

STREETSCAPE & PARKING PLAN

OCTOBER 19, 2011

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401 OBERLIN STREETScape & PARKING PLAN

LOCATION:

The Oberlin Road Streetscape and Parking Plan shall emulate the existing Cameron Village Streetscape Plan (refer to plan dated April 17, 2003, and plan amendment dated September 9, 2008) but this document shall establish specific criteria for an assemblage of properties located in the northwest quadrant of the intersection of Clark Avenue and Oberlin Road. The Oberlin Streetscape and Parking Plan shall apply to the west side of Oberlin Road between Clark Avenue and Stafford Avenue; the north side of Clark Avenue starting at Oberlin Road for a distance of approximately four-hundred fifty feet (450'); the south side of Stafford Avenue starting at Oberlin Road for a distance of approximately four-hundred twenty feet (420'), and shall apply to the right-of-way frontage(s) for the following parcels:

- a. 401 Oberlin Road; WAKE PIN: 0794-92-7656
- b. 2306 Clark Avenue; WAKE PIN: 0794-92-6556
- c. 2308 Clark Avenue; WAKE PIN: 0794-92-6505
- d. 2312 Clark Avenue; WAKE PIN: 0794-92-5544
- e. 2316 Clark Avenue; WAKE PIN: 0794-92-4585

GOALS:

The Oberlin Road Streetscape and Parking Plan shall incorporate the following goals from the Wade/Oberlin Small Area Plan into the Oberlin Streetscape and Parking Plan:

- a. Policy AP-WO 1
“The Wade-Oberlin area should evolve into a livelier pedestrian and transit-oriented mixed-use center.”

- b. Policy AP-WO 7

“Oberlin Road should evolve as the “main street” of the area, with improved pedestrian amenities and streetscaping.”

- c. Policy LU 5.4

“Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

FEATURES:

1. Sidewalks:

Sidewalks shall primarily be constructed of scored concrete, with broom finish, utilizing a 4' x 4' grid pattern. Accent red clay brick shall be allowed, and the pavers shall be compatible with the pavers utilized on the adjoining Cameron Village Streetscape. Pavers shall be utilized to direct pedestrian traffic, announce intersections/pedestrian crossings and to reduce visual impact of wide sidewalks. At the intersections of Stafford Avenue and Clark Avenue with Oberlin Road larger areas of pavers shall be utilized to delineate the node of travel for the pedestrian. No vehicular driveway shall be permitted along Oberlin Road. Where driveway(s) enter the subject properties along Clark Avenue and Stafford Avenue, a raised ramp-style approach shall be utilized with continuous sidewalk paving, and no street-type driveways shall be permitted.

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A mid-block pedestrian connection shall be provided in the twenty foot (20') western buffer, the following criteria shall apply:

- a. Provide a five foot (5') minimum pedestrian path that will connect or link the public sidewalks on Stafford and Clark Avenue.*
- b. The walk shall generally be open to the public from dawn to dusk, but can be closed without notice for maintenance or security – just as the City's greenway facilities are operated.*
- c. The path shall be illuminated at night, but the light level shall be in accord with proposed zoning conditions.*
- d. Shade trees (Rock Maple, White Oak, Loblolly Pine) shall be provided at a rate of no less than thirty feet (30') on center spacing, but arranged informally and in context with the site plan.*

Stoops and similar building entry features can encroach the public right-of-way (ROW) upon approval of both an encroachment agreement and upon the approval of the City Planning Director. These features can also be located outside the minimum building setback if the floor height is less than forty-two inches (42") in height from finished grade.

2. Street Furniture:

Street furnishings, including but not limited to bench, light pole and bicycle rack shall adhere to and be compatible with the furnishings prescribed for the adjoining Cameron Village Streetscape. The City Planning Director, or

his/her designee, shall approve streetscape furnishings prior to issuance of building permit or Preliminary Site Plan Approval.

The following components are listed from the approved Cameron Village Streetscape document, and shall be utilized for the 401 Oberlin Road Streetscape and Parking Plan:

- a. Bench - "Classic Series VC-12" (Victor Stanley Company)*
- b. Light Pole - "Dover 6100-T4" (Sternberg Vintage Lighting) 14' HT.*
- c. Bike Rack - 5-Loop Heavy Duty Challenger - (Madrax) (Do not locate in ROW)*

In addition to the items listed above, the following streetscape furnishings, specific to the 401 Oberlin Streetscape and Parking Plan shall be utilized:

- a. Light Fixture: "Hometown" G743SR" Solid Roof (Sternberg Co.)*
- b. Bike Rack: "U" 2-Space Rack "U-158-SF-G (Madrax) (within ROW)*

In the event that these items are no longer readily available, suitable and reasonable substitutions are allowed, subject to approval by the City Planning Director or his/her designee.

3. Canopies and Awnings:

Multiple awning materials are allowed, including but not limited to fabric and metal canopies, metal and wood trellises. No awning, canopy or trellis

located within or adjacent to a public right-of-way shall provide no less than nine feet (9') of clearance measured from finished grade.

4. Street Tree Species:

The following schedule of public right of way street trees is allowed in the streetscape plan:

- a. *Oberlin Road:*
“Wynstar” Willow Oak Quercus phellos “Wynstar” 3” caliper/12’ ht.
- b. *Stafford Street:*
‘Tuskegee’ Crape Myrtle Lagerstroemia x Tuskegee (10 Ft. Height)
Multi-Stem and Single Stem are approved
- c. *Clark Avenue*
‘Tuskegee’ Crape Myrtle Lagerstroemia x Tuskegee (10 Ft. Height)
Multi-Stem and Single Stem are approved

All street tree installations shall incorporate the following features, unless otherwise approved by the City of Raleigh as a “transitional element”:

- a. *4’ x 6” Tree Gate; City of Raleigh Standard Specification and Detail and be located behind back of curb. Alternately, Crape Myrtles may also be located within tree lawn where applicable.*
- b. *Incorporate tree root soil cells and/or root pathways in accord with City of Raleigh standard specification and detail, where applicable.*

5. Crosswalks:

Crosswalks shall be marked with elastomeric reflective paint in accord with City of Raleigh and/or NCDOT standard specification and detail (refer to parking plan for location). Location(s) to be approved by the City of Raleigh.

6. Utility Lines:

Existing overhead utility lines are located in the right-of-way of all three streets that adjoin the subject properties. There are no plans to modify these facilities, with the exception of:

- a. *Overhead electric service lines currently serving the street lights on the west side of Oberlin Road where immediately adjacent to the subject property shall be placed underground.*
- b. *Overhead utility lines currently located in the Stafford Avenue right-of-way where immediately adjacent to the subject properties shall be relocated and/or placed underground.*
- c. *Proposed service lines from the right of way to new buildings shall be located underground in accord with City of Raleigh code standards.*

7. Maintenance:

It shall be the responsibility of the property owner adjoining the streetscape right of way to maintain street tree plantings, furnishings and sidewalks. The maintenance shall include reasonable monitoring and collection of trash and other refuse at least three times per week.

8. Signs:

It is anticipated that there will be no private streets in this development, and therefore all regulated signage shall be in compliance with the City of Raleigh Sign Ordinance.

Signage: The design and location of sign(s) shall be in keeping with the goals of the Wade/Oberlin Small Area Plan stated above. Signs shall reflect that this streetscape plan is scaled to the pedestrian, and also be compatible with the architectural character of the building(s).

The following signage types are encouraged and allowed in this district:

- *Awning Signs*

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- *Window Stencil Signs*
- *Wall Signs **
- *Paddle Signs***

Permanent ground signs shall not be allowed, however temporary ground signs and ground-mounted directional/directory signs shall be allowed in accord with City of Raleigh code standards.

** Wall signs that are internally illuminated shall light only text and graphics, with the remainder of the sign face to be an opaque background.*

***Paddle signs shall maintain a minimum clear height of 9'-0" above finish grade.*

9. Parking:

Parking shall be located in accord with the following policies:

- a. No parking shall be allowed between the principal building(s) and the public right-of-way.*
- b. If visible from adjoining properties and/or public right of way, structured parking (parking deck) shall be clad in building materials similar and compatible to the principal building(s) located on the property.*
- c. Vertical openings in the parking structure visible from public right of way shall have a translucent screen or other screening device so that no less than 50% of the opening is covered. Vehicular and pedestrian entrances and the top level of the deck shall not be screened.*
- d. Except for entances, no parking structure shall be located closer than twenty feet (20') of a perimeter public-face wall (not to include interior and/or courtyard walls).*

10. Parking Reduction:

Parking reduction from code standards shall only be allowed upon:

- a. Submittal of a parking reduction report prepared by a Professional Traffic Engineer.*
- b. Approval of the report's findings and recommendations by the City of Raleigh.*

11. Sidewalk Width:

Unless approved otherwise by the City of Raleigh Planning Commission, the following sidewalk widths shall be provided:

- a. Oberlin Road: Sixteen Feet (16') for the entire frontage in the streetscape plan. The travel width of the sidewalk can be reduced to accommodate encroachment by street trees and street furnishings subject to City of Raleigh approvals at time of site plan approval.*
- b. Clark Avenue: Fourteen Feet (14') zone for a portion of the frontage starting at Oberlin and extending westward to a line established by the projection of the western side of the Enterprise Street right-of-way where urban form is desired and specified. Within the sidewalk zone, the travel width can be reduced for street furnishings at time of Site Plan Approval. There is a need to transition from wider sidewalks associated with more active pedestrian areas (urban form) to more typical sidewalk widths of four and five feet that exist in the area, known as the "transition area." Therefore, beyond the line established by the projection of the western right of way boundary for Enterprise Street, the remainder of the Clark Avenue sidewalk extending westward toward Chamberlain Street shall be no less than six feet (6') in width and no greater than eight feet (8') in width*

- subject to determination at time of site plan approval. Within the portion of the streetscape plan with 16' sidewalk, encroachments for plantings and other features may be allowed.

- c. Stafford Avenue: Fourteen Feet (14') for a portion of the frontage starting at Oberlin Road and that shall extend westward to either the first driveway serving the property on Stafford Street, or if no driveway in proximity, for a distance of no less than two-hundred feet (200'). Within the portion of the streetscape plan with 14' sidewalk, encroachments for street furnishings may be allowed, so long as no portion of the pedestrian path is no less than six feet (6') in width and no greater than eight feet (8') in width - subject to determination at time of site plan approval. Within the transition area of the sidewalk zone, a traditional tree lawn can be utilized in lieu of tree pits/grates. The tree lawn shall be vegetated with grass or groundcover and be no less than four feet (4') in width. The use of tree lawn is subject to determination at time of site plan approval.

12. Maximum Building Height:

Maximum Building height shall be in accord with Exhibit titled "Building Setbacks / Heights" within this document (see page 15 of this document).

Maximum height shall be measured in accord with City of Raleigh Code Section 10-2075. Maximum height measurement at building roof shall be in accord with City of Raleigh code definition, but shall never include parapet walls and mechanical features including but not limited to HVAC equipment/screens, chimneys, vents and elevator enclosures.

13. Building Facades and Materials:

Building Facades:

Facades visible from a public right of way or adjoining properties shall reinforce the goals of being pedestrian-oriented and creating a main street character for Oberlin Road. A mixture of the following elements shall be utilized:

- Building entrances principally oriented toward the public rights of way.
- Building facades with no more than twenty-five linear feet (25 LF) linear feet of feature-less exterior walls facing the right of way. However limited exceptions to this requirement for required life-safety building code standards shall be allowed upon approval of the Director of the City of Raleigh Urban Design Center.
- Building fenestration shall provide for reasonable views both from within and into the building and where appropriate to the building use.
- Building facades fronting on retail use(s) shall employ visual transparency.
- Building facades fronting on retail uses shall employ architectural features including, but not limited to: canopies, awnings, lighting features, and other similar treatments to reveal the intended use of the space.

Building Materials:

New building facades shall be composed of durable materials in keeping with surrounding buildings, specifically to be compatible with the adjacent Cameron Village Streetscape.

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The following building siding materials for the Oberlin Road Streetscape Plan shall include the following:

- *Concrete and/or clay brick masonry*
- *Cementitious Stucco*
- *Cementitious Siding, including lap and panel products*
- *Native and manufactured stone*
- *Pre-Cast Concrete*

The following building siding materials shall be prohibited:

- *Vinyl Siding*
- *Fiber Board Siding*
- *Pressure-Treated Wood*
- *Synthetic Stucco (EIFS); however EIFS shall be allowed for trim applications such as a roof cornice*

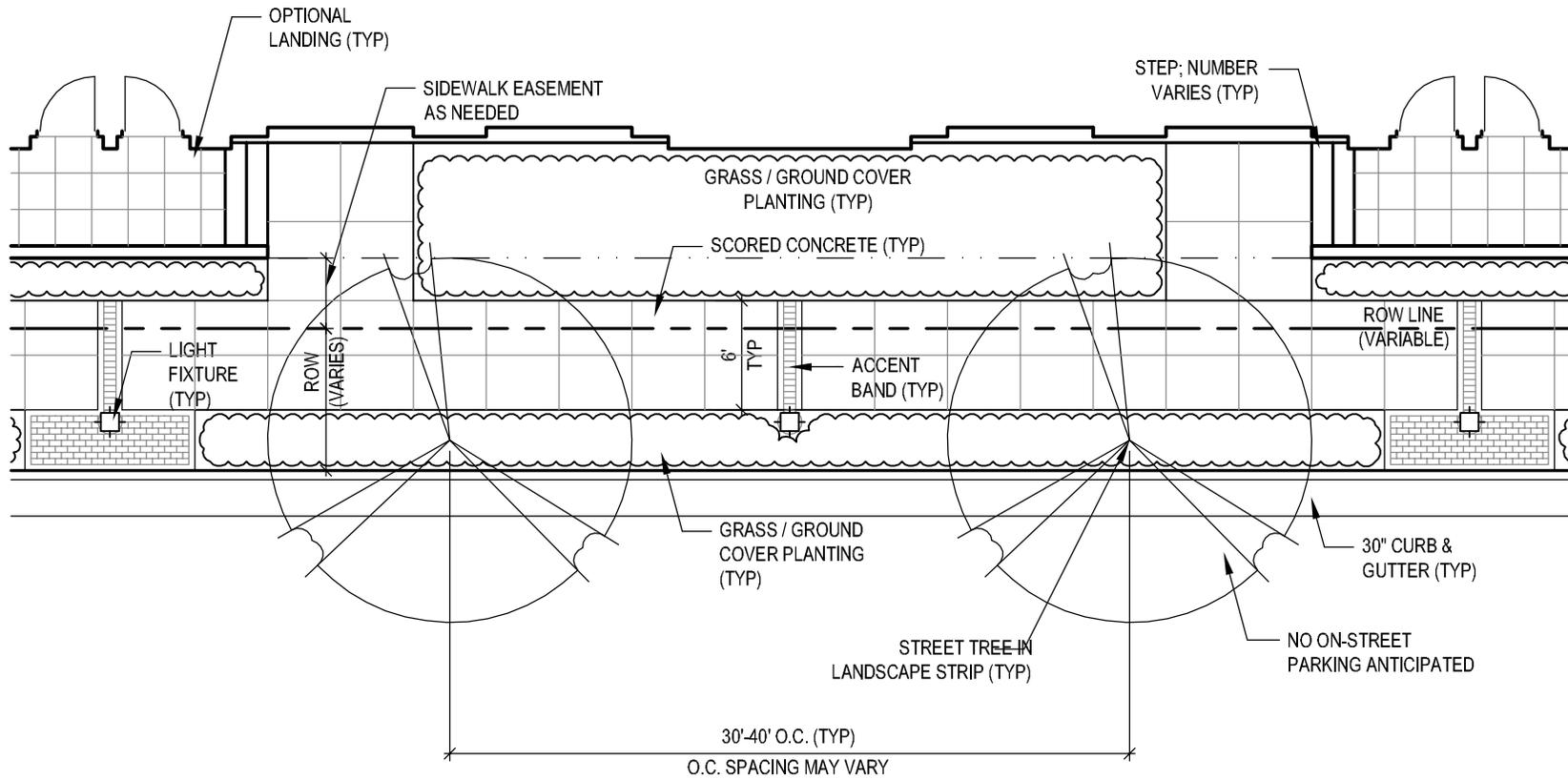
Incidental building materials and assorted trim elements composed of glass, wood, metal, aluminum storefront, and similar systems shall be allowed.

At minimum, the majority of siding materials (no less than 51%) of ground floor level of building facades (including parking structures where visible from right-of-way or neighboring properties) shall be clad with masonry and/or traditional cement-based stucco.

At minimum, provide no less than 35% unit concrete or clay brick masonry on the public face of all building elevations (exclusive of fenestration) where adjoining rights-of-way, Pappas Tract, and Walton Tract, but not to include interior courtyard elevations.

For any 5-story building (exclusive of fenestration), no less than 50% of building siding materials shall be masonry, including concrete and/or brick masonry, cementitious stucco, native and manufactured stone, and pre-cast concrete.

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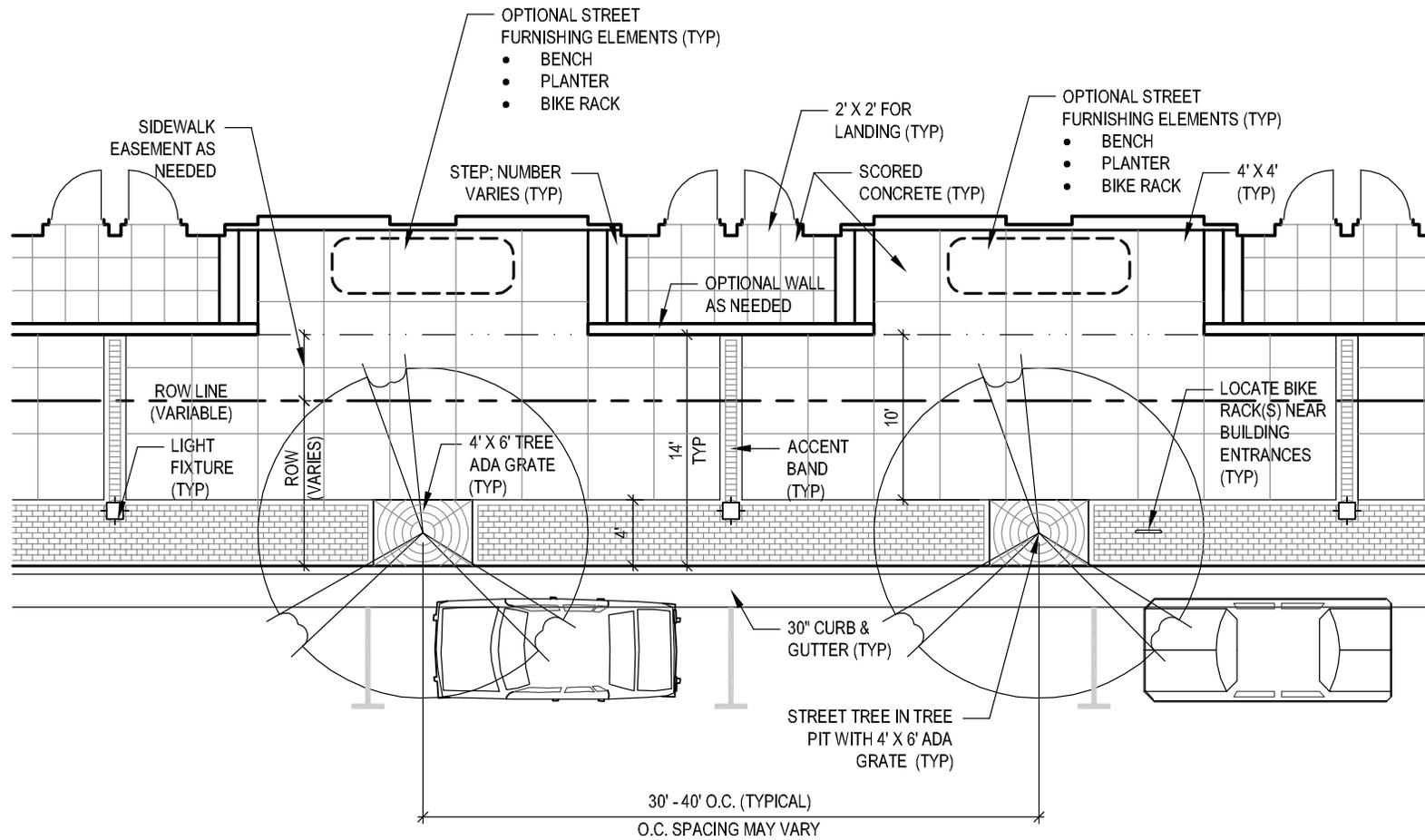


TYPICAL CLARK AND STAFFORD AVENUES STREETSCAPE PLAN

TRANSITION FORM

N.T.S.

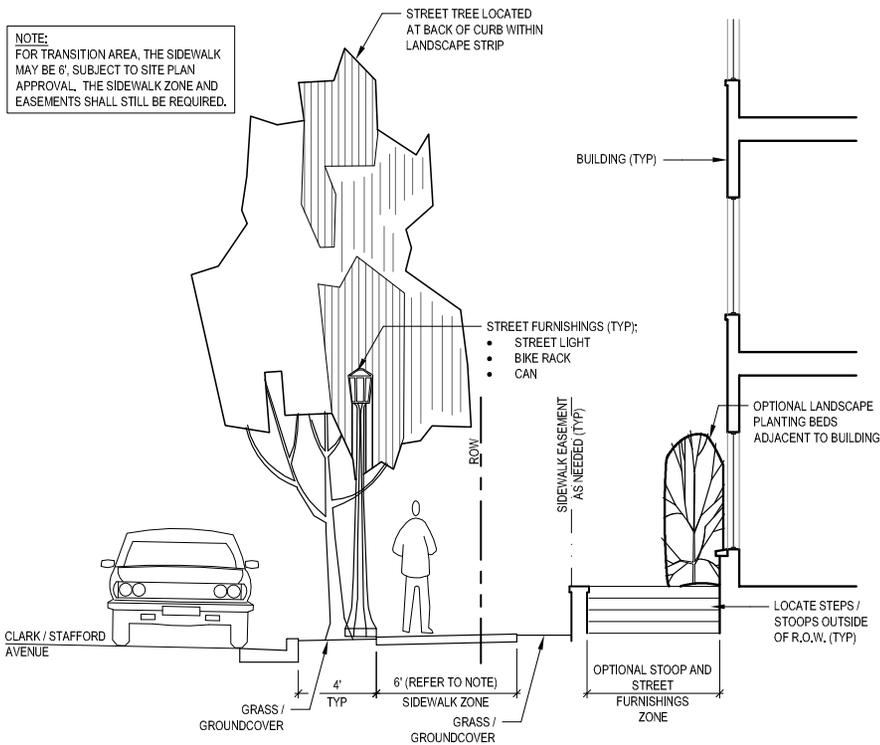
401 OBERLIN STREETSCAPE & PARKING PLAN



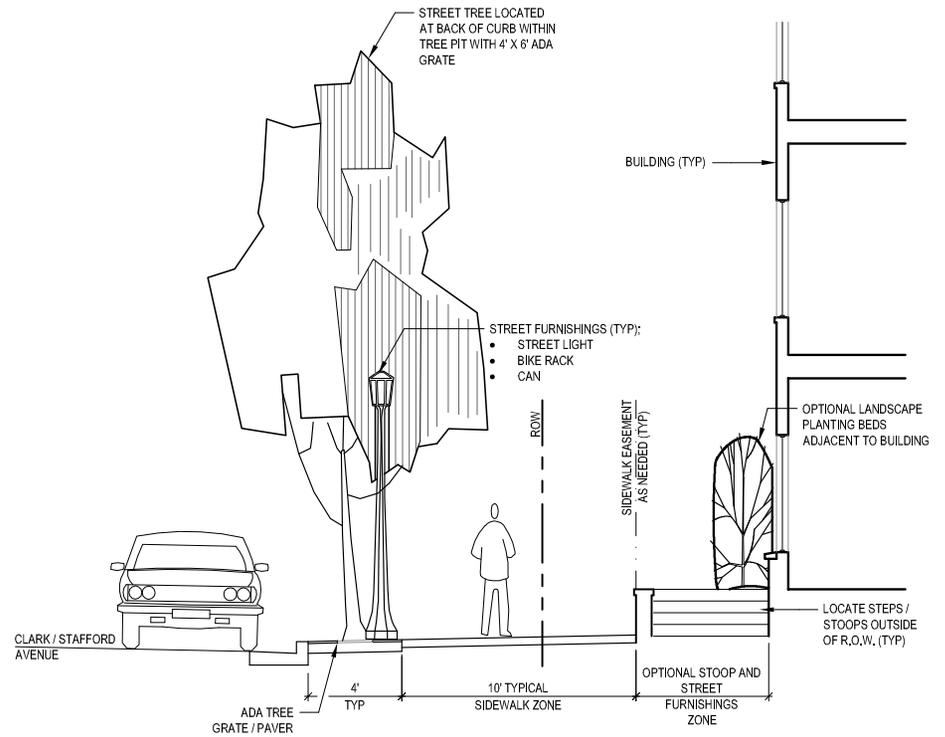
TYPICAL CLARK AND STAFFORD AVENUES STREETSCAPE PLAN

URBAN FORM
N.T.S.

401 OBERLIN STREETSCAPE & PARKING PLAN

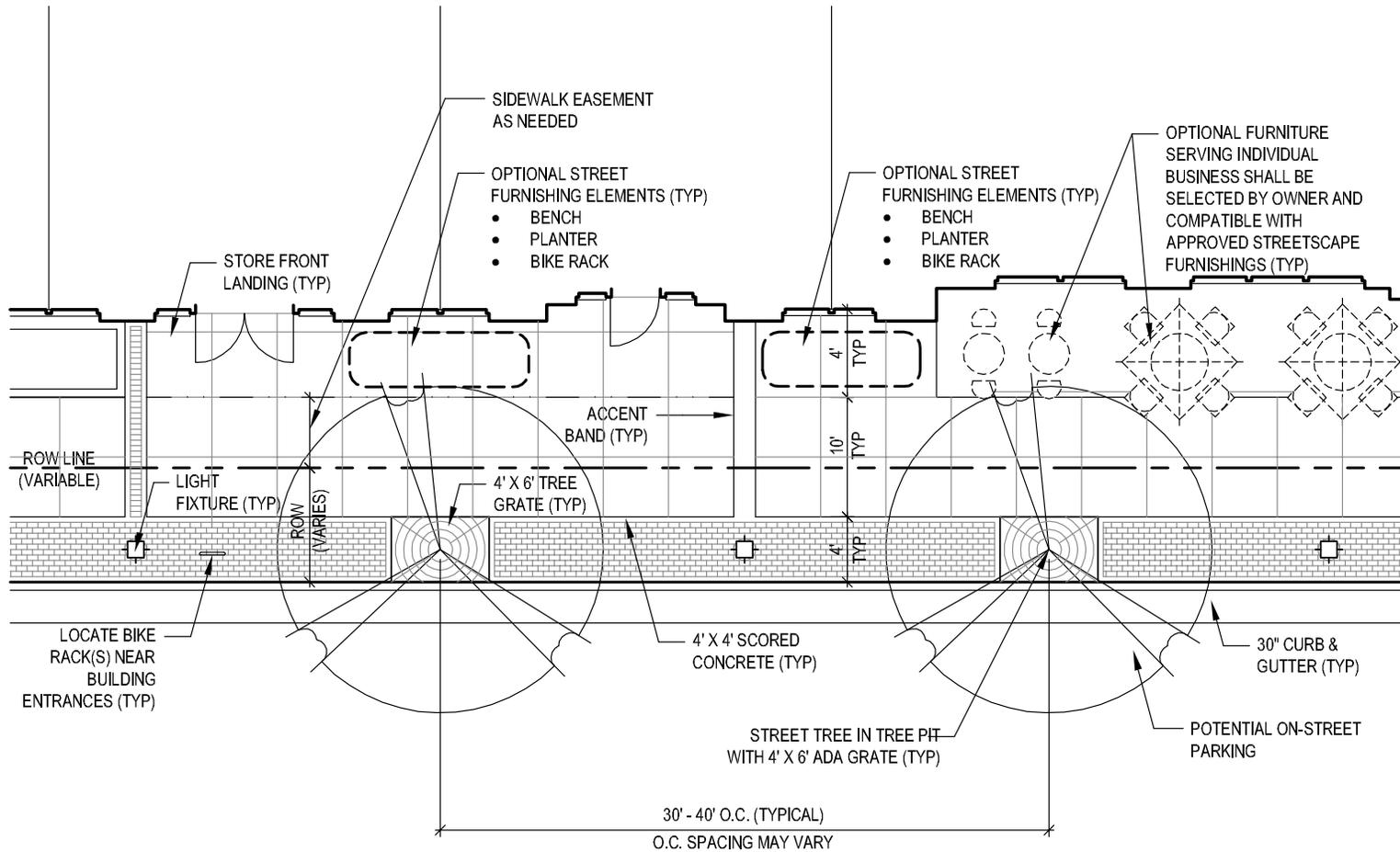


TYPICAL CLARK AND STAFFORD AVENUES STREETSCAPE SECTION
TRANSITION FORM
N.T.S.



TYPICAL CLARK AND STAFFORD AVENUES STREETSCAPE SECTION
URBAN FORM
N.T.S.

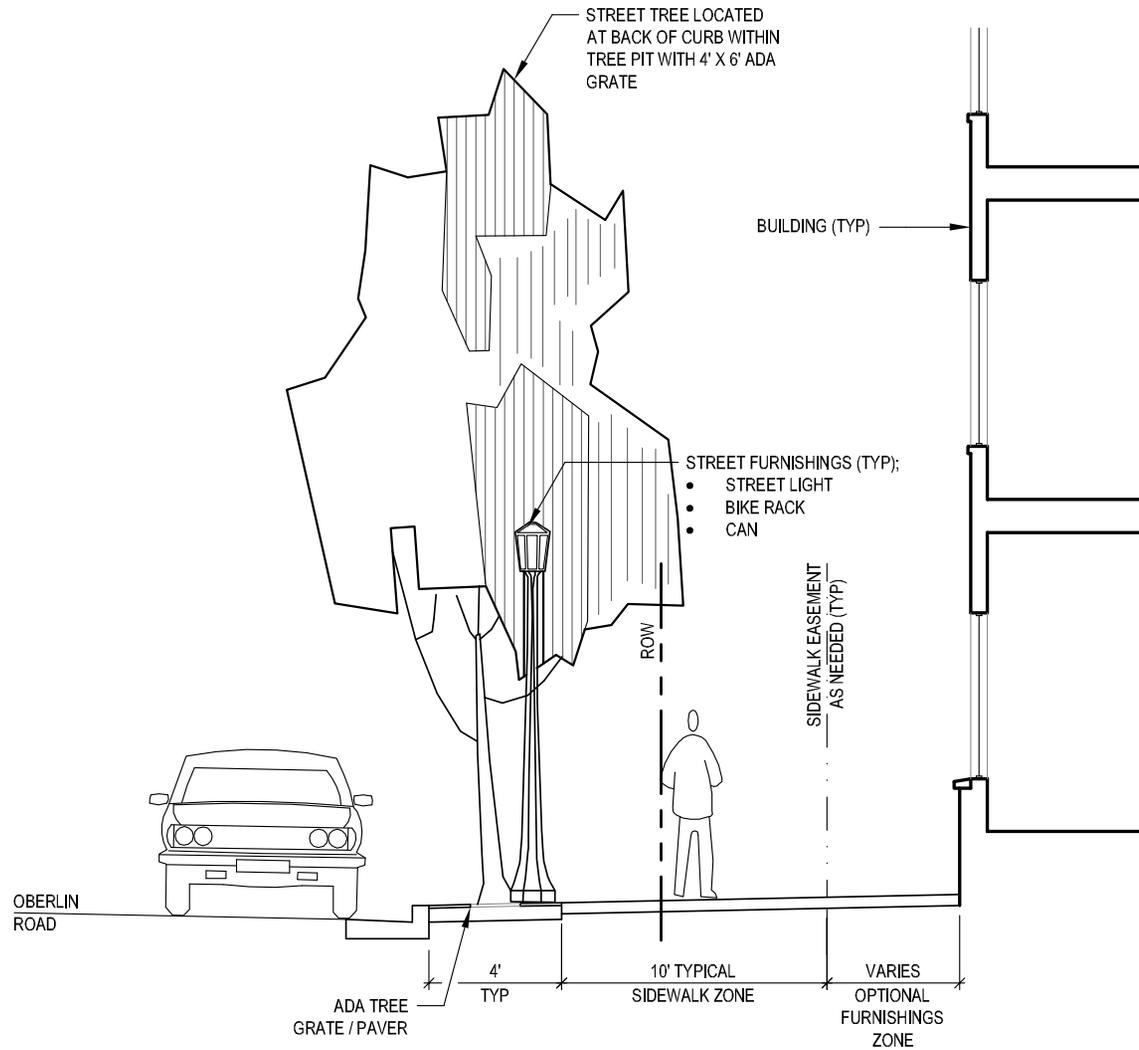
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TYPICAL OBERLIN ROAD STREETSCAPE PLAN

URBAN FORM
N.T.S.

401 OBERLIN STREETSCAPE & PARKING PLAN

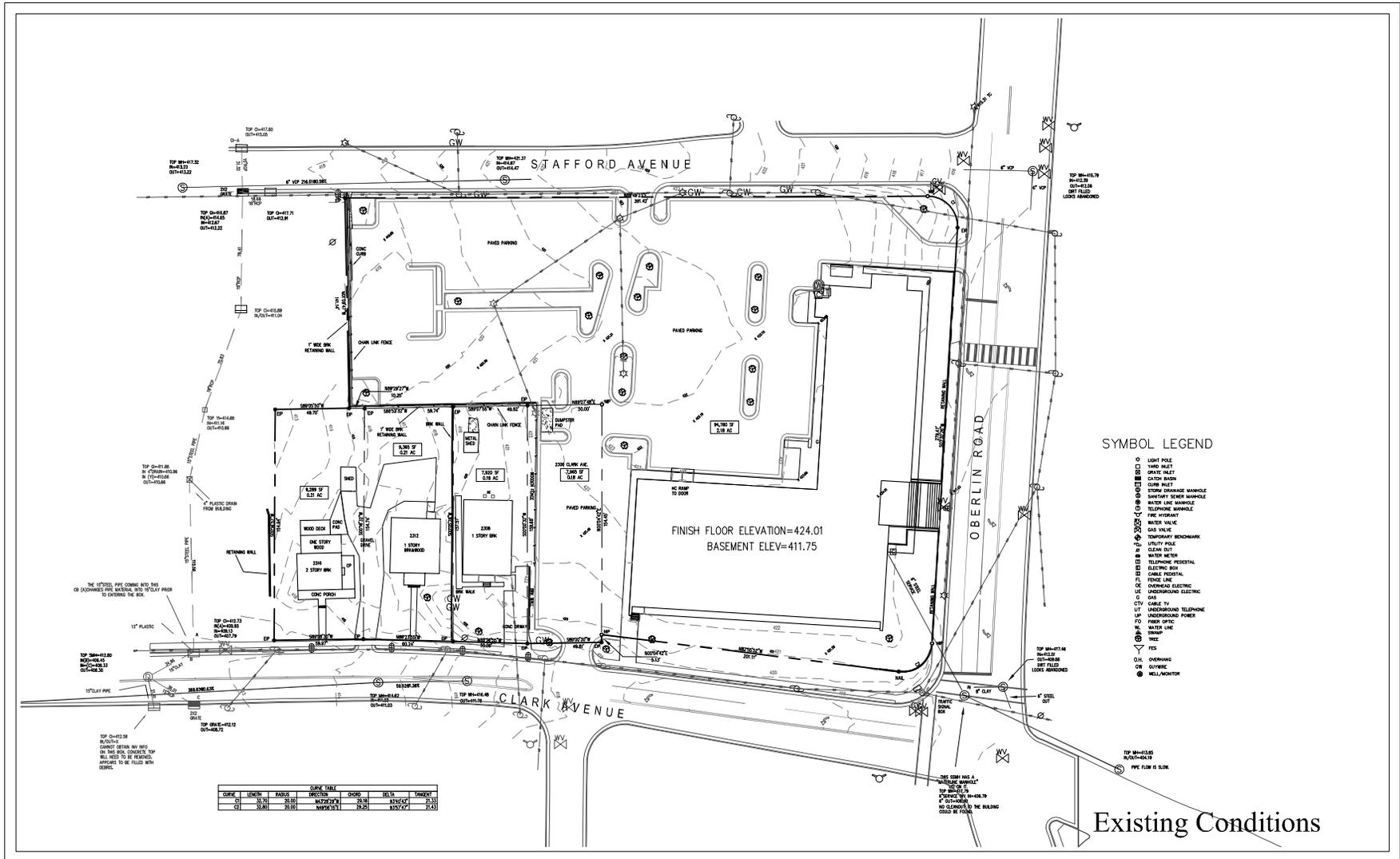


TYPICAL OBERLIN ROAD STREETSCAPE SECTION

URBAN FORM

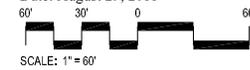
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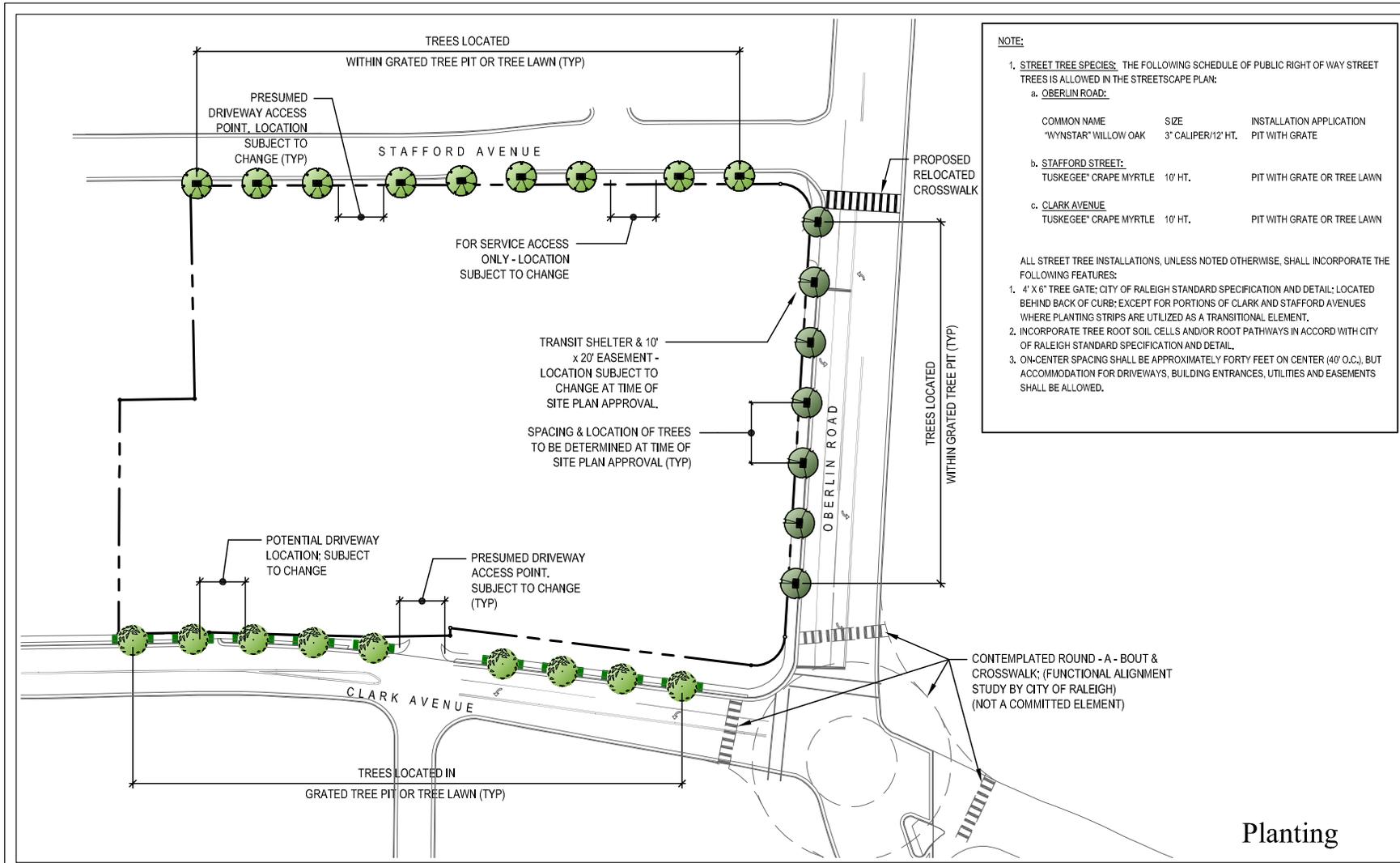


401 Oberlin Streetscape
The Taft Family Trust
Raleigh, North Carolina

Date: August 29, 2011

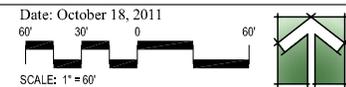


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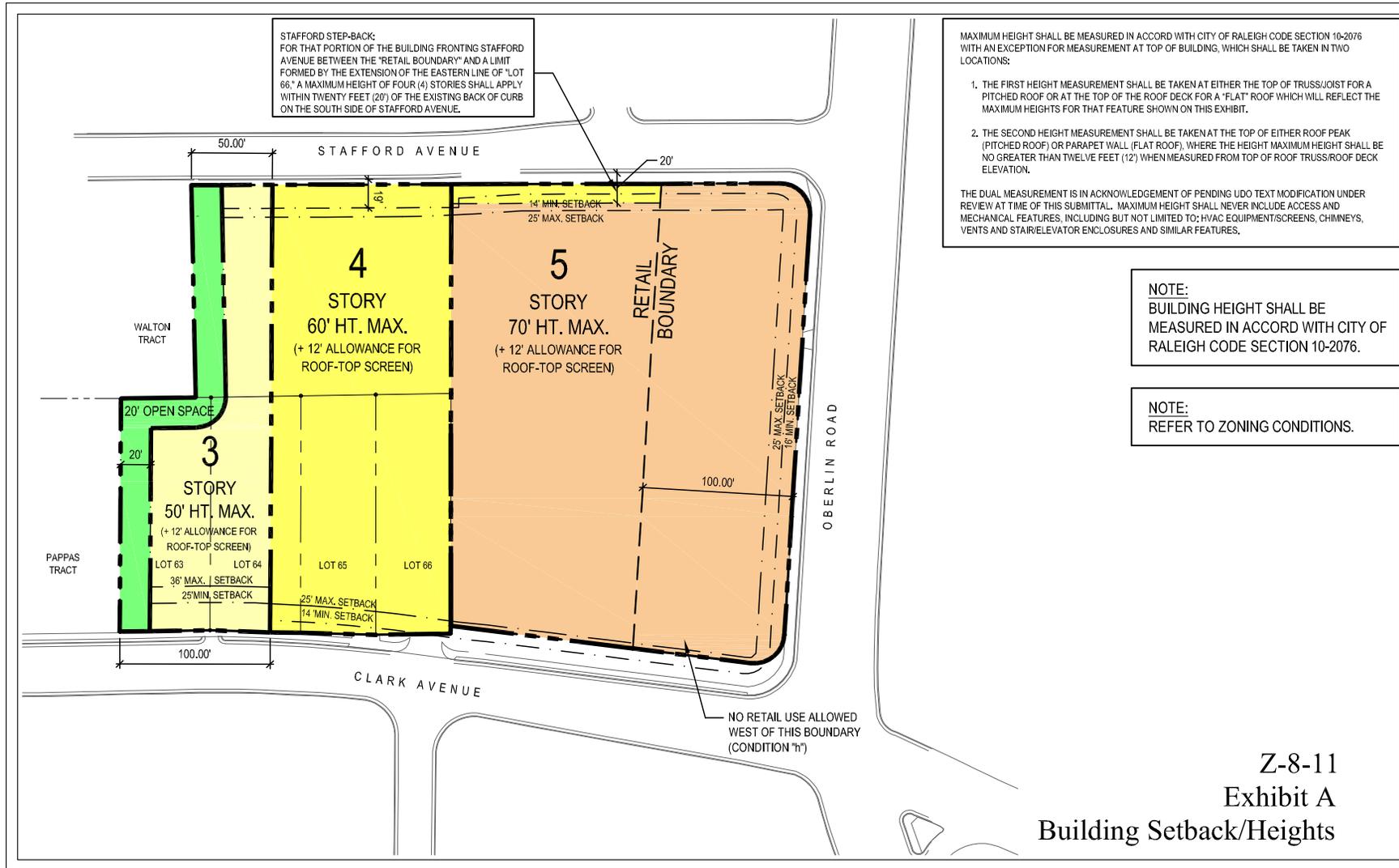


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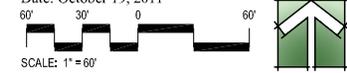


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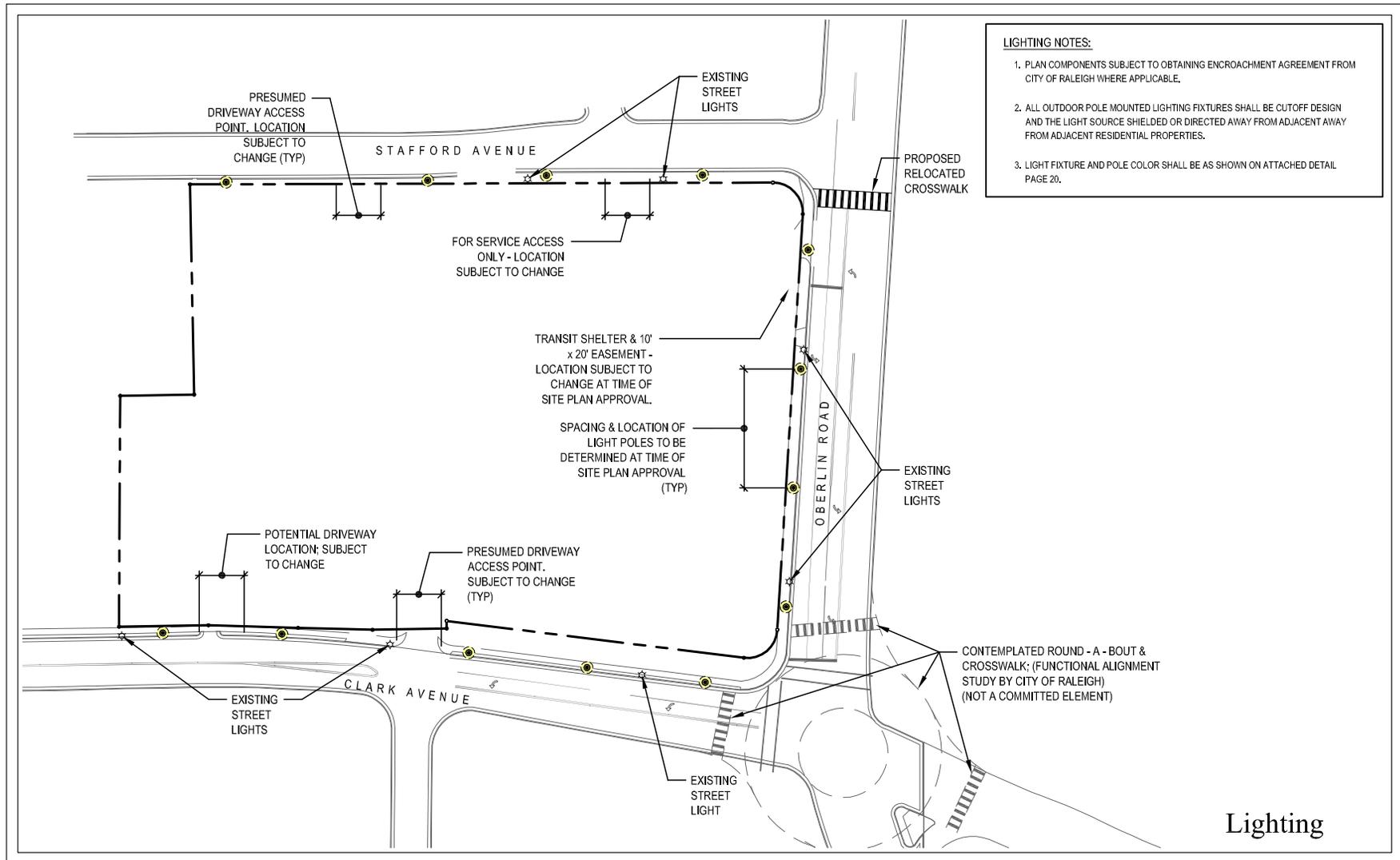


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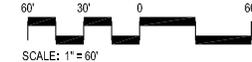


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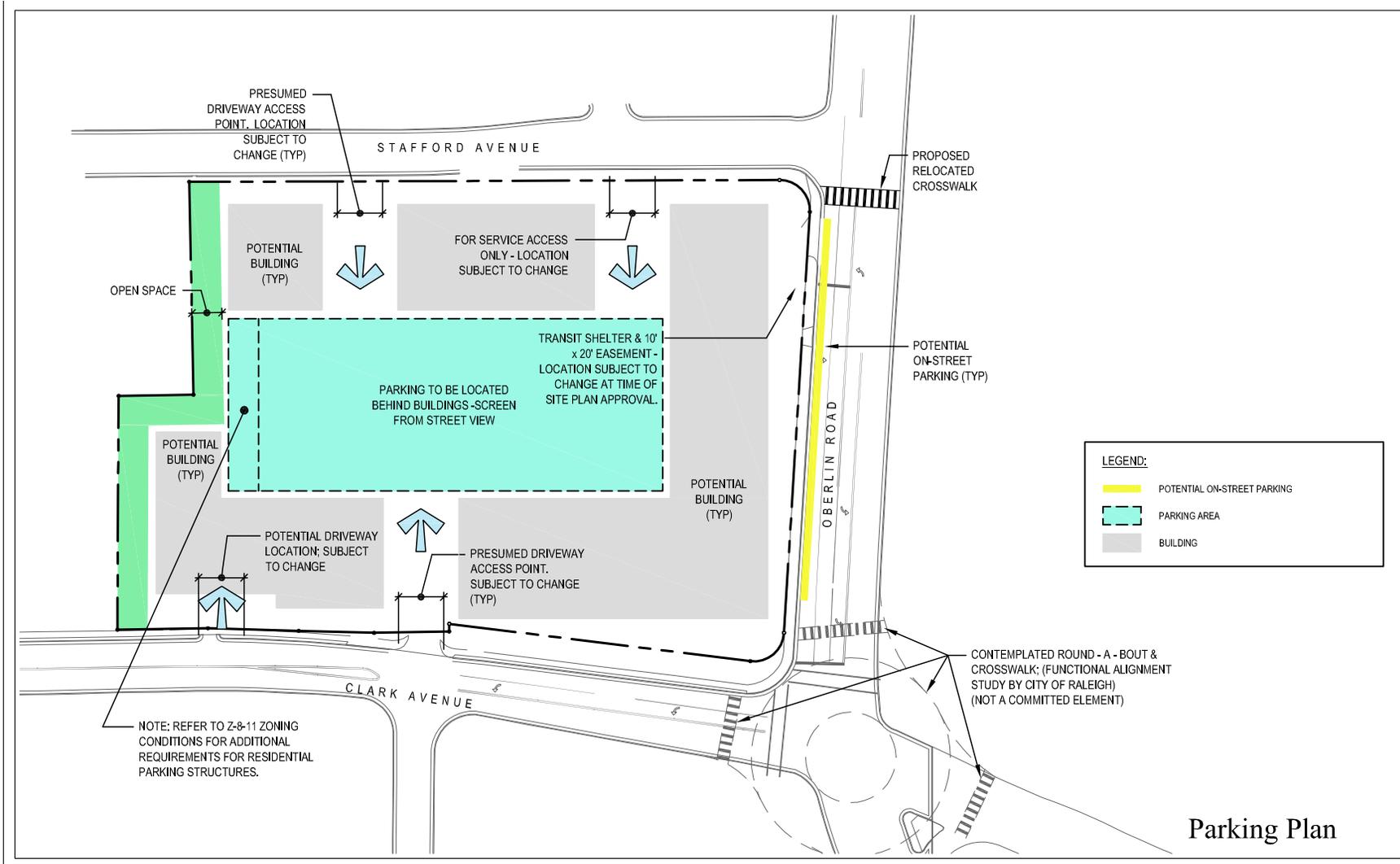


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Parking Plan

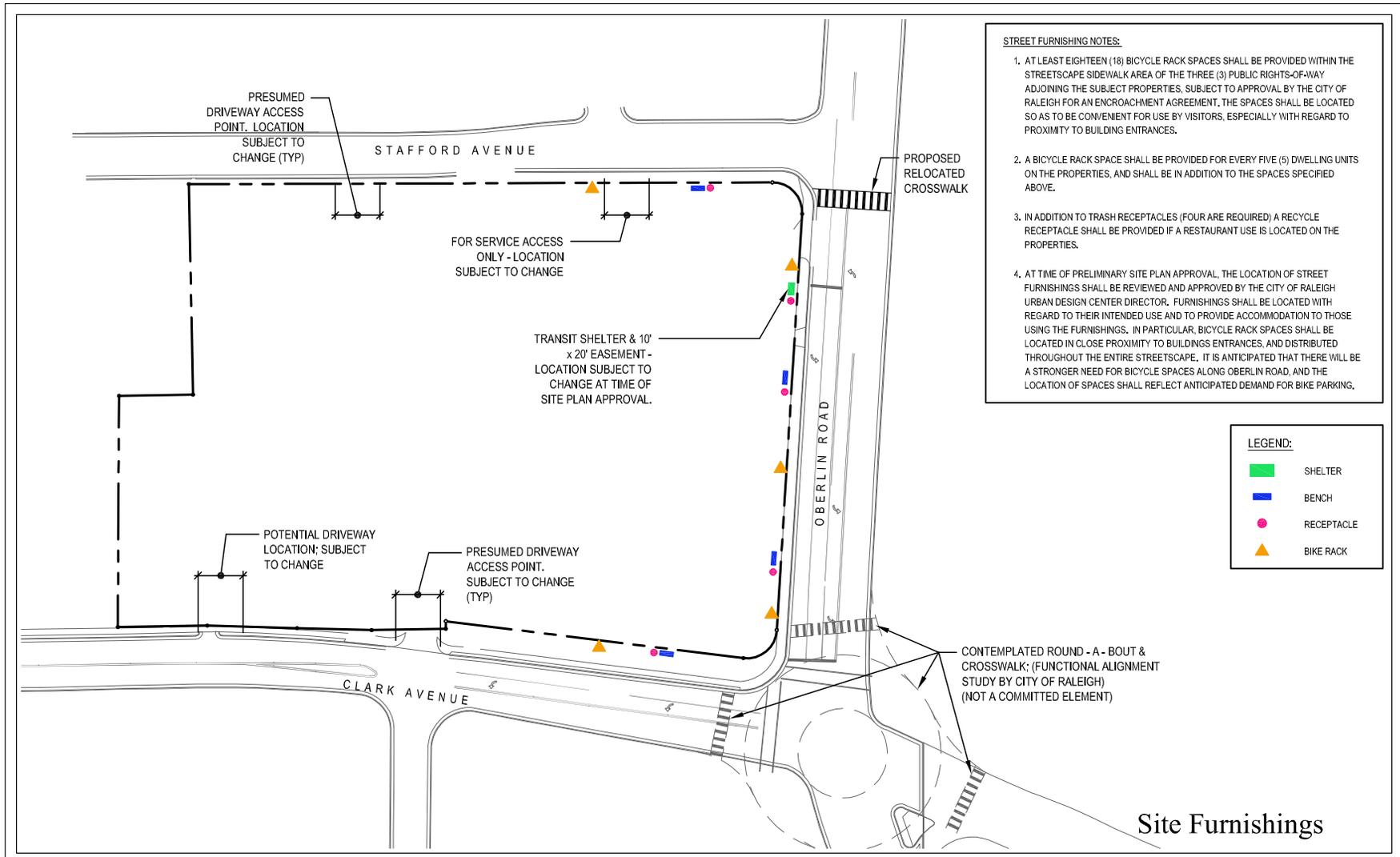


401 Oberlin Streetscape
 The Taft Family Trust
 Raleigh, North Carolina

Date: October 18, 2011
 60' 30' 0 60'
 SCALE: 1" = 60'

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401 OBERLIN STREETSCAPE & PARKING PLAN



- STREET FURNISHING NOTES:**
1. AT LEAST EIGHTEEN (18) BICYCLE RACK SPACES SHALL BE PROVIDED WITHIN THE STREETSCAPE SIDEWALK AREA OF THE THREE (3) PUBLIC RIGHTS-OF-WAY ADJOINING THE SUBJECT PROPERTIES, SUBJECT TO APPROVAL BY THE CITY OF RALEIGH FOR AN ENCROACHMENT AGREEMENT, THE SPACES SHALL BE LOCATED SO AS TO BE CONVENIENT FOR USE BY VISITORS, ESPECIALLY WITH REGARD TO PROXIMITY TO BUILDING ENTRANCES.
 2. A BICYCLE RACK SPACE SHALL BE PROVIDED FOR EVERY FIVE (5) DWELLING UNITS ON THE PROPERTIES, AND SHALL BE IN ADDITION TO THE SPACES SPECIFIED ABOVE.
 3. IN ADDITION TO TRASH RECEPTACLES (FOUR ARE REQUIRED) A RECYCLE RECEPTACLE SHALL BE PROVIDED IF A RESTAURANT USE IS LOCATED ON THE PROPERTIES.
 4. AT TIME OF PRELIMINARY SITE PLAN APPROVAL, THE LOCATION OF STREET FURNISHINGS SHALL BE REVIEWED AND APPROVED BY THE CITY OF RALEIGH URBAN DESIGN CENTER DIRECTOR. FURNISHINGS SHALL BE LOCATED WITH REGARD TO THEIR INTENDED USE AND TO PROVIDE ACCOMMODATION TO THOSE USING THE FURNISHINGS. IN PARTICULAR, BICYCLE RACK SPACES SHALL BE LOCATED IN CLOSE PROXIMITY TO BUILDINGS ENTRANCES, AND DISTRIBUTED THROUGHOUT THE ENTIRE STREETSCAPE. IT IS ANTICIPATED THAT THERE WILL BE A STRONGER NEED FOR BICYCLE SPACES ALONG OBERLIN ROAD, AND THE LOCATION OF SPACES SHALL REFLECT ANTICIPATED DEMAND FOR BIKE PARKING.

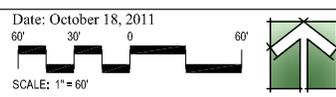
LEGEND:

	SHELTER
	BENCH
	RECEPTACLE
	BIKE RACK

Site Furnishings



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 The Taft Family Trust
 Raleigh, North Carolina





"IRONSITES SERIES: SD-42" (VICTOR STANLEY CO.)



R-8811 BOULEVARD COLLECTION TREE GRATE
BY NEENAH FOUNDRY (PHONE: 800-558-5075)

NOTES (FROM CITY OF RALEIGH):

1. GRATE DESIGN SHALL BE ADA COMPLIANT
2. DUCTILE IRON SHALL COMPLY WITH ASTM A536 DI 80-55-06
3. GENERAL PATTERN DESIGN SHALL BE AS SHOWN. UPON REVIEW AND APPROVAL BY CITY OF RALEIGH, PATTERNS CAN BE MODIFIED TO INCORPORATE CUSTOM LOGOS AND ARTWORK.

401 OBERLIN STREETScape & PARKING PLAN DETAILS



5 LOOP HEAVY DUTY CHALLENGER (MADRAX)
(NOT TO BE LOCATED WITHIN STREET RIGHT-OF-WAY)

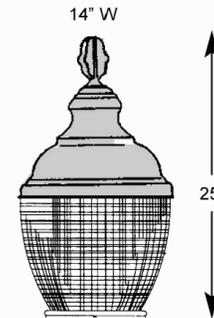
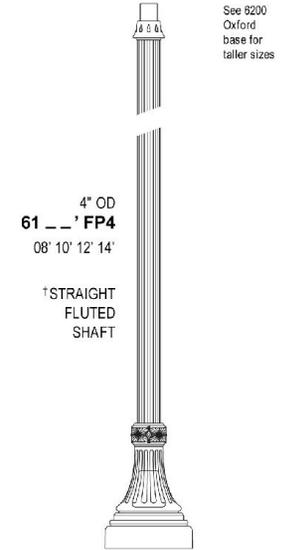


"U" 2-SPACE RACK U-158-SF-G (MADRAX)
(LOCATE WITHIN STREET RIGHT-OF-WAY)



"CLASSIC SERIES VC-12"
(VICTOR STANLEY CO.)

15" Diameter Base x 21" High



G743SR
G745SR
Solid Roof

"DOVER 6100-T4" (STERNBERG
VINTAGE LIGHTING)

"HOME TOWN G-743"
(STERNBERG VINTAGE LIGHTING)

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401 Oberlin Streetscape
The Taft Family Trust
Raleigh, North Carolina

Date: August 29, 2011

ACKNOWLEDGMENTS

OWNERS: THE TAFT FAMILY TRUST / 401 OBERLIN ROAD, LLC / OBERLIN ROAD INVESTMENTS II, LLC

DEVELOPMENT ADVISOR: THE STODDARD GROUP

ANNE E. STODDARD, PRINCIPAL

ARCHITECT/LANDSCAPE ARCHITECT: JDAVIS ARCHITECTS, PLLC

WILLIAM D. EGAN, AIA, LEED® AP

DAVID BROWN, ASLA, LEED® AP

CIVIL ENGINEER / SURVEYOR: PRIST, CRAVEN & ASSOCIATES, INC.

TOMMY CRAVEN, PE

BRADLEY BOWLING, PE

GREG JONES, RLS

TRAFFIC ENGINEER: GREENE TRANSPORTATION SOLUTIONS, PC

CHRISTA GREENE, PE

ATTORNEY: THOMAS C. WORTH, JR., ATTORNEY-AT-LAW