

616 OBERLIN

STREETSCAPE & PARKING PLAN

JUNE 14, 2012

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616 OBERLIN STREETScape & PARKING PLAN

LOCATION:

The 616 OBERLIN 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 at/near the northeast quadrant of the intersection of Smallwood Drive and Oberlin Road. The 616 OBERLIN Streetscape and Parking Plan shall apply to the shall apply to the right-of-way frontage(s) for the following parcels:

616 Oberlin Road; WAKE PIN: 1704-03-2618

702 Oberlin Road; WAKE PIN: 1704-03-2618 (portion of)

GOALS:

The 616 OBERLIN Streetscape and Parking Plan shall incorporate the following goals from the Wade/Oberlin Small Area Plan into the Oberlin Streetscape and Parking Plan:

Policy AP-WO 1

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

Policy AP-WO 7

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

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 either a 4' x 4' or 6' X 6' 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. Where driveway(s) enter the subject properties, a raised ramp-style approach shall be utilized with continuous sidewalk paving, and no street-type driveways shall be permitted.

2. Street Furniture:

Street furnishings, shall utilize but not be limited to bench, light pole and bicycle rack, and 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 616 OBERLIN Streetscape and Parking Plan:

Bench - “Classic Series VC-12” (Victor Stanley Company)

Light Pole - “Dover 6100-T4” (Sternberg Vintage Lighting) 14' HT.

Bike Rack - 5-Loop Heavy Duty “Challenger” (Madrax)

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In addition to the items listed above, the following streetscape furnishings, specific to the 616 OBERLIN Streetscape and Parking Plan shall be utilized:

Light Fixture: "Hometown" G743SR" Solid Roof (Sternberg Co.)

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:

"Wynstar" Willow Oak Quercus phellos "Wynstar" 3" caliper/12' ht.

'Tuskegee' Crape Myrtle Lagerstroemia x Tuskegee (10 Ft. Height)

Multi-Stem and Single Stem are approved

With the exception of Daniels Street tree lawn, all street tree installations shall incorporate the following features, unless otherwise approved by the City of Raleigh as a "transitional element":

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.

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 streets that adjoin the subject properties. There are no plans to modify these facilities. 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*
- *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:

If visible from adjoining properties and/or public right of way, structured parking (parking deck) shall be clad in building materials similar and compatible (in terms of texture, quality, materials, and color) to the principal building(s) located on the property.

Vertical openings in the parking structure visible from public right of way shall have a translucent screen (to include, but not limited to: evergreen vine; metal grill/screen; translucent glass/plexiglass; and other architectural treatments) or other screening device so

that no less than 50% of the opening is covered, while still allowing reasonable air and light to reach the interior of the structure.

Vehicular entrances, pedestrian entrances and the top level of the deck shall not be screened.

Existing surface parking in use on the subject properties (approximately 171 spaces) at time of adoption of this plan shall be allowed to remain in use.

10. Parking Reduction:

Parking reduction from code standards shall only be allowed upon:

Submittal of a parking reduction report prepared by a Professional Traffic Engineer.

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:

Oberlin Road: Fourteen feet (14') 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.

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12. Maximum Building Height:

Maximum Building height shall comply with the regulations set forth in this 616 Oberlin Streetscape and Parking Plan, including the attached Exhibit A.

As shown on Exhibit A, and as measured per this 616 Oberlin Streetscape and Parking Plan, the following building height standards apply:

1. A five-story (5 story) building shall be no taller than seventy-five feet (75') for commercial/office uses and no taller than sixty-five (65') for residential uses.

2. A four-story (4 story) building shall be no taller than sixty feet (60') for commercial/office uses and no taller than fifty-five (55') for residential uses.

3. Under the above restrictions, height shall be measured in accord with the following criteria:

i. Top of building shall be the peak for a pitched roof or top of roof deck for a flat roof.

ii. Base of building shall be measured from the finish floor elevation of the main entry level of the building and shall not include foundation, stem wall or basement. Measurements shall be in accord with NCSBC definitions.

iii. Roof-top mechanical equipment and respective screening apparatus, elevator and stair enclosures, parapet wall extensions and other decorative elements shall not be included when establishing maximum building height.

4. For any building containing a residential use, the building height where it fronts Oberlin Road shall be limited to four (4) stories, when measured from the lowest floor elevation at the northernmost point of the site. Where the site grade allows, a basement or additional floor may be permitted, however, in no case shall this five story condition (where directly facing Oberlin Road), exceed more than 33% of the length of the elevation as measured along the property line. Basement conditions are unlimited where they do not face Oberlin Road. Stem wall of foundation wall conditions along Oberlin Road are unlimited.

13. Building Facades and Materials:

Building Facades:

Facades visible from a public right of way or adjoining properties shall reinforce the goals for the project being a 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 facing the right-of-way shall be broken up visually such that there is a vertical element or facade detail at least every 25 linear feet along the building elevation.*
- *However, limited exceptions to this requirement for required life-safety standards shall be allowed upon approval by the Chief Planning and Development Officer Director of the Department of City Planning and Economic Development.*
- *Building fenestration shall provide for reasonable views both from within and into the building and where appropriate to the building use.*

If the property is developed as non-residential use (i.e. – office), the first floor (as defined by the North Carolina State Building Code) elevation facing Oberlin Road shall include visual transparency, where the ground floor elevation provides no less than 50% transparent glazing (including door glazing). The area of measurement shall not include set aside areas for uses that typically do not provide

transparency (including but not limited to: sprinkler riser room, utility room, transit shelter, fire-rated exit corridors). Non-transparent uses shall comprise no greater than 20% of the ground floor elevation along Oberlin Road.

Building Elevation:

With regard to describing a building elevation associated with a specific street or streetscape, the term elevation shall include the major plane of the building wall(s) parallel to the road and any section of wall up to no twenty feet (20') in length where the building footprint steps forward or backward from the principal wall of the building. The shorter sections of wall elevation shall be subject to any architectural standards established for the major plane of the building; specifically standards for building materials and design required for principal wall of an elevation shall also apply to short sections of wall (i.e. – walls used to “step” the building façade), and are considered to be part of the overall elevation.

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Building Materials:

New building facades shall be composed of durable materials to be compatible with the adjacent Cameron Village Streetscape.

The following building siding materials for the 616 OBERLIN Streetscape Plan shall include the following:

- *Concrete and/or clay brick (masonry)*
- *Cementitious Stucco (masonry)*
- *Native and manufactured stone (masonry)*
- *Pre-Cast Concrete/Concrete Tile (masonry)*
- *Cementitious Siding, including lap and panel products*
- *Metal and composite panel systems*

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 all ground floor level(s) of building facades (including parking structures where visible from right-of-way or neighboring properties) shall be clad with masonry and/or traditional cementitious stucco.

For the exterior elevations of the building, the amount of masonry cladding

(exclusive of fenestration – doors, windows, vents, etc) shall be no less than 25% of the total elevation area. For both the Oberlin Road elevation and the Daniels Street elevation, the amount of masonry cladding shall be no less than 50% of the wall area for that elevation (exclusive of fenestration – doors, windows, vents, etc). The distribution of masonry cladding is at the discretion of the owner.

Along the Oberlin Road elevation, the vertical plane of a building with ground-floor residential units shall incorporate the following features:

- 1. 1st/2nd Floor Delineation: In order to delineate the pedestrian realm along Oberlin Road, the building design shall incorporate at least two of the following architectural elements:
 - a.) Box Bay Extension: of no less than twelve inches (12”) depth and not to extend beyond the 2nd floor above the main level, no fewer than six (6) Box Bay shall be provided.*
 - b.) Covered Entry: to include but not limited to porch roof, fabric awning, metal awning, or similar overhead plane feature at either the first and/or the second floor; no less than six (6) covered entries shall be provided.*
 - c.) Building Footprint Step Forward: The wall surface of the first floor (at a minimum) - and the third floor (at a maximum) - shall project beyond the walls of the floors above. When measured against the overall length of the Oberlin Road elevation, no less than ten percent (10%) of the floor projection shall be provided in order to qualify for this condition.**

2. NON RESIDENTIAL USE:

If the property is developed primarily as a residential use, residential support services (leasing office, management office, community room, etc.) shall be located on the main floor, adjacent to the Oberlin Road elevation. The location of this feature shall be discernible from Oberlin Road. Where residential support services are adjacent to the street corridor, that portion of the frontage shall provide the no less than thirty percent (30%) visual transparency along that portion of the storefront, or other acceptable and reasonable means approved by the City of Raleigh to meet intent of activating the streetscape. Residential support services shall adhere to this condition for any facility equal to or greater than five hundred square feet (500 SF) in area.

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14. Committed Elements :

- a. *Trash dumpster/compactor and/or recycle dumpster shall either be enclosed within the building(s) or within a masonry structure, with the siding material to be compatible with the building material(s) used on the principal building(s); opaque doors shall screen the opening; screening shall not apply to trash and recycle facilities located within a building. No door or gate utilized primarily utilized for access to a trash room or trash enclosure shall be located on the properties where directly across the street from existing residential uses located along Daniels Street. This restriction shall apply only to those properties determined to be residential use at time of submittal of these zoning conditions.*
- b. *Hours of operation for service of trash/recycle facilities shall be limited to the hours between 7:00 AM and 7:00 PM, Monday through Friday.*
- c. *Bicycle parking shall be provided as follows:*
 1. *At least twelve (12) bike rack spaces shall be provided within or adjacent to the streetscape sidewalk area of the two 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 to the properties, especially with regard to proximity to building entrances.*
 2. *At least one (1) bicycle rack space shall for every five (5) dwelling units located on the properties, and shall be in addition to the spaces specified in condition c.1 above.*
 3. *If the amount of bicycle parking provided (in subparagraphs c.1. and c. 2. above) are less than the requirement for City of Raleigh code, additional bicycle parking shall be provided to meet code standard.*
- d. *No pole-mounted light fixture shall be located on top level(s) of a parking structure. All outdoor pole-mounted fixtures shall be “full cut-off” type fixture and maximum mounting height shall be no greater than twenty feet (20’) in height.*
- e. *“Internal illumination of a parking structure shall be accomplished so that the light source (lamp) shall not be directly seen from any residential use located adjacent to the subject property.”*
- f. *All building mounted light fixtures visible from the Mettre property (Wake County PIN 1704-03-4664 / Deed Book 5668, Page 774) abutting the subject properties shall be full-cutoff design - or shall have a frosted globe - such that the lamp is not visible.*
- g. *Light level produced on the subject properties at the perimeter property line adjacent to the Mettre property (Wake County PIN 1704-03-4664 / Deed Book 5668, Page 774) shall be no more than four-tenths (4/10’s) of a foot candle.*
- h. *HVAC equipment shall be regulated in accord with the following:*
 1. *No HVAC units shall be ground-mounted within fifty feet (50’) of the boundary with the Mettre property (Wake County PIN 1704-03-4664 / Deed Book 5668, Page 774).*
 2. *Individual exterior HVAC equipment shall be primarily (85%) located on the roof of building(s) or behind buildings. If ground-mounted HVAC equipment is utilized, it shall be located within masonry enclosures. Openings within the enclosures to allow air movement are permitted.*
- i. *The owner shall provide a “Dog Waste Station” within the western open space shown on Exhibit “A”, and maintain a stock of dog waste collection bags available to the residents of the building and provide and maintain a trash can for disposal of dog waste.*

- j. In addition to the condition addressing durable siding material for the ground-floor elevation of the building(s), no less than 25% of the cumulative building siding materials (exclusive of fenestration) visible from off-site view shall be clad with masonry. Masonry shall be defined as, but not limited to brick, stone, pre-cast, or cementitious stucco.*
- k. All required trees located in a Transitional Protective Yard (TPY), adjacent to Wake County PIN 1704-03-4664; DB 5668, page 1521, shall be evergreen species, and the minimum size of these trees at time of installation shall be no less than twelve feet (12') height, and at least 25% of the required trees shall be no less than sixteen foot (16'). In addition to increasing the minimum heights at time of installation, the quantity of buffer trees shall be increased by twenty-five percent (25%). As the City of Raleigh Landscape Ordinance allows "Alternate Means of Compliance", this streetscape plan encourages and allows a planting solution that meets the intent to provide buffering between adjacent uses, as approved by the City of Raleigh. To provide year-round screening, selected evergreen species including but not limited to "Nellie Stevens Holly", "Little Gem Magnolia", "Cruptomeria, and "Brody Eastern Red Cedar" shall be selected as suitable tree species for this application.*
- l. Signage shall be in accord with City of Raleigh Sign Ordinance, and no sign alternates or exceptions are included as part of the 616 OBERLIN Streetscape and Parking Plan. If applicable, any request to the City of Raleigh for Preliminary Subdivision or Preliminary Site Plan Approval shall be accompanied by Unified Sign Criteria Application.*
- m. The owner of the subject properties provides accommodation for updates in the specification of design features in this streetscape plan. Design*

features are subject to reasonable modification as the OBERLIN/WADE community is redeveloped as it is anticipated that the City of Raleigh shall implement future streetscape plans for both Daniels Street and Oberlin Road. Reasonable modification shall require demonstrating equal or better to the original specification. Streetscape features including but not limited to sidewalk details, street tree selection, light pole/fixture, bike rack, bench, transit stop and related street furnishing specifications may be updated upon the recommendation and approval of the Chief Planning and Development Officer Director, Department of City Planning and Economic Development.

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o. Open Space:

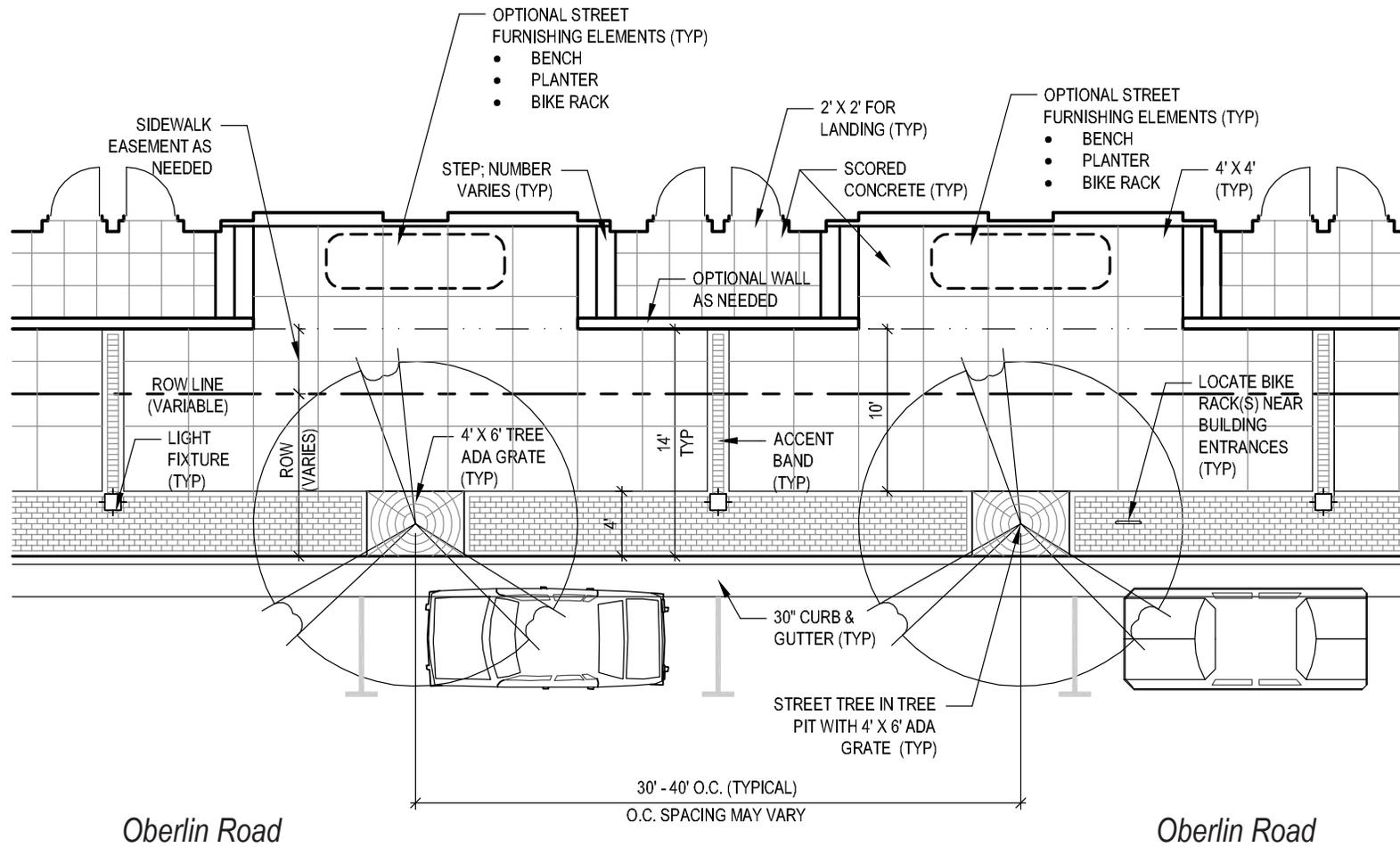
A portion of the required Open Space for this PBOD shall be provided adjacent to Oberlin Road, and the “Oberlin Road Open Space” shall adhere to the following criteria:

- 1. The goals of the open space shall be to provide opportunity for building entry points, outdoor seating and landscape gardening. In addition to accommodating physical improvements, the open space shall contribute to the pedestrian experience by softening the impact of building wall on pedestrians, and stepping portions of the principal building wall away from Oberlin Road.*
- 2. The open space shall be no less than three thousand; two-hundred square feet (3200 SF) in cumulative area, and at least three distinct areas shall be provided. (Note: 5% Open Space for 2.88 Acres = +/-6275 SF; this condition would provide just over half of the OS requirement along Oberlin Road)*
- 3. At least two (2) of the open space areas shall constitute no less than fifty percent (50%) of the required area*
- 4. The open space shall be located between the front façade of the building along Oberlin Road, and the Thoroughfare Sidewalk.*
- 5. The open space shall have a minimum dimension of five feet (5') to qualify toward meeting the minimum area calculation.*
- 6. Open stoops, walks, landings, sidewalks and other pedestrian features may be located within these open spaces.*
- 7. Refer to Exhibit “A” of the Zoning Conditions for Z-35-12; the exact location, shape, dimension, and arrangement of Oberlin Road Open Space shall be determined at time of request for either*

Preliminary Site Plan Approval or Building Permit.

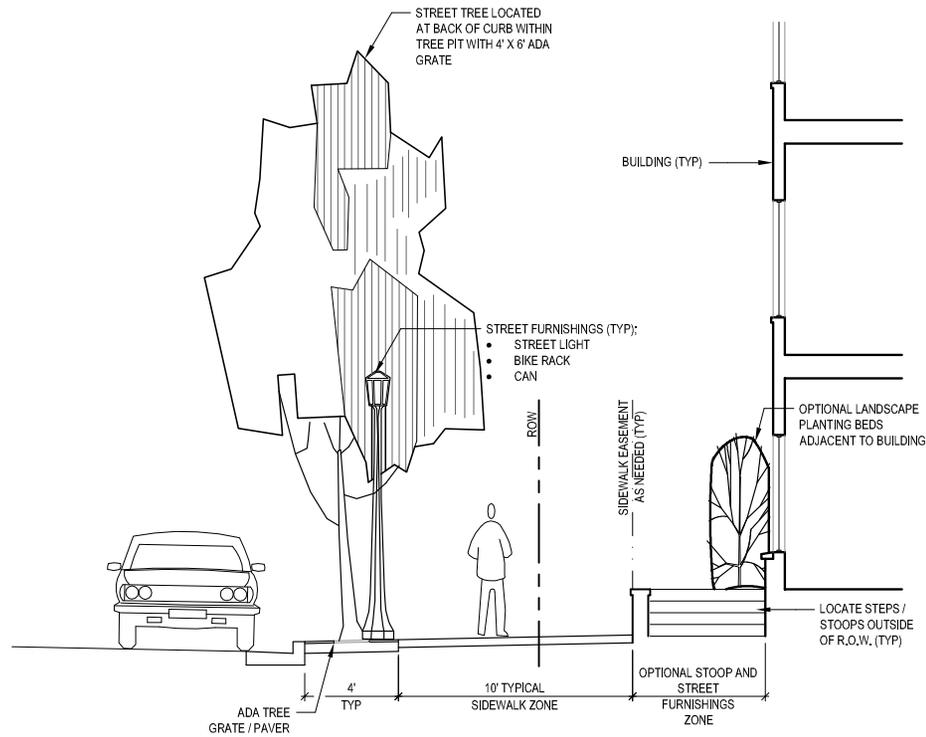
- p. The 10' wide private open space located along the side yard of [the Mettre parcel] shall be measured from the property line. However, in the event that certain easement recorded at Book 1187, Page 381, Wake County Registry impacts that area measuring approximately 10 feet from the common property line, then such 10' private open space shall be measured from the easement boundary line on the Property.*

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URBAN FORM
N . T . S .

616 OBERLIN STREETScape & PARKING PLAN

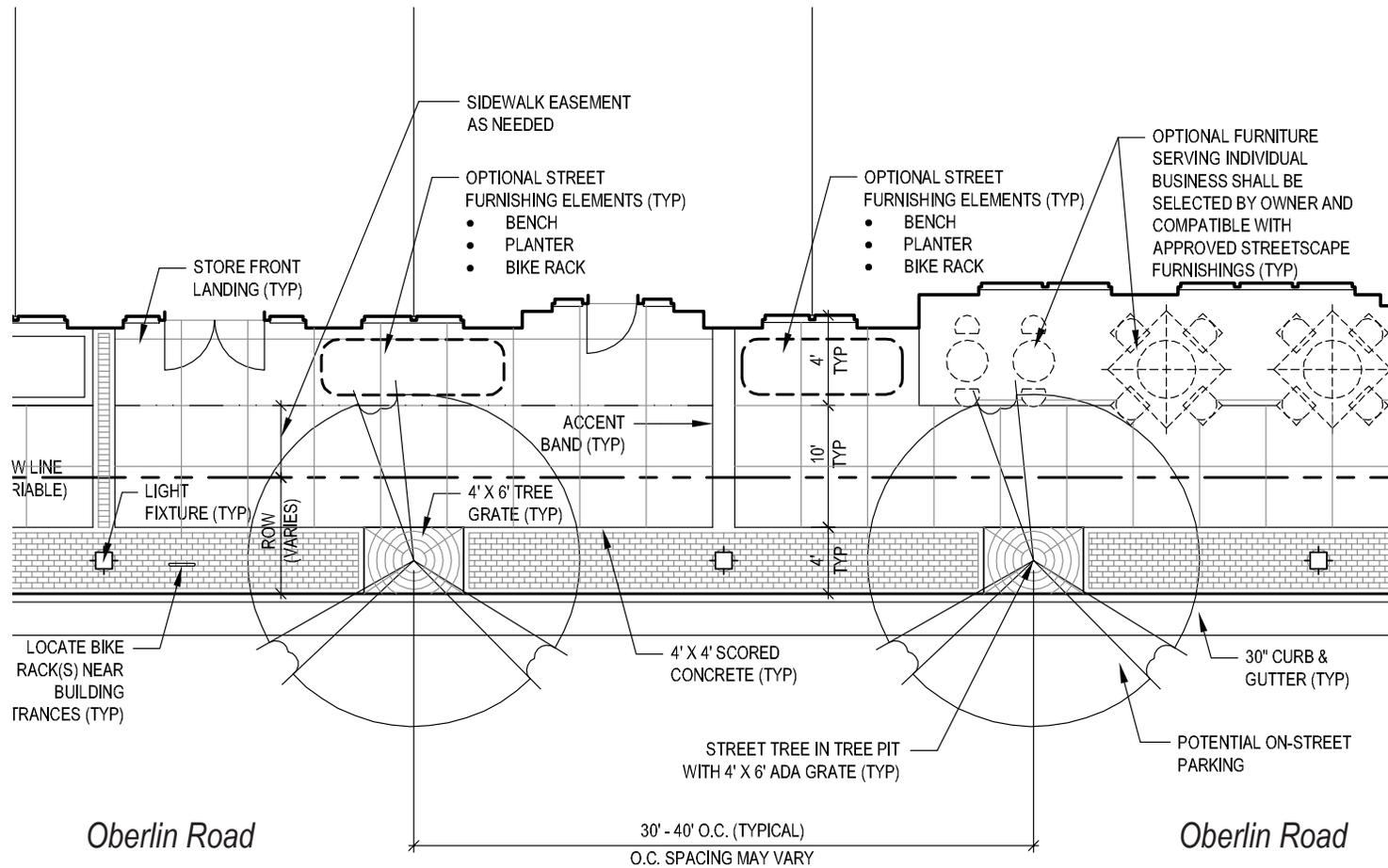


URBAN FORM

N. T. S.

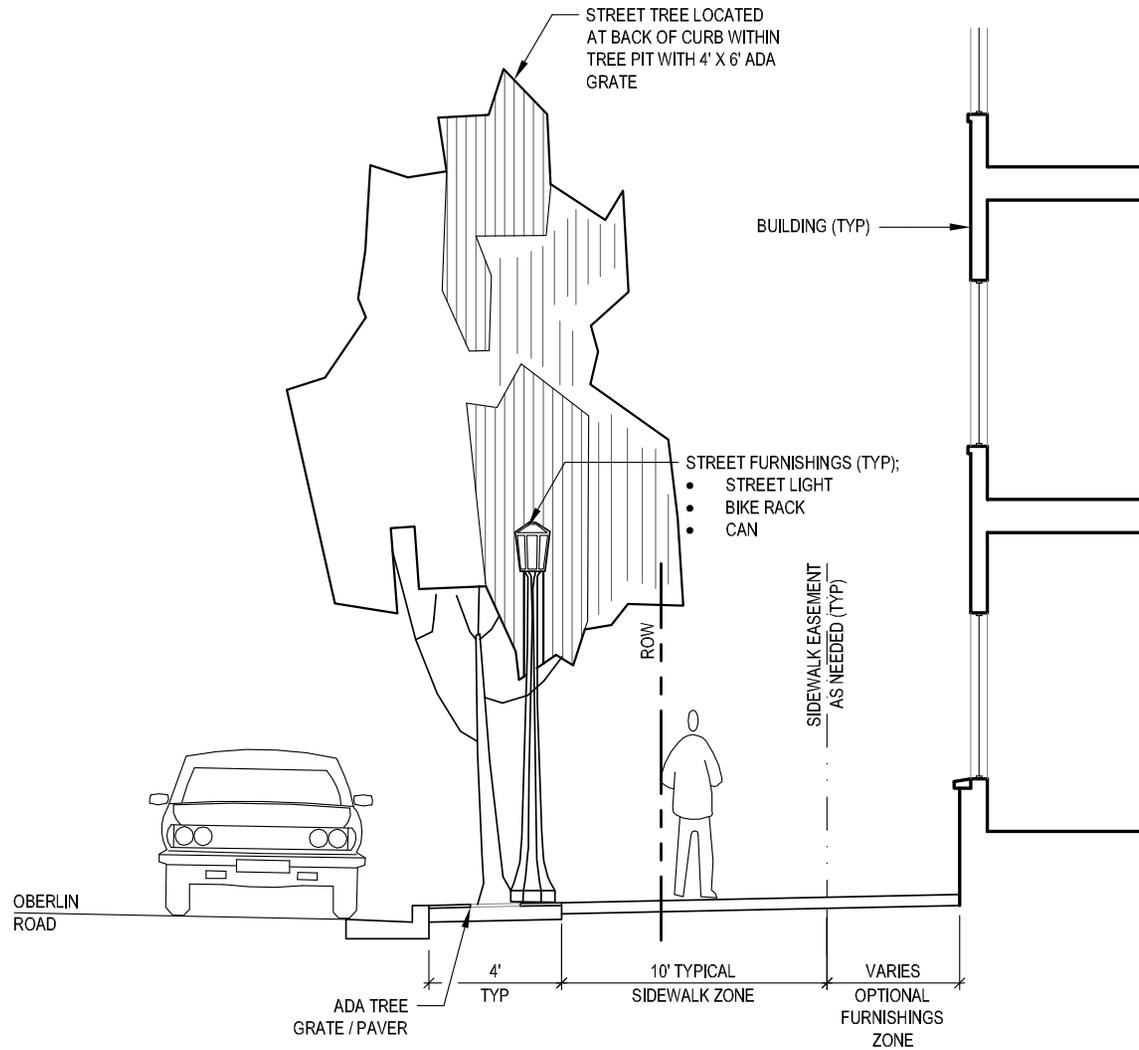
Oberlin Road

616 OBERLIN STREETSCAPE & PARKING PLAN



URBAN FORM
 N . T . S .

616 OBERLIN STREETScape & PARKING PLAN



TYPICAL OBERLIN ROAD STREETScape SECTION

URBAN FORM

N. T. S.

616 OBERLIN STREETScape & PARKING PLAN DETAILS



"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.

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

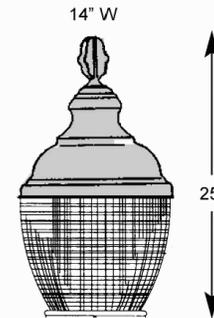
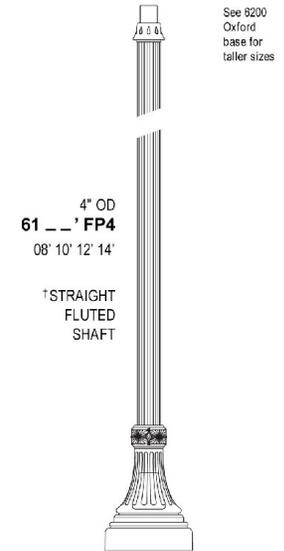


"U" 2-SPACE RACK U-158-SF-G (MADRAX)
(LOCATE WITHIN STREET RIGHT-OF-WAY)



"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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