

EXHIBIT C-1

# AMENDMENT TO

Stanhope Center

Pedestrian Business Overlay District

Streetscape and Parking Plan

adopted November 19, 2002,  
amended September 15, 2009  
(SSP-4-09)



Prepared by:

**The Site Group, PLLC**  
Stanhope Center  
Pedestrian Business Overlay District  
Streetscape and Parking Plan  
**2 August 2011**

# Introduction

The Stanhope Center Pedestrian Business Overlay District and the Stanhope Center Pedestrian Business Overlay District Streetscape and Parking Plan dated as of November 19, 2002 and amended September 15, 2009 (the "SSP") are hereby modified to include this modification document which will apply only to the subject 0.64 acre tract of property which includes tax parcels 0794.19.52.9317, 0794.19.52.9395 and 0794.19.62.0333 as described on Exhibit "A" (the "Stanhope Annexed Area").

This modification document includes many of the provisions as set forth in the original SSP, but to avoid confusion on the applicability of various provisions, this document specifies the only SSP provisions which will apply to the Stanhope Annexed Area and that this Amendment will apply to the Stanhope Annexed Area only.

The Stanhope Annexed Area is not a part of the Master Plan referenced in the "SSP," however Stanhope Annexed Area will be complementary to the properties within the Master Plan and will share many design objectives.

Buildings within the Stanhope Annexed Area shall be mixed use buildings, with ground floor retail and shall include at least two uses which may include retail, office, institutional and/or residential uses. Such building(s) shall have a maximum height of five (5) stories or seventy-five feet (75').

On street parking shall not be required if there is not sufficient land area within the site. Parking reductions may be requested in accordance with the City Code PBOD provisions.

The minimum width for sidewalks along both Hillsborough Street and Friendly Drive shall be increased to fourteen (14) feet.

Use of the Pedestrian Business Overlay District enhances the ability to create a vibrant streetscape that is unique to this development. This Amendment to the Stanhope Center Streetscape and Parking Plan proposes streetscape modifications to existing streets and integrates amenities that improve pedestrian quality and experience. These streetscape elements are shown conceptually on Exhibit B.

Existing on- and off-site parking, landscaping, buildings and/or signage will not be made to conform to this Amendment to the Stanhope Center Streetscape and Parking Plan and the provisions of the PBOD shall not take effect until the Stanhope Annexed Area is re-developed.

## Hillsborough Street & Friendly Drive (Stanhope Annexed Area)

The Stanhope Annexed Area, fronts onto the Hillsborough Street right-of-way. Per the City Code, the front yard setback for this PBOD shall be zero, provided that the minimum sidewalk width of fourteen (14) feet is provided. One parcel has Friendly Drive as a corner lot side yard. Building(s) will have a maximum height of 75' and be a maximum of five stories. Each building(s) shall include at least two of the following uses: retail, office, institutional and/or residential.

### Streetscape Elements

Streetscape elements are per the Stanhope Center Streetscape and Parking Plan, and include:

#### On-street Parking

On-street parallel parking places along Hillsborough Street are encouraged, but not required. On-street parking along this portion of Friendly Drive is not anticipated.

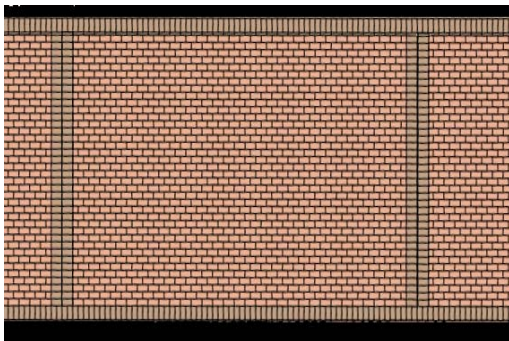
#### Parking Areas

Parking may be provided as on-street, off-street and/or in an off-site parking deck, provided that on-street parking may not be used to satisfy City Code off-street parking requirements. Parking reductions may be requested in accordance with the City Code PBOD provisions. The on-street and off-street parking may adjoin a private street or a public street. Parking spaces shown on the Master Plan as on-street public parking are illustrative. It is recognized that the Raleigh City Council approves the use of on-street parking.

#### Sidewalks

The minimum unobstructed sidewalk width along Hillsborough Street and Friendly Drive is fourteen (14) feet. Sidewalks of varying widths (minimum 14) extend from the back of curb to the proposed building fronts. Portions of the sidewalks may be beyond the Hillsborough Street and Friendly Drive right-of-ways.

Sidewalk pavers will be Pine Hall Brick Field Pavers. The primary color of the sidewalk paver will be Pathway Red, which closely matches the older pavers already in place along portions of Hillsborough Street. The accent sidewalk paver color will be English Edge Dark Accent.



Paver patterns will be running bond. A single header course of Accent Sidewalk Pavers will be used against building wall and curbs. A double-row of header-patterned pavers composed of the Sidewalk Accent will be used to define the sidewalk panels.

#### Signage and Canopies

Signage will be restricted to lettering displayed on the canopies or awnings, under-canopy signs and wall signs. No ground signs will be permitted.

Canopies and awning heights shall be a minimum of 9.0' above sidewalk grade or such other minimum as may be required by the North Carolina Building Code. Canopies/awnings may or may not be backlit, may be retractable and will be made of canvass, vinyl or translucent materials. The colors will be compatible with the building materials and colors.

Under-canopy signs will be permitted for pedestrian identification of individual businesses. Under-canopy signs will be hung a minimum of 9.0', unobstructed, above the grade of the sidewalk, will not exceed a height of 12" and not exceed the width of the canopy or such other minimum and maximum heights as may be required by the North Carolina Building Code.

Walls signs will be permitted. Total maximum wall sign area per establishment is two (2) square feet per linear foot of the side of the building facing any street or as otherwise permitted or limited thereunder by City Code. Area of copy (height x length) of a wall sign will not exceed 75% of the total sign area.

Canopies/awnings and under-canopy signs, which extend into public rights-of-way, will require an encroachment permit from the City of Raleigh.

### **Street Signs**

Street signage will consist of standard City of Raleigh street sign fastened to a 4-mil powder coated (dark green) aluminum tube post. The property owners association will maintain street signs and mounting poles.

### **Street Trees**



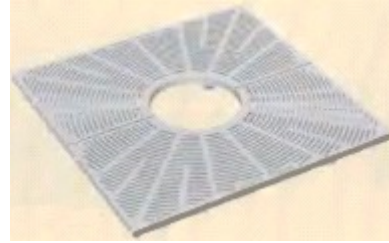
Street tree varieties recommended for both public and private streets within Stanhope Center include Panache Shumard Oak (*Quercus shumardii* 'QSTFC'), Highbeam Overcup Oak (*Quercus lyrata* 'QSFTC'), and Valynor Trident Maple (*Acer buergerianum* 'Valynor').

These species, selected for their shape, size and adaptation to urban settings, will be planted at a minimum of 3" caliper measured at 6" above grade. Street tree quantities are calculated at the rate of one street tree per 50 LF of roadway.

Flowering tree varieties include Crape Myrtle, Savannah Holly, and Goldenrain Tree. Flowering trees will define limits of parking, frame sidewalks, and create a pedestrian scale to the upper canopy of the landscape. Flowering trees will be a minimum of 2" caliper at planting as measured 6" above grade for a single trunk, or as multi-trunked, per species. Flowering trees quantities are calculated at the rate of one per 50 LF of roadway.

## Tree grates

Tree grates will be either 48" square or 48"x 96" rectangular grates, both with a 16" diameter expandable opening and .25" slot openings. Tree grates will be black. Tree grates will be limited to tree plantings within pedestrian way, along sidewalks and streets.



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## Benches

Benches will be provided at a rate of one bench per 200 LF of sidewalk and will be Landscape Forms "Austin" series Flat Bench with two (2) end arms and one (1) center arm. The powder coat finish contains no heavy metals and is a hard, yet flexible, finish that resists rusting, chipping, peeling and fading

## Bicycle Racks

Bicycle storage includes both a secured area within structured parking and surface mounted bicycle racks.



Bicycle racks will be provided at a rate of one rack per 20 parking spaces of the parking spaces provided or one rack per 5,000 square feet of the non-residential uses within the Overlay District, whichever is greater. Bike racks will be similar to Landscape Forms style 'Flo' bike rack'. The color is stainless steel. This design is made of 91% recycled material and is 100% recyclable. Bike racks will be placed within structured parking, parking islands bump outs, and open space areas.

## Trash Receptacles

Trash receptacles will be located near seating and will be similar Landscape Forms style "Chase Park" receptacles. The 36-gallon side opening litter receptacle has a closed top which will assist in keeping out rain water

## ***Lighting***



Lighting consists of two types: Street Lighting and Pedestrian Lighting. Street lighting will utilize a 30' RTS Round Tapered Steel pole; Pedestrian lighting will utilize a 16' RTS Round Tapered Steel pole. The Poles will be unfinished steel. Light fixtures will be similar to 'The Edge Round Luminaire', by BETA Lighting. The LED Luminaire will be contained in a Silver Bronze colored fixture.

All lighting will conform to local codes and ordinances.

## **Streetscape Maintenance**

The city will maintain the following streetscape elements:

- Curb and gutter
- Street paving
- Crosswalk striping and signals
- Bus stops (except trimming of any vegetation and clean-up of the grounds at or around the transit easement area and the removal of trash from trash receptacles and litter from the transit easement area)
- On-street parking space striping
- Parking meters
- Street lights

A not-for-profit Property Owners Association established for the Stanhope Center development will maintain:

- Street trees, tree grates, and tree guards
- Trash receptacles
- Specialty lighting and lighting attached to buildings
- Encroachments within public right-of-way
- Sidewalks
- Awnings and canopies
- Bike racks
- Benches

Individual businesses will maintain business signs.