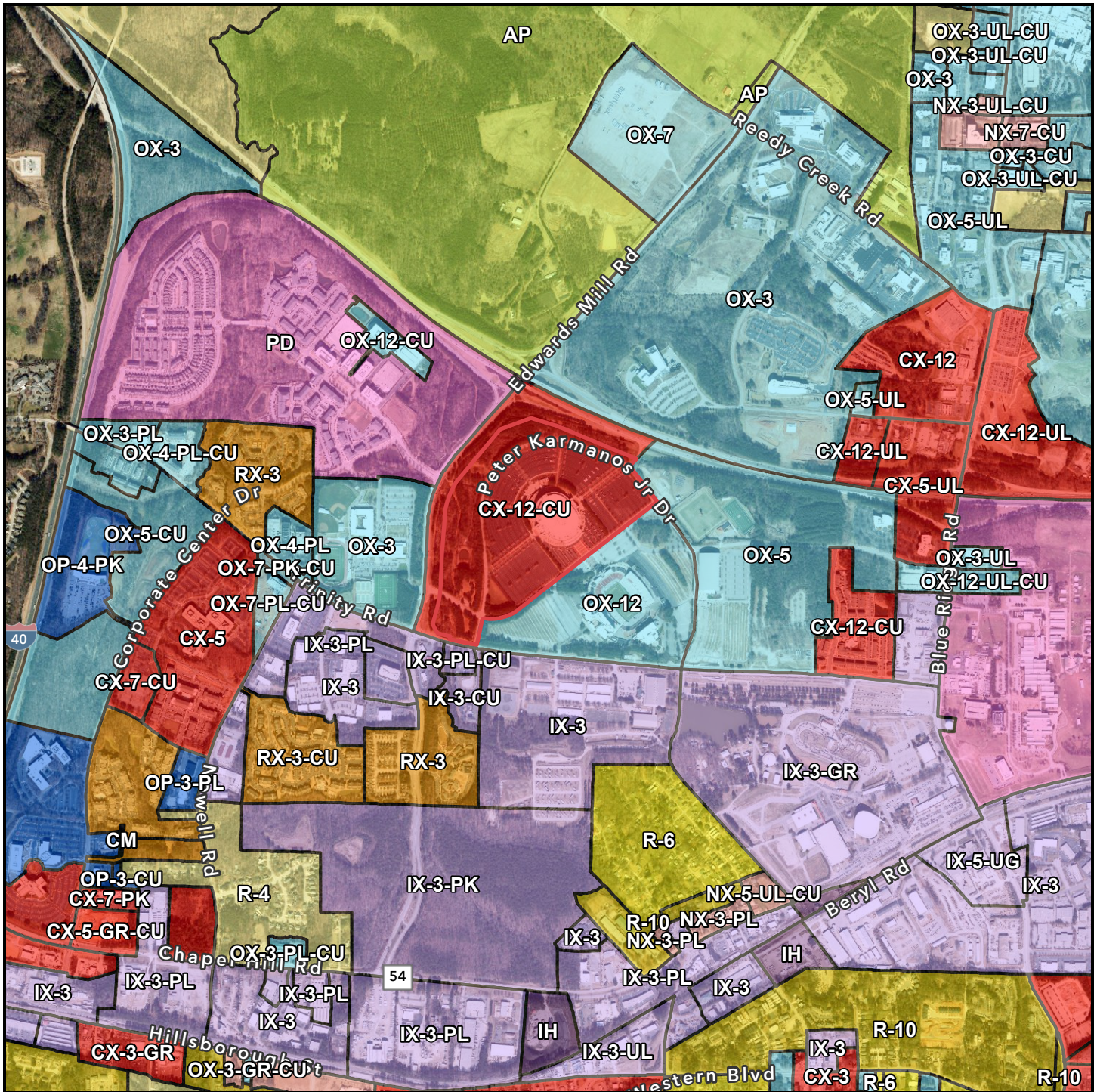
1400 Edwards Mill Road

Vicinity Map



Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



1400 Edwards Mill Road

Zoning Map

Current Zoning: CX-12-CU

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SUMMARY OF ISSUES

A neighborhood meeting was held on September 11, 2024 (date) to discuss a potential rezoning located at 4500 Marriott Drive, Raleigh, NC 27612 (property address). The neighborhood meeting was held at the Raleigh Marriott Crabtree Valley (location). There were approximately 13 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

| |
|---|
| Discussion of vision for development and rezoning request |
| Discussion of related agreements and feedback from City |
| Discussion of transportation infrastructure |
| Discussion of connectivity with other areas of City |
| Discussion of greenway connection |
| |
| |
| |

| ATTENDANCE ROSTER | |
|----------------------|-------------------------|
| NAME | ADDRESS |
| Larry Miller | 510 Glenwood Ave. |
| Harsha Thummalapally | 5201 Trinity Rd. |
| Gene Bressler | 3115 Briar Stream Run |
| Renee Tufillaro | 302 Carolina Ave. |
| Cole Elliott | 1760 Glenwood Ave. |
| Jasper Beard | 1141 Raleigh School Dr. |
| James Joyner | 210 W. Drewry Ln. |
| Stuart Levin | 3101 Doe Hill Ct. |
| Philip Isley | 1117 Hillsborough St. |
| Jeff Merritt | 1837 Snow Wind Dr. |
| Perry Safran | 120 S. Boylan Ave. |
| Ellen Carey | 200 Park at North Hills |
| Alicia Knight | 1017 Main Campus Dr. |
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REZONING APPLICATION ADDENDUM

EXECUTIVE SUMMARY

This request seeks to rezone 1400 Edwards Mill Road (the “Site”), roughly 80 acres surrounding the existing Arena, to the Planned Development (“PD”) district. This request will transform existing surface parking lots surrounding the Arena into a mixed-use entertainment district, the Raleigh Sports and Entertainment District (the “District”), with expanded housing, retail, hotel, office and restaurant uses to complement and elevate the current parking and tailgating experience. The rezoning presents a unique opportunity to advance the goals of the City, County, State, Centennial Authority, North Carolina State University (“NC State”), and the Carolina Hurricanes to create a new social and athletic fabric while maintaining walkability and quality experiences for Arena spectators, the local community, residents, and visitors. In addition to outlining land uses in support of the vision for the District, the request includes height and square footage guidelines for various subdistricts, described below, maintains open spaces, and reinforces public connectivity to recreation areas and athletic venues that will ensure the area remains a regional economic driver for decades to come.

The request includes four subdistricts with corresponding height, character and use guidelines. Subdistrict A, the Arena subdistrict, includes the existing Arena and surface parking intended to stay in place in early phases. This subdistrict includes the Arena itself, near-term upfits to be performed by the Centennial Authority, and associated parking. It also holds the potential for future development should the Arena ever be redeveloped or relocated in a significant manner.

Subdistrict B, the Entertainment Subdistrict, is the heart of the sports and entertainment activities on the Site, and will serve as an important connection between the two major regional existing sports facilities: the Arena and Carter-Finley Stadium. This district is envisioned to contain first-class entertainment venues, new food and beverage options, expanded opportunities for tailgating before athletic events, and meaningful retail and lodging for fans, spectators, and visitors. Most of the entertainment and athletic supporting activities will occur in close proximity to both arenas, with heights ranging from 3 to 15 stories.

Subdistrict C, the Mixed-Use subdistrict, is located further from the stadiums and closest to entry points on Edwards Mill and will have a greater concentration of retail and residential with supporting office uses. This subdistrict will have a variety of food and beverages offerings, with heights ranging up to 40 stories to accommodate a healthy mix of uses.

Subdistrict D, the Live/Work subdistrict, will see the highest concentration of office and residential uses near the intersection of Edwards Mill Road and Wade Avenue to provide the most direct access for workers and residents to Interstate 40 and in a location that provides ideal visibility for a regional office campus. This future development can also serve as a buffer between the entertainment uses and the closest residential neighbors, with permitted heights up to 40 stories.

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.

1. **FLUM**: The Site is located at 1400 Edwards Mill Road and is generally bordered by Wade Avenue to the north, Edwards Mill Road to the west, the North Carolina State Fairgrounds to the south, and NC State's football stadium to the east. Adjacent properties are predominantly owned by the State of North Carolina. The Site is designated as "Public Facilities" in the Future Land Use Map ("FLUM"). This designation applies to large publicly owned non-park properties, including stadiums, that are over two acres. The proposed rezoning to PD, which permits flexibility in application of UDO standards with higher quality projects, directly conforms to the FLUM designation because it will provide a high quality, mixed-use development centered around the Arena.

The proposed height is also consistent with the FLUM and Comprehensive Plan. Although Table LU-2, Recommended Height Designations, does not provide a height recommendation for sites with the Public Facilities designation, the requested height maximums ranging from 15 to 40 stories is justified because the Site is in a City Growth Center, described below, and is comparable to other mixed-use developments in the City. This Site is even more uniquely suited for such height because it is an existing regional attraction, drawing patrons from across the State as home to North Carolina's only NHL hockey team, adjacent to NC State's Carter-Finley football stadium, and with the redevelopment is likely to become a regional economic driver. Maximizing vertical intensity in this area will permit the urban framework envisioned for this site while also providing a pedestrian-oriented environment, significant open space, and environmental features.

The proposed height is also consistent with the Arena-Blue Ridge Area Plan, which "encourages mixed-use developments that serve visitors as well as residents" by enabling "greater land use intensity near transit corridors and regional attractions." AP-AB 7. Similarly, Policy ED 5.5 encourages "the intensification and retrofitting of existing office clusters with new pedestrian-friendly residential and retail uses to provide attractive and competitive live-work destinations that reduce dependence on auto travel." The proposed 40 story maximum in the Live/Work subdistrict will allow the mixed-use intensification of the Arena Blue Ridge Area, which has traditionally consisted of institutional and medical offices.

Lastly, the Comprehensive Plan provides that the "city's economic future requires additional development opportunities for research and development firms, institutions, and hospitals." Comp. Plan pg. 3-7. The proposed rezoning would permit a large institutional organization to locate their headquarters or a large campus in close proximity to the Research Triangle Park and major hospitals.

2. **Urban Form Map**: The Site is within a City Growth Center on the Urban Form Map, which indicates that the Site is "where significant infill development and redevelopment are anticipated in the future," providing "significant opportunities for new residential and economic development and redevelopment." Comp. Plan pgs. 11-4, 2-14. The proposed rezoning will facilitate much greater residential density, pedestrian connectivity, entertainment venues, and commercial amenities to provide the economic development envisioned by the Urban Form Map.

3. The proposed rezoning is also consistent with the following policies of Section 3 of the 2030 Comprehensive Plan (Land Use):

a. **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.* The requested zoning map amendment is consistent with the FLUM designation and the proposed uses support the Comprehensive Plan policies. The PD zoning is an appropriate tool to provide a high quality sports and entertainment district on public land.

b. **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.* The proposed development will create a regional sports and entertainment district at a key gateway to the City. The District is positioned among Raleigh institutions - NC State, the State fairgrounds, and the Arena - and will enhance these destinations to benefit the community, Hurricanes fans, and residents and visitors of all ages.

c. **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 open space, and reduce the negative impacts of low intensity and noncontiguous development.* This rezoning request will permit a pedestrian-friendly, mixed-use development and will replace the extensive surface parking onsite with a compact, highly efficient development providing residential, commercial, and entertainment amenities.

d. **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.* The proposed rezoning will facilitate a redevelopment that will provide bicycle and pedestrian infrastructure in an area that is in close proximity to the NC Museum of Art, NC State's campus, and nearby greenways. The rezoning will allow more housing near these recreational resources, allowing more people to readily take advantage of them.

e. **Policy LU 4.4 Reducing Vehicle Miles Travelled Through Mixed-Use**, *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).* This request will allow for the development of a large mixed-use development with residential, commercial, entertainment, and institutional amenities at the intersection of Wade Avenue and Edwards Mill Road. The Site is in close proximity to transit stops, as well as many employers, such as UNC Rex Hospital, DHHS, and Bandwidth. This mix of uses and prime location along Wade Avenue has the potential to reduce VMT by locating complimentary uses in the places where more people live, work, and play within walking or biking distance.

f. **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. The Site will have access to transit, is situated along a major thoroughfare, and is an appropriate location for the proposed mixed uses.

g. **Policy LU 5.1 Reinforcing the Urban Pattern,** *New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.* The proposed PD Master Plan takes into account the natural characteristics of the Site, NC State's campus, the Arena, and the surrounding areas while providing a framework for growth within the District. This growth is aligned with the 21st century mixed-use live/work/play the City has long envisioned. This will allow the Site to redevelop under more predictable standards and be more consistent with the City's regulations and policies.

h. **Policy LU 6.2 Complementary Land Uses and Urban Vitality,** *A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers to maintain the city's livability, manage future growth, and provide walkable and transit accessible destinations. Areas designated for mixed-use development in the Comprehensive Plan should be zoned consistently with this policy.* The Site is in a City Growth Center and designated for mixed-use development, and the proposed rezoning facilitates this. The development will enhance the Arena, the cornerstone of Raleigh's sports and entertainment industry, by creating a mixed-use district with complementary residential, commercial, and entertainment amenities.

i. **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.* The change from CX-12-CU to PD will allow this site to support a greater mix of uses, including more residential density in an employment area that is served by transit, allowing the potential for residents to walk, bike, or take transit to jobs with the surrounding employers or other employment areas.

j. **Policy LU 8.1 Housing Variety,** *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.* The proposed rezoning will allow the development of multifamily residential within a mixed-used development, a use that is not currently permitted in the existing zoning conditions.

k. **Policy LU 8.10 Infill Development,** *Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.* The 80-acre Site contains large surface parking lots fronting Wade Avenue and Edwards Mill Road. The proposed rezoning will provide an activated, pedestrian-friendly, mixed-use development with buildings along street frontages. Existing surface parking will be reimagined to provide an innovative tailgating experience while also reinvigorating an underutilized site in the western gateway to Raleigh.

1. **Policy LU 10.1 Mixed Use Retail**, *Encourage new retail development in mixed-use developments.* The requested PD zoning will permit retail uses within the mixed-use project, offering more options for customers, Arena patrons, and the community to eat, shop, and linger after athletic events, concerts, or throughout the day.
- m. **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.* The requested zoning will enable the redevelopment of the Arena, home of the Carolina Hurricanes, through the partnership of the Centennial Authority, local stakeholders, and private developers. The request will modernize the zoning framework to create a clear framework for the future of this area.
4. The proposed rezoning is also consistent with the following policies of Section 4 of the 2030 Comprehensive Plan (Transportation):
 - a. **Policy T 1.1 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.* The proposed Master Plan contains various transportation modalities to cultivate connectivity within the development and to adjacent areas.
5. The proposed rezoning is also consistent with the following policies of Section 5 of the 2030 Comprehensive Plan (Environmental Protection):
 - a. **Policy EP 1.1 Greenhouse Gas Reduction**, *Promote best practices for reducing greenhouse gas emissions as documented through the U.S. Mayors' Climate Protection Agreement. This includes reducing per-capita carbon emissions by allowing residential building types that are more energy-efficient than detached houses, such as townhouses and apartments, in more places. It also includes allowing more people to live and work in walkable or transit-rich places. Allowing more density in those locations is a critical climate change strategy, because vehicle trips are shorter and less likely in those locations, bringing down per-capita carbon emissions.* The proposed zoning would permit housing and various amenities onsite that will allow for more people to live and work in a walkable, centralized pattern, in a destination likely to see more transit investment over time. People living or working in this development will be more likely to get around without a car, and this development provides a large supply of housing near existing and future jobs. In addition, the ability to provide commercial uses in this development will provide walkable amenities for the existing residents, workers, and visitors in the area.
6. The subject property also falls within the Priority Areas for Economic Development ("ED") of the 2030 Comprehensive Plan. The Comprehensive Plan refers to "economic development" as the process of local wealth creation, manifested by growth in jobs, income and investment, and supported by improvements in the social, built, and natural environment. The zoning request is consistent with the following ED policies found in Section 6:

a. **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, and incentives.* The proposed rezoning will help revitalize the western gateway of Raleigh along Wade Avenue while activating the surrounding area of one of the largest sports and entertainment venues in the state. This area is currently underserved by restaurants and amenities, and locating the new District along this corridor will benefit the area as a whole.

b. **Policy ED 1.2 Mixed-use Redevelopment**, *Promote mixed-use redevelopment strategies as a means of enhancing economic development in commercial corridors and creating transit- and pedestrian-friendly environments.* The PD zoning request will allow for more flexibility of commercial and entertainment uses to activate the mixed-use, pedestrian-friendly development of the property. These job-creating uses will be accessible by the nearby GoRaleigh bus lines and stops near the site.

c. **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 advanced learning institutions.* The proposed mixed-use development will provide housing and amenities in close proximity to NC State's campus and veterinary school, the State fairgrounds, and major life sciences employers like UNC Rex Hospital, DHHS, and Bandwidth.

d. **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 educated and creative workforce.* The proposed zoning will provide a hotel, restaurants, and other amenities in close proximity to Carter Finley stadium for students, alumni, and visitors.

e. **Policy ED 5.5 Retrofitting Older Office Environments**, *Encourage the intensification and retrofitting of existing office clusters with new pedestrian-friendly residential and retail uses to provide attractive and competitive live-work destinations that reduce dependence on auto travel.* The redevelopment of the District will provide a pedestrian oriented, mixed-use development in close proximity to the existing office buildings along the Blue Ridge Corridor.

f. **Policy ED 5.6 Designing Knowledge Industry Workplaces**, *Encourage the development of high-quality environments that combine office/lab space, housing, and support retail and services, such as Centennial Campus or North Hills, to compete effectively for and attract knowledge workers to Raleigh.* The proposed development will provide a vertically integrated mixed-use development comprised of office, housing, retail, and entertainment uses at varied heights and development intensities, similar to North Hills.

g. **Policy ED 6.1 Cultural and Entertainment Hub**, *Position the city generally, and downtown specifically, as a regional and super-regional destination for conventions, the performing arts, sports, and special events.* The proposed rezoning will significantly

enhance the area surrounding the Arena to create a regional and state-wide destination comprised of multiple entertainment venues of various sizes and types, all of which are supported by restaurants, retail amenities, public gathering spaces, and a hotel.

h. **Policy ED 6.3 Special Events and Attractions**, *Promote recreation, events, and attractions that extend and enhance existing strengths of Raleigh's tourism sector.* The proposed redevelopment will provide a mixed-use development surrounding the Arena, the cornerstone of Raleigh's entertainment landscape, in order to create an expanded tourism destination at the western gateway to Raleigh.

i. **Policy ED 6.5 Lodging**, *Work with developers, investors, and other local organizations to plan and provide diverse and accessible lodging and accommodations to support tourism growth.* The proposed development will provide a new hotel use in close proximity to the Arena and Carter Finley stadium in an area with limited overnight lodging options.

j. **Policy ED 7.4 Creative Workforce Retention**, *Attract and retain creative individuals by promoting educational opportunities, diverse and affordable neighborhoods, and flexible low-cost commercial space and creation of attractive and affordable environments.* The proposed rezoning will increase housing inventory and diversity by permitting a denser, multifamily development in an area historically served by single-family neighborhoods. The Site is in close proximity to NC State, the state Fairgrounds, and the NC Museum of Art, placing housing density near creative and educational opportunities.

k. **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.* The project vision reflected in the proposed zoning involves significant and ongoing collaboration between the State of North Carolina, the Centennial Authority, NC State, the Carolina Hurricanes, private developers, and the Chamber of Commerce.

7. The proposed rezoning is also consistent with the following policies of Section 7 of the 2030 Comprehensive Plan (Housing)

a. **Policy H 1.8 Zoning for Housing**, *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* The proposed rezoning will provide multi-family housing, increasing housing diversity in the area while also exploring affordability.

b. **Policy H 1.1 Mixed-income Neighborhoods**, *Promote mixed-income neighborhoods throughout the city, particularly within high-density development at employment centers, downtown within NRSAs, and along transit corridors.* The proposed rezoning would permit a higher density, mixed-use development along Wade Avenue and in close proximity to major employers.

8. The proposed rezoning is also consistent with the following policies of Section 8 of the 2030 Comprehensive Plan (Parks, Recreation, and Open Space):

a. **Policy PR 1.8 Integrate Parks and Transportation Options**, *Utilize existing and future public transportation centers, greenway trails and pedestrian connections to provide access to parks, recreation and cultural opportunities throughout growth areas and city-wide.* The requested zoning will allow the District to provide network of greenway trails and pedestrian trails to the public across the 80-acre site, with connections to the existing greenway network, NC State, the NC Museum of Art grounds, and the State fairgrounds nearby.

b. **Policy PR 3.13 Greenway-oriented Development**, *Development adjacent to or encompassing a designated greenway corridor or greenway connector should provide links between internal pedestrian infrastructure and the greenway network, where appropriate. The development should pro-actively respond to greenways as an amenity, incorporating and maintaining greenway viewsheds and aesthetic character, as well as storm water management and flood control benefits.* The requested zoning will create several greenway trails and also provide the opportunity for the incorporation of existing greenways and greenway connectors into new internal pedestrian infrastructure in a responsible manner.

c. **Policy PR 5.5 Encourage Public Open Space in Rezonings**, *Encourage the provision of publicly accessible open space during the consideration of zoning petitions.* The requested zoning provides for 15% of the total land area as open space.

9. The proposed rezoning is consistent with the following policies of Chapter 11 of the 2030 Comprehensive Plan (Urban Design):

a. **Policy UD 1.2 Architectural Features**, *Quality architecture should anchor and define the public realm. Elements of quality architecture include architectural accents and features conducive to pedestrian scale and usage, such as a distinct base, middle, and top (for high-rise buildings); vertical and horizontal articulation; rooflines that highlight entrances; primary entrances on the front façade; transparent storefront windows and activated uses on the ground floor; and corner buildings with defining landmark features.* The proposed Master Plan contains subdistricts with appropriate building scale, and the site plans will contain quality architectural design and materials to ensure a consistent character.

b. **Policy UD 1.6 City Gateways**, *Create more distinctive and memorable gateways at points of entry to the city, and points of entry to individual neighborhoods and neighborhood centers. Gateways should provide a sense of transition and arrival, and should be designed to make a strong and positive visual impact.* The redevelopment of the District, home to the Arena and adjacent to Carter Finley Stadium and the State fairgrounds, will create a mixed-use development that is distinctive to Raleigh and will enhance some of Raleigh's most memorable destinations. Further, the Site is located at the western edge of Raleigh along Wade Avenue, a major gateway to the City.

c. **Policy UD 1.14 Community Identity**, *Raleigh's diversity is reflected in a range of architectural and landscape design traditions and styles. Public and private*

development should be consistent with and incorporate the aesthetic identities of the surrounding populations, including, but not limited to, neighborhood branding and wayfinding. The proposed development will be consistent with the character of the Arena and NC State while also establishing a new District and various subdistrict brands that modernize the Site and encourages a variety of visitors.

d. **Policy UD 2.1 Building Orientation**, *Buildings in mixed-use developments should be oriented along streets, plazas, and pedestrian ways. Their facades should create an active and engaging public realm.* The Master Plan proposes buildings oriented along internal streets, plazas, and extensive pedestrian ways.

e. **Policy UD 2.8 Open Space in Large Mixed-Use Developments**, *Large mixed-use developments should include a range of open spaces, from small parklets, to pocket parks, squares, and large active and passive recreation areas. These spaces should serve the immediate and surrounding communities.* The Master Plan proposes twelve (12) acres, or 15% of the total land area, as open space, dispersed throughout the development as environmental features, plazas, and recreation areas.

10. The proposed rezoning is consistent with the following policies of Chapter 13 of the 2030 Comprehensive Plan (Arts and Culture):

a. **Policy AC 3.2 New Arts and Culture Venues**, *develop a range of new arts and culture venues to meet increasing demands from new and existing residents.* The proposed rezoning will permit the development of new venues and amenities to attract residents and visitors to the Arena, as well as new types of cultural venues.

11. The proposed rezoning is consistent with the following policies of the Arena-Blue Ridge Area Specific Guidance (“AP-AB”) of the 2030 Comprehensive Plan:

a. **Policy AP-AB 7 Mixed-Use Development Intensities**, *Encourage mixed-use developments that serve visitors as well as residents. Enable greater land use intensity near transit corridors and regional attractions.* This rezoning will permit a mixed-use development at greater density and intensity in western Raleigh.

b. **Policy AP-AB 42 Hotel Uses**, *Support the addition of a hotel/conference facility associated with the fairgrounds.* The proposed rezoning will provide a hotel in close proximity to the fairgrounds.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

This zoning request paves the way for the continued growth and evolution of Western Raleigh, by creating a new Raleigh Sports and Entertainment District. The Master Plan outlines a comprehensive view of the District's development, providing parameters for development of the District into a future sports and entertainment destination. This unique environment attracts public, private, and non-profit partners, enhances the Raleigh experience for residents and visitors alike, and drives the region's economic prosperity, benefiting the City and its residents with continued investment.

The District rezoning also provides many additional benefits to the surrounding community, including new greenway and walking trails, additional living opportunities, housing affordability, and open public spaces. In addition, the redevelopment of vast impervious parking lots with heightened stormwater requirements will provide significant environmental benefits.

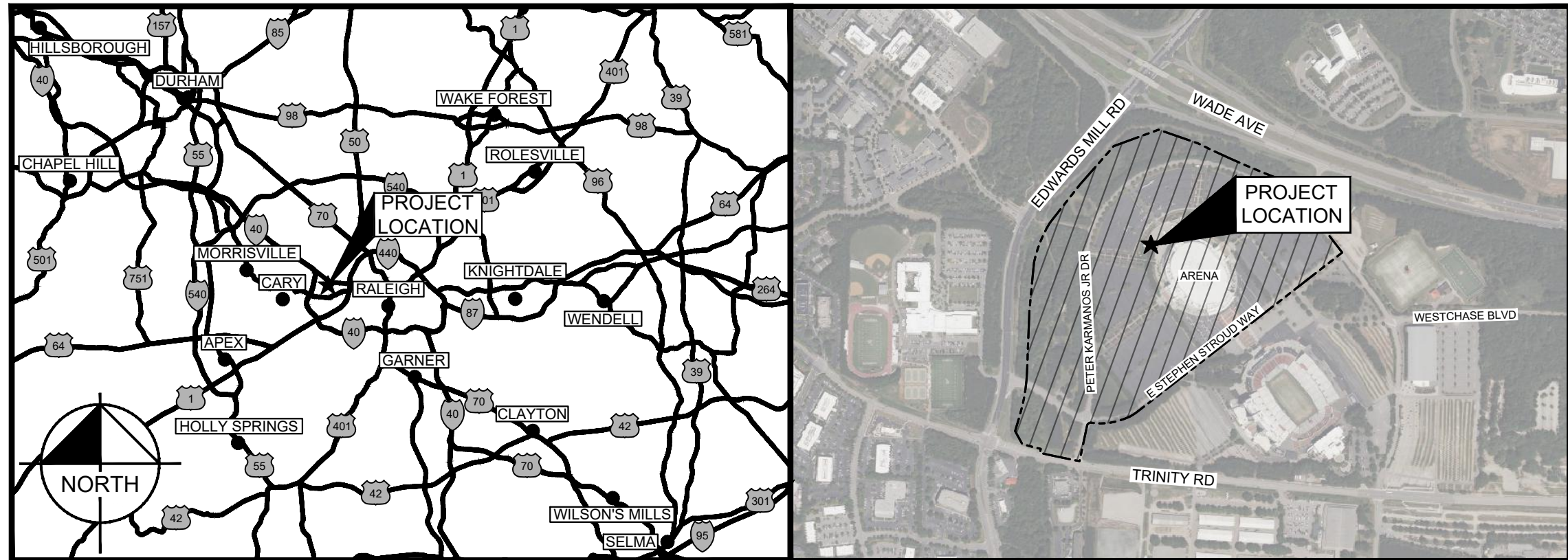
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| SITE DATA | |
|-------------------------------------|--|
| PROJECT INFORMATION | |
| PROJECT NAME: | RALEIGH SPORTS & ENTERTAINMENT DISTRICT |
| CURRENT OWNER: | STATE OF NORTH CAROLINA STATE PROPERTY OFFICE |
| JURISDICTION: | CITY OF RALEIGH |
| COUNTY: | WAKE COUNTY |
| PIN #'S: | 9635-94-9766-00 |
| STREET ADDRESS: | 1400 EDWARDS MILL RD #3624 RALEIGH, NC 27607 |
| LATITUDE / LONGITUDE: | LAT: N35.803337 LONG: W78.722519 |
| SITE SIZE & COVERAGES | |
| GROSS EXISTING SITE ACREAGE: | 80.69 ACRES |
| EXISTING BUILDING GROSS FLOOR AREA: | 769,129 SF |
| ZONING & USE | |
| EXISTING ZONING: | CX-12 |
| PROPOSED ZONING: | PD |

PLANNED DEVELOPMENT MASTER PLAN FOR

RALEIGH SPORTS & ENTERTAINMENT DISTRICT

1400 EDWARDS MILL RD
RALEIGH, NORTH CAROLINA 27607
A DEVELOPMENT BY:
PE RALEIGH DEVELOPMENT, LLC



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

VICINITY MAP
SCALE: 1" = 1000'

PROJECT OWNERS & CONSULTANTS

| OWNER/DEVELOPER | CIVIL ENGINEER | LAND USE ATTORNEY |
|--|---|---|
| PE RALEIGH DEVELOPMENT, LLC AARON LOCKE 1601 ELM STREET, SUITE 3110 DALLAS, TX 75201 PHONE: (214) 754-2995 EMAIL: AL@PACIFICELM.COM | KIMLEY-HORN AND ASSOCIATES, INC. JORDAN BREWER, P.E. 300 SOUTH MAIN STREET, SUITE 212 HOLLY SPRINGS, NC 27540 PHONE: (919) 653-6664 EMAIL: JORDAN.BREWER@KIMLEY-HORN.COM | PARKER POE ADAMS & BERNSTEIN LLP JAMIE SCHWEDLER 301 FAYETTEVILLE STREET, SUITE 1400 RALEIGH, NC 27601 PHONE: (919) 855-4529 EMAIL: JAMIESCHWEDLER@PARKERPOE.COM |

| Sheet List Table | |
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| C01.0 | EXISTING CONDITIONS |
| C02.0 | GENERAL LAYOUT PLAN |
| C02.1 | TABLE OF USES |
| C03.0 | DEVELOPMENT & OPEN SPACE PLAN |
| C04.0 | PEDESTRIAN CIRCULATION & STREET AND BLOCK PLAN |
| C05.0 | PARKING PLAN |
| C06.0 | TREE CONSERVATION PLAN |
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| C08.0 | GENERALIZED STORMWATER PLAN |
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| C11.0 | COMMON SIGNAGE PLAN |

RALEIGH SPORTS & ENTERTAINMENT DISTRICT
PREPARED FOR
PE RALEIGH DEVELOPMENT, LLC
RALEIGH NC

SHEET NUMBER
C00.0

COVER SHEET

KHA PROJECT
016464000

DATE
09/2024

SCALE AS SHOWN

DESIGNED BY
WJB

DRAWN BY
QAS

CHECKED BY
WJB

Kimley»Horn

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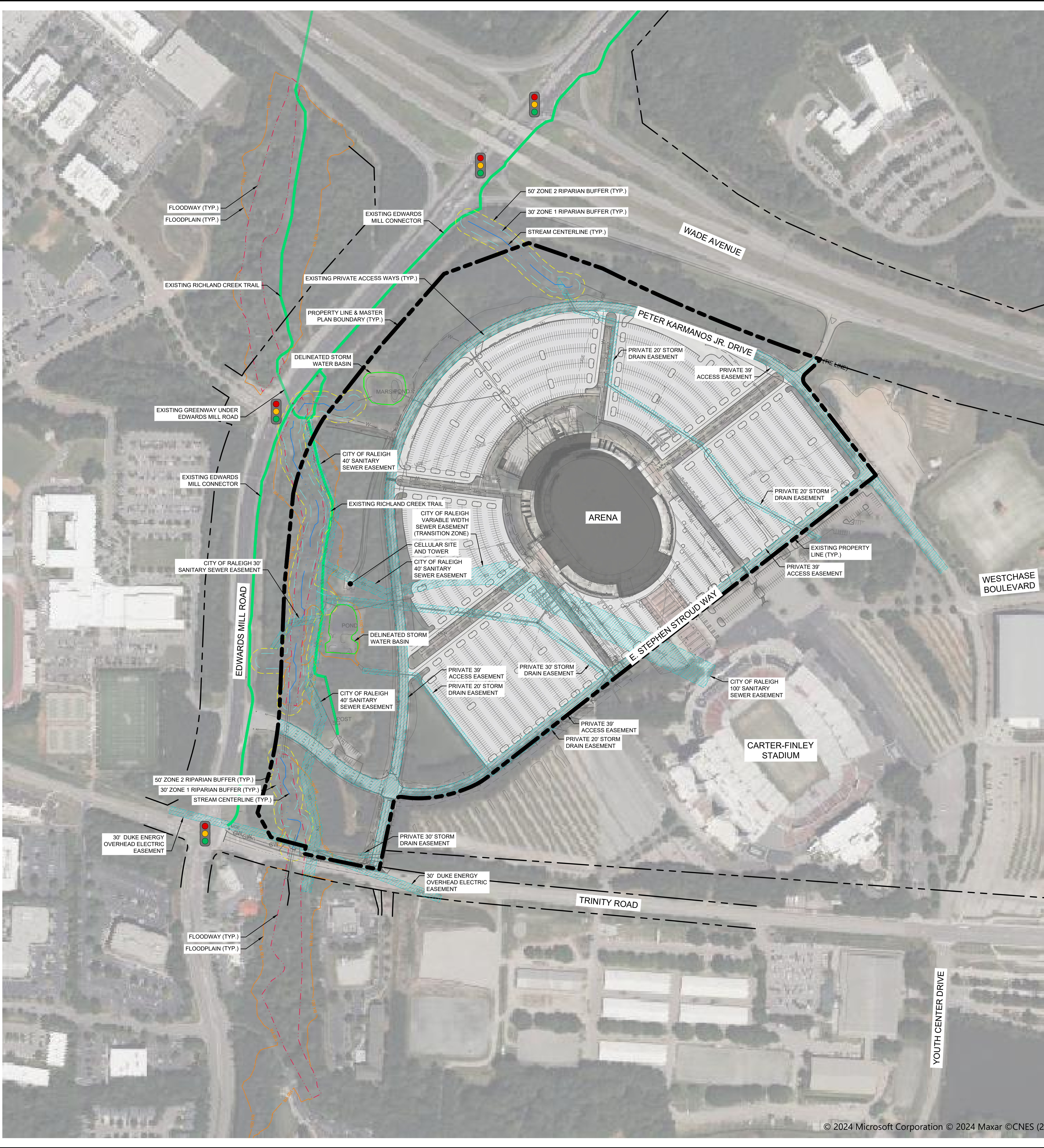
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DATE BY

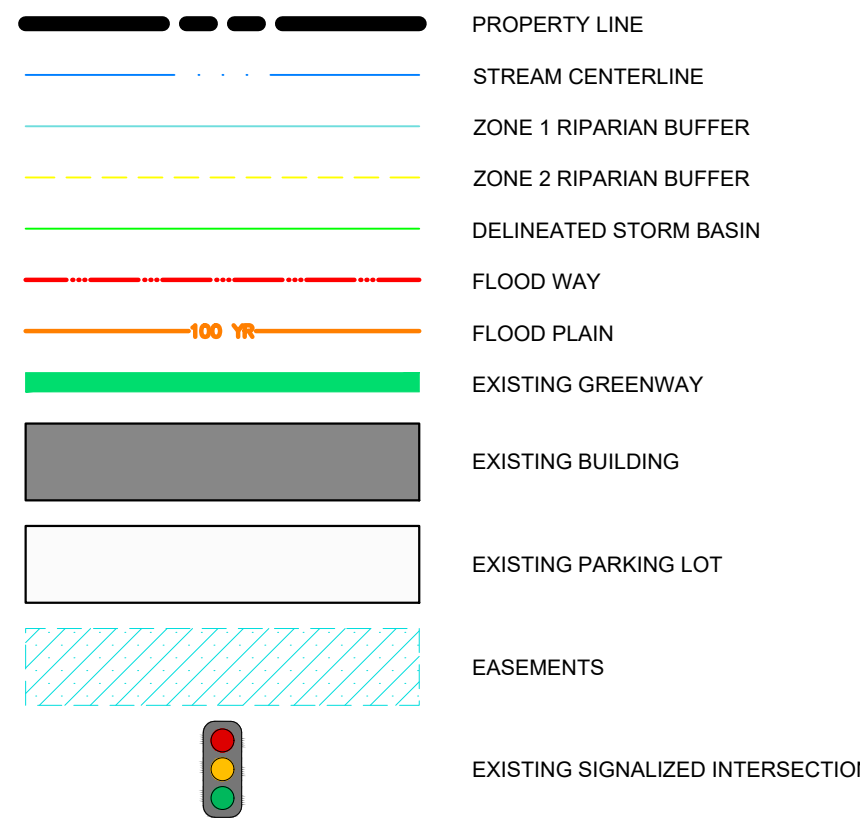


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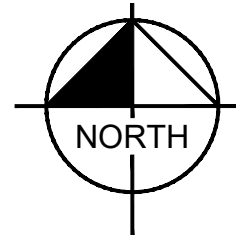
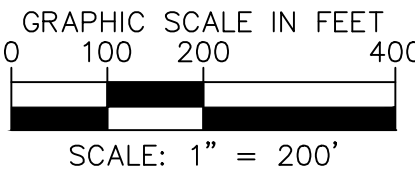
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EXISTING CONDITIONS LEGEND



EXISTING CONDITIONS PLAN NOTES:

1. THE ARENA IS AN AREA OF LAND OWNED BY THE SOVEREIGN STATE OF NORTH CAROLINA AND, AS SUCH, IS NOT SUBJECT TO LOCAL SUBDIVISION REGULATIONS OR REVIEW PROCEDURES.
2. THE PROPERTY LINE / MASTER PLAN BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES, SUB-DISTRICT LINES OR PHASE LINES SHALL REGULATE DEVELOPMENT. UNDER NORTH CAROLINA GENERAL STATUTE, THE PROPERTY SHALL NOT BE SUBJECT TO LOCAL SUBDIVISION REGULATIONS.
3. ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE PROPERTY BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION 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 MASTER PLAN AND THE CITY OF RALEIGH UDO.

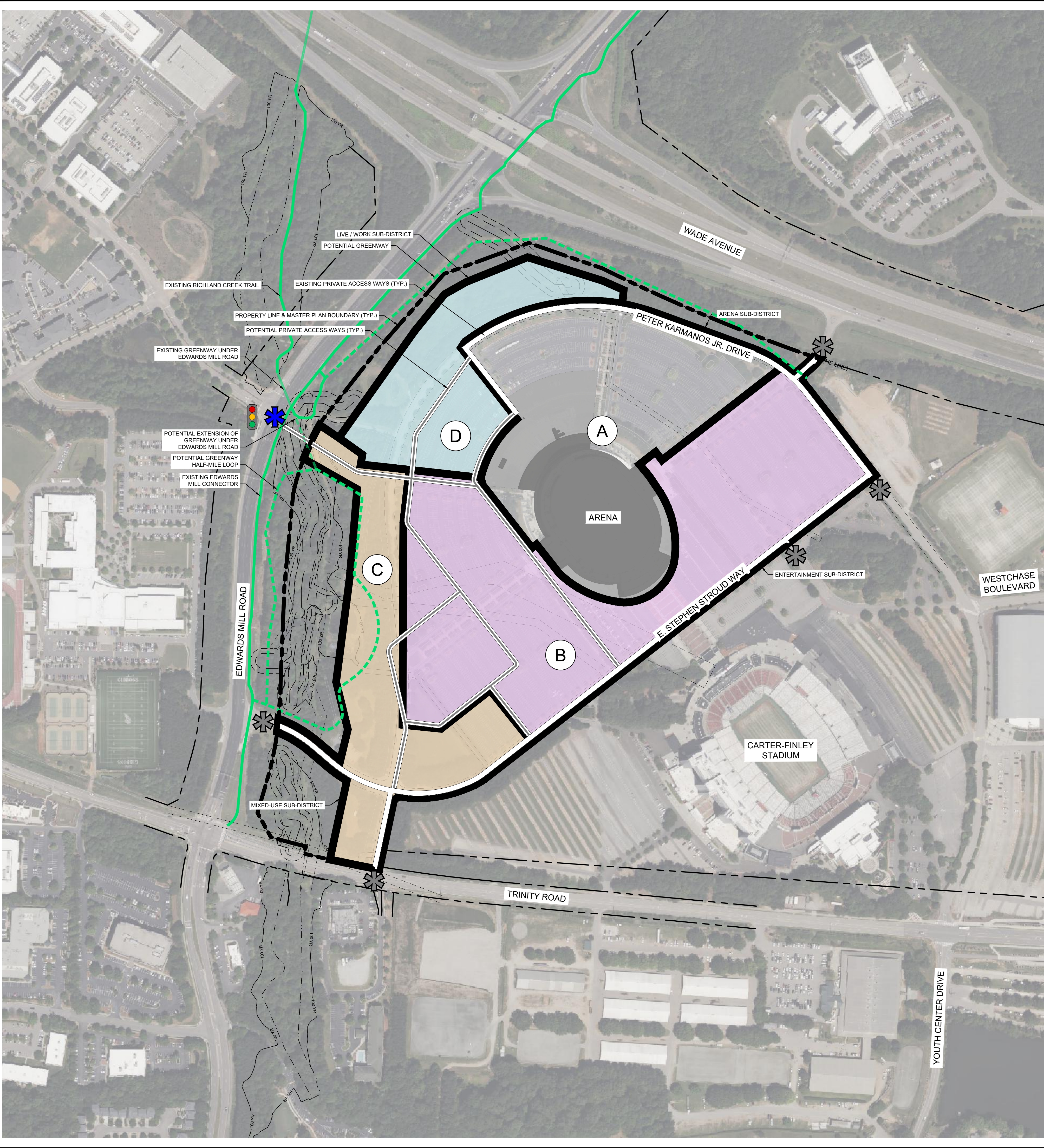


SURVEY NOTE:
EXISTING TOPOGRAPHICAL INFORMATION WAS PROVIDED TO KIMLEY-HORN ON 11/27/2023 AND IS BASED ON A PRELIMINARY PLAT AND ALTA/NSPS SURVEY DATED 06/10/2022 BY MCKIM AND CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606, PHONE: (919) 233-8091. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.



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| RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC | | | EXISTING CONDITIONS | | | KHA PROJECT 016464000 DATE 09/2024 SCALE AS SHOWN DESIGNED BY WJB DRAWN BY QAS CHECKED BY WJB | | | Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540 | | | A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP AQ AR AS AT AU AV AW AX AY AZ BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP BQ BR BS BT BU BV BW BX BY BZ CA CB CC CD CE CF CG CH CI CJ CK CL CM CN CO CP CQ CR CS CT CU CV CW CX CY CZ DA DB DC DD DE DF DG DH DI DJ DK DL DM DN DO DP DQ DR DS DT DU DV DW DX DY DZ EA EB EC ED EE EF EG EH EI EJ EK EL EM EN EO EP EQ ER ES ET EU EV EW EX EY EZ FA FB FC FD FE FF FG FH FI FJ FK FL FM FN FO FP FQ FR FS FT FU FV FW FX FY FZ GA GB GC GD GE GF GG GH GI GJ GK GL GM GN GO GP GQ GR GS GT GU GV GW GX GY GZ HA HB HC HD HE HF HG HH HI HJ HK HL HM HN HO HP HQ HR HS HT HU HV HW HX HY HZ IA IB IC ID IE IF IG IH II IJ IK IL IM IN IO IP IQ IR IS IT IU IV IW IX IY IZ JA JB JC JD JE JF JG JH JI JJ JK JL JM JN JO JP JQ JR JS JT JU JV JW JX JY JZ KA KB KC KD KE KF KG KH KI KJ KK KL KM KN KO KP KQ KR KS KT KU KV KW KX KY KZ LA LB LC LD LE LF LG LH LI LJ LK LL LM LN LO LP LQ LR LS LT LU LV LW LX LY LZ MA MB MC MD ME MF MG MH MI MJ MK ML MN MO MP MQ MR MS MT MU MV MW MX MY MZ NA NB NC ND NE NF NG NH NI NJ NK NL NM NO NP NQ NR NS NT NU NV NW NX NY NZ OA OB OC OD OE OF OG OH OI OJ OK OL OM ON OO OP OQ OR OS OT OU OV OW OX OY OZ PA PB PC PD PE PF PG PH PI PJ PK PL PM PN PO PP PQ PR PS PT PU PV PW PX PY PZ QA QB QC QD QE QF QG QH QI QJ QK QL QM QN QO QP QQ QR QS QT QU QV QW QX QY QZ RA RB RC RD RE RF RG RH RI RJ RK RL RM RN RO RP RQ RR RS RT RU RV RW RX RY RZ SA SB SC SD SE SF SG SH SI SJ SK SL SM SN SO SP SQ SR SS ST SU SV SW SX SY SZ TA TB TC TD TE TF TG TH TI TJ TK TL TM TN TO TP TQ TR TS TT TU TV TW TX TY TZ UA UB UC UD UE UF UG UH UI UJ UK UL UM UN UO UP UQ UR US UT UU UV UW UX UY UZ VA VB VC VD VE VF VG VH VI VJ VK VL VM VN VO VP VQ VR VS VT VU VV VW VX VY VZ WA WB WC WD WE WF WG WH WI WJ WK WL WM WN WO WP WQ WR WS WT WU WV WW WX WY WZ XA XB XC XD XE XF XG XH XI XJ XK XL XM XN XO XP XQ XR XS XT XU XV XW XX XY XZ YA YB YC YD YE YF YG YH YI YJ YK YL YM YN YO YP YQ YR YS YT YU YV YW YX YY YZ ZA ZB ZC ZD ZE ZF ZG ZH ZI ZJ ZK ZL ZM ZN ZO ZP ZQ ZR ZS ZT ZU ZV ZW ZX ZY ZZ | | | No. | | | REVISIONS | | | DATE | | | BY | | |
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Plotted By: Stephanie Quinn, Sheet Set: PUT NAME HERE, Layout: C02.0, September 17, 2024, 08:11:46pm, K:\MSP_LDE\03\6464000_ptc_arena-mc\08_cad\lde\pd master plan\plansheets\C02.0 GENERAL LAYOUT PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MODIFICATIONS TO DISTRICT STANDARDS:
BUILDING HEIGHT (UDO SECTION 4.6.2.B):
HEIGHT SHALL BE SET BY EACH SUB-DISTRICT WITHIN THE PLANNED DEVELOPMENT (PD) DISTRICT. SEE TABLE ON THIS SHEET.

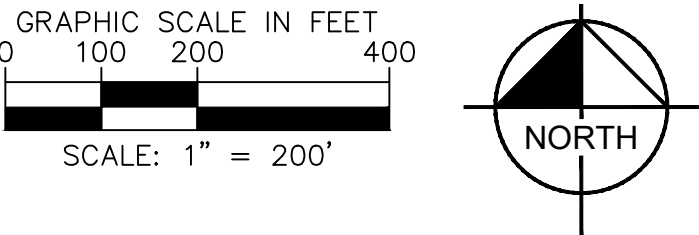
MASTER PLAN LEGEND

| | |
|--|-----------------------------------|
| | PROPERTY LINE |
| | SUB-DISTRICT LINE |
| | EASEMENT |
| | STREAM CENTERLINE |
| | ZONE 1 RIPARIAN BUFFER |
| | ZONE 2 RIPARIAN BUFFER |
| | FLOOD WAY |
| | FLOOD PLAIN |
| | EXISTING PRIVATE ACCESS TO REMAIN |
| | POTENTIAL PRIVATE ACCESS |
| | EXISTING GREENWAY TO REMAIN |
| | POTENTIAL GREENWAY |
| | EXISTING BUILDING |
| | ARENA DEVELOPMENT / EXPANSION |
| | EXISTING SIGNALIZED INTERSECTION |
| | EXISTING VEHICULAR ACCESS POINT |
| | POTENTIAL VEHICULAR ACCESS POINT |
| | SUB-DISTRICT LABEL |

GENERAL LAYOUT PLAN NOTES:

- THE PROPERTY LINE / MASTER PLAN BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES, SUB-DISTRICTS, OR PHASE LINES SHALL REGULATE DEVELOPMENT. UNDER NORTH CAROLINA GENERAL STATUTE, THE PROPERTY SHALL NOT BE SUBJECT TO LOCAL SUBDIVISION REGULATIONS.
- EXCEPT WHERE SPECIFICALLY REFERENCED IN ARTICLE 4.7 - PLANNED DEVELOPMENT (PD) DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE PD DISTRICT.
- THE SUB-DISTRICTS FOR THE PD DISTRICT BUILDOUT ARE PRELIMINARY AND SUBJECT TO CHANGE. SUB-DISTRICTS SHOWN ON THESE PLANS ARE CONCEPTUAL AND NOT INTENDED TO BE SEQUENTIAL, AS DEVELOPMENT COULD OCCUR SIMULTANEOUSLY WITHIN EACH SUB-DISTRICT OR STAGGERED OVER TIME.

| SUB-DISTRICT SUMMARY | | |
|----------------------------|-------------------------------------|----------------------|
| SUB-DISTRICT | APPROXIMATE ACREAGE | MAX HEIGHT / STORIES |
| A (ARENA/PARKING) | 20 | 40 |
| B (ENTERTAINMENT) | 27 | 15 |
| C (MIXED-USE) | 12 | 40 |
| D (LIVE / WORK) | 9 | 40 |
| REMAINING PD DISTRICT AREA | | |
| OPEN SPACE | 12.10 | — |
| TOTAL: | 80.89 ACRES INCLUDED IN PD DISTRICT | |



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| KHA PROJECT 016464000 | | DATE 09/2024 | | SCALE AS SHOWN | | DESIGNED BY WJB | | DRAWN BY QAS | | CHECKED BY WJB | | | | | | | | | | | |
| GENERAL LAYOUT PLAN | | | | | | | | | | | | | | | | | | | | | |
| RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC | | | | | | | | | | | | | | | | | | | | | |
| SHEET NUMBER C02.0 | | | | | | | | | | RALEIGH NC | | | | | | | | | | | |
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NORTH

SCALE: 1" = 200'

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
#F-0.02 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540

| TABLE OF USES | | | | | | | | |
|--|----------------|----------------|----------------|----------------|---|---|---|---|
| USE CATEGORY SPECIFIC USE | SUB-DISTRICT A | SUB-DISTRICT B | SUB-DISTRICT C | SUB-DISTRICT D | | | | |
| RESIDENTIAL | | | | | | | | |
| HOUSEHOLD LIVING, AS LISTED BELOW: | | | | | | | | |
| SINGLE-UNIT LIVING | P | P | P | P | | | | |
| TWO-UNIT LIVING | P | P | P | P | | | | |
| MULTI-UNIT LIVING | P | P | P | P | | | | |
| COTTAGE COURT | P | P | P | P | | | | |
| CONSERVATION DEVELOPMENT | — | — | — | — | | | | |
| COMPACT DEVELOPMENT | — | — | — | — | | | | |
| FREQUENT TRANSIT DEVELOPMENT OPTION | L | L | L | L | | | | |
| MANUFACTURED HOME DEVELOPMENT | — | — | — | — | | | | |
| MULTI-UNIT SUPPORTIVE HOUSING RESIDENCE | L | L | L | L | | | | |
| SUPPORTIVE HOUSING RESIDENCE | L | L | L | L | | | | |
| GROUP LIVING, EXCEPT AS LISTED BELOW: | P | P | P | P | | | | |
| BOARDINGHOUSE | L | L | L | L | | | | |
| CONGREGATE CARE | L | L | L | L | | | | |
| DORMITORY, FRATERNITY, SORORITY | P | P | P | P | | | | |
| CONTINUING CARE RETIREMENT FACILITY | L | L | L | L | | | | |
| REST HOME | P | P | P | P | | | | |
| SOCIAL SERVICE, AS LISTED BELOW: | | | | | | | | |
| EMERGENCY SHELTER TYPE A | S | S | S | S | | | | |
| EMERGENCY SHELTER TYPE B | L | L | L | L | | | | |
| SPECIAL CARE FACILITY | L | L | L | L | | | | |
| PUBLIC & INSTITUTIONAL | | | | | | | | |
| CIVIC, EXCEPT AS LISTED BELOW: | | | | | | | | |
| CEMETERY | L | L | L | L | | | | |
| COLLEGE, COMMUNITY COLLEGE, UNIVERSITY | P | P | P | P | | | | |
| SCHOOL, PUBLIC OR PRIVATE (K-12) | L | L | L | L | | | | |
| PARKS, OPEN SPACE, AND GREENWAYS | P | P | P | P | | | | |
| MINOR UTILITIES | P | P | P | P | | | | |
| MAJOR UTILITIES, EXCEPT AS LISTED BELOW: | | | | | | | | |
| TELECOMMUNICATION TOWER (< 250 FT) | L | L | L | L | | | | |
| TELECOMMUNICATION TOWER (≥ 250 FT) | S | S | S | S | | | | |
| WATER/WASTEWATER TREATMENT PLANT - GOVERNMENT | — | — | — | — | | | | |
| COMMERCIAL | | | | | | | | |
| DAY CARE, AS LISTED BELOW: | | | | | | | | |
| DAY CARE, HOME | L | L | L | L | | | | |
| DAY CARE, CENTER | L | L | L | L | | | | |
| INDOOR RECREATION, EXCEPT AS LISTED BELOW: | | | | | | | | |
| ADULT ESTABLISHMENT | — | — | — | — | | | | |
| DANCE, MARTIAL ARTS, MUSIC STUDIO, OR CLASSROOM | P | P | P | P | | | | |
| HEALTH CLUB | P | P | P | P | | | | |
| SPORTS ACADEMY | P | P | P | P | | | | |
| MEDICAL | P | P | P | P | | | | |
| OFFICE | P | P | P | P | | | | |
| OUTDOOR RECREATION, EXCEPT AS LISTED BELOW: | | | | | | | | |
| GOLF COURSE | P | P | P | P | | | | |
| OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (≤ 250 SEATS) | P | P | P | P | | | | |
| OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (>250 SEATS) | S | S | S | S | | | | |
| RIDING STABLES | — | — | — | — | | | | |
| OVERNIGHT LODGING, EXCEPT AS LISTED BELOW: | | | | | | | | |
| SHORT TERM RENTAL | L | L | L | L | | | | |
| BED AND BREAKFAST | P | P | P | P | | | | |
| HOSPITALITY HOUSE | P | P | P | P | | | | |
| PARKING, AS LISTED BELOW: | | | | | | | | |
| PARKING FACILITY | P | P | P | P | | | | |
| PASSENGER TERMINAL, EXCEPT AS LISTED BELOW: | | | | | | | | |
| AIRFIELD, LANDING STRIP | — | — | — | — | | | | |
| HELIPORT, SERVING HOSPITALS | L | L | L | L | | | | |
| HELIPORT, ALL OTHERS | S | S | S | S | | | | |
| PERSONAL SERVICE, EXCEPT AS LISTED BELOW: | | | | | | | | |
| ANIMAL CARE (INDOOR) EXCEPT AS LISTED BELOW: | L | L | L | L | | | | |
| VETERINARY CLINIC/HOSPITAL | L | L | L | L | | | | |
| ANIMAL CARE (OUTDOOR) | — | — | — | — | | | | |
| BEAUTY/HAIR SALON | P | P | P | P | | | | |
| COPY CENTER | P | P | P | P | | | | |
| OPTOMETRIST | P | P | P | P | | | | |
| RESTAURANT/BAR, AS LISTED BELOW: | | | | | | | | |
| BAR, NIGHTCLUB, TAVERN, LOUNGE | P | P | P | P | | | | |
| EATING ESTABLISHMENT | P | P | P | P | | | | |
| RETAIL SALES, EXCEPT AS LISTED BELOW: | | | | | | | | |
| MOBILE RETAIL, LONG-TERM | L | L | L | L | | | | |
| PAWNSHOP | — | — | — | — | | | | |
| SHOPPING CENTER | | | | | P | P | P | P |
| VEHICLE FUEL SALES (INCLUDING GASOLINE, DIESEL, AND EV CHARGING) | | | | | L | L | L | L |
| VEHICLE SALES/RENTAL | | | | | L | L | L | L |
| INDUSTRIAL | | | | | | | | |
| HEAVY INDUSTRIAL, EXCEPT AS LISTED BELOW: | | | | | | | | |
| DETENTION CENTER, JAIL, PRISON | S | — | — | — | | | | |
| TOWING YARD FOR VEHICLES | — | — | — | — | | | | |
| LIGHT INDUSTRIAL, EXCEPT AS LISTED BELOW: | | | | | | | | |
| BREWERY, WINERY, DISTILLERY, CIDERY | L | L | L | L | | | | |
| LIGHT MANUFACTURING | P | P | P | P | | | | |
| RESEARCH & DEVELOPMENT | P | P | P | P | | | | |
| SELF-SERVICE STORAGE | L | L | L | L | | | | |
| VEHICLE SERVICE, AS LISTED BELOW: | | | | | | | | |
| CAR WASH | L | L | L | L | | | | |
| VEHICLE REPAIR (MINOR) | — | — | — | — | | | | |
| VEHICLE REPAIR (MAJOR) | — | — | — | — | | | | |
| VEHICLE REPAIR (COMMERCIAL VEHICLE) | — | — | — | — | | | | |
| WAREHOUSE & DISTRIBUTION | | | | | — | — | — | — |
| WASTE RELATED SERVICE | | | | | — | — | — | — |
| WHOLESALE TRADE | | | | | — | — | — | — |
| KEY: P = PERMITTED USE L = LIMITED USE S = SPECIAL USE — = USE NOT PERMITTED | | | | | | | | |

| TABLE OF USES | | | | |
|--------------------------------------|-------------------|-----------------|-----------------|-----------------------|
| USE CATEGORY SPECIFIC USE | SUB-DISTRICT A | SUB-DISTRICT B | SUB-DISTRICT C | SUB-DISTRICT D |
| OPEN | | | | |
| AGRICULTURE, EXCEPT AS LISTED BELOW: | — | — | — | — |
| COMMUNITY GARDEN | L | L | L | L |
| COMMUNITY GARDEN (ON-SITE SALES) | L | L | L | L |
| PLANT NURSERY | P | P | P | P |
| PRODUCE STAND | L | L | L | L |
| RESTRICTED AGRICULTURE | — | — | — | — |
| URBAN FARM | S | S | S | S |
| RESOURCE EXTRACTION | — | — | — | — |
| KEY: | P = PERMITTED USE | L = LIMITED USE | S = SPECIAL USE | — = USE NOT PERMITTED |

COMPLIANCE WITH UDO SEC. 4.7.4.B.4 - 4.7.4.B.6

UDO § 4.7.4.B.4. FOR ALL MASTER PLANS THAT INCLUDE A MIXED USE DISTRICT, A GENERAL DESCRIPTION OF HOW THE PD DISTRICT CONFORMS WITH THE URBAN DESIGN GUIDELINES FOR MIXED USE DEVELOPMENTS IN THE COMPREHENSIVE PLAN AND THE GENERAL DESIGN PRINCIPLES FOR PD DISTRICTS LISTED IN SEC. 4.7.5.

THE PD DISTRICT CONFORMS WITH THE URBAN DESIGN GUIDELINES FOR MIXED USE DEVELOPMENTS BY PROVIDING A COORDINATED, HIGH-QUALITY DEVELOPMENT. THE RALEIGH GATEWAY DISTRICT WILL BE ECONOMICALLY DIVERSE, WITH A MIXED-USE PROGRAM THAT INCLUDES A VARIETY OF RETAIL, OFFICE, AND ENTERTAINMENT USES. AS SHOWN ON THE MASTER PLAN, THE PROPOSED DEVELOPMENT WILL INCLUDE MULTIPLE SUBDISTRICTS, EACH WITH COMPLEMENTARY USES TO CREATE A LIVELY ATMOSPHERE, IN AN URBAN, PEDESTRIAN-FRIENDLY FORM.

THE MASTER PLAN ALSO APPLIES VARIOUS GENERAL DESIGN PRINCIPLES FROM SECTION 4.7.5. THE PROPOSED USES ARE COMPATIBLE, COMPACT IN A NEW URBAN GRID, AND WELL-INTEGRATED THROUGH EACH SUBDISTRICT. SPECIFICALLY, RETAIL USES ARE CLUSTERED IN THE MIXED-USE SUBDISTRICT WITH CLOSE ACCESS TO EDWARDS MILL ROAD, AND RESTAURANTS AND RESTAURANTS ARE POSITIONED CLOSER TO THE ARENA TO ENHANCE SPECTATOR EXPERIENCES. AND RESIDENTIAL AND OFFICE USES ARE CLUSTERED IN THE LIVE/WORK SUBDISTRICT NEAR WIDE AVENUE AND I-40. FURTHER, THE MASTER PLAN ACCOMMODATES A VARIETY OF BUSINESS TYPES, INCLUDING RETAIL, ENTERTAINMENT, OFFICES, AND LIVE/WORK AREAS, WHILE PROVIDING A VARIETY OF STREET TYPES AND OPEN SPACE, INCLUDING GREENWAYS, PLAZA, AND OTHER PEDESTRIAN AMENITIES TO ENCOURAGE WALKABILITY. THE MASTER PLAN ALSO PROVIDES FOR A MIXED-USE PROGRAM WITH A VARIETY OF USES, INCLUDING OFFICE, RETAIL, AND ENTERTAINMENT AND THE WESTERN GATEWAY TO THE CITY. THE DISTRICT WILL SEAMLESSLY INTEGRATE WITH THE ADJACENT ARENA BY CONSIDERING APPROPRIATE DEVELOPMENT PATTERNS, SCALE, ARCHITECTURE, AND USES, INCLUDING AN ENTERTAINMENT DISTRICT AND LIVE MUSIC VENUES TO COMPLEMENT THE EXISTING SPORTS USES.

UDO § 4.7.4.B.5. A GENERAL DESCRIPTION OF HOW THE PD DISTRICT CONFORMS WITH THE COMPREHENSIVE PLAN.

THE PROPOSED PD DISTRICT REZONING DESIGNATION DIRECTLY CONFORMS WITH THE CITY'S VISION FOR THE SITE, WHICH IS DESIGNATED AS A CITY GROWTH CENTER ON THE URBAN FORM MAP AND PUBLIC FACILITIES ON THE FUTURE LAND USE MAP. THE REZONING WILL POSITION A DYNAMIC MIXED-USE DEVELOPMENT AT THE WESTERN GATEWAY TO THE ARENA AND PROVIDE A VARIETY OF USES THAT WILL BE ECONOMICALLY DIVERSE AND SUPPORT THE CITY'S VISION FOR THE SITE. THE REZONING IS ALSO IN ACCORDANCE WITH THE STATEWIDE DESIGNATION. THE SITE IS WITHIN THE PRIORITY AREAS FOR ECONOMIC DEVELOPMENT OF THE COMPREHENSIVE PLAN, WHICH REFERS TO "ECONOMIC DEVELOPMENT" AS THE PROCESS OF LOCAL WEALTH CREATION, MANIFESTED BY GROWTH IN JOBS, INCOME AND INVESTMENT, AND SUPPORTED BY IMPROVEMENTS IN THE SOCIAL, BUILT, AND NATURAL ENVIRONMENT. THE ZONING REQUEST IS CONSISTENT WITH THIS DESIGNATION BECAUSE IT WILL HELP REVITALIZE THE WESTERN GATEWAY OF RALEIGH ALONG WIDE AVENUE AND PROVIDE THE SURROUNDING AREA OF ONE OF THE LARGEST SPORTS AND ENTERTAINMENT VENUES IN THE STATE. THIS AREA IS CURRENTLY UNDERSERVED BY RESTAURANTS AND AMENITIES, AND LOCATING THE NEW DISTRICT ALONG THIS CORRIDOR WILL BENEFIT THE AREA AS A WHOLE. THIS PROJECT WILL ALSO PROMOTE MIXED-USE DEVELOPMENT STRATEGIES AS A MEANS OF DRIVING ECONOMIC GROWTH ON A MAIN CORRIDOR, PLACING JOB-CREATING USES NEAR GORALEIGH BUS LINES AND STOPS NEAR THE SITE.

UDO § 4.7.4.B.6. A DESCRIPTION OF HOW THE PD DISTRICT MEETS THE INTENT OF SEC. 4.11.1.F.:

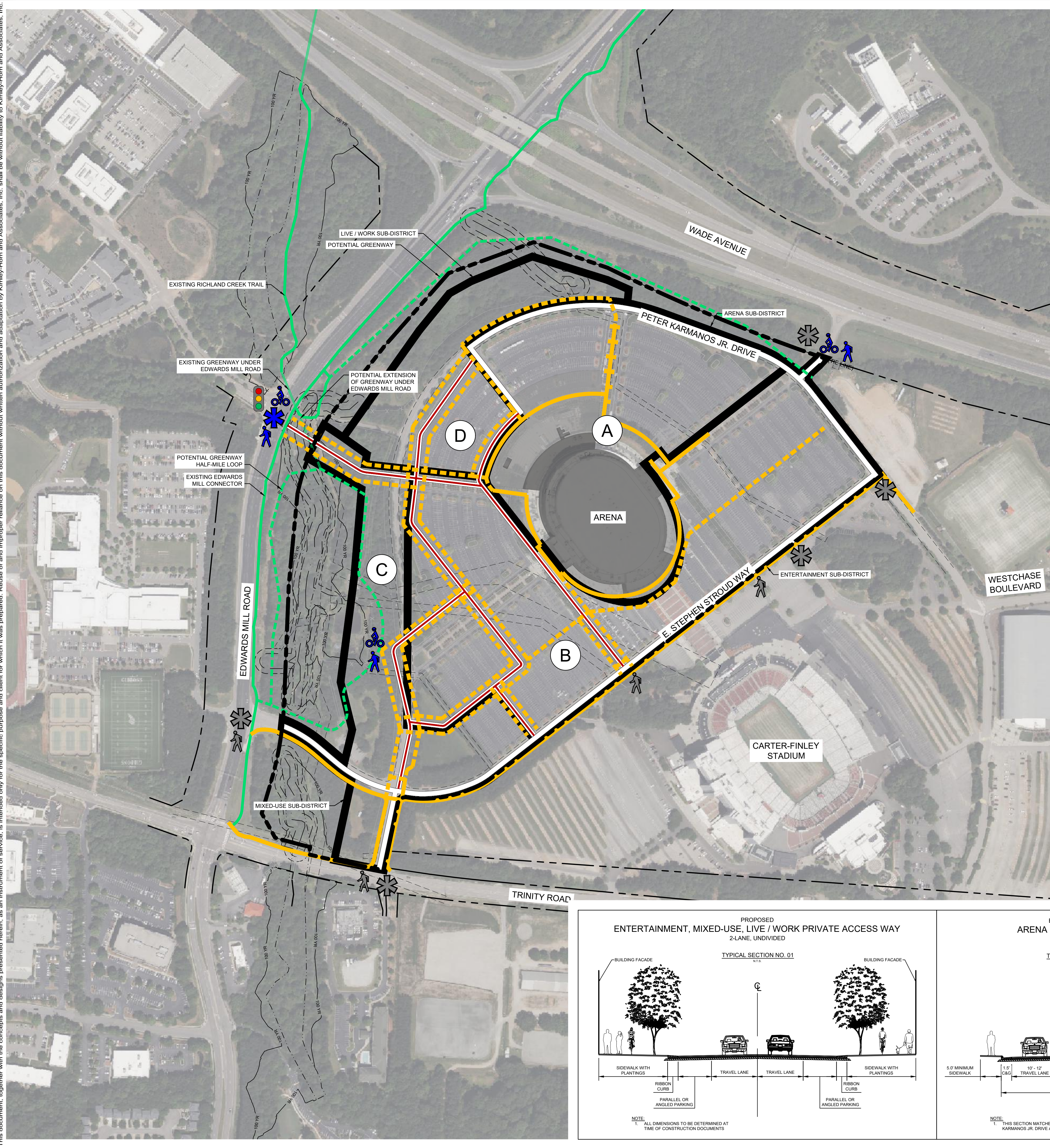
1. THE PD DISTRICT IS INTENDED AS A RELIEF MECHANISM FROM THE PRESCRIPTIVE IMPACTS OF A GENERAL USE ZONING DISTRICT.

2. THE PD DISTRICT IS INTENDED TO BE A MORE QUALITY DEVELOPMENT THAN COULD BE COMPLETED UNDER THE STRICT APPLICATION OF A GENERAL USE DISTRICT OR SET OF GENERAL USE DISTRICTS, WITHOUT ADVERSELY IMPACTING THE ADEQUATE FACILITIES REQUIRED TO SERVE THE PROPERTY AND SURROUNDING AREA.

THE PD DISTRICT WAS DESIGNED FOR PROJECTS SUCH AS THE DISTRICT REZONING, WHICH WILL FACILITATE THE DEVELOPMENT OF A SPORTS AND ENTERTAINMENT DESTINATION THAT SERVES LOCALS AND VISITORS ALIKE. THE FLEXIBILITY FROM PRESCRIPTIVE STANDARDS PERMITS A UNIQUE, HIGH-QUALITY DEVELOPMENT WITH THOUGHTFULLY CURATED SUBDISTRICTS THAT INCLUDE HIGH-LEVEL SQUARE FOOTAGE, AND USE GUIDELINES TO PROMOTE THE SYNERGIES OF VARIOUS USES AND PROMOTE PEDESTRIAN CONNECTIVITY.

| | | | | | | | |
|---|-----------------------|---------------|----------------|---|--------------|----------------|---|
| RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC RALEIGH NC | SHEET NUMBER C02.1 | TABLE OF USES | KHA PROJECT | © 2024 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540 | | 7 | |
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

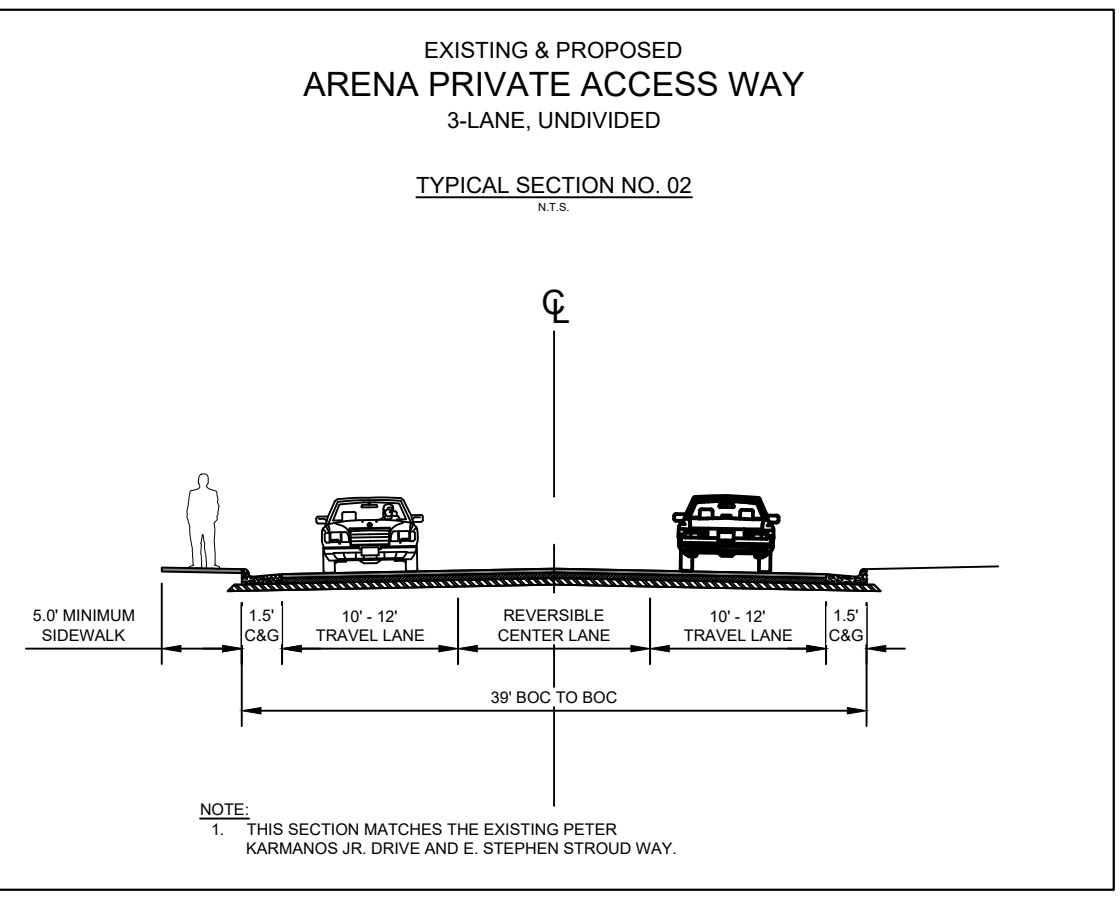
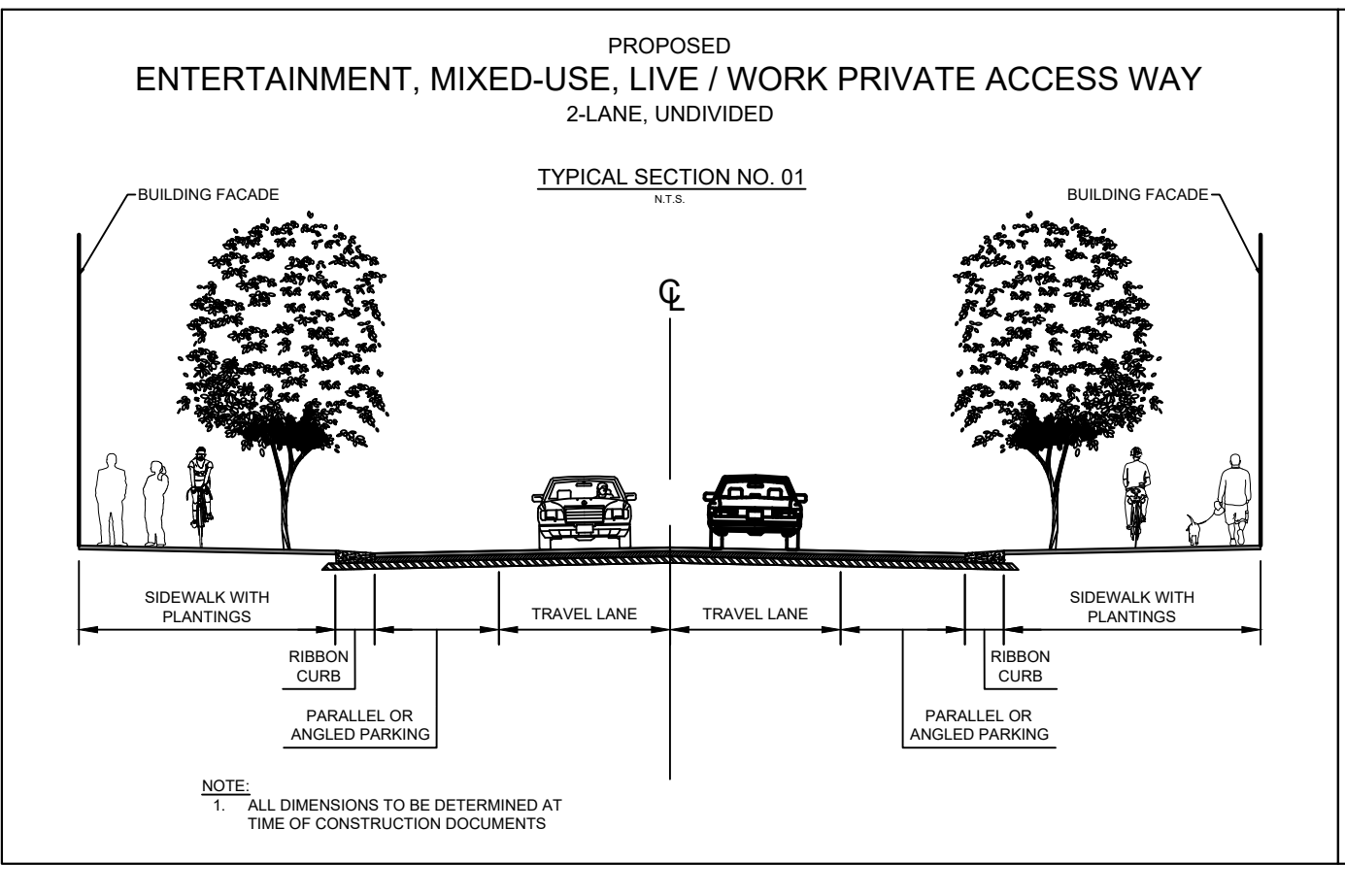


MODIFICATIONS TO DISTRICT STANDARDS:
ALLOWABLE BUILDING TYPES (UDO SECTION 1.4.2):
ALL BUILDING TYPES AS SET FORTH BY UDO ARTICLE 1.4 SHALL BE ALLOWED WITHIN THIS PD DISTRICT. REFERENCE TO BUILDING TYPES IS ONLY IN RELATION TO ARTICLE 1.4 AND DOES NOT INDICATE ANY DIMENSIONAL STANDARDS FROM CHAPTER 3.
LANDSCAPE AND SCREENING (UDO SECTION 7.2.4; 7.2.5):
1. ALL NEW AND EXISTING STREETS WITHIN THE PD DISTRICT BOUNDARY WILL BE PRIVATE ACCESS WAYS. AS SUCH, STREET YARDS, TRANSITIONAL YARDS, AND SCREENING BETWEEN DISTRICTS AND INTERNAL USES SHALL NOT APPLY WITHIN THE PD DISTRICT OR ITS SUB-DISTRICTS / PHASES.
2. ALL NEW AND EXISTING STREETS WITHIN THE PD DISTRICT BOUNDARY WILL BE PRIVATE ACCESS WAYS. AS SUCH, SCREENING OF LOADING/SERVICE AREAS AND ABOVE GROUND STORMWATER FACILITIES SHALL NOT APPLY WITHIN THE PD DISTRICT OR ITS SUB-DISTRICTS / PHASES.
OUTDOOR DISPLAY/STORAGE (ARTICLE 7.5.2)
1. ALL NEW AND EXISTING STREETS WITHIN THE PD DISTRICT BOUNDARY WILL BE PRIVATE ACCESS WAYS. AS SUCH, OUTDOOR DISPLAY STANDARDS SHALL NOT APPLY WITHIN THE PD DISTRICT OR ITS SUB-DISTRICTS / PHASES.
STREETS & BLOCKS (UDO SECTION 4.6.2(D)(1-3):
1. THE PROPERTY LINE SHALL SERVE AS THE REGULATING PLANNED DEVELOPMENT (PD) DISTRICT BOUNDARY, AND THE PD DISTRICT SHALL BE CONSIDERED ONE SINGLE PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF ALL DISTRICT DIMENSIONAL STANDARDS. AS SUCH, THE STREETS AND BLOCKS STANDARDS OF UDO ARTICLE 8.3 SHALL NOT APPLY WITHIN THE PD DISTRICT OR ITS SUB-DISTRICTS / PHASES.

CIRCULATION & STREET LEGEND

| | |
|--|--|
| | PROPERTY LINE |
| | SUB-DISTRICT LINE |
| | EASEMENT |
| | STREAM CENTERLINE |
| | ZONE 1 RIPARIAN BUFFER |
| | ZONE 2 RIPARIAN BUFFER |
| | FLOOD WAY |
| | FLOOD PLAIN |
| | EXISTING PRIVATE ACCESS TO REMAIN |
| | POTENTIAL PRIVATE ACCESS |
| | EXISTING GREENWAY TO REMAIN |
| | POTENTIAL GREENWAY |
| | EXISTING PEDESTRIAN CIRCULATION |
| | POTENTIAL PEDESTRIAN CIRCULATION |
| | EXISTING BUILDING |
| | ARENA DEVELOPMENT / EXPANSION |
| | EXISTING VEHICULAR / PEDESTRIAN SITE ACCESS POINT |
| | POTENTIAL VEHICULAR / PEDESTRIAN / BICYCLE SITE ACCESS POINT |
| | SUB-DISTRICT LABEL |

PEDESTRIAN CIRCULATION NOTES:
1. PEDESTRIAN CIRCULATION NETWORK INCLUDES EXISTING AND POTENTIAL ROUTES. POTENTIAL ROUTES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT PLANS FOR EACH PHASE AND APPROVALS BY THE CITY OF RALEIGH.
2. ALL TRANSIT LOCATIONS MAY BE MODIFIED OR RELOCATED AT THE DISCRETION OF THE OWNER ON ANY PRIVATE ACCESS WAY WITHIN THE MASTER PLAN BOUNDARY.
3. NO TRANSIT EASEMENTS EXIST WITHIN THE MASTER PLAN BOUNDARY AND MAY NOT BE RECORDED ON STATE-OWNED LANDS.
4. PORTIONS OF EXISTING GREENWAY ALIGNMENT AND CONNECTIONS WILL BE MAINTAINED AS SHOWN ON THE MASTER PLAN. POTENTIAL GREENWAY ALIGNMENT AND CONNECTIONS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT PLANS FOR EACH PHASE AND APPROVALS BY THE CITY OF RALEIGH.
STREET AND BLOCK PLAN NOTES:
1. POTENTIAL PRIVATE ACCESS WAY ALIGNMENTS AND TYPOLOGIES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT PLANS AND APPROVALS BY THE CITY OF RALEIGH.
2. NO PUBLIC STREETS SHALL BE REQUIRED WITHIN THE MASTER PLAN BOUNDARY.
3. ALL NEW AND EXISTING STREETS SHOWN WITHIN THE MASTER PLAN MAY BE PRIVATE ACCESS WAYS. EXACT LOCATIONS FOR NEW PRIVATE ACCESS WAYS WILL BE DETERMINED IN CONJUNCTION WITH FUTURE DEVELOPMENT PLANS.
4. PRIVATE ACCESS WAY INFRASTRUCTURE WILL BE CONSTRUCTED IN PHASES TO BE DETERMINED AT THE TIME OF ADMINISTRATIVE SITE PLAN.



GRAPHIC SCALE IN FEET
0 100 200 400
SCALE: 1" = 200'

NORTH

SURVEY NOTE:
EXISTING TOPOGRAPHICAL INFORMATION WAS PROVIDED TO KIMLEY-HORN ON 11/27/2023 AND IS BASED ON A PRELIMINARY PLAT AND ALTA/NSPS SURVEY DATED 06/10/2022 BY MCKIM AND CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606, PHONE: (919) 233-8091. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

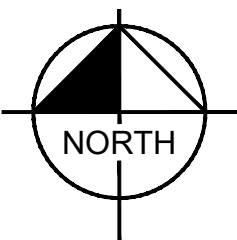
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| PEDESTRIAN CIRCULATION & STREET AND BLOCK PLAN | | | | | | | | | | RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC | |
| Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540 | | | | | | | | | | RALEIGH | |
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1. NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE MASTER PLAN BOUNDARY. PRIVATE RESIDENTIAL GARAGE PARKING STANDARDS ARE NOT APPLICABLE TO PRIVATE STREETS WITHIN THE ARENA MASTER PLAN.

A

PARKING MAY BE ADJUSTED AT ANY TIME TO MEET CONSTRUCTION, PHASING, AND MARKET CONDITIONS.
THERE ARE NO REGULATING PARKING MINIMUMS OR MAXIMUMS BY USE.
PARKING AGREEMENTS WITH THIRD PARTIES ARE SEPARATE FROM THIS MASTER PLAN AND ASSOCIATED REGULATIONS.












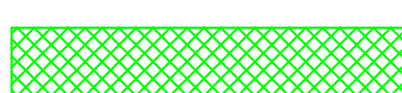




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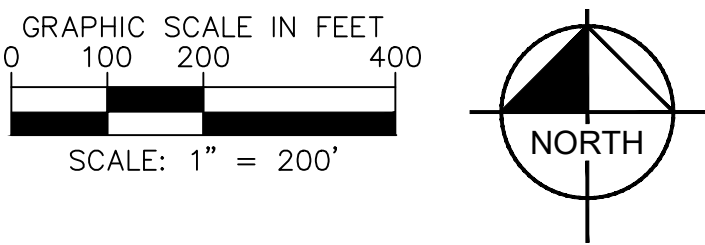


TREE CONSERVATION LEGEND

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|---|---|
|  | PROPERTY LINE |
|  | SUB-DISTRICT LINE |
|  | EASEMENT |
|  | STREAM CENTERLINE |
|  | ZONE 1 RIPARIAN BUFFER |
|  | ZONE 2 RIPARIAN BUFFER |
|  | FLOOD WAY |
|  | FLOOD PLAIN |
|  | EXISTING PRIVATE ACCESS TO REMAIN |
|  | PRIMARY TREE CONSERVATION AREA - THOROUGHFARE |
|  | PRIMARY TREE CONSERVATION AREA - NEUSE RIVER ZONE 2 |
|  | EXISTING BUILDING |
|  | ARENA DEVELOPMENT / EXPANSION |
|  | SUB-DISTRICT LABEL |

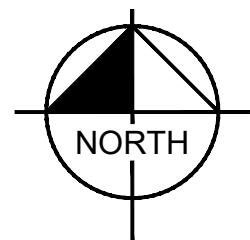
- ### **TRUE CONSERVATION PLAN NOTES:**
1. EXISTING EASEMENTS, PROPOSED EASEMENTS, AREAS DEVOTED TO FUTURE STREETS, AND STORMWATER FACILITIES HAVE BEEN EXCLUDED FROM TRUE CONSERVATION AREAS. THEREFORE, THE TRUE CONSERVATION MAP HAS BEEN SET ASIDE TO MEET THE ZONING AND MASTER PLAN REQUIREMENTS OF THE CITY OF RALEIGH. HOWEVER, TREE CONSERVATION AREAS SHALL NOT BE RECORDED WITHIN STATE-OWNED PROPERTIES.
 2. THE CITY OF RALEIGH WILL NOT RECORD TRUE CONSERVATION MAPS OR AMENDMENTS AT THE DISCRETION OF THE STATE OF NORTH CAROLINA. SUCH MODIFICATIONS MAY BE PROCESSED AS A MASTER PLAN AMENDMENT PURSUANT TO SECTION 4.6.4 AND 5.0.
 3. THE TRUE CONSERVATION PLAN APPROVED AS PART OF THIS MASTER PLAN SHALL BE SOLE REQUIREMENT FOR TREE CONSERVATION FOR ALL SUB-DISTRICTS AND PHASES. THEREAFTER REGULATION OF TREE REMOVALS FROM UDO CHAPTER 9 SHALL APPLY TO THIS STATE-OWNED PROPERTY.

| TREE CONSERVATION CALCULATIONS | |
|---|-------------------|
| DESCRIPTION | AREA (ACRES) |
| NET SITE AREA | 80.69 |
| PRIMARY TCA - THOROUGHFARE PROVIDED | |
| AREA TOTAL | 2.51 |
| PRIMARY TCA - NEUSE BUFFER ZONE 2 PROVIDED | |
| AREA TOTAL | 1.10 |
| SECONDARY TCA PROVIDED | |
| AREA TOTAL | 0.00 |
| TOTAL TCA PROVIDED | 3.61 ACRES |
| | 4.47% |



SURVEY NOTE:
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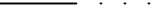













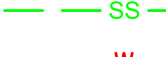


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UTILITY LEGEND

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|  | PROPERTY LINE |
|  | SUB-DISTRICT LINE |
|  | EASEMENT |
|  | STREAM CENTERLINE |
|  | ZONE 1 RIPARIAN BUFFER |
|  | ZONE 2 RIPARIAN BUFFER |
|  | FLOOD WAY |
|  | FLOOD PLAIN |
|  | EXISTING PRIVATE ACCESS TO REMAIN |
|  | POTENTIAL PRIVATE ACCESS |
|  | EXISTING GREENWAY TO REMAIN |
|  | POTENTIAL GREENWAY |
|  | EXISTING WATER MAIN TO REMAIN |
|  | EXISTING SANITARY SEWER MAIN TO REMAIN |
|  | POTENTIAL WATER MAIN |
|  | POTENTIAL SANITARY SEWER MAIN |
|  | EXISTING BUILDING |
|  | ARENA DEVELOPMENT / EXPANSION |
|  | SUB-DISTRICT LABEL |

MAJOR UTILITIES PLAN NOTES:

- SOLID WASTE WILL BE MANAGED THROUGH PRIVATE COLLECTION SERVICES.
- ALL POTENTIAL OR PROPOSED UTILITY ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT PLANS FOR EACH PHASE AND APPROVALS BY THE CITY OF RALEIGH.
- UTILITY SERVICE CONNECTIONS SHALL BE PROVIDED AT TIME OF FUTURE DEVELOPMENT PLANS FOR EACH PHASE.

PRELIMINARY

NOT FOR CONSTRUCTION

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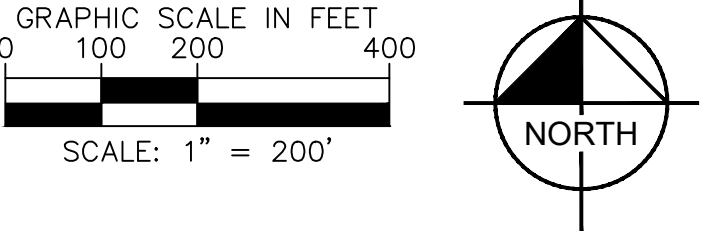
STORMWATER LEGEND

- PROPERTY LINE
- SUB-DISTRICT LINE
- EASEMENT
- STREAM CENTERLINE
- ZONE 1 RIPARIAN BUFFER
- ZONE 2 RIPARIAN BUFFER
- FLOOD WAY
- FLOOD PLAIN
- EXISTING PRIVATE ACCESS TO REMAIN
- POTENTIAL PRIVATE ACCESS
- EXISTING GREENWAY TO REMAIN
- POTENTIAL GREENWAY
- APPROXIMATE DRAINAGE AREAS
- EXISTING BUILDING
- ARENA DEVELOPMENT / EXPANSION
- SUB-DISTRICT LABEL

- GENERALIZED STORMWATER PLAN NOTES:**
- ALL DEVELOPMENT IS SUBJECT TO STORMWATER REVIEW BY THE CITY OF RALEIGH. CITY OF RALEIGH SEDIMENT AND EROSION CONTROL REVIEW WILL ONLY APPLY FOR PRIVATE DEVELOPMENTS WITH LAND DISTURBANCE OVER 12,000 SQUARE FEET.
 - STORMWATER MANAGEMENT FACILITIES MAY BE SHARED FACILITIES OR DESIGNED AS PART OF INDIVIDUAL DEVELOPMENT PLANS.
 - EXISTING STORMWATER PONDS WILL BE MAINTAINED OR REPLACED AS UNDERGROUND DETENTION FACILITIES IN ACCORDANCE WITH CITY OF RALEIGH STORMWATER REQUIREMENTS AS DEVELOPMENT PROCEEDS IN THOSE AREAS.

| PERVIOUS / IMPERVIOUS AREA TABLE | | | |
|---|---------------|--------|--|
| TOTAL EXISTING PERVIOUS AREA | ± 32.74 ACRES | 40.58% | |
| TOTAL EXISTING IMPERVIOUS AREA | ± 47.95 ACRES | 59.42% | |
| TOTAL PLANNED DEVELOPMENT DISTRICT AREA | 80.69 ACRES | 100% | |

PRELIMINARY
NOT FOR CONSTRUCTION



SURVEY NOTE:
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RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC

RALEIGH

SHEET NUMBER C08.0

DATE 09/2024

DESIGNED BY WJB

DRAWN BY QAS

CHECKED BY WJB

RALEIGH PROJECT 016464000

DATE 09/2024

SCALE AS SHOWN

DESIGNED BY WJB

DRAWN BY QAS

CHECKED BY WJB

Kimley»Horn

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#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540

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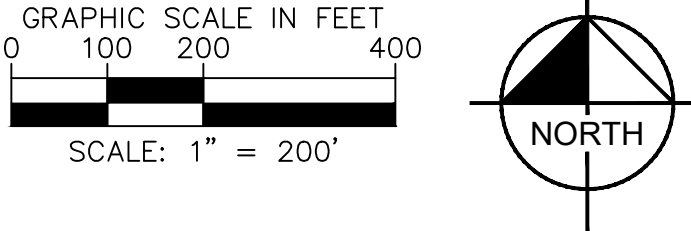
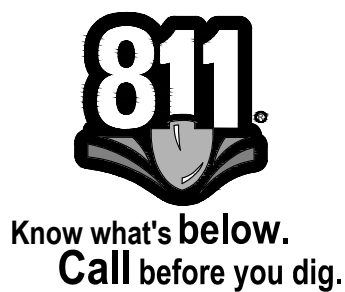
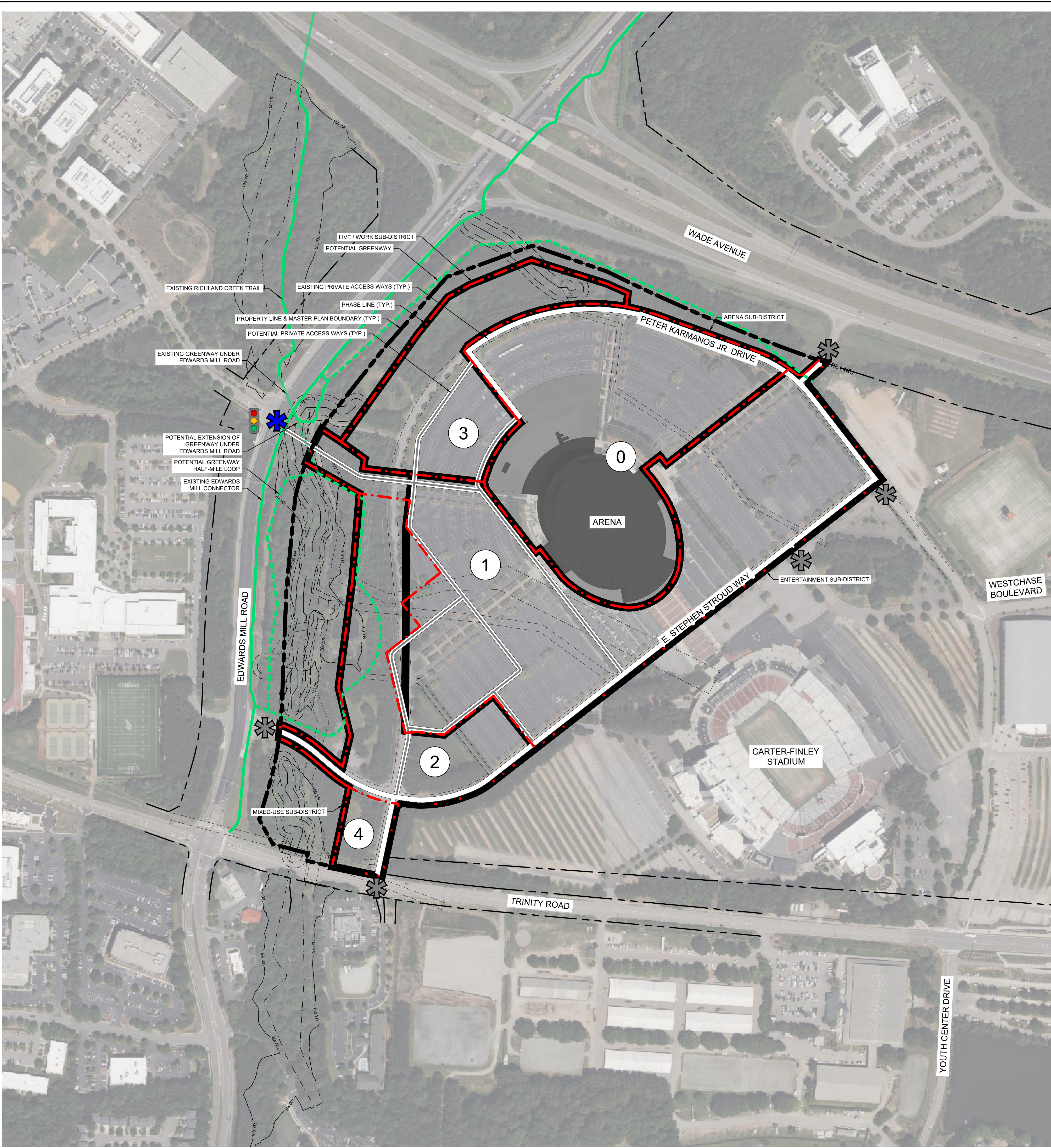
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REVISIONS

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Plotted By: Stephanie Quinn, Sheet Set: PUT NAME HERE, Layout: C09.0, September 17, 2024, 06:15:12pm, K:\MSP_LDE\03\6464000_ptc_arena-mc\008_cad\lisp\master plan\plansheets\C09.0 PHASING PLAN.dwg
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PHASING PLAN LEGEND

| | |
|--|-----------------------------------|
| | PROPERTY LINE |
| | SUB-DISTRICT LINE |
| | PHASE LINE |
| | EASEMENT |
| | STREAM CENTERLINE |
| | ZONE 1 RIPARIAN BUFFER |
| | ZONE 2 RIPARIAN BUFFER |
| | FLOOD WAY |
| | FLOOD PLAIN |
| | EXISTING PRIVATE ACCESS TO REMAIN |
| | POTENTIAL PRIVATE ACCESS |
| | EXISTING GREENWAY TO REMAIN |
| | POTENTIAL GREENWAY |
| | EXISTING BUILDING |
| | ARENA DEVELOPMENT / EXPANSION |
| | EXISTING SIGNALIZED INTERSECTION |
| | EXISTING VEHICULAR ACCESS POINT |
| | POTENTIAL VEHICULAR ACCESS POINT |
| | PHASE NUMBER |

PHASING PLAN NOTES:

- THE PROPERTY LINE / MASTER PLAN BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES OR PHASE LINES SHALL REGULATE DEVELOPMENT UNDER NORTH CAROLINA GENERAL STATUTE. THE PROPERTY SHALL NOT BE SUBJECT TO LOCAL SUBDIVISION REGULATIONS.
- POTENTIAL PRIVATE ACCESS WAY ALIGNMENTS AND TYPOLOGIES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT PLANS FOR EACH PHASE AND APPROVALS BY THE CITY OF RALEIGH.
- NO PUBLIC STREETS SHALL BE REQUIRED WITHIN THE MASTER PLAN BOUNDARY.
- ALL NEW AND EXISTING STREETS SHOWN WITHIN THE MASTER PLAN MAY BE PRIVATE ACCESS WAYS. EXACT LOCATIONS FOR NEW PRIVATE ACCESS WAYS WILL BE DETERMINED IN CONJUNCTION WITH FUTURE DEVELOPMENT PLANS WITHIN EACH PHASE.
- EXCEPT WHERE SPECIFICALLY REFERENCED IN ARTICLE 4.7 - PLANNED DEVELOPMENT (PD) DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE PD DISTRICT.
- THE SUB-DISTRICTS FOR THE PD DISTRICT BUILDOUT ARE PRELIMINARY AND SUBJECT TO CHANGE. SUB-DISTRICTS SHOWN ON THESE PLANS ARE CONCEPTUAL AND NOT INTENDED TO BE SEQUENTIAL AS DEVELOPMENT COULD OCCUR SIMULTANEOUSLY WITHIN EACH SUB-DISTRICT OR STAGGERED OVER TIME.
- PRIVATE ACCESS WAY INFRASTRUCTURE WILL BE CONSTRUCTED IN PHASES TO BE DETERMINED AT THE TIME OF ADMINISTRATIVE SITE PLAN.

RALEIGH SPORTS & ENTERTAINMENT DISTRICT
PREPARED FOR
PE RALEIGH DEVELOPMENT, LLC
RALEIGH NC

SHEET NUMBER
C09.0

PHASING PLAN

KHA PROJECT
016464000

DATE
09/2024

SCALE AS SHOWN

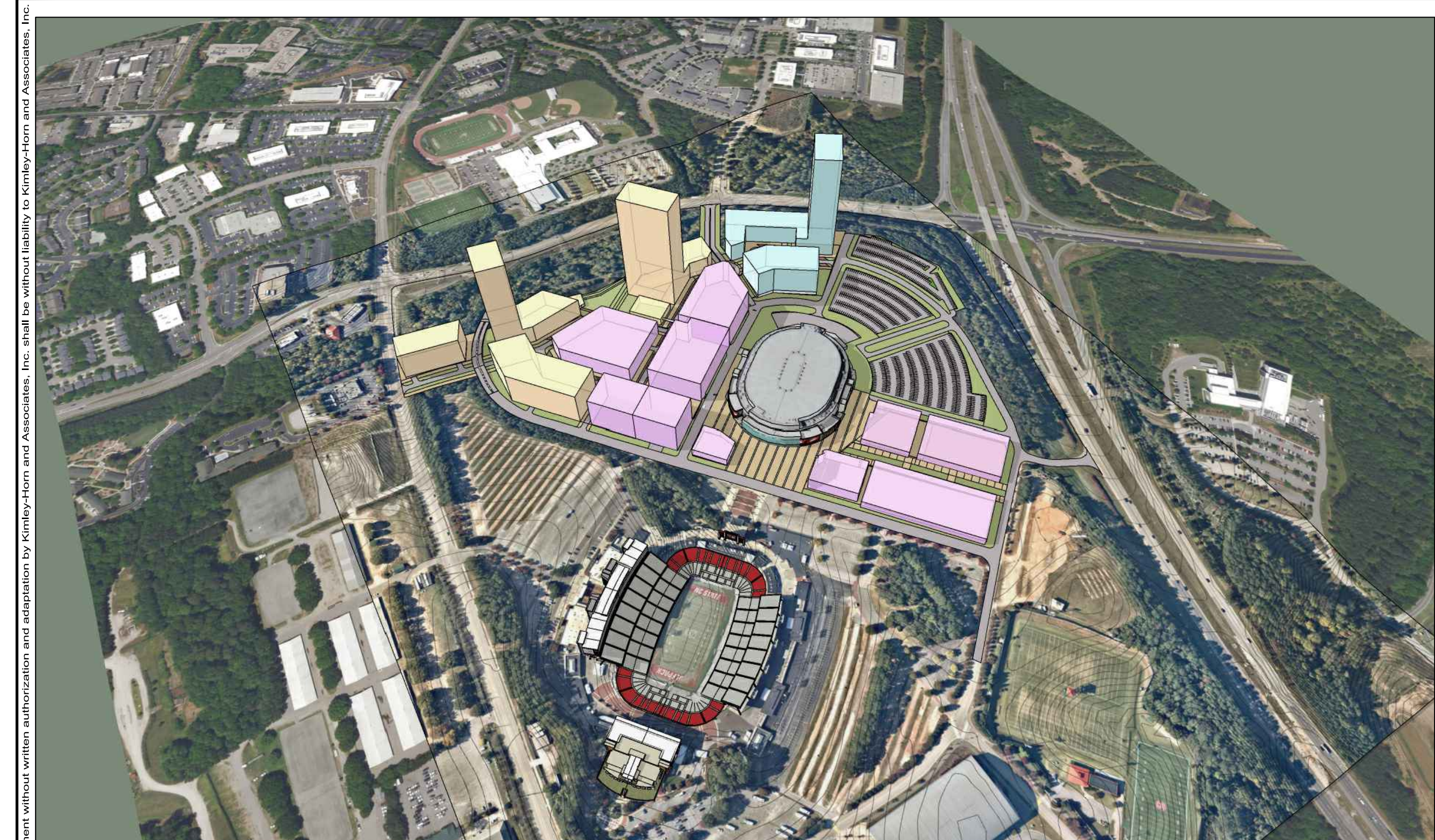
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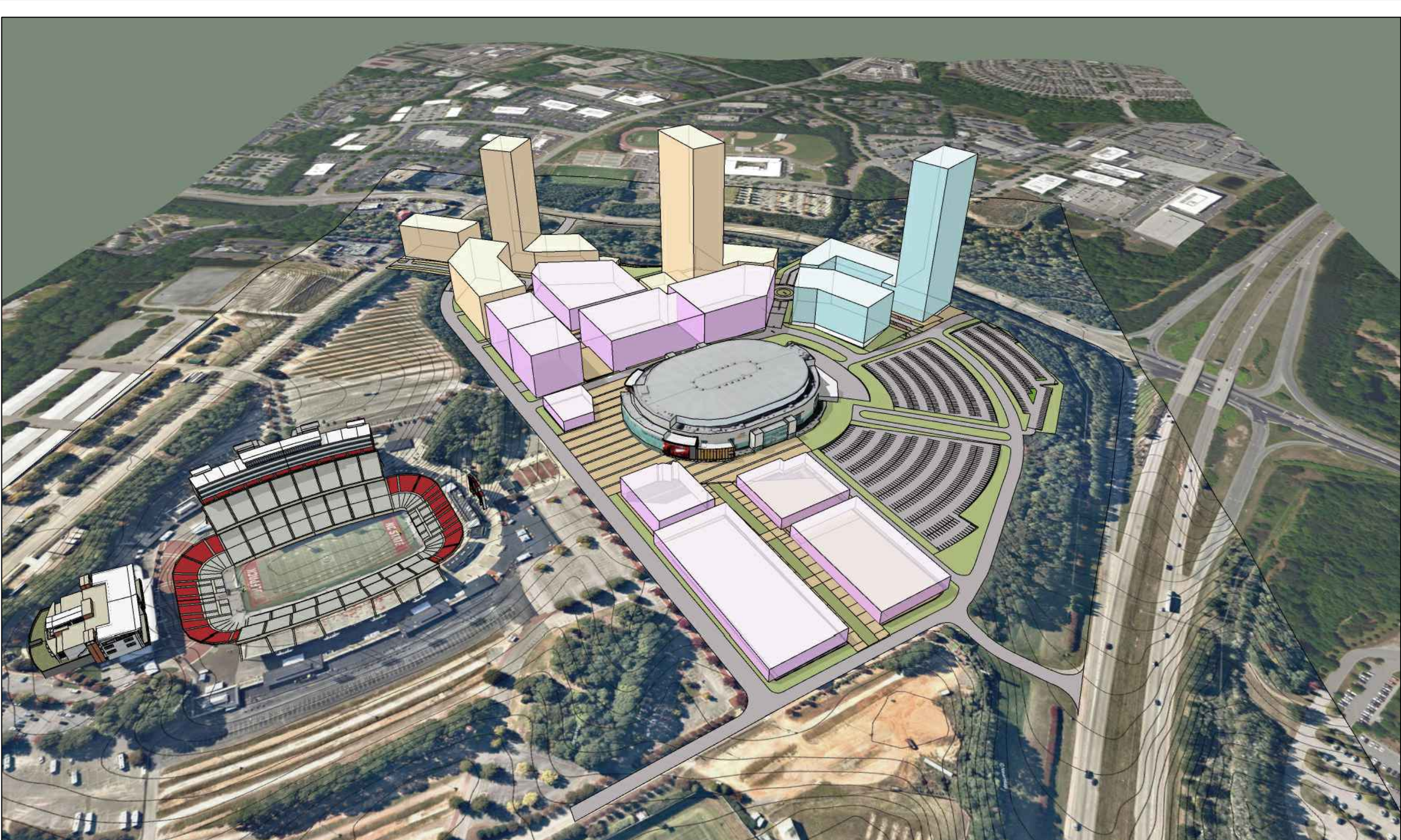
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#F-02 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540

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E. STEPHEN STROUD WAY FACING NORTHWEST



INTERSECTION OF E. STEPHEN STROUD WAY AND PETER KARMANOS DRIVE FACING WEST



WADE AVENUE FACING SOUTH



EDWARDS MILL ROAD FACING EAST

THREE-DIMENSIONAL MODELS AND RENDERING NOTES:
1. 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 PLANNED DEVELOPMENT (PD) REZONING. THIS INFORMATION IS NOT INTENDED TO DEMONSTRATE ACTUAL DEVELOPMENT PLANS AND IS SUBJECT TO CHANGE PENDING ACTUAL PROGRAMMING AND DEVELOPMENT PLANS WITHIN THE PD DISTRICT AND ITS SUB-DISTRICTS.



SURVEY NOTE:
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Kimley»Horn

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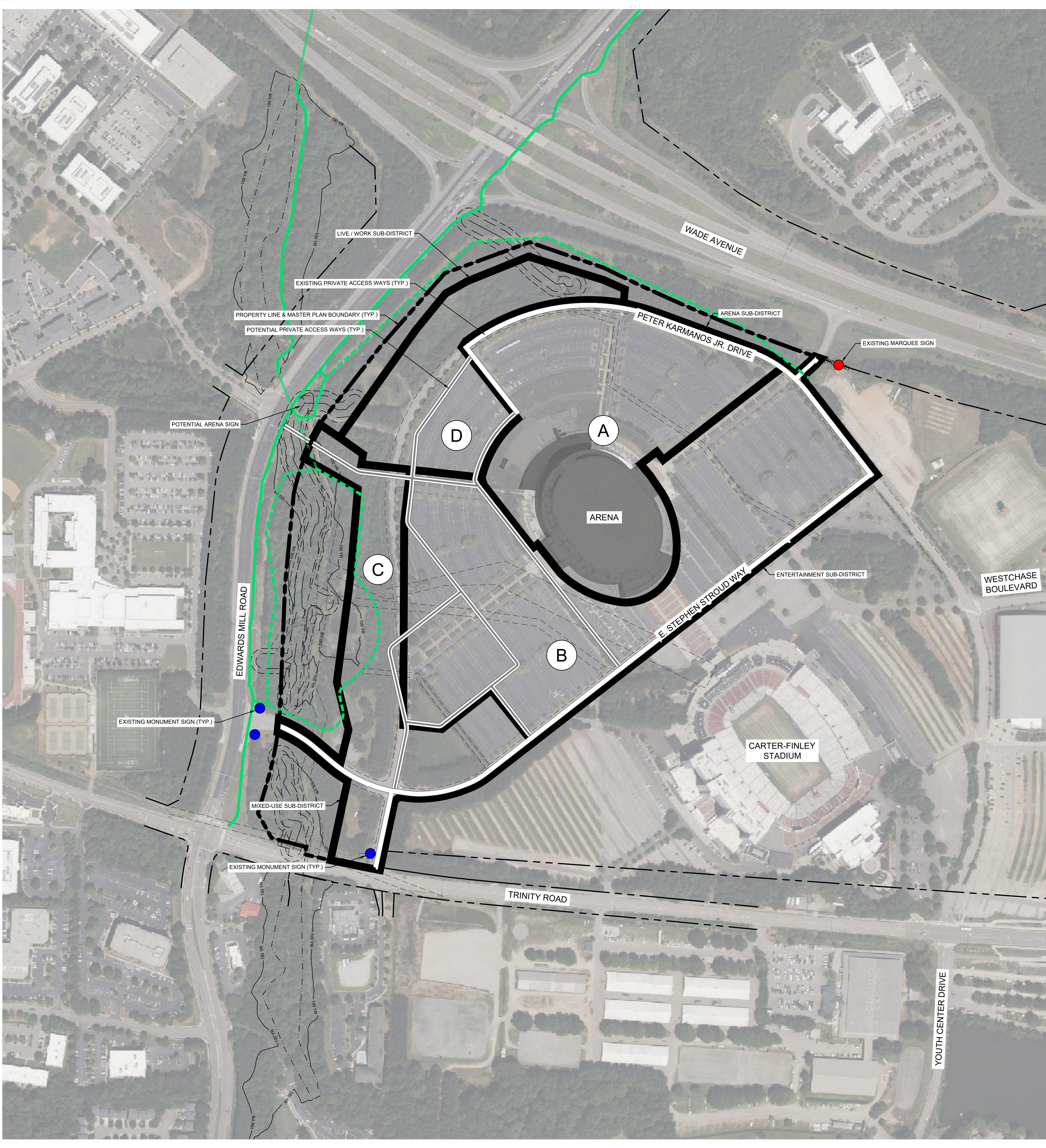
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CHECKED BY WJB

RALEIGH SPORTS & ENTERTAINMENT DISTRICT
PREPARED FOR
PE RALEIGH DEVELOPMENT, LLC
RALEIGH NC

SHEET NUMBER
C10.0

Plotted By: Stephanie Quinn, Sheet Set: PUT NAME HERE, Layout: C11.0, September 17, 2024, 06:15:54pm, K:\MSP_LDE\03\6464000_pnc arena-master plan\plansheets\C11.0 COMMON SIGNAGE PLAN.dwg
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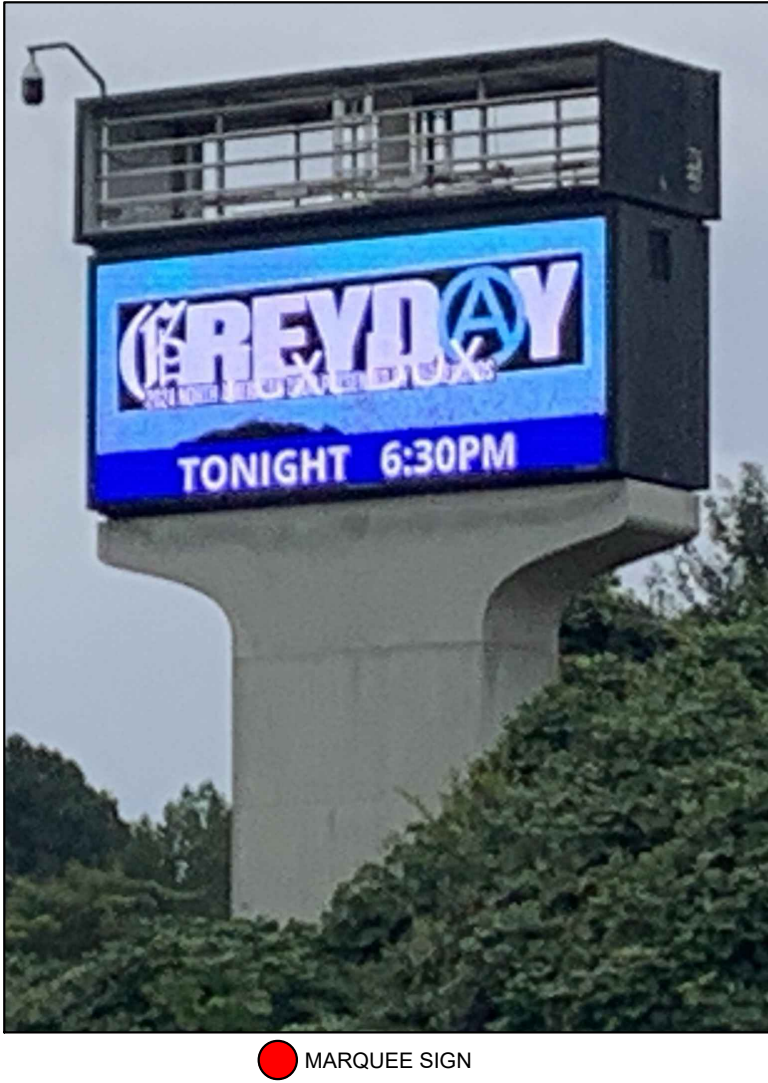


MODIFICATIONS TO DISTRICT STANDARDS:
COMMON SIGNAGE PLAN (UDO SECTION 7.3.16.H):
THE ARENA FOLLOWS INDEPENDENT SIGNAGE AND BRANDING STANDARDS. EXISTING AND FUTURE SIGNAGE DESIGN WILL CONTINUE TO BE DEVELOPED IN ACCORDANCE WITH THESE ARENA STANDARDS. THE ARENA'S SIGNAGE REQUIREMENTS ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE OWNER.

| SIGNAGE LEGEND | |
|----------------|-----------------------------------|
| | PROPERTY LINE |
| | SUB-DISTRICT LINE |
| | EASEMENT |
| | STREAM CENTERLINE |
| | ZONE 1 RIPARIAN BUFFER |
| | ZONE 2 RIPARIAN BUFFER |
| | FLOOD WAY |
| | FLOOD PLAIN |
| | EXISTING PRIVATE ACCESS TO REMAIN |
| | POTENTIAL PRIVATE ACCESS |
| | EXISTING GREENWAY TO REMAIN |
| | POTENTIAL GREENWAY |
| | EXISTING BUILDING |
| | ARENA DEVELOPMENT / EXPANSION |
| | SUB-DISTRICT LABEL |

COMMON SIGNAGE PLAN NOTES:
1. EXISTING SIGN LOCATIONS WILL REMAIN. ALL NEW SIGNAGE WILL COMPLY WITH THE CITY OF RALEIGH UDO SECTION 7.3 UNLESS OTHERWISE MODIFIED BY THIS MASTER PLAN.

EXISTING SIGNAGE EXAMPLES:



MARQUEE SIGN



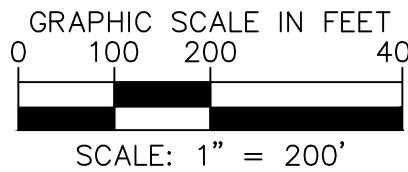
DIRECTIONAL SIGNS
(LOCATED THROUGHOUT THE SITE)



MONUMENT SIGNS



PYLON SIGNS
(LOCATED THROUGHOUT THE SITE)



LIGHT POLE BANNER
(LOCATED THROUGHOUT THE SITE)



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| RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC RALEIGH | | COMMON SIGNAGE PLAN | | Kimley»Horn | |
|--|--|-----------------------|--|---|--|
| SHEET NUMBER C11.0 | | KHA PROJECT 016464000 | | © 2024 KIMLEY-HORN AND ASSOCIATES, INC. #F-0-02 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540 | |
| | | DATE 09/2024 | | REVISIONS | |
| | | SCALE AS SHOWN | | BY | |
| | | DESIGNED BY WJB | | DATE | |
| | | DRAWN BY QAS | | | |
| | | CHECKED BY WJB | | | |