Town of Boone
Planning Commission
Regular Meeting
6:00 PM, Apr. 11, 2016
Council Chambers, 1500 Blowing Rock Road

I. Adoption of Agenda

II. Approval of Meeting Minutes

1. January 6, 2016 Special Public Hearing minutes
2. January 11, 2016 Planning Commission meeting minutes

III. Case 20150944 and 20150945 Hampton Estates * Case withdrawn by applicant on March 31, 2016.

IV. Case20160136 Rivers Walk

1. Rivers Walk Permit Application
2. Rivers Walk Applicant's Zoning/UDO Comparison
3. Rivers Walk Parking Demand Study
4. Rivers Walk - Neighborhood Meeting Information
5. Rivers Walk Site Plans
6. Rivers Walk Architectural Plans
7. Rivers Walk Staff Report
8. Rivers Walk - Staff Report Exhibit A
9. Rivers Walk - Staff Report Exhibit B

V. Case 20150149 Public Hearing Process *Case withdrawn on April 4, 2016

VI. Other Matters by Board Members or Staff

VII. Adjournment

SPECIAL PUBLIC HEARING
MEETING MINUTES
WEDNESDAY, JANUARY 6, 2016
5:30 P.M.

COUNCIL MEMBERS:	Mayor Pro-Tem-Lynne Mason, Loretta Clawson, Jeannine Underdown, Jennifer Teague and Charlotte Mizelle
PLANNING COMMISSION MEMBERS:	Chairperson-Eric Woolridge, Vice-Chairperson Greg Simmons, Matthew Long, Jeff Templeton, Connor Boyle, Susan McCracken, Charlie Myers, Caroline Catoe and Michelle Dineen
STAFF PRESENT:	Bill Bailey-Director of Planning & Inspections, Jane Shook-Planning Supervisor, and Marlene Crosby-Board Secretary
OTHERS PRESENT:	John Ward-Town Manager and Allison Meade-Town Attorney

CALL TO ORDER

Mayor Pro-Tem Lynne Mason called the meeting to order at 5:31 p.m.

CASE 20150697 – TODD RICE HAS FILED A CONDITIONAL DISTRICT ZONING MAP AMENDMENT PETITION

for property owned by MET Holdings, LLC to rezone two properties at 475 Blowing Rock Road from B2 Neighborhood Business to B3 General Business with a site specific development plan for a mixed -use building consisting of 24 efficiency apartments (Use 1.14 Multi-Family Dwelling in Mixed Use (up to 30 bedrooms) and 2,658 square feet of retail (Use 11.14 Retail Store up to 5,000 ft²).

Ms. Jane Shook, Planning Supervisor presented this case as outlined in the meeting packet. Ms. Shook noted that on page three of the staff report that this use in the B-3 is not subject to a transitional zone. She noted that the applicant was present at this meeting to answer any questions.

Mr. Tyler Moffatt, Attorney at Law came to the podium to present this case and he introduced the applicant, Mr. Todd Rice, Mr. Brent Davis, Architect from Brent Davis Architecture, Inc., and Mr. Jason Gaston, Civil Engineer from Valor Engineering, PLCC.

Mr. Moffat noted that Ms. Marty Rice, owner of MET Holdings, LLC has owned this property since the 1990's. Mr. Moffat talked about the surrounding property owners and total project investment.

Mr. Moffatt talked about how the proposed project being in compliance with the 2006 Comprehensive Plan, Smart Growth Plan and the 2030 Boone Master Plan. He said the property is within the G-2 and G-3 sectors of the master plan. He noted that this proposed project promotes walkability and livability. Mr. Moffat talked about the landscaping, community appearance, bicycle storage, crosswalk and sidewalk requirements and he said any other zoning requirements will be addressed during the zoning review process.

Mr. Moffatt noted that the applicant has met the conditions listed on page eight of the staff report.

Mr. Moffat talked about the 2030 ASU Master Campus Plan providing a pedestrian friendly environment.

Mr. Moffat contacted every surrounding property owner and gave Ms. Marty Rice's contact information.

Mr. Jason Gaston, Valor Engineering, PLLC came to the podium and pointed out the specifics of the request of this case on the proposed site plan. Mr. Gaston talked about the North Carolina Department of Transportation requirements. Mr. Gaston said the applicant is proposing to provide the infrastructure needed, as it applies to the grade change, curb and gutter and motorcycle parking. Mr. Gaston said the applicant will upgrade the sewer main with new materials. Mr. Gaston talked about the proposed commercial retail space.

Planning Commission Member Boyle asked about the sidewalk and the NCDOT right-of-way and how they are going to tie in together. Mr. Gaston said they will dead end the sidewalk and there will be a tie in on the other side of the property. Planning Commission Member Boyle asked about the interior stairwell and Mr. Gaston pointed it out on proposed site map.

Planning Commission Chairperson Eric Woolridge asked about the location of the curb from the entrance of the building and the sidewalk. Mr. Gaston said there has been communication with NCDOT on the sidewalks. Mr. Gaston pointed out the immediate access to the sidewalk connection.

Planning Commission Member McCracken asked if there was adequate storm retention. Mr. Gaston explained that it will be more than efficient with three barrels and further explained the flow rates.

Planning Commission Member McCracken asked about the entry to the retail space, if using the sidewalk. Mr. Gaston explained that there is a sidewalk all the way around the building.

Planning Commission Member McCracken asked about the bicycle parking. Mr. Gaston explained the locations of the long and short term bicycle parking.

Council Member Mizelle asked about the location of the retail parking spaces. Mr. Gaston said that he would leave this up to the management of the retail business.

Council Member Teague asked the location of the proposed building, picnic table and green space area. Mr. Gaston showed the location of these things on the proposed site plan map.

Council Member Mizelle asked if there is adequate lighting on the left side of the building. Mr. Gaston said there is lighting for pedestrian access.

Mr. Moffatt asked Mr. Brent Davis of Brent Davis Architecture to review the proposed elevation plans for this project. Mr. Davis pointed out the location of the apartments and retail space which included the store front and he went over the square footage of the proposed building.

Planning Commission Member Boyle asked if there would be roof access to the solar roof top units. Mr. Davis said that there would need to be engineering done for the solar units.

Council Member Teague asked for more information on the efficiency apartments. Mr. Davis explained the floor plan of the apartments.

Council Member Clawson asked if the apartments were designed for more than one student. Mr. Davis said the apartment management would handle the leasing of the units.

Mr. Moffat asked Ms. Marty Rice the owner of the property to come to the podium. Ms. Rice said she has owned the property since the 1980's through MET Holdings, LLC. She gave a brief history of the property. She noted that this property needs a make-over. She gave the details of the proposed project. She feels the proposed project would enhance the university area. She commented on the architect and engineer costs that have been spent to bring the proposed project thus far. She said the proposed project was created with the current market in mind. She said the Boone High Country Rentals will be managing the leasing of the property and they are located close to the property with 24 hour availability.

Ms. Rice noted that the proposed project will have 24-hour Security lighting and it is pet friendly based on the size of the pet. Ms. Rice noted that it is a popular thing for single tenants to have a pet.

Ms. Rice talked about green energy and the installation of solar panels on the roof of the proposed building which would benefit the tenants of the building.

Ms. Rice talked about her offer of a two by two which means for the first two years, she will offer two percent of her net proceeds from the development to the Town of Boone, specifically, for the Greenway extension into Downtown Boone.

Planning Commission Member Templeton asked Ms. Rice if she would have put commercial space on the bottom floor of this building, if it was not a code requirement. Ms. Rice said yes because she feels that there is a need for it.

Council Member Teague asked Ms. Rice if she had any ideas for the rental cost of the commercial space in the proposed building. Mr. Moffat said that he would ask Mr. Todd Rice a licensed real estate broker at Blue Ridge Investments to answer that question.

Mr. Rice talked about the conditional shell of the building and the completed finished retail space having different costs. Mr. Rice talked about the advantages of having a rental leasing company managing the property which is location, experience and competitively priced units. Mr. Rice said rental his leasing company manages around 200 rental properties in the area. Mr. Rice talked about the assigned parking spaces per residential unit and the number of people per unit. Mr. Rice said the leases will be set-up with one person per unit.

Council Member Mizelle asked about the renting out of the parking spaces and if they would be rented out separately like the Winkler property. Mr. Rice said there will be assigned parking spaces per residential unit. Mr. Gaston explained further the proposed plan for parking. Mr. Rice said the price of the parking has not been determined and the retail parking spaces will be designated with signage.

Planning Commission Member Dineen asked about the parking spaces. Mr. Gaston referred to page C-1 of the proposed site plan and said the applicant is proposing 22 residential parking spaces and six retail parking spaces for a total of 28 spaces which does not include bicycle and motorcycle parking.

Planning Commission Chairperson Woolridge said that he thinks the parking is sufficient. Planning Commission Member Dineen thought they should charge the tenants for parking to discourage on-site parking.

Planning Commission Member Myers said he did not think that one space per unit is necessary.

Council Member Teague talked about the reduction of parking spaces and asked about the towing and booting of cars. Mr. Rice said he is open to either towing or booting. Mr. Rice said that not every student has a car and they prefer to walk or bike to class or work.

Mr. Moffat talked about the minimum and maximum requirements for parking.

Mr. Gaston further talked about the ways to achieve parking reductions. He noted that there are no longer minimum and maximum parking requirements in the UDO.

Planning Commission Vice-Chairperson Simmons asked about the as built primary and secondary setbacks. Mr. Davis explained the reason for the secondary set back and the proposed building height.

Planning Commission Member Dineen talked about the size of the closets noting they are two feet by six feet. Mr. Davis explained the reason for the closet sizes.

Mayor Pro-tem Mason asked about the transitional zones. Ms. Shook and Mr. Bill Bailey, Director of Planning and Inspections explained that there was no transitional zones triggered in the proposed project.

First speaker on this case was Mr. Mickey Schweitzer, owner of property at 455 Blowing Rock Road. Mr. Schweitzer wanted to know why the proposed project had to be zoned B-3 General Business instead of B-2 Neighborhood Business. He asked for clarification on the zoning districts. He was concerned about the location of one of his properties that it is near the proposed green space area. He was concerned that the disturbing of the ground will affect his older building and cause water run-off problems. He asked if there will be a fence or petition between his property and the proposed project during construction. He was concerned with parking issues. He is concerned with a potential construction problem that might cause his tenant to have to close down his business and suffer a monetary loss and he was concerned about adequate lighting.

Mr. Bailey reminded Council that this area is a high growth area and Council had asked staff to look at this area as another overlay district.

Mr. Moffatt said that the applicant agrees to add a fence as a condition.

Planning Commission Chairperson Woolridge said from the Planning Commission's standpoint, he would like to see as many details as possible about the fence on the proposed plan. He also said that he would like to see these details on the proposed plan. He also said the front street yard is the most important part of this proposed project. He said he would he like to see a design that would compliment this area.

Planning Commission Member Myers talked about the existing confusion on the street front of the proposed project with regard to the bike lanes.

Planning Commission Member McCracken talked about the proposed project from an ascetic view point. She said she would really appreciate someone setting their standard very high in the Boone area.

Discussion ensued on the need for more parking and more greenspace in the Town.

Mayor Pro-Tem Mason closed this public hearing.

CASE 20150896 – APPENDIX B REVISED PLANT LIST – TEXT AMENDMENT a request to modify the UDO to revise Appendix B, Guide for Landscaping and to replace the old plant list with an updated, native plant focused plant list and include a Guide for Pruning Standards.

Mr. Brian Johnson, Urban Design Specialist presented this case as outlined in the meeting packet.

Mr. Johnson noted that the red-lined text is what the staff had proposed to be removed from UDO-Appendix B.

Mr. Johnson noted that the Mr. Jim Hamilton, Director of the Watauga County Cooperative Extension and Ms. Wendy Patoprsty, Natural Resources Extension Agent reviewed the draft document. He noted that this section of the UDO had not been updated in some time.

Mr. Bailey talked about the blue and green column being added to the Appendix B Table.

Commission Member Templeton asked about the availability of some of the plants that are listed in the proposed plant list. Mr. Johnson said the plants can be purchased off the mountain and plants on the revised list can survive in this area which is a zone six.

Mayor Pro-Tem Mason complimented the Staff on the improved proposed plant list.

Council Member Clawson asked about the replacement trees being smaller in size. Mr. Johnson explained the success rate of this size of trees. Mr. Bailey noted that the Staff also worked with the local electric companies with the planting of trees.

Mr. Bailey and Mr. Johnson explained how the Staff works with the planting of trees around a site triangle.

Mr. Johnson talked about the pruning process and the national standard for pruning. Mr. Johnson said if there is a question on pruning, he will meet with anyone to go over the process.

Planning Commission Member Boyle asked if there was a plan for choosing trees that are not on the revised plant list. Mr. Johnson explained the plan for choosing trees. Mr. Johnson explained the layout of the revised plant list.

Mayor Pro-Tem Mason closed this public hearing.

ADJOURNMENT

Council Member Mizelle made a motion to adjourn the special public hearing at 7:49 p.m., seconded by Council Member Clawson.

VOTE:

Aye-All
Nay-None

The vote was unanimous.

Lynne Mason, Mayor Pro-Tem

Marlene Crosby, Board Secretary

Eric Woolridge, Planning Commission Chairperson

Planning Commission
DRAFT Meeting Minutes
January 11, 2016

Planning Commission Members Present: Chair Eric Woolridge, Vice-Chair Greg Simmons, Connor Boyle, Carolina Catoe, Michelle Dineen, Susan McCracken, Matthew Long, Charlie Myers, Jon Tate, Jeff Templeton

Planning Staff: Bill Bailey, Planning Director and Jane Shook, Planning Supervisor

Chair Woolridge called the meeting to order at 6:04 p.m.

ADOPTION OF AGENDA

Commission Member Tate made a motion, seconded by Commission Member McCracken to accept the agenda as presented.

Vote: Aye-All
Nay-None

The motion passes

APPROVAL OF MINUTES

Commission Member Boyle made a motion, seconded by Commission Member Tate, to approve the November 2, 2015 Quarterly Public Hearing minutes.

Vote: Aye-All
Nay-None

The motion passes

Commission Member McCracken made a motion, seconded by Commission Member Boyle, to approve the November 9, 2015 Planning Commission meeting minutes.

Vote: Aye-All
Nay-None

The motion passes

Case 20150697 University Overlook Conditional District Zoning Map Amendment

Commission Chair Woolridge asked Planning Staff if they had any additional information to provide.

Bill Bailey, Planning Director, indicated that Staff had no new information to present and noted that the request was reuse of an existing property with a mixed-use development and noted that from the planning side this is the type of development that the Town is looking for.

Tyler Moffatt, attorney for the applicant, noted that the applicant would like to address the issues brought up by Commission Chair Woolridge and Commission Member McCracken at the public hearing. He noted that he would address the exterior materials and look and that Jason Gaston would address some of the other issues including the courtyard/front of the building and the fence at the recreation area. Mr. Moffatt, provided a colored elevation to the Planning Commission, and noted that the applicant had gone back and added color to the elevations to show the contrast between the building materials and that the building would be in keeping with the look of ASU and other projects that had been built in the Town (copy permanently attached). He noted that the final colors had not been chosen. Mr. Moffatt also noted that other adjustments had been made to the plan including the conversion of the entryway area into a plaza. Mr. Moffatt asked Mr. Gaston to address the other changes made.

Jason Gaston handed out a plan along with photograph, for plaza area/courtyard at the front of the building (copy on file). The first sheet of the handout is a detail of the revised entryway into a courtyard and the second page contains a photograph of what the center planter will look like. Mr. Gaston noted that the idea of the courtyard came out of the public hearing. He noted that the original plan called for two sidewalks, one at the street and one at the building separated with landscaping. He noted that the plan had been revised to be brick paver courtyard 10-15' in width. Mr. Gaston specified that it would be brick pavers and not stamped concrete. He noted that the courtyard contained some yard drains for stormwater which would be protects by planting. He further explained that the center planter is the focal point in the courtyard with seating around it (as shown on the picture on the 2nd page of the handout). Mr. Gaston noted that the courtyard would adjoin a 5' concrete sidewalk along the street within in NCDOT's right-of-way.

Commission Chair Woolridge asked if Brandon Greer with NCDOT had reviewed the changes. Mr. Gaston indicated that the revisions had been submitted late in the prior week but that the local office had not had an opportunity to review the changes. He noted that he would ask that any approval of the courtyard would be contingent on NCDOT approval since some of the landscape plantings along the courtyard would be in the NCDOT right-of-way.

Commission Member McCracken noted that there had been discussion regarding a round-about for the intersection and asked if this property would be impacted if it went through.

Mr. Gaston noted that he believed that the development was far enough away from the intersection so that it would not be impacted.

Brief discussion occurred about reopening the public hearing. Commission Member Templeton made a motion, seconded by Commission Member McCracken to reopen the public hearing.

Vote: Aye-All
Nay-None

The motion passes

Mr. Gaston continued his discussion of the revised courtyard area.

Commission Member Templeton asked him about the location of the trees within the courtyard. Mr. Gaston noted that trees were set back because they generally were not allowed within the right-of-way and if they were allowed then they would be under the power lines in the area.

Commission Member Boyle asked Mr. Gaston if the brick paver area would be flat and if so would the applicant consider a wall to delineate the courtyard from the public sidewalk due to the close proximity of the major road?

Vice-Chair Simmons asked if the sidewalk location changed due to the revisions including the addition of the bicycle lane. Mr. Gaston noted that the applicant is now providing room for bike lane, and that the sidewalk has been pushed back to accommodate the 4' bike lane, and 2' gutter pan, therefore the applicant had to move the sidewalk back 1.5' feet to accommodate the change. He noted that there was not a bike lane on either side of the development but the applicant was going ahead and proposing to put one in.

Brief discussion ensued on the overhead power lines.

Mr. Gaston noted that the other item discussed at the public hearing was the fence at the recreation area. He noted that the plans in the packet already show a fence and noted that there are two options for a fence. He noted that the applicant could provide a black powdered fence as shown on the picture (permanently attached) or with a wood privacy fence.

Commission Member Boyle asked Mr. Gaston if the applicant had spoken with the owner of the adjacent building. Mr. Gaston indicated that the property owner had contacted at the public hearing and told him that he would contact him to set up a meeting for this week but that he had not heard from the gentleman yet.

Vice-Chair Simmons noted that the goal is to keep people off of the roof.

Mr. Gaston noted that the applicant felt that while the privacy fence is practical it is not aesthetically pleasing and would like to use the black powdered fence.

Commission Member McCracken asked if the recreation area was there because of the requirements for open space. Mr. Gaston replied the recreation area is required for the residential tenants.

Brief discussion ensued on the location of the recreation space. Mr. Gaston noted that the location is set by the distance and size requirements in the UDO. Commission Member McCracken noted from a practical standpoint that the area looks like a little tiny green space and noted that she was worried about the stability and the feasibility of constructing the space and asked if the recreation space could be relocated to another area?

Commission Chair asked Planning Staff if the requirements for recreation space were negotiable. Mr. Bailey noted that the applicant could not deviate from the standards without a variance. Brief discussion ensued regarding the differences between the Planned Development and Conditional District processes.

Commission Member Boyle asked Mr. Gaston if they had received the geotechnical report and if it had noted if the wall was feasible? Mr. Gaston noted that they did have the report and that the retaining wall was not a concern and that the wall is feasible. He noted that the specific construction details for the wall had not been decided.

Commission Member Long noted that based upon his observation of the site, that the applicant was putting the green space in location where there is currently a level gravel parking lot and that the wall is going in the area to the back of the greenspace where there is already a steep slope and that there doesn't appear to be major grading occurring in the area.

Mr. Gaston noted that Commission Member Long was correct. Mr. Gaston went out to discuss the height of the wall which will range from 3' to 8' at its highest point. He also noted that if recreation space wasn't required then the wall would not be needed.

Commission Members Myers noted that a solid privacy fence would be more appealing to graffiti artists due to type and location of the fence and is support of the black powdered fence.

Brief discussion ensued on customers of adjacent properties crossing over to the proposed development.

Commission Chair Woolridge asked Mr. Gaston to describe the landscaping used at the rear of the property. Mr. Gaston noted on the landscape plan, that a majority of the plants were evergreen trees, he noted the preservation of several existing trees and then noted the remainder of the trees were deciduous.

Commission Chair Woolridge asked Mr. Gaston to describe the lighting in the parking and recreation area. Mr. Gaston noted that the lighting was designed to meet the UDO requirements and that all fixtures were full cut-off and provided the minimum lighting requirements for those areas. He noted that no lighting was specifically proposed for the recreation area.

Commission Chair Woolridge asked Mr. Gaston to describe the entrance to the development. Mr. Gaston noted that the driveway was designed as a right-in and right-out only. He noted that no sign would be posted in the middle of the barrier based upon comments from the Fire Department but that there would be a heft concrete barrier.

With there be no other questions and no other member of the public wishing to speak, Commission Member Tate made a motion, seconded by Commission Member Boyle to close the public hearing.

Commission Vice-Chair Simmons asked if Commission wanted to discuss parking. It was be consensus that the Commission wanted to discuss parking in their deliberations.

Vote: Aye-All
Nay-None

The motion passes

The public hearing was closed at 6:43 p.m.

Vice-Chair Simmons asked how everyone felt about the parking. Commission Chair Woolridge noted that he didn't have a concern with the parking and asked Vice-Chair Simmons if he had any concerns about the parking. Vice-Chair Simmons noted that his concern was that maybe applicants are putting in token commercial space because Council did not want to see 100% residential in commercial corridors and that the commercial spaces may not have the parking spaces to support them. Vice-Chair noted the answer might be that this proposal is for a walkable development but noted that the commercial area only had 6 spaces.

Chair Woolridge asked if Vice-Chair Simmons wanted to see more parking spaces. Vice-Chair Simmons noted that he just wanted to have the discussion.

Commission Member McCracken asked how the development next to Hob Nob and Winkler Square worked. Commission Member Tate noted that he handles the parking for those two locations and that it seems to work great for the residential tenants but that his concern is that there may not be enough parking for the commercial business which is why they are vacant at Winkler Square.

Commission Member Dineen noted that she thought the parking is problematic; that the existing parking in the area is congested and that this area was not like King Street where on-street parking is provided for the commercial customers and that regardless of whether the development is walkable people will still own cars and will need a place to park them.

Commission Member Catoe asked if private meters would work for the lot.

Commission Member McCracken noted that she felt that the residential units would be rented within 12 hours after being advertised due to their location for $900 a month regardless of whether a parking space was provided or not.

Mr. Bailey noted that studies form other Universities indicate that that only 60% of students have vehicles and that number keeps decreasing.

Vice-Chair Simmons noted that if he worries about parking as a separate income stream because then the incentive is to provide more residential spaces than commercial.

Chair Woolridge noted that he felt that the applicant should be required to provide a minimum of 6 spaces for the commercial and have no minimums for the residential so that the applicant could have the flexibility to have more commercial spaces if needed.

Commission Member Myers noted that if every space was metered then it would be accessible to both residential and commercial tenants and often people have different locations to keep their vehicles. He noted that it would be helpful to ignore the minimum for the residential and focus on the commercial as residential tenants would not need to keep their cars permanently on site due to the transit system.

Commission Member Boyle noted that he agrees with Vice-Chair Simmons that a lot of these projects are meeting the letter of the ordinance and are only providing token commercial but noted that he feels that

this proposal is different because they are so close to the university hub that with the right business he noted that he felt it would be successful.

Commission Member Templeton noted that though he had stated his concerns with the commercial space at the public hearing that due to the changes creating the courtyard, he felt that it would be a great location for a restaurant. He noted that he felt like they were placing the applicant in an impossible position by asking for parking, open space, recreation space, etc.

Vice-Chair Simmons asked Planning Staff if the applicant could change their parking. Mr. Bailey noted that they could if the Planning Commission recommended a condition which would grant them flexibility.

Brief discussion ensued on a condition for parking. Chair Woolridge asked the applicant if they would accept a condition which would require a minimum of 6 parking spaces for the commercial development and no minimum for the residential parking.

Mr. Moffatt noted that the applicant would agree to the condition.

Chair Woolridge noted that as Commission Member Templeton said, we can't have it all, we want more density and more walkability; and that this board has been working toward ways to force a more walkable environment. He noted that the Town was working towards parking decks and thought that this proposal fits with a lot of things that the Planning Commission has been working on for a long time.

Chair Woolridge indicated that he wanted to point out that the adjacent neighborhood is behind the development is zoned R2 and that he lives further down the street and also owns rental properties in the R3 portion of Oak Street and noted that at 11:00 p.m. within the R2 area that the parties start and that it is a noisy area. He also noted that no one from the neighborhood spoke at the public hearing. He noted that in regard to the lighting, noise, and landscape buffers that the site plan presented by the applicant is completely sufficient provided that it meets the requirements of the UDO.

Vice-Chair Simmons noted that the Planning Commission had previously discussed the B2 Neighborhood Business district, specifically how little of it there was and if the Town is really served well by the current districts. Vice-Chair Simmons noted that the planning documents support B3 and then asked Mr. Bailey if he could tell the Commission what he would say would be long-range for the corridor. Mr. Bailey noted that he felt that he felt that the area would be more of a B3 area due to its location next to a major corridor, the area was adjacent to the University. Mr. Bailey noted that Staff would look at the planning documents and what is happening in reality. Mr. Bailey noted that there is no real neighborhood being served by this area. Mr. Bailey concluded that if this district was one street over into the neighborhood then it would be a different discussion.

First Motion: Commission Member Simmons made a motion seconded by Commission Member Templeton , that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and other applicable adopted plans of the Town which relate to this application because: the proposal is in line with Comprehensive Plan Update 1.1 Auto transportation in that it has the potential to reduce auto dependency, use and congestion; Comprehensive Plan Update 1.2- it is

located in the primary growth area where infrastructure is already in place and near-term growth is to be especially encouraged; Comprehensive Plan Update 2.1.1 this project encourages the revitalization of a currently underutilized site in appropriately located areas; Comprehensive Plan Update 2.3.3 high density housing located close to the university; access to major thoroughfares, public services and facilities and compatible with adjacent uses; and in relation to the 2030 Land – located in the G2 sector urban neighborhood which calls for denser mixed-use development at the scale of neighborhood centers-close to thoroughfares and at key cross-road locations; in addition this parcel is located in a business corridor district.

Vote: Aye-All
Nay-None

The motion passes

Second Motion: Commission Member Boyle made a motion, seconded by Commission Member Tate that the Planning Commission recommends approval for this project with the following conditions:

1. Where there is a conflict between the application information and the plans (dated received December 11, 2015), the plans shall control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed project made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. The application shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable plans for review and approval necessary to issue Zoning and Building Permits.
4. The applicant is required to work with the Public Works Department to reconfigure the meter system needed for the development.
5. A minimum of 6 commercial parking spaces is required <u>and no minimum is set for the residential parking spaces</u>.
6. Courtyard as designed and presented to the Planning Commission on January 11, 2016, contingent on NCDOT approval.
7. Black powdered coated fence as proposed by the applicant to the Planning Commission on January 11, 2016.

because the proposed project will result in safer traffic patterns and the redevelopment of the currently outdated unattractive site.

Chair Woolridge asked Commission Member Boyle if he would accept a friendly amendment to add no minimum for the residential spaces [see underlined text above]. The friendly amendment was accepted by both Commission Member Boyle and Commission Member Tate.

Chair Woolridge asked the applicant if they accepted the conditions as presented. Mr. Moffatt indicated that the applicant accepted the conditions.

Vote: Aye-All
Nay-None

The motion passes

Case 20150896 Appendix Revised Plant List UDO Text Amendment

Mr. Bailey told the Planning Commission that Staff had no additional comments other than the proposed revision had been a pursuit of the Council for a while now and that the amendment is clear and user friendly.

Commission Member Boyle noted that he had reviewed the table had a concern with seed mixes allowed because several types of seed within the seed mixtures required for stream bank restorations by the state were not listed. Mr. Bailey noted that the clause which would allow Staff to approve materials not on the list on a case by case basis.

Discussion ensued on whether the text needed to be amendment to allow requests to remove materials. It was the consensus of the Planning Commission that further modification was not needed.

First Motion: Vice-Chair Simmons made a motion, seconded by Commission Member Boyle, that the proposed amendment to the Town's zoning ordinance is consistent with the Town's comprehensive plan and other applicable adopted plans of the Town which relate to this application because the current plan has not been updated in over a decade and as a regulatory document there is an option for other species with Staff review and approval.

Commission Member Templeton noted his concerns with some of the species, such as the thornless honey locust. He noted that he spoke with a landscaper who mentioned that they would not survive in the area. He noted that he wished that there had been more discussion with local landscapers on the types of materials in the list. Commission Member Templeton also noted that the business community still had fears in regards to pruning due to the large fines for excessively pruning, he noted that Planning Staff may not always have the information available to determine if the tree had been pruned more than 25%. He also noted that there was no incentive for the property owners to prune their trees due to their fears of the fines, which then leads to unsightly trees. Commission Member Templeton noted that he was worried that the Town is moving in a direction that will tell developers which specific tree to plant and wanted his concerns noted for the record.

Mr. Bailey noted that Planning Staff pruning had picked a common standard to use for the pruning. He also noted that Planning Staff had previously little influence on the type of trees because they were included in the current UDO even if they were not suitable for the area. He noted that Planning Staff had looked and wind and salt environments, had discussed the list with the Tree Board and had spoken with Jim Hamilton at the County Extension Office and Wendy Patoprsty, the Natural Resources Extension agent.

Vote: Aye-All
Nay-None

Communication: January 11, 2016 Planning Commission meeting minutes (Approval of Meeting Minutes)

The motion passes

Second Motion: Commission Member Boyle made a motion, seconded by Commission Member McCracken that the Planning Commission recommends approval of the text amendment for the following reasons because the revised plant list is easier to understand, includes native plants, and will help ensure that appropriate plant material is used in the appropriate applications.

Vote: Aye-All
Nay-None

The motion passes

Other Matters

Chair Woolridge explained to the committee that it was time to elect a new Chair and Vice-Chair. He asked if there were any nominations for Chair. Vice-Chair Simmons nominated Eric Woolridge. Commission Member Templeton seconded the nomination. There were no other nominations.

Vote: Aye-8 (Boyle, Catoe, Dineen, Long, McCracken, Myers, Simmons, Tate, Templeton)
Nay-None
Abstain- 1 (Woolridge)

The motion passes

Commission Member Templeton nominated Greg Simmons for Vice-Chair. Commission Member McCracken seconded the nomination. There were no other nominations.

Vote: Aye-8 (Boyle, Catoe, Dineen, Long, McCracken, Myers, Tate, Templeton, Woolridge)
Nay-None
Abstain- 1 (Simmons)

The motion passes

Mr. Bailey noted that the Planning Commission needed to forward names to Council for the Planning Commission representatives for the Affordable Housing Taskforce and the Water Committee. He noted that one person was needed for the Water Committee and two for the Affordable Housing Taskforce.

Chair Woolridge asked who was the current Planning Commission representative on the Water Committee. Commission Member Tate stated that he was. Chair Woolridge asked if he had attend all of the meetings and if he had enjoyed the work. Commission Member Tate noted that he had attend all of the meetings and enjoyed the work.

Commission Member Boyle made a motion, seconded by Commission Member McCracken to forward Jon Tate as the Planning Commission representative on the Water Committee.

Vote: Aye-All
Nay-None

The motion passes

Commission Member Long stated that he did not have a good attendance record for the Affordable Housing Taskforce. He noted that after he accepted the position that he found it hard to make the meeting time.

Chair Woolridge asked if anyone else was interested. Commission Member Tate noted that he would be interested in serving.

Commission Member Templeton noted that he had been able to attend most of the meetings and that he didn't think the meeting had ever been cancelled due to his lack of attendance. He indicated that he would like to continue to serve of the Affordable Housing Taskforce.

Mr. Bailey noted that there was a limit to the number of committees that a person could sit on and noted that Commission Member Tate may not be eligible to serve since he was already sitting on two committees. He noted that he wasn't sure how it applied since he was serving as a Planning Commission representative.

Commission Member Catoe noted that she would be willing to serve as a back-up if Commission Member Tate was ineligible to serve.

Commission Member McCracken made a motion, seconded by Commission Member Boyle, to forward Jeff Templeton and Jon Tate to Town Council as the Planning Commission Representative for the Affordable Housing Taskforce, and in the case that Jon Tate is ineligible to serve that Caroline Cate be allowed to take his spot.

Vote: Aye-All
Nay-None

The motion passes

Mr. Bailey noted to the Planning Commission that a reorganization of Town committees would be occurring and that he would let them know of the changes once they occur.

Adjournment
Chair Woolridge adjourned the meeting at 7:54 p.m.

Eric Woolridge, Chair

Jane Shook, Planning Supervisor
Acting Board Secretary

20160136

LETTER OF TRANSMITTAL

RECEIVED
FEB 26 2016

DATE: 2-25-16

TO: Jane Shook, Development Coordinator
Town of Boone

FROM: Alan Crees, PE

RE: Rivers Walk Planned Development Application

PROJECT No.: B13057.3

WE ARE SENDING YOU:

Copies	Date	No.	Description
1	2-25-16		Zoning & Planning Data Sheet
1	2-25-16		Planed Development Application
1	2-23-16		$500 Fee (Check# 00167)
1	--		Deeds for 3 Properties
1	--		Legal Description
1	12-17-16		Neighborhood Meeting Notes
1	2-25-16		Development Summary
7	2-25-16		Preliminary Development Plans
1	2-25-16		11"x17" Reduced Copy of Preliminary Development Plans
2	2-25-16		Architect's Plans and Elevations
1	6-29-15		Copy of Trout Buffer Waiver

TRANSMITTED:

☒ FOR YOUR USE/FILE	☐ FOR APPROVAL	☐ AS YOU REQUESTED
☒ FOR REVIEW/COMMENT	☐ FOR SIGNATURE	☐ AS REQUESTED BY:
☐ FOR YOUR INFORMATION	☐ FOR	

REMARKS:

Jane - The Planned Development Application is enclosed for the Rivers Walk project. The revised Traffic Impact Analysis and Parking Demand Study are forthcoming.
Thanks, Alan

VIA: ☐ 1ST CLASS MAIL ☐ FAX ☒ HAND DELIVERED ☐ PICK UP ☐

COPY: Jeff Githens, Peak Campus
Glenn Weaver, Harrod/AP, LLC

Transmitted from the Boone, NC Office of
Municipal Engineering Services Company, P.A.
License No. C-0281
671 West King Street Suite A - PO Box 349 Boone, North Carolina 28607
Phone (828) 262-1767 – Fax (828) 265-2601 - E-mail (general): mesco@boone.net

Communication: Rivers Walk Permit Application (Case20160136 Rivers Walk)

20160136

Zoning/Planning Permit Application

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C • Boone, North Carolina 28607
Phone (828) 268-6960 • Fax (828) 268-6961
www.townofboone.net

PERMIT IS FOR (CHOOSE ONE):
- [x] Single Family or Duplex (Residential)
- [ ] Commercial
- [ ] Board of Adjustment Hearing (other than Appeals)
- [x] Planning/Other

A. CONTACT INFORMATION

Applicant: Jeff Githens Company: McKinley Boone, LLC

Address: 2970 Clairmont Road NE Suite 310 Atlanta GA 30329

Phone Number: 404-920-5361 Email Address: jgithens@peakcampus.com

Property Owner: G&B Oil Company and Harrod/AP, LLC Company: same

Address: PO Box 811 Elkin NC 28621 (G&B) and PO Box 90713 Raleigh NC 27675 (Harrod)

Phone Number: 336-835-3607 (G&B) and 919-414-0739 (Harrod) Email Address: glenn.weaver@apllc.com (Harrod/AP)

B. PROPERTY INFORMATION

Watauga County Parcel Identification Number(s): 2900-79-3318-000, 2900-79-0661-000 & 2900-69-8658-000

Address/Location: 178 South Water Street, 190 Poplar Grove Road & 208 Poplar Grove Road

Project Name: Rivers Walk Planned Development Mixed Use Project

C. PERMIT SUBCATEGORIES — Additional Forms Needed

Zoning Permits

[ ] Accessory Building	*Zoning Project Data Form (Residential or Commercial)
[ ] Addition/Expansion including decks and patios	*Zoning Project Data Form (Residential or Commercial)
[ ] Change of Occupancy	*Commerical Project Data Form
[ ] Land Disturbance (not associated with the construction of a bldg.)	*Zoning Project Data Form (Residential or Commercial)
[ ] Manufactured Home Set-up in Park	*Manufactured Home in Park Form
[ ] New Building Construction	*Zoning Project Data Form (Residential or Commercial)
[ ] Renovation/Remodel	*Zoning Project Data Form (Residential or Commercial)
[ ] Accessory Use (as listed in UDO Subsection 15.07.01)	*Zoning Project Data Form (Residential or Commercial)
[ ] Temporary Use (as listed in UDO Subsection 15.07.02)	*Zoning Project Data Form (Residential or Commercial)
[ ] Sign	*Sign Project Data Form (Zoning)
[ ] Pavement Sealant	*Pavement Sealant Project Data Form
[ ] Major Subdivision Zoning Permit	*Commercial Project Data Form

Board of Adjustment Hearings

[ ] Special Use Permit/Modification	*Special Use Permit Form
[ ] Variance	*Variance Form
[ ] Major Subdivision Preliminary Plat Approval	*Major Subdivision Preliminary Plat Approval Form

Planning/Other

[ ] Exempt Division of Land	*Subdivision Exemption Project Data Form
[ ] Minor Subdivision (Preliminary and Final Plat)	*Minor Subdivision Project Data Form
[ ] Major Subdivision (Final Plat)	*Major Subdivision Final Plat Project Data Form
[ ] UDO Text Amendment	*Text Amendment Project Data Form
[ ] General Use Zoning Map Amendment	* General Use Map Zoning Map Amendment Project Data Form
[ ] Conditional District Zoning Map Amendment	*Conditional District Zoning Map Amendment Project Data Form
[ ] Voluntary Annexation	*Annexation Petition (Satellite or Contiguous)
[ ] UDO Text Interpretation	*UDO Interpretation Data Form

Communication: Rivers Walk Permit Application (Case20160136 Rivers Walk)

D. DETAILED DESCRIPTION OF PROJECT

Mixed Use Project

E. PROJECT MANAGER DESIGNATION

A project manager is responsible for the activities listed in UDO Section 4.19. Single-family and two-family projects involving less than ½ acre of land disturbing activity or commercial site improvements that involve no more than 2,500 square feet of land disturbing activity are exempt from this requirement.

Name: Jeff Githens
Company: McKinley Boone, LLC
Address: 2970 Clairmont Road NC Suite 310 Atlanta GA 30329
License #: n/a
Phone Number: 404-920-5361
Email Address: jgithens@peakcampus.com

F. DESIGN PROFESSIONAL INFORMATION

Engineer:

Name: Alan J. Crees
Company: Municipal Engineering Services
Address: PO Box 349 Boone, NC 28607
License #: 27044
Phone Number: 828-262-1767
Email Address: creesmesco@bellsouth.net

Architect:

Name: Jeffrey M. Smith
Company: Niles Bolton Associates
Address: 3060 Peachtree Road NW Suite 600 Atlanta GA 30305
License #: 51037
Phone Number: 404-365-7600
Email Address: jsmith@nilesbolton.com

G. APPLICANT SIGNATURE

By signature below I certify that this application and all attached information and exhibits are true and accurate. Failure to provide accurate information or failure to provide all requested information may result in delays to permit processing.

Jeff Githens Applicant[1] (Print)	Applicant Signature	2/24/16 Date
G & B Oil Company, Inc Property Owner (Print)	Property Owner Signature	2/25/16 Date

Official Use Only

Project File Name: Rivers Walk Planned Development - Mixed Use Project

Permit Number: 20160136

Project Name/Number:

Date:	Fee:	Receipt Number:	Method of Payment:	Paid By:
02-26-16	$500.00	339845	✓ #: 000167	McKinley Development Co

S:\FORMS\Forms_2015\ZoningPermitApplication_052015.doc

[1] Documentation confirming that the applicant has a legally sufficient interest in the property proposed for development to use it in the manner requested, or is the duly appointed agent of such a person must be submitted along with this application. Execution by property owner of this application signifies that the applicant is authorized to proceed.

Communication: Rivers Walk Permit Application (Case20160136 Rivers Walk)

Conditional District Map Amendment
Project Data Form

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C ♦ Boone, North Carolina 28607
Phone (828) 268-6960 ♦ Fax (828) 268-6961
www.townofboone.net

Official Use Only
Project Name/Number: Rivers Walk Planned Development - Mixed Use Project
Permit Name/Number: 2016 0136

It is recommended that applicants schedule a meeting with Planning & Inspections Staff prior to application submittal.

A. ADDITIONAL APPLICATION INFORMATION

Application is For: ☐ Conditional District Map Amendment ☒ Planned Development

Hearing Date Requested[1]: April 4, 2016

B. DEVELOPMENT INFORMATION

Project Name: Rivers Walk Planned Development Mixed Use Project

Project Description: Mixed Use Project

Existing Zoning District(s): B-1 Proposed Zoning District(s): B1-PD

Existing Land Use(s): Commercial Proposed Land Use(s)[2]: Mixed Use

Adjacent Land Use(s): N: Multi-family/Commercial E: Commercial/University

W: Commercial S: Park, Residential

Are there are any existing variances granted to the property? ☒ Yes ☐ No ☐ Unknown

If yes, describe: UDO Subsection 16.08.05 to allow building to exceed 35' height and UDO Subsection 11.11.02(J) to allow reduction to minimum building foot print

Are any variances being requested with this project?[3] ☐ Yes ☒ No

If yes, describe:

Total Land Area: 2.747 Acres Total Disturbed Area: 2.59 Acres

Number of Proposed Phases: 1

Describe Phasing (if proposed):

If requesting vesting greater than 2 years (per UDO Section 4.14), list amount requested (up to 3 additional years).

For modifications, list original case # and date granted:

[1] Each applicant must provide the meeting date for which they wish their request to appear. Each completed application must have met published meeting deadlines.
[2] Please see UDO Article 15 for specific details on permissible uses
[3] Each request for a Variance must be submitted on a separate Zoning Permit Application along with the appropriate fee.

Communication: Rivers Walk Permit Application (Case20160136 Rivers Walk)

C. DOCUMENTS REQUIRED FOR SUBMITTAL

- ☐ Completed Application (see UDO Article 4 & Appendix A)
- ☐ Application Fee
- ☐ 7 complete sets of development site plans
- ☐ One (1) reduced copy of development site plans (11X17)
- ☐ Two (2) sets of copies of building elevations
- ☐ Digital copy of plans (if available)
- ☐ Deed(s) of all property included in the request
- ☐ A written metes & bounds legal description with accompanying survey map is required for a request that would rezone only a portion of a tax parcel or requests for multiple zoning districts

D. PROPERTY OWNER SIGNATURE

By signing this form you are certifying that this application and any attached information are accurate. Failure to provide accurate information or failure to provide any requested information may result in delays to permit processing.

G & B Oil Company	X Rick Canada VP	2/25/16
Property Owner (Print)	Property Owner Signature	Date

Official Use Only

Public Hearing Meeting Date: _____

PC Meeting Date: _____

TC Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Project Approved: ☐ Yes ☐ No

Date Order Recorded: _____

Order Recordation Information: Book: _____ Page: _____

S:\FORMS\Forms_2015\ConditionalDistrictZoningMapAmendmentProjectDataForm_062015.doc

Communication: Rivers Walk Permit Application (Case20160136 Rivers Walk)

Attachment to Planned District Application

Property Owners:

1. Pin No. 2900-79-3318-000
   Address: 178 South Water Street
   Owner: Harrod/AP, LLC
   Owner Address: PO Box 90713
   Raleigh NC 27675
   Owner Phone: (919) 414-0739

2. Pin No. 2900-79-0661-000
   Address: 190 Poplar Grove Road
   Owner: G and B Oil Company, Inc.
   Owner Address: PO Box 811
   Elkin, NC 28621
   Owner Phone: (336) 835-3607

3. Pin No. 2900-69-8658-000
   Address: 208 Poplar Grove Road
   Owner: G and B Oil Company, Inc.
   Owner Address: PO Box 811
   Elkin, NC 28621
   Owner Phone: (336) 835-3607

Communication: Rivers Walk Permit Application (Case20160136 Rivers Walk)

Peak Campus
DEVELOPMENT, LLC

March 25, 2016

Mr. Bill Bailey, Director
Town of Boone Planning and Inspections
680 W. King Street, Suite C
Boone, NC 28607

Re: Rivers Walk Planned Development Submittal

Dear Mr. Bailey:

We are pleased to submit to you our Planned Development (PD) Submittal for the Rivers Walk Project (Project) in downtown Boone. Specific responses to section 9.10.05 of the UDO are provided below:

9.10.05

B. Specific information which must be submitted:

1. **A site specific development plan addressing plan aspects identified in Appendix A, identifying all development specifics which deviate from the standards of this Ordinance**.

   With the exception of the items below, everything else in Appendix A is addressed in the drawings.

   A2.01.D

   A summary of changes to the Project with this PD versus the Conditional Use District Map Amendment approved on February 23, 2015 and the underlying UDO requirements are as follows:

   - Residential – The residential component of the Project is very similar to that approved on February 23, 2015. The total bed count remains unchanged at 380 beds. The total unit count is now 119 versus 145 previously. This reduction in unit count is due to a change in unit configuration and distribution. The number of residential floors remains unchanged.

   - Commercial – The commercial component of the Project has been improved from the February 23, 2015 approval to relocate most of the commercial space nearer to the intersection of Water Street and Poplar Grove Road in lieu of fronting all street frontages with ground level commercial. In doing so, the Project now has a deeper retail space with access from both sides of the building (58' versus 32'), better proximity to the surface parking lot, and a higher commercial ceiling height (11' to 13' versus 8' to 9') than the previous design.

     Per the UDO - where commercial is required on fifty percent (50%) of the square footage of the footprint of each building on the primary street level (Water Street in this case) and thirty (30%) of each additional street level floor (Poplar Grove Road in this case) for developments located on lots which abut more than one public street in the

2970 Clairmont Road
Suite 310
Atlanta, GA 30329
404-920-5300

Central Business District – the Project provides 98.5% of the required commercial space per the calculation below:

COMMERCIAL AREA CALCULATIONS:

COMMERCIAL AREA REQUIRED =
50% OF FOOTPRINT OF BLDG #1 = 17,637 * .50 = 8,819 SF
30% OF FOOTPRINT OF BLDG #2 = 11,895 * .30 =3,568 SF
30% OF FOOTPRINT OF BLDG #3 = 27,895 * .30 =8,369 SF

TOTAL REQUIRED COMMERCIAL SPACE = 20,756 SF

COMMERCIAL AREA PROVIDED =
BLDG #1 =10,568 SF
BLDG #2 = 1,480 SF
BLDG #3 = 8,395 SF

TOTAL PROVIDED COMMERCIAL SPACE = 20,443 SF

Thus, the commercial component of the Project is generally consistent with sections 15.11.02.A, B, and C of the UDO with the exception of the reorientation of the commercial space towards the Water Street and Poplar Grove Road intersection and the slight deviation from the required commercial space as noted above.

- Parking – The Project's parking configuration is very similar to that approved on February 23, 2015, with a few deviations. Two points of ingress/egress (one at each level of the deck) have been provided with the new configuration versus just one with the previous design. This change provides several advantages. In having separate entrances at each deck level, the overall height of the deck has been reduced. This deck height reduction has allowed for the finished floor of the lower level of the deck to be at existing grade (versus 6' below existing grade) and reduces the need for excavation and dewatering adjacent to Boone Creek. The second level deck can alternatively be accessed from the County's property if the County allows this access. Otherwise, the second level access will be from Poplar Grove Road as shown in the attached plans with sight distances as per NCDOT. The total parking count provided versus (that approved on February 23, 2015) - and what is required by the UDO, is as follows:

    - Vehicular – 164 (184) – Only maximum regulated, no minimum required.
    - Car Share – 2 (2) – None required.
    - Motorcycle – 6 (6) – 4 are required at ratio of 1 per 40 vehicular spaces.
    - Bicycle – 64 (72) – 39 are required.

- Building Height – In order to provide for more adequate commercial and residential ceiling heights, to provide for a parapet to improve storm water management and to screen HVAC equipment, and to allow overhead elevator equipment to penetrate the roof line so that elevators can reach all residential levels, the Project requires greater building height than that approved on February 23, 2015 where the project was permitted to have a 40' building height for all buildings. The current requested building heights by building as measured from sidewalk/entrance to each building to the top of the parapet are:

    - Building 1A – 40'-0"
    - Building 1B – 48'-7 1/2"
    - Building 1C – 46'-2 5/8"
    - Building 2 – 46'-10 3/4"
    - Building 3A – 49'-6 7/8"
    - Building 3B – 51'-2 3/4"

Communication: Rivers Walk Applicant's Zoning/UDO Comparison (Case20160136 Rivers Walk)

While some of these requested building heights vary from those permitted in sections 16.08.02, 04, 05, and 09 of the UDO, they are necessary to provide the benefits noted above.

- Building Footprint/Siteplan – The building footprint/siteplan of the Project remains more/less the same as that approved on February 23, 2015 and is generally consistent with sections 15.11.02 D, E, F, G, H, I, and K of the UDO. On section 15.11.02 J, the building footprint is 48% of the total gross square feet of the lot.

- Amenities – The amenity layout for the Project has been improved from that approved on February 23, 2015, in that the pool has been relocated from behind the building to the building courtyard above the parking deck. With this relocation, the applicant has volunteered to extend the Greenway at its cost all the way to the parking deck. Previously, applicant was solely providing an easement to the Town for future Greenway expansion. With the constructed Greenway, the Project's residents will have more convenient access to the covered bike storage within the deck and the Town's residents will have an immediate creek-side amenity.

- Buffers – The Project remains within the approved trout buffer encroachment.

- Appearance Standards – The Project is generally in compliance with Article 25 of the UDO. Materials and features are noted on the elevation renderings. On section 25.02.04 B, the intent is to use cultured stone in lieu of natural stone where stone is shown on the elevation renderings.

- Signage – Our preference is to have a main building monument sign near the intersection of Water Street and Poplar Grove Road fronting the area where we have shown a plaza/pavers. This placement would deviate from the requirements in sections 26.15.05 B and E. We would also like to increase the signage area from the allowable 25 square feet per section 26.15.05 D to 40 square feet if possible.

A2.01.G

The total construction cost of the Project is approximately $23.5 million.

2. Written analysis, tailored to specifically address the characteristics of the particular location, addressing how the planned development will effectively and to the greatest degree reasonably possible, mitigate the impacts of the proposed development on the surrounding area, including but not limited to:

a. noise impacts;

Balconies will be limited and primarily located on certain units facing Boone Creek. The internal parking structure and courtyard pool will also be well shielded from the surrounding properties and corridors. Professional management will be available at all hours to manage resident conduct and any complaints.

b. light impacts; and

With the majority of the parking on-site to be within the parking deck which will be at or below the grade of Poplar Grove Road fronting the deck, automobile and parking deck lighting will be largely screened from the surroundings. Additionally, all exterior lighting requirements/codes will be followed.

c. any other predictable negative effect, including but not limited to:

i. negative visual effects;

Given the site's location at the bottom of a valley, the steep topography of the surrounding properties, and the vacant/dilapidated existing buildings on site,

Communication: Rivers Walk Applicant's Zoning/UDO Comparison (Case20160136 Rivers Walk)

the Project will greatly enhance the visual appeal of the site. The proposed street-scaping, utility relocation underground, and corner commercial focus will further enhance the site as a true gateway into downtown Boone. The Greenway extension and the restoration of the vegetated buffer along Boone Creek also stand to greatly improve the visual effects of the property over its current state.

ii. negative traffic effects; and

The Project will reduce the current 6 driveway entrances on the site to 3 and move them further away from the intersection of Water Street and Poplar Grove Road. The Project also requires no improvements to the surrounding intersections (other than signal optimization at West King Street and Water Street) to maintain adequate service levels.

iii. negative health effects.

The Project stands to redevelop a blighted property and mitigate a site that has been environmentally impacted to the betterment of all surrounding properties, neighbors, and Boone Creek. The urban infill nature of the Project with proximity to downtown Boone and the Appalachian State campus will promote walkability, bike-ability, and connect to mass transit. On site amenities, fitness center, and programs will promote health and well-being for our residents and the citizens of Boone. The Project simply epitomizes best practices in mixed-use urban design.

3. Information to demonstrate compliance with all mandatory requirements of this Ordinance, including:

a. Article 5 Subdivisions (for purposes of this Section the Town Council is the approval authority for major subdivision preliminary plats); N/A

b. Article 8 Historic Preservation; N/A

c. Article 19 Grading; Addressed on plans

d. Article 20 Soil Erosion and Sediment Control; Addressed on plans

e. Article 21 Stormwater Management; Addressed on plans

f. Article 22 Utilities; Addressed on plans

g. Article 29 Watershed Protection; N/A

h. Article 30 Flood Damage Prevention; Addressed on plans

Communication: Rivers Walk Applicant's Zoning/UDO Comparison (Case20160136 Rivers Walk)

4. Other information which may be required by the Administrator to fully evaluate the proposed development and its potential impacts on the surrounding area. Such information may include but is not limited to: traffic impact analysis, community impact analysis, additional engineering, and legal information.

An updated traffic impact analysis and parking study has been provided.

Sincerely,

Jeff Githens
President

DAVENPORT

February 26, 2016

Jeff Githens
President
Peak Campus
2970 Clairmont Road NE, Suite 310
Atlanta, GA 30329
O: 404-920-5361
C: 404-964-3677
F: 404-920-5461
jgithens@peakcampus.com

RE: Addendum #2 to Parking Demand Study
River Walk, Boone, NC
(DAVENPORT Project Number 14-076)

Dear Mr. Githens:

The following is an updated addendum to the Parking Demand Study prepared for the River Walk Development dated 5/19/2015. An addendum to the original study was prepared on 1/14/16 to provide additional information. This letter provides an update to reflect the latest site plan for the development.

1.0 Introduction

DAVENPORT was retained to prepare an updated Addendum to the original Parking Demand Study dated May 19, 2015 for the proposed River Walk Development located on the northwest quadrant of Poplar Grove Road and Water Street in Boone. As currently planned, the site will consist of 380 bedrooms (119 units) of which approximately 95% are expected to be students, and 10,266 square feet of retail area.

The purpose of this updated Addendum is to provide and update that reflects the latest site plan for the development.

2.0 Parking Demand

2.1 Requirements per UDO

The Boone UDO addresses mixed-use, multifamily and commercial, land uses in terms of a maximum parking allowed rather than a minimum parking required

2.1.1 Mixed-Use Multifamily Maximum Parking Allowed

The UDO allows 1 space per bedroom for apartments with three or fewer bedrooms and a maximum of three spaces for apartments with larger numbers of bedrooms. Additionally, the UDO allows for a 10% reduction to the minimum parking required, based upon adequate pedestrian access to ASU campus and another 10% reduction based upon adequate access to bus/transit services. Interestingly, the ASU Parking Survey addressed in later sections of this letter, found that 74.1% of students surveyed brought cars to Boone which is consistent with the above and other allowances provided in the UDO.

Communication: Rivers Walk Parking Demand Study (Case20160136 Rivers Walk)

2.1.2 Commercial Maximum Parking Allowed

The UDO estimates five spaces per 1,000 square feet as the maximum parking that may be allowed for commercial retail and office. For restaurants, 12 spaces per 1,000 square feet is the maximum parking that may be allowed.

2.1.3 Motorcycle Parking Requirement

Per the UDO, one motorcycle parking space is required for every 40 vehicle parking space. With 164 vehicle parking spaces planned for onsite, four motorcycle spaces are required. Six motorcycle spaces are being provided.

2.1.4 Bicycle Parking Requirement

Per the UDO, the combined requirement of short and long term bicycle parking for the intended uses is 39 spaces. Per the developer, a total of 64 parking spaces will be provided onsite.

Per the UDO, the required motor vehicle parking can be reduced for every 5 bicycle spaces in excess of the minimum requirement up to a maximum of 10%. Therefore, since 25 more bicycle spaces are being provided than required, the number of motor vehicle parking spaces required can be reduced by 5 spaces.

2.2 Onsite Shared Cars

Based upon information provided by the developer, there will be two (2) shared cars provided onsite (i.e. Zipcar). Per the research published by shared car programs, each shared car is estimated to replace 15 personally-owned vehicles. Thus, the provision of shared cars onsite for the tenants can further alleviate the need for personally-owned vehicles for residents and parking. For the purposes of this study, the estimated parking demand for the residential portion of the development was adjusted based on the provided shared cars using the research information.

2.3 Commercial Parking Requirement

The original Parking Study dated 5/16/2015 addressed the Commercial Parking for the proposed mixed use development. The results of that study and previous parking studies performed in Boone provided for a commercial mixed use, parking demand of 2 spaces per every 1,000 square feet.

Communication: Rivers Walk Parking Demand Study (Case20160136 Rivers Walk)

3.0 Motor Vehicle Parking Demand per UDO

Utilizing the measured parking rate for the commercial component of this mixed-use site, and the UDO standard rates for the residential portion, Table 1.0 below shows the projected parking needs for the development.

Table 1.0 – Parking Needed for Proposed Mixed-Use Site			
Residential Use			
Type of Use	**Parking Rate[1]**	**Number of Units**	**Spaces Allowed**
1 bedroom unit	1 space per unit	5	5
2 bedroom unit	2 spaces per unit	39	78
3 bedroom unit	3 spaces per unit	3	9
4 bedroom unit	3 spaces per unit	72	216
Residential Maximum Parking Allowed			308
20% Reduction for Pedestrian/Transit Access			-62
Reduction for Excess Bicycle Parking			-5
Reduction for Shared Cars (2 provided onsite) [2]			-30
Residential Parking			**211**
Commercial Use			
Type of Use	Commercial Retail		
Square Footage	10,266 sq. ft.		
Field-observed parking rate[3]	2 spaces per 1,000 sq. ft.		
Commercial Parking	**21 spaces**		
Site Total			
Total Parking	**232 spaces**		

[1]Rates based on Boone UDO Article 24
[2]Based on published shared car research that each shared car replaces 15 personally-owned vehicles
[3]Rate based on field-observed rate

4.0 Parking Supply

Per the site plan, a parking deck will be constructed as part of the Rivers Walk Development with 147 automobile parking spaces. A surface lot will also be provided with an additional 17 spaces. Thus, a total of **164 parking spaces will be provided onsite**. As previously discussed, the total maximum parking allowed for the site is 232 spaces. Since the proposed site will consist of both commercial and residential uses, both short term and long term parking will be needed. Potential short term and long term offsite parking locations are further discussed below.

4.1 Offsite Parking – Short Term

The site is located in downtown Boone, where on-street parking, and public, university, private parking are located within walking distance. An investigation was performed to identify offsite parking areas within 500 feet of the site (per the UDO). Table 2.0 below provides a summary of the available short term parking:

Table 2.0 – Short Term Offsite Parking Inventory				
Name	**Location**	**Number of Spaces (approx.)**	**Owner**	**Parking Type**
W. King Street on-street parking	Within 500-ft radius of site	46	Public	1-hour, 2-hour
Total		**46**		

Home Office:
305 West Fourth Street, Suite 2A
Winston-Salem, NC 27101
Main: 336.744.1636; Fax: 336.458.9377

4.2 Offsite Parking – Long Term

The residential component of this development will generate the need for long term (daily) parking. Table 3.0 summarizes available long term parking within 500 feet of the site for residents.

Table 3.0 – Long Term Offsite Parking Inventory

Name	Location	Number of Spaces (approx.)	Owner	Parking Type
Campus West	S. Water Street, Rivers Street and Howard Street	100	Private	Long Term
Total		**100**		

4.3 Total Parking Available

Table 4.0 below provides a summary of the parking available for residents and patrons of the River Walk Development. As shown, a total of 310 spaces are available through both onsite and inventoried offsite parking. Figure 3 (attached) summarizes the available parking for both short term and long term parking. In addition to the inventoried parking located within 500 feet of the development, the first of many Appalachian State University parking lots is 650' from the proposed development. There are 6.500 parking spaces available on the ASU campus. To utilize parking spaces on the ASU campus students must pay a parking fee.

Table 4.0 – Available Parking

Type	Number of Spaces (approx.)
Onsite	164
Offsite – Short Term	46
Offsite – Long Term	100
Total	**310**

5.0 Demand per Student Parking Survey

Given the specific characteristics of this development, the close proximity to campus, and that 95% of tenants are anticipated to be students, it was determined that more information regarding the specific parking needs for the student tenants would be necessary in order to more accurately estimate the parking demand of the proposed development.

Additional information about the parking and vehicle ownership of ASU students had not previously been published. As such, a student survey was conducted (by others) during the Fall 2015, semester.

5.1 Methodology

The survey (attached) was conducted in order to better understand the potential parking needs of the student tenants of the proposed development. Six students were asked to distribute surveys to fellow classmates. The surveys were conducted in classrooms just prior to scheduled classes, so that distance learning students were not included as a part of the survey results, and so that results were not biased as a result of geographic sampling locations. The sampled group represents 2.5% of the University's reported 16,777 students attending classes on the main campus. The majority of the surveyed students (over 98%) indicated they were full time (FTE) students. Twenty-two of the students surveyed indicated that they lived at home and were deleted from the sample.

Communication: Rivers Walk Parking Demand Study (Case20160136 Rivers Walk)

The sample is sufficient to be statistically significant. The statistical confidence level of the sample representing the student population is slightly greater than 95%. (1)

The distribution of the 416 students completing the survey was:

1.4%	Graduate Students	6
25.5%	Seniors	106
29.6%	Juniors	123
22.1%	Sophomores	92
21.4%	Freshmen	89
	Subtotal	416
	(Less students living with family)	-22
		394

This group included all classes of students who live both on and off campus. Students who live on campus were included in the results given the close proximity of the proposed development and the expected similar parking needs. The proposed development is located a comparable distance to the library and classrooms as many on-campus, university housing facilities including Appalachian Heights and the Living Learning Center.

An equal number of Type "A" and "B" forms, was completed by students in random classrooms. Forms "A" and "B" were identical except that the order of the "true" and "false" style answers was reversed. The forms contained the following fifteen questions:

1 What year student are you?
2 Are you considered a Full Time Student?
3 Do you live on or off campus?
4 Are you a commuting student living at home or with family?
5 Do you keep a car available for your use at school?
6 Do you drive the car daily?
7 Do you normally drive only on weekends?
8 Do you routinely walk from your room to classes?
9 Do you routinely ride the bus from your room to classes?
10 If you have no car, do you use a motor cycle or bike for transportation?
11 Do you routinely use the State Farm Parking Complex?
12 Are you an international student?
13 Do you pay a University Parking Fee for on-campus parking?
14 Where do you currently live, (Complex name or address)?
15 How much do you pay monthly, semester or annually for parking including University Permits?

5.2 Survey Results

The following responses to the survey questions were:

a. 163 students (41.4%) live on campus;
b. 292 students (74.1%) keep a car;
c. 213 students (54.1%) routinely walk to class from their residence;
d. 127 students (32.2%) routinely ride the bus to class;
e. 15 students (3.8%) use a motor cycle or motor bike;
f. 31 students (7.9%) routinely use the ASU State Farm Parking Complex;
g. 138 students (35.0%) pay a University Parking Fee excluding metered parking.

Communication: Rivers Walk Parking Demand Study (Case20160136 Rivers Walk)

Additional information can be found attached.

5.3 Survey Conclusion and Application

The survey results demonstrate that 74% of the surveyed students have a car, and 26% do not. Of all students surveyed, 35% have parking privileges on campus and 39% have cars without existing on-campus parking privileges.

Applying these findings to the proposed development, of the 380 residents planned, 95% or 361 are expected to be students. Using the survey results, 74.1%, or 268, student residents would be expected to have cars, and 35%, or 126, student residents would be expected to have parking privileges on the University campus. Of the 268 students expected to have cars at the proposed development, 142 student residents are anticipated to bring automobiles. And 143 students would be expected to require private, parking contracts. Hence, there would be enough onsite parking to accommodate the anticipated students with one (1) additional parking space left over.

Of the 5% or 19 non-student residents planned to reside at the proposed development, all are anticipated to own cars and require parking contracts.

Total residential parking demand is anticipated to be:

Student Residents Parking	268
Student residents with University parking privileges	-126
Total residents requiring private contract parking	142
Less: available on-premises, resident parking spaces	-143
Students without available on- premises parking	-1
Plus: Young Professional Parking	19
Residents requiring off-premises, private, parking contracts	18

The proposed development provides 164 parking spaces. A minimum of 21 spaces are required for short term commercial parking. The remaining 143 are available for residential contract parking. An anticipated 18 residents (including non-student residents) would need to acquire off-premises, private contracts. These off-premises contract spaces are available on the adjacent parking lot at Water and Rivers Street where the Holton Mountain Rentals, has offered to rent spaces on a first come basis.

6.0 Lease Language

As a final all-inclusive remedy to assuring residents utilize off-street, contract parking, Developer and Management of the proposed development have agreed to require all residents intending to bring automobiles to Boone to execute a mandatory Parking Addendum. The Parking Addendum is a legally binding contract in the Lease between Tenant and Landlord(2). The Parking Addendum specifically requires that Tenant provide proof of an off-site, parking contract in the event that Tenant has not leased structured parking in the garage of the proposed development. See the attached for a copy of the Parking Addendum.

(1) Raosoft, Inc.

(2) "494 Lofts", Winkler Organization

Communication: Rivers Walk Parking Demand Study (Case20160136 Rivers Walk)

7.0 Summary and Conclusion

DAVENPORT was retained to perform a parking demand study for the proposed Rivers Walk Development located on the northwest quadrant of Rivers Street/ Poplar Grove Road and Water Street in Boone, North Carolina. As currently planned, the site will consist of 380 bedrooms (119 units), approximately 95% of tenants are expected to be students, and 10,266 square feet of retail area. The purpose of this study was to determine if adequate parking is available for the development through onsite parking and other available offsite parking.

The projected parking demand for the site is 182 spaces. A total of 164 spaces will be provided onsite, with an additional 146 spaces located within 500 feet of the site. The motorcycle and bicycle parking provided onsite meet and exceed the UDO requirements. Table 5.0 provides a summary.

Table 5.0 – Parking Summary			
Motor Vehicle			
Parking Demand (approx.)		**Parking Supply (approx.)**	
Commercial	21	Onsite Commercial (Short-Term)	46
Residential	161	Onsite Residential (Long-Term)	138
		Offsite	146
Total	**182**	**Total**	**330**
Motorcycle			
UDO Required Motorcycle Parking	4	Provided Motorcycle Parking	6
Bicycle			
UDO Required Bicycle Parking	39	Provided Bicycle Parking	64

In addition to the estimated parking demand and supply, consideration must be given to the location of this development and the provisions provided onsite to accommodate and encourage tenants without vehicles. The site is located within walking distance of ASU and in Downtown Boone where pedestrian traffic has a large role in the overall traffic. Given that the apartments are anticipated to be comprised of mainly students, these tenants will have the opportunity to be less dependent on vehicles given the convenience to walk or bike to campus, as well as locations downtown.

Accommodations will be provided onsite specifically geared towards tenants without vehicles. Two shared cars will be provided onsite (e.g. Zipcar). Per the research published by shared car programs, each shared car is estimated to replace 15 personally-owned vehicles. A tenant-based ridesharing program will also be offered. This is in addition to the ASU ridesharing program (Zimride) and transit (Appalcart) system.

Finally, language will be included in the lease that specifically states the limited parking onsite and the requirement to provide proof of alternative parking arrangements if the tenant has not leased parking through the development.

Student surveys show that many students already choose not to maintain a personally-owned vehicle while at ASU. Given the ability, ease, and promotion for Rivers Walk tenants not to bring a personally-owned vehicle, and the supporting lease language, it is anticipated that this trend would increase for this site.

In conclusion, based on surveyed and field-measured parking rates, and the site-specific considerations, it is anticipated that sufficient parking is provided at this development.

Communication: Rivers Walk Parking Demand Study (Case20160136 Rivers Walk)

Home Office:
305 West Fourth Street, Suite 2A
Winston-Salem, NC 27101
Main: 336.744.1636; Fax: 336.458.9377

Please contact me is you have any questions.

Sincerely,

Frank Amenya, PE, PTOE

Attachments: Figure 3
Parking Survey
Parking Calculations
Rivers Walk Lease - Parking Addendum

Communication: Rivers Walk Parking Demand Study (Case20160136 Rivers Walk)

Home Office:
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Winston-Salem, NC 27101
Main: 336.744.1636; Fax: 336.458.9377

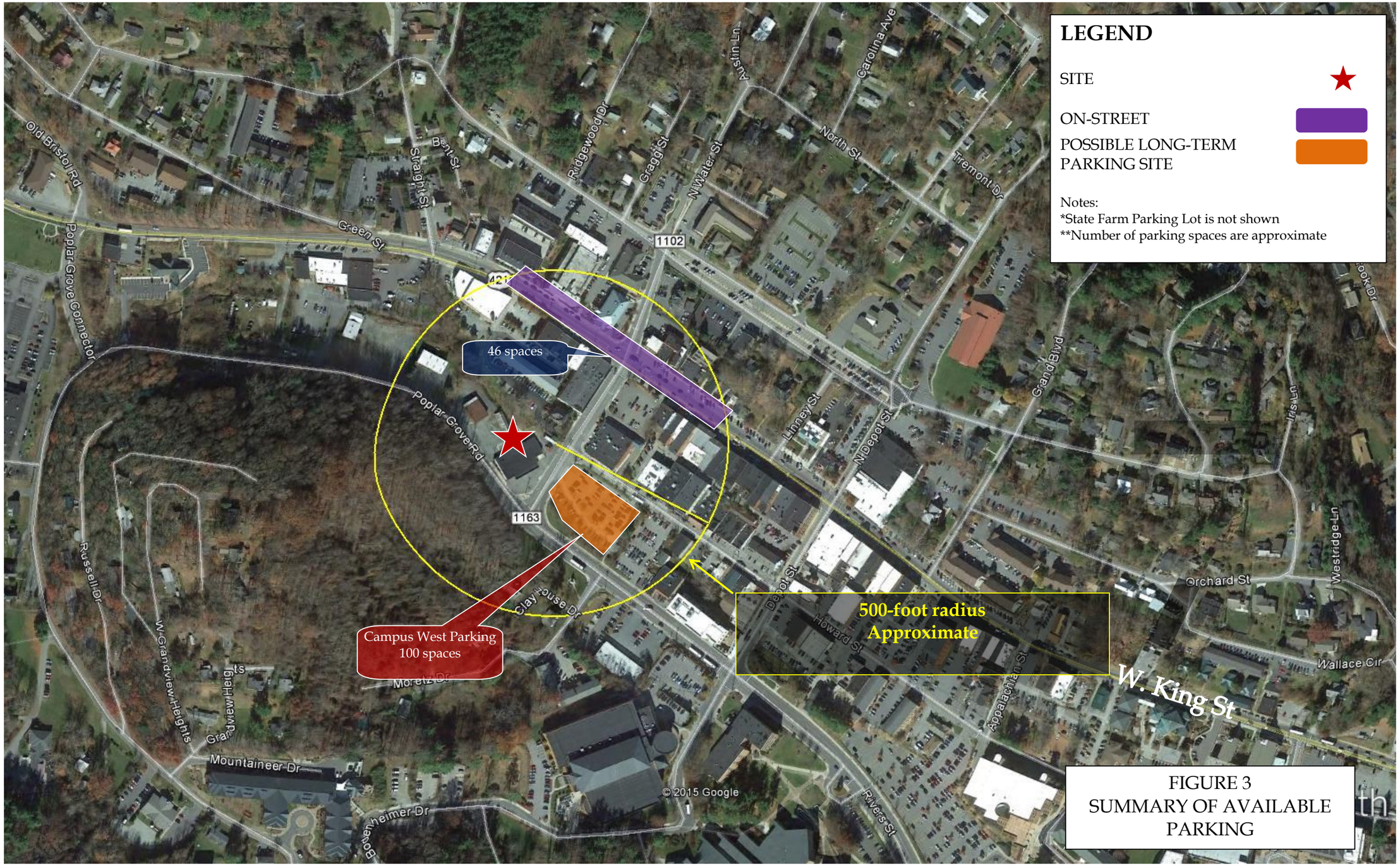


FIGURE 3
SUMMARY OF AVAILABLE PARKING

Communication: Rivers Walk Parking Demand Study (Case20160136 Rivers Walk)

STUDENT TRANSPORTATION SURVEY

INSTRUCTIONS

Please circle your answers by choosing the appropriate response or entering your comments in the spaces provided.

1	What year student are you?	Freshman Junior Post Grad	Sophomore Senior
2	Are you considered a Full Time Student?	Yes	No
3	Do you live on or off campus?	On	Off
4	Are you a commuting student living at home or with family?	Yes	No
5	Do you keep a car available for your use at school?	Yes	No
6	Do you drive the car daily?	Yes	No
7	Do you normally drive only on weekends?	Yes	No
8	Do you routinely walk from your room to classes?	Yes	No
9	Do you routinely ride the bus from your room to classes?	Yes	No
10	If you have no car, do you use a motor cycle or bike for transportation?	Yes	No
11	Do you routinely use the State Farm Parking Complex?	Yes	No
12	Are you an international student?	Yes	No
13	Do you pay a University Parking Fee for on-campus parking?	Yes	No
14	Where do you currently live, (Complex name or address)?		
15	How much do you pay monthly, semester or annually for parking including University Permits?		
		Monthly,	$
		or Semester,	$
		or Annually	$

If you have any other comments about transportation or parking, please include below.

Communication: Rivers Walk Parking Demand Study (Case20160136 Rivers Walk)

DAVENPORT

Total Parking Demand for Residents of Proposed Development					
Student Residents			Non-Student Residents		Total
Total Residents		380		380	
% of Student Residents		95%	% of Non-Student Residents	5.00%	
Expected Students	361	361	Non-Students	19	
% with Cars		74.10%		100.00%	
			Non-Student Residential Parking	19	19
Students Requiring Parking		268			
% Students having Campus Parking Privileges	35%				
Students with Campus Parking Privileges	126	(126)			
Student Residents without Campus Parking Privileges		142			142
					161
Less On-premises Residential Parking		-143			-143
Students Requiring Off-premises, Non-University Parking		-1			
Total Off-Premises, Non-University Required Parking					18

Communication: Rivers Walk Parking Demand Study (Case20160136 Rivers Walk)

Individual Residential Rental Contract

RIVERS WALK - Parking Addendum

IN CONSIDERATION of the terms described below and the mutual promises made to each other RIVERS WALK, LLC (Landlord), by and through his/her/its agent (Agent), leases and rents to
_____(**TENANT),** this _____ day of _____, **2017.**

WITNESSETH: That subject to the terms and conditions set forth by this Residential Rental Contract Parking Addendum, Tenant does hereby acknowledge that limited parking is provided for the Property, "RIVERS WALK" and does hereby agree to provide Landlord proof of Contract Parking arrangements, should Tenant posses a vehicle while residing in the property.

Contract Parking is defined as, but not limited to a parking contract or permit to park at:

Rivers Walk in the Residential Structured Parking Deck;
Holton Mountain Rental parking at Water Street and Rivers Street
Appalachian State University

(Metered Parking is specifically not considered Contract Parking.)

Landlord: **Rivers Walk, LLC.**

By:_____ **(Seal). Date** _____

By: _____ **(Seal**) Date: _____
Management

Tenant: _____

By: _____ **(Seal**) Date: _____
Signature of Tenant

Addendum Printed January 4, 2016

Communication: Rivers Walk Parking Demand Study (Case20160136 Rivers Walk)

Communication: Rivers Walk - Neighborhood Meeting Information (Case20160136 Rivers Walk)

20160136

Harrod LLC/Peak Campus Planned Development Property Owners' Meeting

A neighborhood meeting, pursuant to the planned development under Section 9.10.05 of the Unified Development Ordinance was held on December 17, 2015. A notice was given to all of the property owners located within 150 feet of the development site on November 23, 2015, a copy of the Notice is attached. The meeting was held at the Watauga County Agriculture Center at 971 West King Street, Boone, North Carolina. The center had adequate parking and was a convenient location being next to the property in question.

The attendees at the meeting were as follows:

RECEIVED
FEB 26 2016

1. Mary Dean Silver on behalf of Resort Area Ministries
   P.O. Box 24
   Boone, NC 28607
2. Ben Miller
   190 Berkeley Street
   Boone, NC 28607
3. Deron Geouque, Watauga County Manager
   814 West King Street
   Boone, NC 28607
4. Monty Dunlap
   P.O. Box 215
   Boone, NC 28607
5. Sam Furgiuele and Peggy Mendell-Furgiuele
   119 Gragg Street
   Boone, NC 28607
6. Jeff Githens
   2970 Claremont Road
   Atlanta, GA
7. Glenn Weaver
   3361 Fieldwood Drive
   Smyrna, GA 30080
8. Alan Crees, Muncipal Engineering
   P.O. Box 349
   Boone, NC 28607
9. James M. Deal, Jr., Deal, Moseley & Smith, LLP
   870 West King Street, Suite B
   Boone, NC 28607

At the meeting the petitioner presented contact information for the parties involved in the ownership design and development of the property, being Jeff Githens and Glenn Weaver. The petitioner also provided information for Alan Crees from Municipal Engineering and James M. Deal, Jr. with Deal, Moseley & Smith, LLP as being representatives of the petitioner. The petitioner then provided design maps of the property and proposed development showing general information on the current conditions of the site. The petitioner also presented the proposed uses and site development with preliminary plans or renderings that were available at that time. The

petitioner presented the existing conditions as well as the proposed development conditions for discussion by the parties attending the meeting. A sheet of contact information was provided to all parties who attended the meeting.

Alan Crees from Municipal Engineering described the site plan as well as the footprint of the property. The location of the greenway easement was discussed. The following items were also discussed:

1. The overhead power lines. The petitioner discussed with members of the public who were present the possibility of moving as many of these overhead lines underground as possible.
2. A discussion was held regarding the location of the dumpster and whether there were alternative locations. The petitioner agreed to look at potential alternative locations for the dumpster to move it further away from Proper Restaurant.
3. Discussion was held regarding the possibility of access into the site from the driveway owned by Watauga County as an access to the parking garage and from there thence onto Poplar Grove Road. Deron Geouque on behalf of the county, discussed this matter with the petitioner.
4. The question of the number of parking spaces within the parking deck took place. The petitioner stated that there were approximately 150 spaces in the parking deck plus approximately 18 surface parking spaces. The property owners who were present discussed the parking issues and whether this would be sufficient parking for the project. As part of the general discussion relating to parking and traffic, the petitioner stated that they would support the idea of a traffic circle at the intersection of Rivers and Water Street.
5. The petitioner discussed changing the location of the pool to a courtyard within the building area which would shelter the pool from the view of the other property owners.
6. The petitioner presented materials regarding the potential layout of the floor plan which would orient commercial space more toward Water Street. It would also increase the ceiling height for the commercial space and move the commercial space to a deeper bay with access from Water Street and Poplar Grove Road. The petitioner discussed the number of commercial spaces that would be oriented toward the intersection of Poplar Grove and Water Street. Mr. Furgiuele commented that he liked the idea of the commercial being pushed more toward Water Street rather than all the way up Poplar Grove Road. In general, the revised building elevations were well received.
7. There was a discussion regarding whether the height of the building fronting Water St. would be in context with the Proper Restaurant building with the roof tops of both buildings being of a similar height. Petitioner agreed to look at the issue.
8. The floorplan above the commercial space was discussed including being approximately 380 bedrooms and the general building elevations. The petitioner discussed that there would be four occupied stories but they would like to expand the floor to floor height to provide more reasonable residential ceiling heights and a taller elevator mechanical area in order to allow elevators to reach all floors. The petitioner also discussed providing a parapet for proper storm drainage and screening of HVAC equipment.
9. A discussion regarding the stream took place and the petitioner stated that they would not be covering any areas of the stream that are not currently covered.

10. There was a discussion regarding potentially extending the proposed Greenway to the parking deck for convenient and safe access to bike storage within the deck. The petitioner represented that they would be amenable to providing such an extension.
11. There was a discussion of possible uses of the commercial space, however there were no defined tenants ready to occupy the commercial space.
12. The last discussion was regarding this project as an improvement to an already approved project in terms of trying to conceal mechanical and HVAC units that might be located on the roof, a relocation of the commercial space to a more commercial friendly area and a general discussion of the allocation of parking spaces within the structure and parking availability for other locations.

The primary concerns voiced by the attendees at the meeting were:

1. The location of the dumpster;
2. A potential concern regarding building height, although screening of mechanical items and rooftop physical items, as well as improving functionality of the building, was seen as a benefit; and
3. A concern over parking and traffic.

The meeting began at approximately 5:30 p.m. and ended at approximately 7:30 p.m. This concludes the report from the meeting of the property owners located with 150 feet of the project.

This Report was prepared by James M. Deal, Jr. pursuant to the Town of Boone UDO Planned Development Ordinance, section 9.10.05.

James M. Deal, Jr.

James M. Deal, Jr.

Communication: Rivers Walk - Neighborhood Meeting Information (Case201601136 Rivers Walk)

DEAL, MOSELEY & SMITH, LLP
ATTORNEYS AND COUNSELLORS AT LAW
870 WEST KING STREET, SUITE B
BOONE, NORTH CAROLINA 28607
Telephone (828) 264-4734

James M. Deal, Jr.
Allen C. Moseley
Claude D. Smith, Jr. *
C. Philip Ginn
Bryan P. Martin
J. Tucker Deal

*** Also Licensed in Georgia**
Certified Mediator

Mailing Address:
Post Office Box 311
Boone, North Carolina 28607
Facsimile (828) 264-2712

November 23, 2015

Dear Property Owner,

The purpose of this letter is to provide notice of a neighborhood meeting concerning a potential Planned Development for the old Southern States and G & B Oil properties along Water Street and Poplar Grove Road. The meeting is scheduled for Thursday, December 17th at 5:30 p.m. and will be held at the Watauga County Agricultural Center, located at 971 W. King St. Boone, NC. This meeting will be open to the owners of property located within 150 feet of the proposed Planned Development.

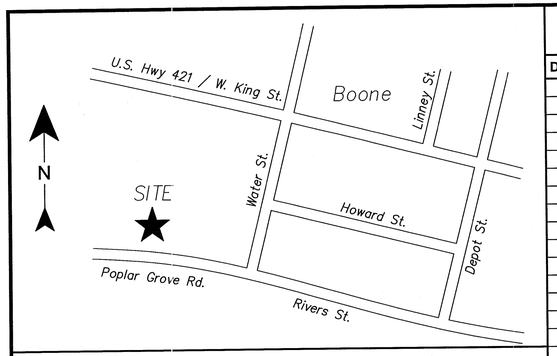
At the meeting, the proponent of the potential Planned Development will, at a minimum, present the following information:

1. Contact information of the parties involved in the ownership, design, and development of the property;
2. The location of the property and general information on the current conditions of the site;
3. Proposed use(s) and site development;
4. Any preliminary plans or renderings, if available; and
5. Any other information deemed pertinent by the Director of Planning & Inspections for the Town of Boone.

Very truly yours,

DEAL, MOSELEY & SMITH, LLP

James M. Deal, Jr.



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION	SHEET NO.	DWG. NO.	DESCRIPTION	SHEET NO.
C-1	COVER SHEET	1 OF 14			
C-2	PROJECT NOTES	2 OF 14			
C-3	EXISTING CONDITIONS	3 OF 14			
C-4	OVERALL SITE PLAN	4 OF 14			
C-5	PRELIMINARY SITE PLAN - SHEET 1 OF 2	5 OF 14			
C-6	PRELIMINARY SITE PLAN - SHEET 2 OF 2	6 OF 14			
C-7	PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 1 OF 2	7 OF 14			
C-8	PRELIMINARY GRADING AND DRAINAGE PLAN - SHEET 2 OF 2	8 OF 14			
C-9	EROSION & SEDIMENTATION CONTROL PLAN - PHASE 1	9 OF 14			
C-10	EROSION & SEDIMENTATION CONTROL PLAN - PHASE 2	10 OF 14			
C-11	EROSION & SEDIMENTATION CONTROL PLAN - PHASE 3	11 OF 14			
C-12	PRELIMINARY LANDSCAPE PLAN - SHEET 1 OF 2	12 OF 14			
C-13	PRELIMINARY LANDSCAPE PLAN - SHEET 2 OF 2	13 OF 14			
C-14	SPECIAL FLOOD HAZARD AREA PLAN	14 OF 14			

APPLICANT:
McKINLEY BOONE, LLC
2970 CLAIRMONT ROAD NE, SUITE 310
ATLANTA, GA 30329
(404) 920-5361

OWNERS:
HARROD/AP, LLC
PO BOX 90713
RALEIGH, NC 28675
(919) 414-0739

G & B OIL COMPANY, INC.
PO BOX 811
ELKIN, NC 28621
(336) 835-3607

CIVIL ENGINEER:
MUNICIPAL ENGINEERING
SERVICES COMPANY, PA
PO BOX 349
671 WEST KING STREET
BOONE, NC 28607
(828) 262-1767

SURVEYOR:
APPALACHIAN PROFESSIONAL LAND
SURVEYORS & CONSULTANTS, PA
1480 US HIGHWAY 421S
BOONE, NC 28607
(828) 264-0290

ARCHITECTS:
APPALACHIAN ARCHITECTURE, PA
703 WEST KING STREET
BOONE, NC 28607
(828) 265-2405

DESIGN INNOVATION ARCHITECTS, INC.
402 S. GAY STREET, SUITE 201
KNOXVILLE, TN 37902
(865) 637-8540

NILES BOLTON ASSOCIATES
3060 PEACHTREE RD NW
SUITE 600
ATLANTA, GA 30305
(404) 365-7600

ENVIRONMENTAL ENGINEER:
BRUSHY FORK ENGINEERING
5902 HIGHWAY 421 SOUTH
MOUNTAIN CITY, TN 37683
(423) 727-4476

TRAFFIC ENGINEER:
DAVENPORT ENGINEERING
305 WEST FOURTH ST., SUITE 2A
WINSTON-SALEM, NC 27101
(336) 744-1636

RIVERS WALK
PLANNED DEVELOPMENT
MIXED-USE PROJECT

WATER ST. & POPLAR GROVE RD.
BOONE, NORTH CAROLINA

PROJECT NO. B13057.3

Municipal Engineering Services Company, P.A.
Boone, N.C. Garner, N.C.

PRELIMINARY
FOR REGULATORY REVIEW ONLY

by _____
Professional Engineer

LEGEND

- EX. POWER POLE
- EX. SS MANHOLE
- EX. SS CLEANOUT
- EX. GATE VALVE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. CATCH BASIN
- EX. DROP INLET
- EX. WATER METER
- EX. GUY WIRE
- EX. TEST PIT
- EX. DRAINAGE MANHOLE
- EX. GAS MARKER
- EX. WELL
- EX. TREE
- EX. BUSH
- EX. SIGN
- EX. TELEPHONE PEDESTAL
- EX. FIBER OPTIC MARKER
- PROPOSED POWER POLE
- PROPOSED SS MANHOLE
- PROPOSED SS VAULT
- PROPOSED SS CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED YARD DRAINAGE INLET
- PROPOSED WATER METER
- TEMPORARY WATTLE
- TEMPORARY ROCK PIPE INLET PROTECTION
- TEMPORARY HARDWARE CLOTH & GRAVEL INLET PROTECTION

LINETYPES

- PROPOSED WATERMAIN
- 3200 — PROPOSED CONTOURS
- 3200 — EXISTING CONTOURS
- STREAM OR CREEK
- DITCH OR SWALE
- TOB — STREAM OR CREEK TOP OF BANK
- SB — STREAM BUFFER
- TB — TROUT BUFFER
- WETL — EXISTING WETLANDS
- PROPOSED DRAINAGE PIPE
- EXISTING STORM DRAINAGE
- PROPOSED S.S. MAIN
- CENTERLINE
- FENCES
- EXISTING WATERLINE
- R/W — RIGHT-OF-WAY LINE
- EA — EASEMENTS
- EXISTING SANITARY SEWER
- PD — PERMANENT DIVERSION
- TD — TEMPORARY BERM DITCH
- SILT FENCE
- EXISTING WOODS LINE
- // — EXISTING OVERHEAD POWERLINE
- G — UNDERGROUND GAS LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- P — UNDERGROUND POWERLINE
- T — UNDERGROUND TELEPHONE LINE
- C — UNDERGROUND CABLE LINE

LUI RATIOS

SITE IS ZONED B-1 (CENTRAL BUSINESS DISTRICT)

		PROVIDED:
LOT AREA	=	119,663 FT²
LOT WIDTH (WATER ST.)	=	204 FT
FLOOR AREA	=	N/A
OPEN SPACE	=	N/A
LIVABILITY SPACE	=	N/A
RECREATION SPACE	=	N/A
BUILDING HEIGHT	=	46"-1" TO 51'-2" FT
BUILDING FOOTPRINT	=	57,928 FT (48% OF GROSS LOT AREA)
TOTAL COMMERCIAL AREA	=	20,756 FT²

STORMWATER MANAGEMENT

EXISTING IMPERVIOUS SURFACE AREA = 83,195 FT²
PROPOSED IMPERVIOUS SURFACE AREA = 81,909 FT²
THEREFORE, NO STORMWATER DETENTION IS REQUIRED.

Municipal Engineering Services Company, P.A.
P.O. BOX 97 GARNER, N.C. 27529
(919) 772-5393
LICENSE NUMBER: C-0281
P.O. BOX 349 BOONE, N.C. 28607
(828) 262-1767

RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

COVER SHEET

SCALE: AS SHOWN
DATE: 2-25-16
DRWN. BY: EGT
CHKD. BY: AJC
PROJECT NUMBER
B13057.3
DRAWING NO. C-1
SHEET NO. 1 OF 14

Communication: Rivers Walk Site Plans (Case20160136 Rivers Walk)

AUTOMOBILE PARKING REQUIREMENTS

MIXED-USE MULTI-FAMILY RESIDENTIAL:

5 STUDIO UNITS 7 ONE BEDROOM UNITS
39 TWO BEDROOM UNITS
3 THREE BEDROOM UNITS
72 FOUR BEDROOM UNITS

MAXIMUM PARKING SPACE REQUIREMENTS

STUDIO & 1 BEDROOM UNITS:	1 PARKING SPACE / UNIT	X	5 UNITS	=	5 SPACES
2 BEDROOM UNITS:	2 PARKING SPACES / UNIT	X	39 UNITS	=	78 SPACES
3 & 4 BEDROOM UNITS:	3 PARKING SPACES / UNIT	X	75 UNITS	=	225 SPACES

MAXIMUM RESIDENTIAL AUTOMOBILE PARKING SPACES: = 308 SPACES

COMMERCIAL RETAIL:

COMMERCIAL RETAIL SPACE: 10,266 FT²
MAXIMUM SPACE REQUIREMENT: 5 SPACES / 1,000 FT² OF RETAIL SPACE

MAXIMUM COMMERCIAL AUTOMOBILE PARKING SPACES: = 51 SPACES

TOTAL MAXIMUM AUTOMOBILE PARKING SPACES ALLOWED: = 359 SPACES

AUTOMOBILE PARKING SPACES PROVIDED:

PARKING DECK = 147
SURFACE PARKING LOT = 17

TOTAL SPACES PROVIDED = 164

MOTORCYCLE PARKING REQUIREMENTS

TOTAL NUMBER OF AUTOMOBILE PARKING SPACES: = 164 SPACES
MOTORCYCLE PARKING SPACE REQUIREMENT: 1 SPACE / 40 AUTOMOBILE PARKING SPACES

MINIMUM NUMBER OF MOTORCYCLE PARKING SPACES REQUIRED: = 4 SPACES
PROVIDED MOTORCYCLE PARKING SPACES: = 6 SPACES

ALL MOTORCYCLE SPACES WILL BE LOCATED IN THE PARKING STRUCTURE OR IN THE SURFACE LOT

BICYCLE PARKING REQUIREMENTS

SHORT TERM BICYCLE SPACES

TOTAL NUMBER OF RESIDENTIAL UNITS: = 119 UNITS
RESIDENTIAL SHORT TERM BICYCLE SPACE REQUIREMENT: 1 SPACE / 20 UNITS
MINIMUM NUMBER OF SHORT TERM BICYCLE SPACES REQUIRED FOR RESIDENTIAL: = 6 SPACES

TOTAL COMMERCIAL GROSS FLOOR AREA: = 10,266 FT²
COMMERCIAL SHORT TERM BICYCLE SPACE REQUIREMENT: 1 SPACE / 5,000 FT ² GROSS FLOOR AREA
MINIMUM NUMBER OF SHORT TERM BICYCLE SPACES REQUIRED FOR COMMERCIAL: = 2 SPACES

MINIMUM NUMBER OF SHORT TERM BICYCLE SPACES REQUIRED: = 8 SPACES
PROVIDED SHORT TERM BICYCLE SPACES: = 14 SPACES

LONG TERM BICYCLE SPACES

TOTAL NUMBER OF RESIDENTIAL UNITS: = 119 UNITS
RESIDENTIAL LONG TERM BICYCLE SPACE REQUIREMENT: 1 SPACE / 4 UNITS
MINIMUM NUMBER OF LONG TERM BICYCLE SPACES REQUIRED FOR RESIDENTIAL: = 30 SPACES

TOTAL COMMERCIAL GROSS FLOOR AREA: = 10,266 FT²
COMMERCIAL LONG TERM BICYCLE SPACE REQUIREMENT: 1 SPACE / 12,000 FT ² GROSS FLOOR AREA
MINIMUM NUMBER OF LONG TERM BICYCLE SPACES REQUIRED FOR COMMERCIAL: = 1 SPACES

MINIMUM NUMBER OF LONG TERM BICYCLE SPACES REQUIRED: = 31 SPACES
PROVIDED LONG TERM BICYCLE SPACES: = 50 SPACES

SHORT TERM BICYCLE RACKS WILL BE LOCATED OUTSIDE IN FRONT AND AND IN REAR OF THE BUILDING
ALL LONG TERM BICYCLE SPACES WILL BE PROVIDED IN COVERED AREAS OF THE PARKING DECK.

BICYCLE PARKING NOTES

ALL BICYCLE PARKING FACILITIES SHALL MEET THE REQUIREMENTS OF THE TOWN OF BOONE'S UNIFIED DEVELOPMENT ORDINANCE. IN PARTICULAR, BICYCLE PARKING FACILITIES SHALL BE CONSTRUCTED OF MATERIALS OF SUFFICIENT STRENGTH TO SIGNIFICANTLY RESIST THEIR DISPLACEMENT OR REMOVAL, AND THEY SHALL BE SECURELY ANCHORED IN CONCRETE OR OTHER EQUIVALENT MATERIAL OR SYSTEM OF SUFFICIENT STRENGTH TO SIGNIFICANTLY RESIST REMOVAL. BICYCLE PARKING FACILITIES SHALL SUPPORT BICYCLES IN A STABLE POSITION WITHOUT DAMAGE TO WHEELS, FRAME OR OTHER COMPONENTS AND ALLOW FOR THE USE OF EITHER A CABLE, U-SHAPED, OR SIMILAR LOCK TO SECURE BOTH WHEELS OF THE BICYCLE. NO LESS THAN 4' SHALL BE PROVIDED BETWEEN PARALLEL RACKS.

EXAMPLES OF ACCEPTABLE FACILITIES:

SEWER MAIN & SERVICE NOTES:

1. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

2. NEW SANITARY SEWER MAINS SHALL BE 12" CLASS 350 DUCTILE IRON PIPE UNLESS SPECIFIED OTHERWISE.

3. ALL SANITARY SEWER SERVICES SHALL BE 6" SCH 40 PVC, CONSTRUCTED ACCORDING TO NC BUILDING CODE. PLACE 2-DIRECTIONAL CLEANOUTS ON S.S. SERVICE WITHIN 10' OF BUILDING.

4. PLUMBING ENGINEER SHALL CONFIRM SIZE, MATERIAL, AND LOCATION OF ALL SEWER SERVICES.

5. SANITARY SEWER MAIN SHALL BE BEDDED IN STONE IN POOR SOIL CONDITIONS AND AT DEPTHS GREATER THAN 10' OR AS DIRECTED BY ENGINEER.

6. RIM ELEVATIONS MAY VARY AFTER GRADING IS COMPLETED. MATCH RIM ELEVATIONS TO FINISHED GRADE.

7. SANITARY SEWER MANHOLES WITH UPSTREAM PIPE GRADES ABOVE 8% SHALL BE CONSIDERED "HIGH VELOCITY" MANHOLES. INVERTS SHALL BE COATED WITH 4 MILS OF ABRASION RESISTANT EPOXY RESIN. SEE DETAIL ON DETAIL SHEET.

8. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE SEWER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.

9. ALL NEW SEWER MAINS LOCATED OUTSIDE THE TOWN OF BOONE'S ROAD RIGHT-OF-WAY SHALL HAVE A 25' EASEMENT DEDICATED TO THE TOWN OF BOONE. THE EASEMENT SHALL BE GENERALLY CENTERED ON THE NEW SEWER MAIN, HOWEVER IT MAY BE OFFSET TO AVOID EXISTING STRUCTURES.

FIRE PROTECTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING LOCATION, SIZE & TYPE OF ALL EXISTING PIPES AT TIE-IN POINTS, PRIOR TO ORDERING NEW PIPE OR FITTINGS.

2. SPRINKLER CONTRACTOR SHALL NOT CALCULATE FOR SPRINKLER SUBMITTAL ABOVE 90% AVAILABLE WATER. NO VALVE PITS OR BUILDING ENTRY FOR SHUT OFF. PROVIDE KNOX BOX SECURITY SYSTEM FOR FIRE DEPARTMENT ENTRY. COORDINATE LOCATION OF KNOX BOX, FDCs AND PIVs WITH FIRE MARSHALL.

3. SPRINKLER CONTRACTOR SHALL CONFIRM SIZE, MATERIAL, AND LOCATION OF ALL FIRE AND FDC LINES.

4. RPZ DETECTORS SHALL BE LOCATED ON THE FIRE LINE IN EACH OF THE SPRINKLER ROOMS OR OUTSIDE IN A HOT BOX. A DRAIN MUST BE INSTALLED TO HANDLE CATASTROPHIC FAILURE OF THE RELIEF VALVES AND OUTLET TO THE ATMOSPHERE IF INSTALLED IN SPRINKLER ROOMS. SPRINKLER CONTRACTOR TO PROVIDE MIKE TRIVETT, TOWN OF BOONE'S BACK FLOW PREVENTION COORDINATOR, WITH SPECIFICATIONS FOR RPZ DETECTOR AND CALCULATIONS FOR DRAIN.

5. FIRE DEPARTMENT CONNECTIONS (FDCs) SHALL BE LOCATED A MAXIMUM OF 100' FROM FIRE HYDRANTS. FDCs SHALL BE PROPERLY MARKED.

6. STANDPIPES SHALL BE ARE REQUIRED DUE TO BUILDING ELEVATIONS. THEY SHALL BE A DRY TYPE SYSTEMS WITH CONNECTIONS LOCATED ON THE INTERVENING STAIR LANDINGS. THE CONNECTIONS SHALL BE LOCATED AT THE SAME LOCATION AS THE FDCs. WALL MOUNTED OR FREE STANDING PIVs ARE APPROVED TYPES.

7. THE MAIN STRUCTURE ADDRESS NUMBER HEIGHT SHALL BE 8" OF CONTRASTING COLOR TO THE BUILDING WITH THE LOCATION TO BE DETERMINED BY THE BOONE FIRE DEPARTMENT. UNIT NUMBERS SHALL BE SUBMITTED TO THE TOWN GIS DEPARTMENT FOR APPROVAL. ADDITIONAL REQUIREMENTS ARE POSSIBLE UPON REVIEW OF BUILDING PLANS.

8. DRY STANDPIPE CONNECTION SHALL BE LOCATED NEXT TO FDC.

WATER MAIN & SERVICE NOTES:

1. ALL UNDERGROUND UTILITIES SHALL BE FIELD LOCATED BY CONTRACTOR PRIOR TO EXCAVATION.

2. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING LOCATION, SIZE & TYPE OF ALL EXISTING PIPES AT TIE-IN POINTS, PRIOR TO ORDERING NEW PIPE OR FITTINGS.

3. ANY NEW WATER MAINS SHALL BE CLASS 350 DUCTILE IRON OR C-900 PVC PIPE.

4. ALL WATER SERVICE LINES SHALL BE SDR 13.5 PVC UNLESS OTHERWISE SPECIFIED.

5. ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM 3' COVER UNLESS SPECIFIED OTHERWISE.

6. ALL VALVES SHALL BE RESILIENT-SEAT DUCTILE IRON GATE VALVES.

7. COORDINATE LOCATION OF ALL NEW TAPS & METERS WITH TOWN OF BOONE UTILITY DEPARTMENT (828-268-6250).

8. CONCRETE THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS AND FITTINGS FOR MAINS AND SERVICES OVER 4" IN DIAMETER.

9. ALL BENDS AND TEES SHALL BE RESTRAINED JOINT AND HAVE THRUST BLOCKING. SEE DETAIL SHEET FOR SCHEDULE OF THRUST BLOCKING.

10. ALL HYDRANTS MUST BE KENNEDY K-81 HYDRANTS OR APPROVED EQUAL. COORDINATE WITH TOWN OF BOONE UTILITY DEPARTMENT.

11. HYDRANT LOCATORS SHALL BE ADDED TO ALL FIRE HYDRANTS IN THE PROJECT AREA FOR IDENTIFICATION DURING INCLEMENT WEATHER.

12. PLUMBING ENGINEER SHALL CONFIRM SIZE, MATERIAL, AND LOCATION OF ALL WATER SERVICES. SPRINKLER CONTRACTOR SHALL CONFIRM SIZE, MATERIAL, AND LOCATION OF ALL FIRE AND FDC LINES.

13. PLUMBING CONTRACTOR & SPRINKLER CONTRACTOR SHALL COORDINATE WITH MIKE TRIVETT AT TOWN OF BOONE UTILITY DEPARTMENT REGARDING BACKFLOW PREVENTION REQUIREMENT PRIOR TO CONSTRUCTION (828-268-6250).

14. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE WATER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.

WATER METER NOTES:

1. WATER METERS MAY BE LOCATED INSIDE THE BUILDING IN METER ROOMS. IF INSIDE, THE METERS SHALL BE SENSUS RADIO READ OR APPROVED EQUAL WITH DUEL CHECK SETTERS OR DUEL CHECK VALVES.

2. WATER METERS MAY BE LOCATE OUTSIDE THE BUILDING IN INDIVIDUAL METER BOXES. OUTSIDE METERS SHALL BE SENSUS TOUCH READ OR APPROVED EQUAL WITH DUAL CHECK SETTERS.

3. COORDINATE TAPS AND METERS WITH TOWN OF BOONE UTILITY DEPARTMENT (828-268-6250).

BACKFLOW PREVENTION NOTES:

1. RPZ DETECTORS ARE REQUIRED FOR EACH FIRE LINE INTO THE BUILDING. RPZ DETECTORS MAY BE LOCATED IN A SPRINKLER ROOM INSIDE THE GARAGE OR IN AN ABOVE GROUND HOT BOX OUTSIDE THE BUILDING.

2. A REDUCED PRESSURE PRINCIPAL ASSEMBLY (RP) IS REQUIRED ON ALL DOMESTIC WATER SERVICE LINES ENTERING THE BUILDING IF DOMESTIC METERS ARE LOCATED INSIDE THE BUILDING. IN ADDITION, ALL COMMERCIAL USES IN THE US HWY 321 BUILDING SHALL HAVE RPs ON THEIR INDIVIDUAL SERVICE LINES. THESE RPs MAY BE LOCATED IN BACKFLOW ROOMS IN THE PARKING GARAGE.

3. ALL RPZ DETECTORS AND RPs LOCATED IN SPRINKLER OR BACKFLOW ROOMS SHALL HAVE A DRAIN INSTALLED TO HANDLE CATASTROPHIC FAILURE OF THE RELIEF VALVES AND OUTLET TO THE ATMOSPHERE.

4. SPRINKLER CONTRACTOR AND PLUMBING ENGINEER SHALL PROVIDE MIKE TRIVETT, TOWN OF BOONE'S BACK FLOW PREVENTION COORDINATOR, WITH SPECIFICATIONS FOR RPZ DETECTOR AND RPs ALONG WITH CALCULATIONS FOR DRAIN.

GENERAL NOTES:

1. SITE IS CURRENTLY ZONED B-1.

2. PROPOSED PROPERTY AREA = 2.747 ACRES.

3 UPON APPROVAL PROPERTIES WILL BE RECOMBINED INTO ONE TRACT.

4. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 1-800-632-4949.

5. ALL UTILITIES SHALL BE UNDERGROUND.

6. CONTACT NEW RIVER LIGHT & POWER FOR LOCATION OF POWER (828-264-3671).

7. CONTACT AT&T FOR PHONE SERVICE (828-262-4908).

8. CONTACT CHARTER COMMUNICATIONS FOR CABLE SERVICE (828-733-1510).

9. ALL SIDEWALKS WITHIN THE TOWN OF BOONE RIGHT OF WAY SHALL CONFORM TO ALL REQUIREMENTS OF SECTION 23.08 OF THE TOWN OF BOONE'S UNIFIED DEVELOPMENT ORDINANCE.

10. 24" CONCRETE CURB & GUTTER (NC DOT STD. 846.01) SHALL BE USED AS SHOWN ON PLAN. 30" CURB & GUTTER SHALL BE USED IN THE RIGHT-OF-WAY.

11. PARKING SPACE DIMENSIONS ARE TO FACE OF CURB (TYP). RADII ARE TO BACK OF CURB (TYP).

12. THE CONTRACTOR/PROPERTY OWNER IS RESPONSIBLE FOR ANY DAMAGE TO THE WATER & SEWER MAINS IN THE CONSTRUCTION AREA UNTIL CONSTRUCTION IS COMPLETE.

13. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED OR OTHERWISE PLACED OUT OF VIEW FROM ADJACENT STREETS.

14. ALL UTILITIES INCLUDING BUT NOT LIMITED TO HVAC UNITS AND METERS SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS PER SECTION 25.02 OF THE TOWN OF BOONE'S UNIFIED DEVELOPMENT ORDINANCE.

15. HANDICAP SPACES SHALL BE MARKED BOTH ON PAVEMENT & WITH SIGNS IN COMPLIANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA ACCESSIBILITY CODE.

16. COMPACT AUTOMOBILE AND MOTORCYCLE SPACES SHALL BE MARKED ON PAVEMENT ONLY.

17. MOTORCYCLE AND SCOOTER SPACES SHALL HAVE MINIMUM DIMENSIONS OF 4'x8' AND PROVIDED WITH A FIXED FEATURE FOR SECURING THE MOTORCYCLES AND SCOOTERS. IN ADDITION, SPACES SHALL CONFORM TO ALL OTHER REQUIREMENTS OF SECTION 24.10 OF THE TOWN OF BOONE'S UNIFIED DEVELOPMENT ORDINANCE.

18. LONG TERM AND SHORT TERM BICYCLE RACKS AND SPACES SHALL CONFORM TO ALL REQUIREMENTS OF SECTION 24.09 OF THE TOWN OF BOONE'S UNIFIED DEVELOPMENT ORDINANCE.

19. ALL RECOMMENDATIONS SPECIFIED IN THE TRANSPORTATION IMPACT ANALYSIS PREPARED BY DAVENPORT ENGINEERING SHALL BE FOLLOWED.

SIGNAGE NOTES:

1. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.

LIGHTING NOTES:

1. ALL SITE LIGHTING SHALL CONFORM TO THE STANDARDS IN SECTION 25.05 OF THE TOWN'S UDO.

2. ALL PARKING DECK LIGHTING SHALL CONFORM TO IESNA STANDARDS.

VARIANCES PREVIOUSLY GRANTED TO THE PROJECT:

THE FOLLOWING VARIANCES WERE GRANTED BY THE TOWN OF BOONE'S BOARD OF ADJUSTMENT ON NOVEMBER 6, 2014:

1. VARIANCE FROM UDO SUBSECTION 15.11.02 (J) TO REDUCE THE MIMIMUM BUILDING FOOTPRINT FROM 50% TO 40% OF THE TOTAL GROSS LAND AREA OF THE LOT.

2. VARIANCE FROM UDO SUBSECTION 16.08.05 TO ALLOW THE BUILDING TO EXCEED 35' IN HEIGHT WHEN THE BUILDING IS WITHIN 100' OF AN R-1 ZONED PROPERTY.

PRELIMINARY
FOR REGULATORY REVIEW ONLY

Municipal Services Engineering Company, P.A.
P.O. BOX 97 GARNER, N.C. 27529 (919) 772-5393
P.O. BOX 349 BOONE, N.C. 28607 (828) 262-1767
LICENSE NUMBER: C-0281

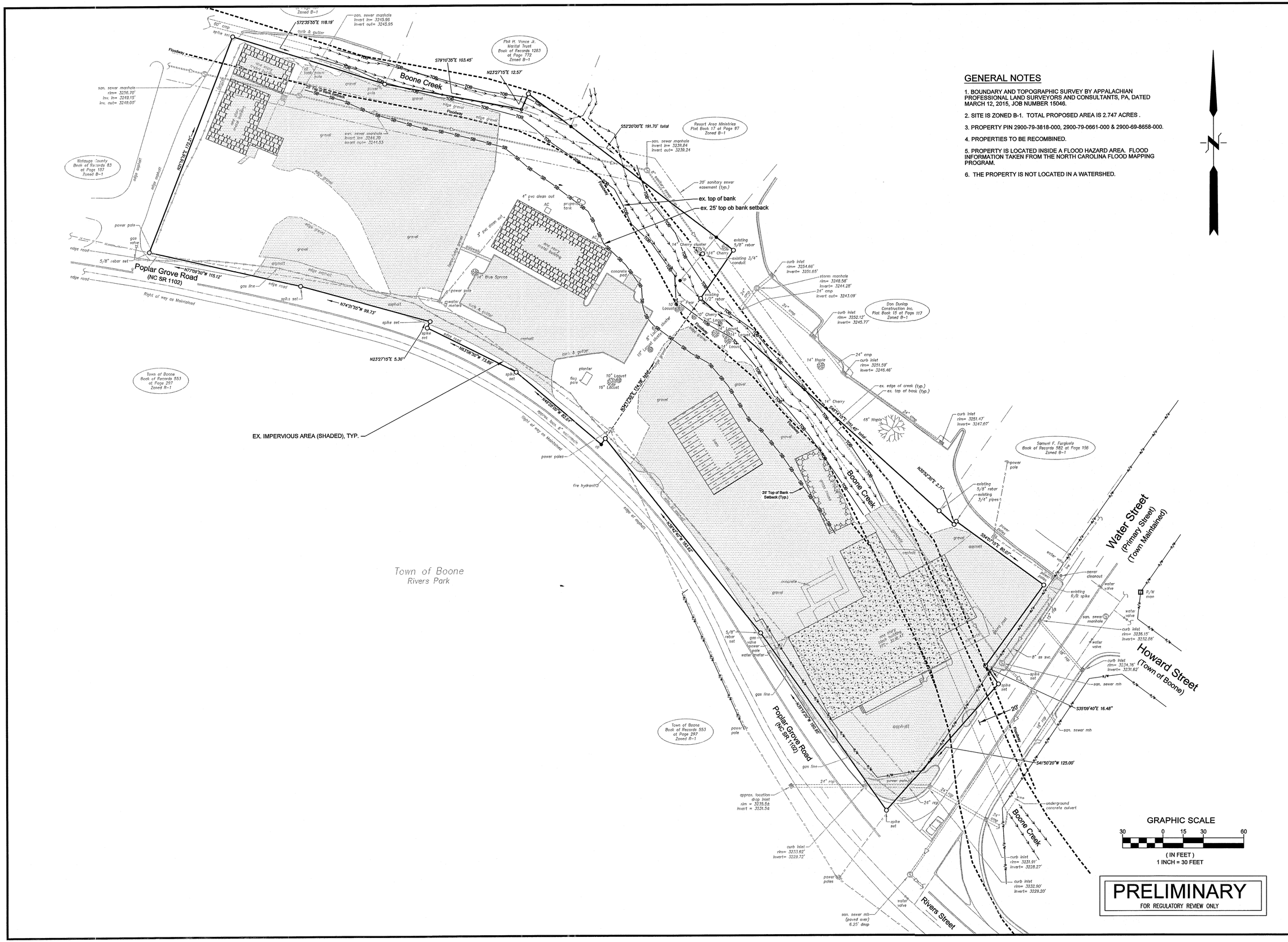
RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

PROJECT NOTES

SCALE: AS SHOWN
DATE: 2-25-16
DRWN. BY: EGT
CHKD. BY: AJC
PROJECT NUMBER B13057.3
DRAWING NO. C-2
SHEET NO. 2 OF 14

Communication: Rivers Walk Site Plans (Case20160136 Rivers Walk)



GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY APPALACHIAN PROFESSIONAL LAND SURVEYORS AND CONSULTANTS, PA, DATED MARCH 12, 2015, JOB NUMBER 15046.
2. SITE IS ZONED B-1. TOTAL PROPOSED AREA IS 2.747 ACRES .
3. PROPERTY PIN 2900-79-3818-000, 2900-79-0661-000 & 2900-69-8658-000.
4. PROPERTIES TO BE RECOMBINED.
5. PROPERTY IS LOCATED INSIDE A FLOOD HAZARD AREA. FLOOD INFORMATION TAKEN FROM THE NORTH CAROLINA FLOOD MAPPING PROGRAM.
6. THE PROPERTY IS NOT LOCATED IN A WATERSHED.

Municipal Services Engineering Company, P.A.
P.O. BOX 97 GARNER, N.C. 27529 (919) 772-5393
P.O. BOX 349 BOONE, N.C. 28607 (828) 262-1767
LICENSE NUMBER: C-0281

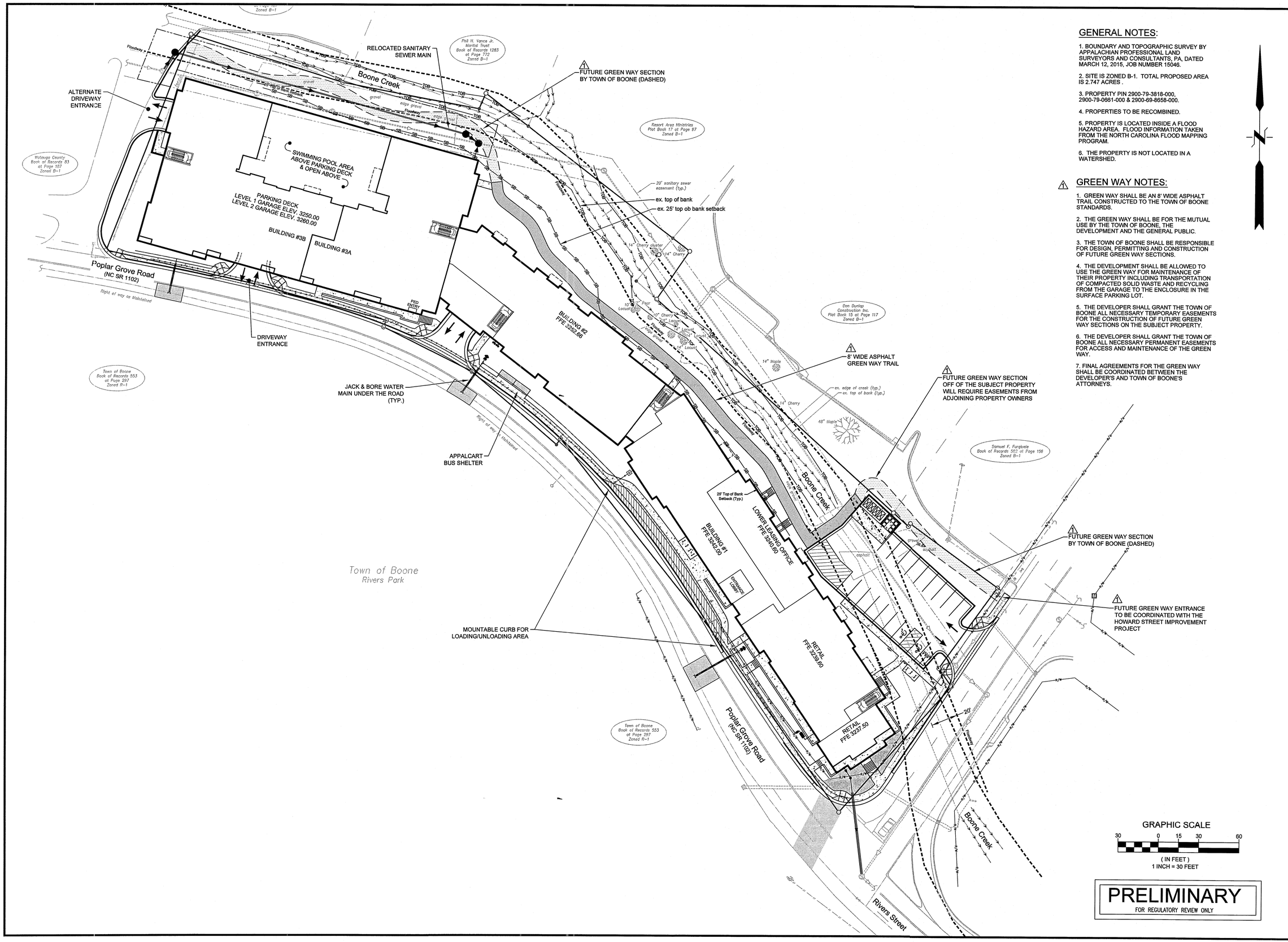
RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

EXISTING CONDITIONS

SCALE:	1" = 30'
DATE:	2-25-16
DRWN. BY:	EGT
CHKD. BY:	AJC
PROJECT NUMBER	B13057.3
DRAWING NO.	C-3
SHEET NO.	3 OF 14

Communication: Rivers Walk Site Plans (Case20160136 Rivers Walk)



GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY APPALACHIAN PROFESSIONAL LAND SURVEYORS AND CONSULTANTS, PA, DATED MARCH 12, 2015, JOB NUMBER 15046.

2. SITE IS ZONED B-1. TOTAL PROPOSED AREA IS 2.747 ACRES .

3. PROPERTY PIN 2900-79-3818-000, 2900-79-0661-000 & 2900-69-8658-000.

4. PROPERTIES TO BE RECOMBINED.

5. PROPERTY IS LOCATED INSIDE A FLOOD HAZARD AREA. FLOOD INFORMATION TAKEN FROM THE NORTH CAROLINA FLOOD MAPPING PROGRAM.

6. THE PROPERTY IS NOT LOCATED IN A WATERSHED.

1 GREEN WAY NOTES:

1. GREEN WAY SHALL BE AN 8' WIDE ASPHALT TRAIL CONSTRUCTED TO THE TOWN OF BOONE STANDARDS.

2. THE GREEN WAY SHALL BE FOR THE MUTUAL USE BY THE TOWN OF BOONE, THE DEVELOPMENT AND THE GENERAL PUBLIC.

3. THE TOWN OF BOONE SHALL BE RESPONSIBLE FOR DESIGN, PERMITTING AND CONSTRUCTION OF FUTURE GREEN WAY SECTIONS.

4. THE DEVELOPMENT SHALL BE ALLOWED TO USE THE GREEN WAY FOR MAINTENANCE OF THEIR PROPERTY INCLUDING TRANSPORTATION OF COMPACTED SOLID WASTE AND RECYCLING FROM THE GARAGE TO THE ENCLOSURE IN THE SURFACE PARKING LOT.

5. THE DEVELOPER SHALL GRANT THE TOWN OF BOONE ALL NECESSARY TEMPORARY EASEMENTS FOR THE CONSTRUCTION OF FUTURE GREEN WAY SECTIONS ON THE SUBJECT PROPERTY.

6. THE DEVELOPER SHALL GRANT THE TOWN OF BOONE ALL NECESSARY PERMANENT EASEMENTS FOR ACCESS AND MAINTENANCE OF THE GREEN WAY.

7. FINAL AGREEMENTS FOR THE GREEN WAY SHALL BE COORDINATED BETWEEN THE DEVELOPER'S AND TOWN OF BOONE'S ATTORNEYS.

Municipal Services
P.O. BOX 97 GARNER, N.C. 27529
(919) 772-5393

Engineering Company, P.A.
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(828) 262-1767
LICENSE NUMBER: C-0281

RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION
3-25-16	AJC	1	GREENWAY INFORMATION ADDED

OVERALL SITE PLAN

SCALE:	1" = 30'
DATE:	2-25-16
DRWN. BY:	EGT
CHKD. BY:	AJC
PROJECT NUMBER	B13057.3
DRAWING NO.	C-4
SHEET NO.	4 OF 14

Communication: Rivers Walk Site Plans (Case20160136 Rivers Walk)

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY APPALACHIAN PROFESSIONAL LAND SURVEYORS AND CONSULTANTS, PA, DATED JANUARY 7, 2014, JOB NUMBER 13255.

2. SITE IS ZONED B-1. TOTAL AREA IS 2.748 ACRES .

3. PROPERTY PIN 2900-79-3818-000, 2900-79-0661-000 & 2900-69-8658-000.

5. PROPERTY IS LOCATED INSIDE A FLOOD HAZARD AREA. FLOOD INFORMATION FROM THE NORTH CAROLINA FLOOD MAPPING PROGRAM.

TIE NEW 24" CONC. CURB & GUTTER TO EXISTING CONC. CURB & GUTTER
NEW SANITARY SEWER MANHOLE (TYP.)
NEW 25' SANITARY SEWER EASEMENT (TYP.)
Watauga County Book of Records 83 at Page 187 Zoned B-1
san. sewer manhole invert in= 3245.96 invert out= 3245.95 REMOVE
Phil H. Vance Jr. Marital Trust Book of Records 1283 at Page 772 Zoned B-1
AT END OF CONSTRUCTION, RE-VEGETATE EX. GRAVEL AREAS WITHIN THE 25' BUFFER ZONE (TYP.)
Boone Creek
Floodway
25' Top of Bank Setback
san. sewer manhole rim= 3256.70' inv. in= 3249.15' inv. out= 3249.00'
TIE NEW 8" SAN. SEWER TO EX. MANHOLE
NEW 5' CONCRETE SIDEWALK (TYP.)
NEW RETAINING WALL (TYP.)
ALTERNATE DRIVEWAY ENTRANCE
san. sewer manhole invert in= 3244.70 invert out= 3244.53 REMOVE
NEW 8" CLASS 350 DIP SAN. SEWER MAIN (TYP.)
SWIMMING POOL AREA ABOVE PARKING DECK & OPEN ABOVE
Resort Area Ministries Plat Book 17 at Page 97 Zoned B-1
san. sewer manhole invert in= 3239.84 invert out= 3239.24
8" sanitary sewer (typ.)
20' sanitary sewer easement (typ.)
Watauga County Book of Records 83 at Page 187 Zoned B-1
NEW TRANSFORMER (TYP.)
NEW 24" CONC. CURB & GUTTER AT EXISTING EDGE OF PAVEMENT (TYP.)
PARKING DECK
LEVEL 1 GARAGE ELEV. 3250.00
LEVEL 2 GARAGE ELEV. 3260.00
NEW 8" CLASS 350 DIP SAN. SEWER SERVICE
NEW 5' CONCRETE SIDEWALK
HATCHED AREA REPRESENTS EX. UNDISTURBED NATURAL AREA OF THE 25' STREAM BUFFER, TYP.
NEW POWER POLE END UNDERGROUND POWER, PHONE ,CAELE AND FIBER OPTIC LINES
power pole TO BE RELOCATED
3' MIN. SPACING BETWEEN BUILDING & TRANSFORMER (TYP.)
TIE NEW GAS LINE TO EX. GAS LINE
R20' (TYP.)
BUILDING #3B
BUILDING #3A
DRIVEWAY ENTRANCE
8' PAVED TRAIL (TYP.)
existing 5/8" rebar
existing 3/4" conduit
existing 1/2" rebar
Poplar Grove Road (NC SR 1102)
Right of way as Maintained
NEW UTILITY HANDHOLE (TYP.)
END NEW 5' CONC. SIDEWALK AT WHEELCHAIR CURB RAMP
NEW 5' CONCRETE SIDEWALK SUPPORTED BY RETAINING WALL (SEE DETAIL)
NEW 8' ASPHALT SERVICE TRAIL
power pole TO BE REMOVED BY OTHERS
PED ENTRY
NEW STEPS
gas line REMOVE
NEW 6" TAP AND 6" CLASS 350 DIP WATER MAIN BORE & JACK IN 12" STEEL ENCASEMENT PIPE. MILL 1-1/2" OF ASPHALT FOR FULL LANE ON 10' EITHER SIDE OF TIE IN AND OVERLAY WITH 1-1/2 " OF SURFACE COURSE ASPHALT. (TYP.)
NEW VALLEY CURB ACROSS DRIVEWAY ENTRANCE (TYP.) (NC DOT STD. DWG. 846.02)
NEW WHEELCHAIR CURB RAMP WITH DETECTABLE WARNING DOMES & CURB DEPRESSION (TYP.) (NC DOT STD. DWG. 848.05)
NEW 5' CONC. SIDEWALK ALONG STREET FRONTAGE
NEW GAS LINE (TYP.)
NEW 30" CONC. CURB AND GUTTER (NCDOT STD. DWG. 846.01) AT EDGE OF ASPHALT, TYP.
NEW VALLEY CURB ACROSS DRIVEWAY ENTRANCE (TYP.) (NC DOT STD. DWG. 848.02)
NEW WHEELCHAIR CURB RAMP WITH DETECTABLE WARNING DOMES & CURB DEPRESSION (TYP.) (NC DOT STD. DWG. 848.05)
NEW 5' CONCRETE SIDEWALK
NEW WALL MOUNTED FDC & STAND PIPE CONNECTION
NEW FIRE HYDRANT ASSEMBLY
R20' (TYP.)
BUILDING #2 FFE 3252.66
PROPOSED UTILITY EASEMENT
NEW 5' CONCRETE SIDEWALK
Town of Boone Book of Records 553 at Page 297 Zoned R-1
NEW 6" TAP AND 6" CLASS 350 DIP WATER MAIN BORE & JACK IN 12" STEEL ENCASEMENT PIPE. MILL 1-1/2" OF ASPHALT FOR FULL LANE ON 10' EITHER SIDE OF TIE IN AND OVERLAY WITH 1-1/2 " OF SURFACE COURSE ASPHALT. (TYP.)
NEW APPALCART TRANSIT SHELTERS
approx. locn. 6" watermain
power poles TO BE REMOVED BY OTHERS
Match Line
AT END OF CONSTRUCTION, RE-VEGETATE EX. GRAVEL AREAS WITHIN 25' BUFFER ZONE (TYP.)
Don Dunlap Construction Inc. Plat Book 15 at Page 117 Zoned B-1
ex. edge of creek (typ.)
ex. top of bank (typ.)
NEW STEPS UP TO 5' X 5' LANDING
NEW STEPS UP TO 5' X 5' LANDING
NEW GAS METER
25' Top of Bank Setback (Typ.)
LOWER LEASING OFFICE FFE 3240.60
BUILDING #1 FFE 3242.00
HYDRANT FLOW TEST WAS PERFORMED BY BOONE FIRE DEPARTMENT ON 4-22-15:
STATIC PRESSURE = 119.0 PSI
CALCULATED FLOW = 1,141 GPM @ 20 PSI
TEST HYDRANT LOCATED APPROX. 700 FEET AWAY ON MORETZ DRIVE.
TEST HYDRANT ELEVATION = 3,230 ±
FLOW HYDRANT ELEVATION = 3,244 ±
fire hydrant
3' MIN. SPACING BETWEEN NEW BUILDING & HANDHOLE (TYP.)
EX. OVERHEAD POWER, PHONE, CABLE AND FIBER OPTIC LINES TO BE PLACED UNDERGROUND (TYP.)
6'x16' CONC. PAD AND RACK FOR 8 SHORT TERM BICYCLES SPACES
NEW CATCH BASIN (TYP.) (NCDOT STD. 840.02)
NEW HDPE STORM DRAINAGE PIPE (TYP.)
NEW 24" CONC. CURB & GUTTER (NC DOT STD. DWG. 846.01)
Town of Boone Rivers Park

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FEET

PRELIMINARY
FOR REGULATORY REVIEW ONLY

Municipal Services Engineering Company, P.A.
P.O. BOX 349 BOONE, N.C. 28607 (828) 262-1767
P.O. BOX 97 GARNER, N.C. 27529 (919) 772-5393
LICENSE NUMBER: C-0281

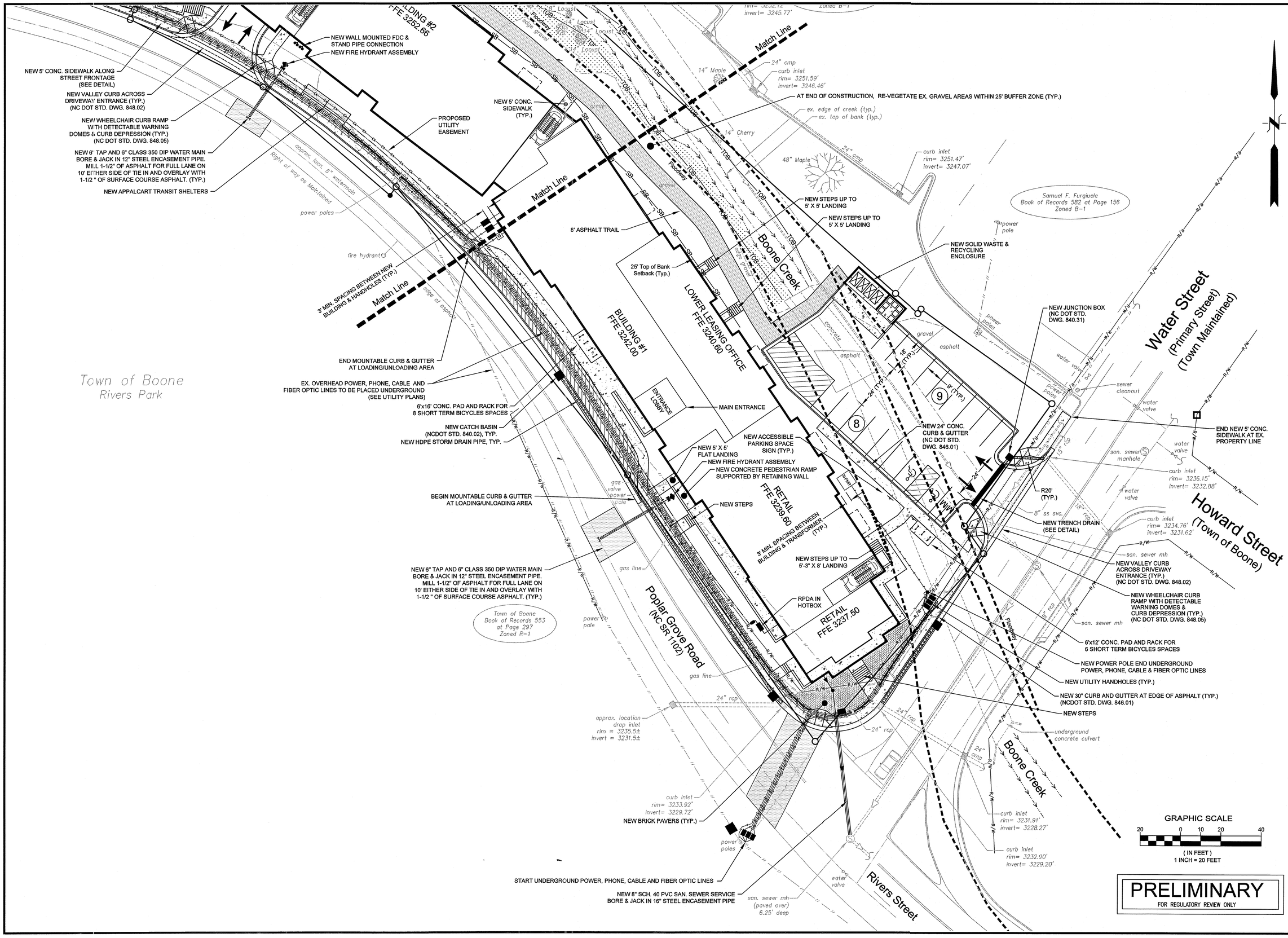
RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

PRELIMINARY SITE PLAN
SHEET 1 OF 2

SCALE:	1" = 20'
DATE:	2-25-16
DRWN. BY:	EGT
CHKD. BY:	AJC
PROJECT NUMBER	B13057.3
DRAWING NO.	C-5
SHEET NO.	5 OF 14

Communication: Rivers Walk Site Plans (Case20160136 Rivers Walk)



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LICENSE NUMBER: C-0281

RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

PRELIMINARY SITE PLAN
SHEET 2 OF 2

SCALE:	1" = 20'
DATE:	2-25-16
DRWN. BY:	EGT
CHKD. BY:	AJC
PROJECT NUMBER	B13057.3
DRAWING NO.	C-6
SHEET NO.	6 OF 14

Communication: Rivers Walk Site Plans (Case2016\136 Rivers Walk)

CONSTRUCTION NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY APPALACHIAN PROFESSIONAL LAND SURVEYORS AND CONSULTANTS, PA, DATED JANUARY 7, 2014, JOB NUMBER 13255.

2. THE ROOF SHALL DRAIN TOWARDS THE BACK OF THE PROPERTY TO THE CREEK. ROOF DRAINS SHALL BE COLLECTED IN A ROOF DRAIN HEADERS AND OUTLET TO THE CREEK OR THE STORM DRAINAGE SYSTEM AT MULTIPLE LOCATIONS. ADDITIONAL DETAIL WILL BE PROVIDED ONCE DOWNSPOUT LOCATIONS HAVE BEEN DETERMINED.

3. UNLESS INDICATED OTHERWISE ALL CMP'S SHALL BE FULLY BITUMINOUS OR ALUMINIZED COATED 16 GA. CORRUGATED STEEL WITH CORRUGATED OR HUGGER TYPE CONNECTING BANDS.

4. DOUBLE WALL, SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE CORRUGATED DRAIN PIPE MAY BE USED IN LIEU OF COATED CORRUGATED METAL PIPE. PIPE MUST MEET ASTM F667. PIPE LOCATED IN RIGHT-OF-WAY SHALL BE NC DOT APPROVED.

5. ALL STORM DRAINAGE PIPES SHALL HAVE 1' MINIMUM COVER.

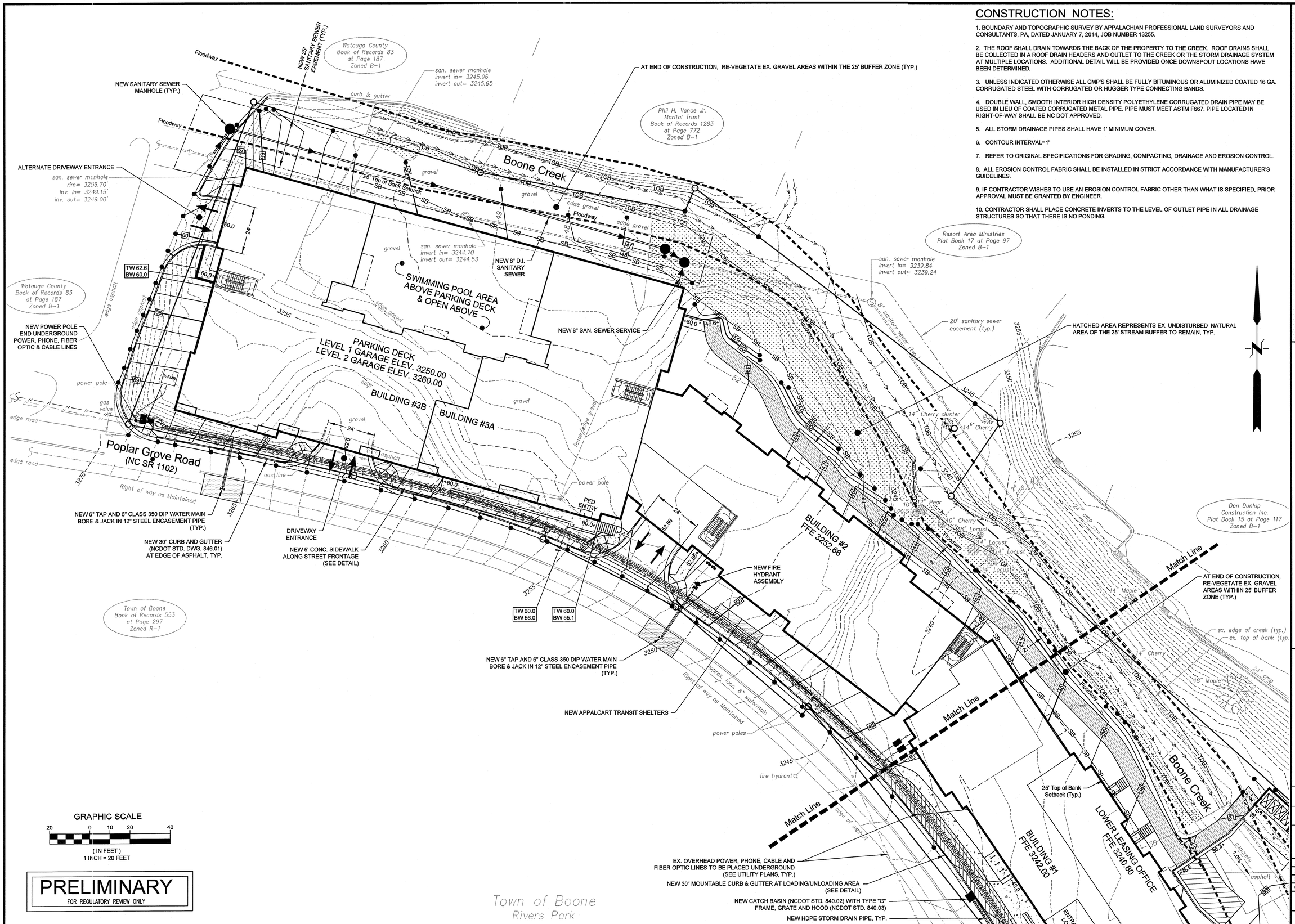
6. CONTOUR INTERVAL=1'

7. REFER TO ORIGINAL SPECIFICATIONS FOR GRADING, COMPACTING, DRAINAGE AND EROSION CONTROL.

8. ALL EROSION CONTROL FABRIC SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S GUIDELINES.

9. IF CONTRACTOR WISHES TO USE AN EROSION CONTROL FABRIC OTHER THAN WHAT IS SPECIFIED, PRIOR APPROVAL MUST BE GRANTED BY ENGINEER.

10. CONTRACTOR SHALL PLACE CONCRETE INVERTS TO THE LEVEL OF OUTLET PIPE IN ALL DRAINAGE STRUCTURES SO THAT THERE IS NO PONDING.



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LICENSE NUMBER: C-0281

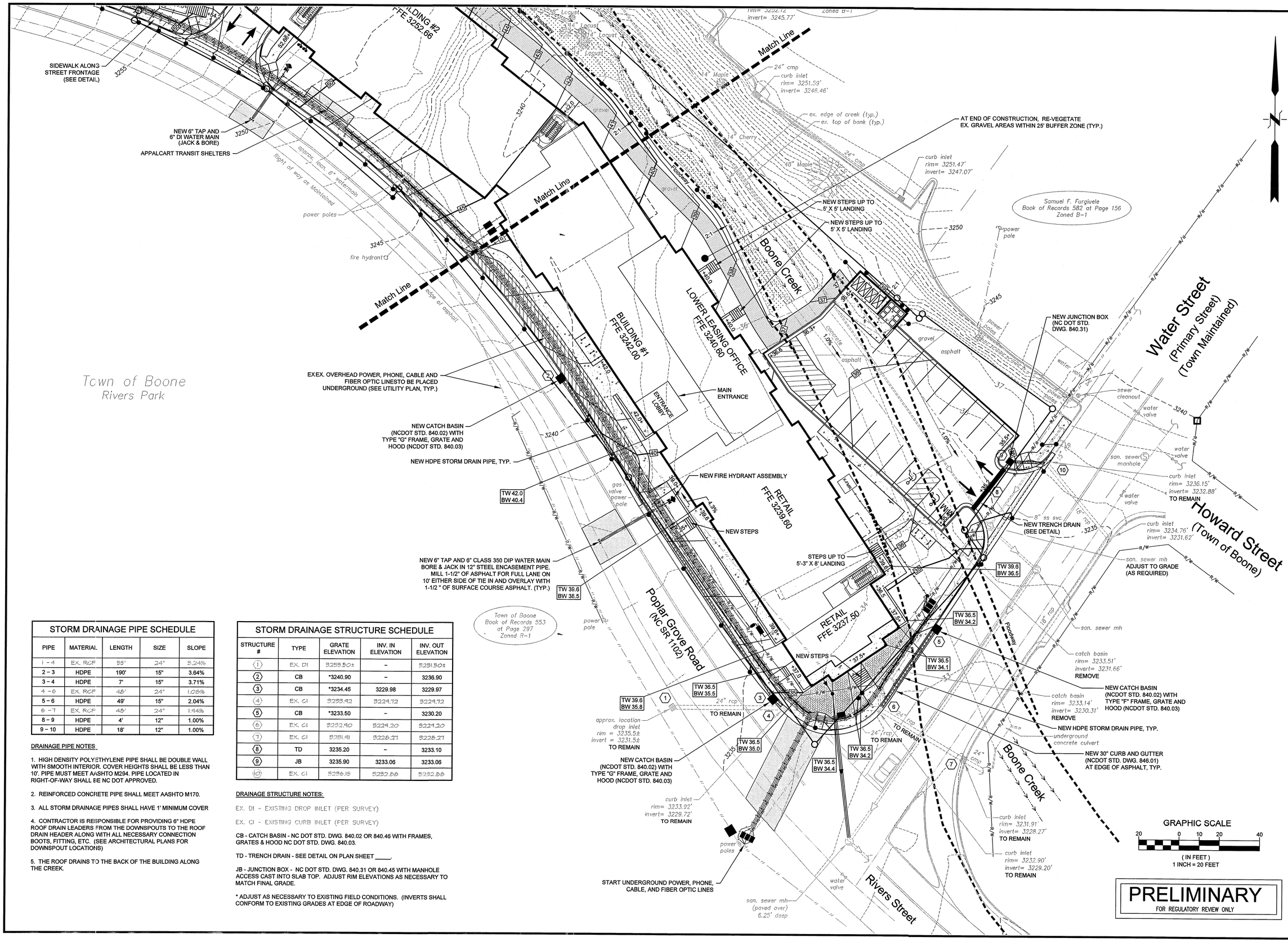
RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 1 OF 2

SCALE:	1" = 20'
DATE:	2-25-16
DRWN. BY:	EGT
CHKD. BY:	AJC
PROJECT NUMBER	B13057.3
DRAWING NO. C-7	SHEET NO. 7 OF 14

Communication: Rivers Walk Site Plans (Case20160136 Rivers Walk)



STORM DRAINAGE PIPE SCHEDULE

PIPE	MATERIAL	LENGTH	SIZE	SLOPE
1 - 4	EX. RCP	55'	24"	3.24%
2 - 3	HDPE	190'	15"	3.64%
3 - 4	HDPE	7'	15"	3.71%
4 - 6	EX. RCP	48'	24"	1.05%
5 - 6	HDPE	49'	15"	2.04%
6 - 7	EX. RCP	48'	24"	1.94%
8 - 9	HDPE	4'	12"	1.00%
9 - 10	HDPE	18'	12"	1.00%

DRAINAGE PIPE NOTES:

1. HIGH DENSITY POLYETHYLENE PIPE SHALL BE DOUBLE WALL WITH SMOOTH INTERIOR. COVER HEIGHTS SHALL BE LESS THAN 10'. PIPE MUST MEET AASHTO M294. PIPE LOCATED IN RIGHT-OF-WAY SHALL BE NC DOT APPROVED.
2. REINFORCED CONCRETE PIPE SHALL MEET AASHTO M170.
3. ALL STORM DRAINAGE PIPES SHALL HAVE 1' MINIMUM COVER
4. CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" HDPE ROOF DRAIN LEADERS FROM THE DOWNSPOUTS TO THE ROOF DRAIN HEADER ALONG WITH ALL NECESSARY CONNECTION BOOTS, FITTING, ETC. (SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS)
5. THE ROOF DRAINS TO THE BACK OF THE BUILDING ALONG THE CREEK.

STORM DRAINAGE STRUCTURE SCHEDULE

STRUCTURE #	TYPE	GRATE ELEVATION	INV. IN ELEVATION	INV. OUT ELEVATION
1	EX. DI	3255.50±	-	3251.50±
2	CB	*3240.90	-	3236.90
3	CB	*3234.45	3229.98	3229.97
4	EX. CI	3233.42	3229.72	3229.72
5	CB	*3233.50	-	3230.20
6	EX. CI	3232.40	3229.20	3229.20
7	EX. CI	3231.91	3228.27	3228.27
8	TD	3235.20	-	3233.10
9	JB	3235.90	3233.06	3233.06
10	EX. CI	3236.15	3232.88	3232.88

DRAINAGE STRUCTURE NOTES:

EX. DI - EXISTING DROP INLET (PER SURVEY)

EX. CI - EXISTING CURB INLET (PER SURVEY)

CB - CATCH BASIN - NC DOT STD. DWG. 840.02 OR 840.46 WITH FRAMES, GRATES & HOOD NC DOT STD. DWG. 840.03.

TD - TRENCH DRAIN - SEE DETAIL ON PLAN SHEET _____.

JB - JUNCTION BOX - NC DOT STD. DWG. 840.31 OR 840.45 WITH MANHOLE ACCESS CAST INTO SLAB TOP. ADJUST RIM ELEVATIONS AS NECESSARY TO MATCH FINAL GRADE.

* ADJUST AS NECESSARY TO EXISTING FIELD CONDITIONS. (INVERTS SHALL CONFORM TO EXISTING GRADES AT EDGE OF ROADWAY)

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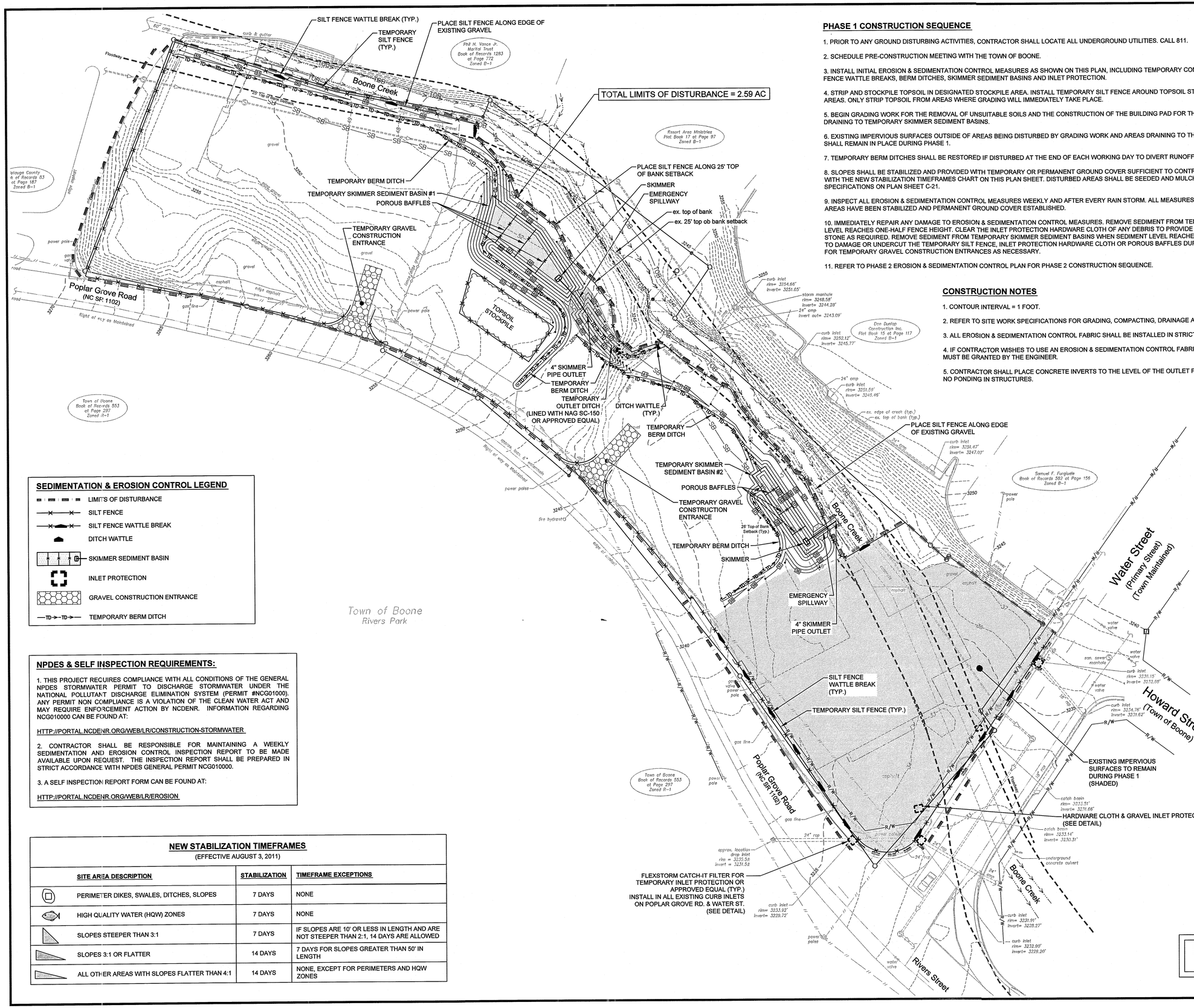
RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 2 OF 2

SCALE: 1" = 20'
DATE: 2-25-16
DRWN. BY: EGT
CHKD. BY: AJC
PROJECT NUMBER B13057.3
DRAWING NO. C-8
SHEET NO. 8 OF 14

Communication: Rivers Walk Site Plans (Case2016136 Rivers Walk)



PHASE 1 CONSTRUCTION SEQUENCE

1. PRIOR TO ANY GROUND DISTURBING ACTIVITIES, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 811.

2. SCHEDULE PRE-CONSTRUCTION MEETING WITH THE TOWN OF BOONE.

3. INSTALL INITIAL EROSION & SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS PLAN, INCLUDING TEMPORARY CONSTRUCTION ENTRANCES, SILT FENCE, SILT FENCE WATTLE BREAKS, BERM DITCHES, SKIMMER SEDIMENT BASINS AND INLET PROTECTION.

4. STRIP AND STOCKPILE TOPSOIL IN DESIGNATED STOCKPILE AREA. INSTALL TEMPORARY SILT FENCE AROUND TOPSOIL STOCKPILE AND ANY GRAVEL STOCKPILE AREAS. ONLY STRIP TOPSOIL FROM AREAS WHERE GRADING WILL IMMEDIATELY TAKE PLACE.

5. BEGIN GRADING WORK FOR THE REMOVAL OF UNSUITABLE SOILS AND THE CONSTRUCTION OF THE BUILDING PAD FOR THE PARKING GARAGE IN THE SITE AREAS DRAINING TO TEMPORARY SKIMMER SEDIMENT BASINS.

6. EXISTING IMPERVIOUS SURFACES OUTSIDE OF AREAS BEING DISTURBED BY GRADING WORK AND AREAS DRAINING TO THE TEMPORARY SKIMMER SEDIMENT BASINS SHALL REMAIN IN PLACE DURING PHASE 1.

7. TEMPORARY BERM DITCHES SHALL BE RESTORED IF DISTURBED AT THE END OF EACH WORKING DAY TO DIVERT RUNOFF INTO THE SKIMMER SEDIMENT BASINS.

8. SLOPES SHALL BE STABILIZED AND PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO CONTROL EROSION & SEDIMENT IN ACCORDANCE WITH THE NEW STABILIZATION TIMEFRAMES CHART ON THIS PLAN SHEET. DISTURBED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS ON PLAN SHEET C-21.

9. INSPECT ALL EROSION & SEDIMENTATION CONTROL MEASURES WEEKLY AND AFTER EVERY RAIN STORM. ALL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS HAVE BEEN STABILIZED AND PERMANENT GROUND COVER ESTABLISHED.

10. IMMEDIATELY REPAIR ANY DAMAGE TO EROSION & SEDIMENTATION CONTROL MEASURES. REMOVE SEDIMENT FROM TEMPORARY SILT FENCE WHEN SEDIMENT LEVEL REACHES ONE-HALF FENCE HEIGHT. CLEAR THE INLET PROTECTION HARDWARE CLOTH OF ANY DEBRIS TO PROVIDE ADEQUATE FLOW AND REPLACE WASHED STONE AS REQUIRED. REMOVE SEDIMENT FROM TEMPORARY SKIMMER SEDIMENT BASINS WHEN SEDIMENT LEVEL REACHES ONE-HALF BASIN DEPTH. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE TEMPORARY SILT FENCE, INLET PROTECTION HARDWARE CLOTH OR POROUS BAFFLES DURING SEDIMENT REMOVAL. REPLACE STONE FOR TEMPORARY GRAVEL CONSTRUCTION ENTRANCES AS NECESSARY.

11. REFER TO PHASE 2 EROSION & SEDIMENTATION CONTROL PLAN FOR PHASE 2 CONSTRUCTION SEQUENCE.

CONSTRUCTION NOTES

1. CONTOUR INTERVAL = 1 FOOT.

2. REFER TO SITE WORK SPECIFICATIONS FOR GRADING, COMPACTING, DRAINAGE AND EROSION & SEDIMENTATION CONTROL.

3. ALL EROSION & SEDIMENTATION CONTROL FABRIC SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S GUIDELINES.

4. IF CONTRACTOR WISHES TO USE AN EROSION & SEDIMENTATION CONTROL FABRIC OTHER THAN WHAT IS SPECIFIED, PRIOR APPROVAL MUST BE GRANTED BY THE ENGINEER.

5. CONTRACTOR SHALL PLACE CONCRETE INVERTS TO THE LEVEL OF THE OUTLET PIPE IN ALL DRAINAGE STRUCTURES SO THAT THERE IS NO PONDING IN STRUCTURES.

SEDIMENTATION & EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE
- SILT FENCE WATTLE BREAK
- DITCH WATTLE
- SKIMMER SEDIMENT BASIN
- INLET PROTECTION
- GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY BERM DITCH

NPDES & SELF INSPECTION REQUIREMENTS:

1. THIS PROJECT REQUIRES COMPLIANCE WITH ALL CONDITIONS OF THE GENERAL NPDES STORMWATER PERMIT TO DISCHARGE STORMWATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (PERMIT #NCG01000). ANY PERMIT NON COMPLIANCE IS A VIOLATION OF THE CLEAN WATER ACT AND MAY REQUIRE ENFORCEMENT ACTION BY NCDENR. INFORMATION REGARDING NCG010000 CAN BE FOUND AT:

HTTP://PORTAL.NCDENR.ORG/WEB/LR/CONSTRUCTION-STORMWATER

2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEEKLY SEDIMENTATION AND EROSION CONTROL INSPECTION REPORT TO BE MADE AVAILABLE UPON REQUEST. THE INSPECTION REPORT SHALL BE PREPARED IN STRICT ACCORDANCE WITH NPDES GENERAL PERMIT NCG010000.

3. A SELF INSPECTION REPORT FORM CAN BE FOUND AT:

HTTP://PORTAL.NCDENR.ORG/WEB/LR/EROSION

NEW STABILIZATION TIMEFRAMES

(EFFECTIVE AUGUST 3, 2011)

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HQW ZONES

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LICENSE NUMBER: C-0281

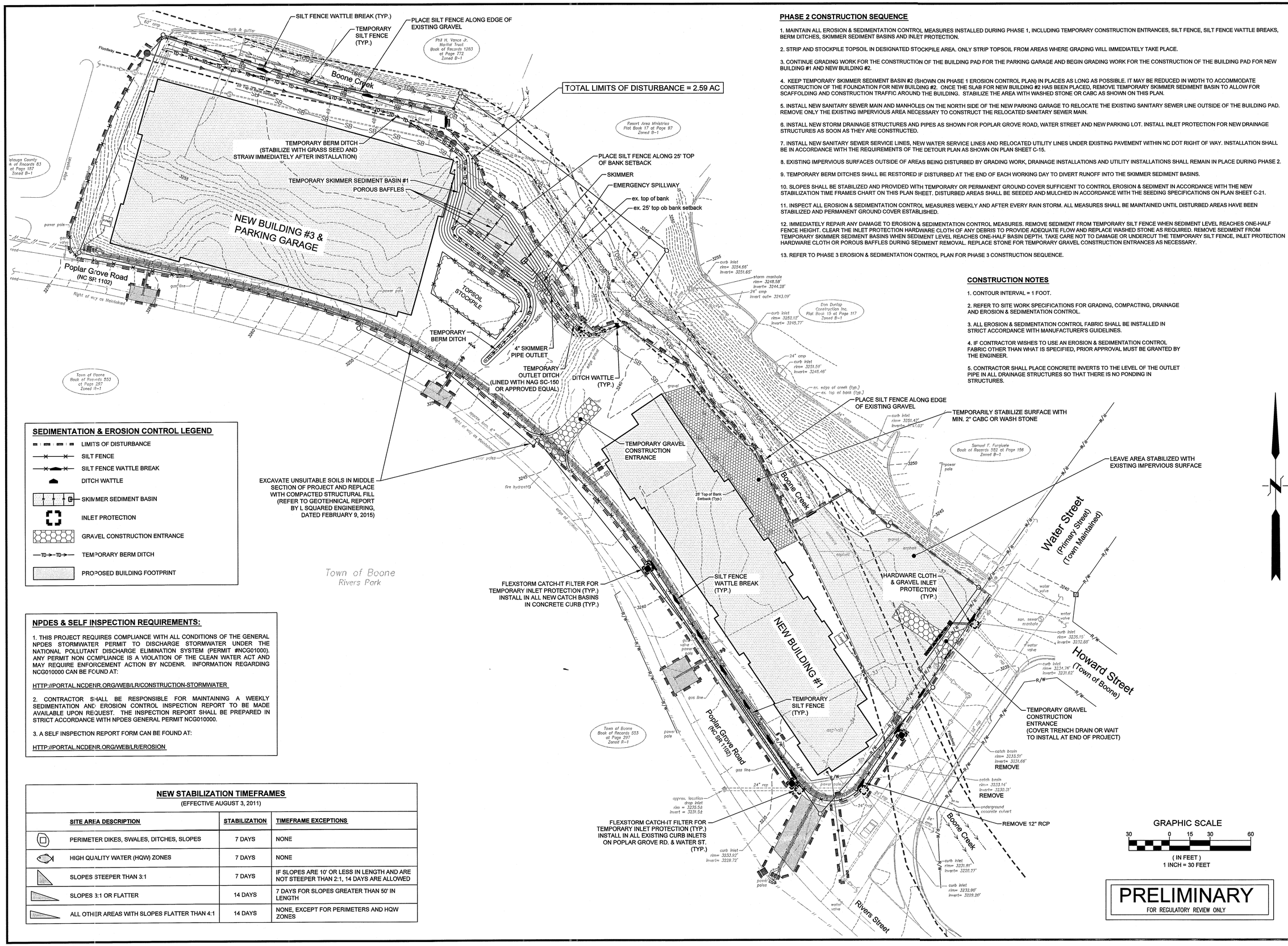
RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

EROSION & SEDIMENTATION CONTROL PLAN - PHASE 1

SCALE: 1" = 30'
DATE: 2-25-16
DRWN. BY: EGT
CHKD. BY: AJC
PROJECT NUMBER: B13057.3
DRAWING NO.: C-9
SHEET NO.: 9 OF 14

Communication: Rivers Walk Site Plans (Case20160136 Rivers Walk)



PHASE 2 CONSTRUCTION SEQUENCE

1. MAINTAIN ALL EROSION & SEDIMENTATION CONTROL MEASURES INSTALLED DURING PHASE 1, INCLUDING TEMPORARY CONSTRUCTION ENTRANCES, SILT FENCE, SILT FENCE WATTLE BREAKS, BERM DITCHES, SKIMMER SEDIMENT BASINS AND INLET PROTECTION.

2. STRIP AND STOCKPILE TOPSOIL IN DESIGNATED STOCKPILE AREA. ONLY STRIP TOPSOIL FROM AREAS WHERE GRADING WILL IMMEDIATELY TAKE PLACE.

3. CONTINUE GRADING WORK FOR THE CONSTRUCTION OF THE BUILDING PAD FOR THE PARKING GARAGE AND BEGIN GRADING WORK FOR THE CONSTRUCTION OF THE BUILDING PAD FOR NEW BUILDING #1 AND NEW BUILDING #2.

4. KEEP TEMPORARY SKIMMER SEDIMENT BASIN #2 (SHOWN ON PHASE 1 EROSION CONTROL PLAN) IN PLACES AS LONG AS POSSIBLE. IT MAY BE REDUCED IN WIDTH TO ACCOMMODATE CONSTRUCTION OF THE FOUNDATION FOR NEW BUILDING #2. ONCE THE SLAB FOR NEW BUILDING #2 HAS BEEN PLACED, REMOVE TEMPORARY SKIMMER SEDIMENT BASIN TO ALLOW FOR SCAFFOLDING AND CONSTRUCTION TRAFFIC AROUND THE BUILDING. STABILIZE THE AREA WITH WASHED STONE OR CABC AS SHOWN ON THIS PLAN.

5. INSTALL NEW SANITARY SEWER MAIN AND MANHOLES ON THE NORTH SIDE OF THE NEW PARKING GARAGE TO RELOCATE THE EXISTING SANITARY SEWER LINE OUTSIDE OF THE BUILDING PAD. REMOVE ONLY THE EXISTING IMPERVIOUS AREA NECESSARY TO CONSTRUCT THE RELOCATED SANITARY SEWER MAIN.

6. INSTALL NEW STORM DRAINAGE STRUCTURES AND PIPES AS SHOWN FOR POPLAR GROVE ROAD, WATER STREET AND NEW PARKING LOT. INSTALL INLET PROTECTION FOR NEW DRAINAGE STRUCTURES AS SOON AS THEY ARE CONSTRUCTED.

7. INSTALL NEW SANITARY SEWER SERVICE LINES, NEW WATER SERVICE LINES AND RELOCATED UTILITY LINES UNDER EXISTING PAVEMENT WITHIN NC DOT RIGHT OF WAY. INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DETOUR PLAN AS SHOWN ON PLAN SHEET C-15.

8. EXISTING IMPERVIOUS SURFACES OUTSIDE OF AREAS BEING DISTURBED BY GRADING WORK, DRAINAGE INSTALLATIONS AND UTILITY INSTALLATIONS SHALL REMAIN IN PLACE DURING PHASE 2.

9. TEMPORARY BERM DITCHES SHALL BE RESTORED IF DISTURBED AT THE END OF EACH WORKING DAY TO DIVERT RUNOFF INTO THE SKIMMER SEDIMENT BASINS.

10. SLOPES SHALL BE STABILIZED AND PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO CONTROL EROSION & SEDIMENT IN ACCORDANCE WITH THE NEW STABILIZATION TIME FRAMES CHART ON THIS PLAN SHEET. DISTURBED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS ON PLAN SHEET C-21.

11. INSPECT ALL EROSION & SEDIMENTATION CONTROL MEASURES WEEKLY AND AFTER EVERY RAIN STORM. ALL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS HAVE BEEN STABILIZED AND PERMANENT GROUND COVER ESTABLISHED.

12. IMMEDIATELY REPAIR ANY DAMAGE TO EROSION & SEDIMENTATION CONTROL MEASURES. REMOVE SEDIMENT FROM TEMPORARY SILT FENCE WHEN SEDIMENT LEVEL REACHES ONE-HALF FENCE HEIGHT. CLEAR THE INLET PROTECTION HARDWARE CLOTH OF ANY DEBRIS TO PROVIDE ADEQUATE FLOW AND REPLACE WASHED STONE AS REQUIRED. REMOVE SEDIMENT FROM TEMPORARY SKIMMER SEDIMENT BASINS WHEN SEDIMENT LEVEL REACHES ONE-HALF BASIN DEPTH. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE TEMPORARY SILT FENCE, INLET PROTECTION HARDWARE CLOTH OR POROUS BAFFLES DURING SEDIMENT REMOVAL. REPLACE STONE FOR TEMPORARY GRAVEL CONSTRUCTION ENTRANCES AS NECESSARY.

13. REFER TO PHASE 3 EROSION & SEDIMENTATION CONTROL PLAN FOR PHASE 3 CONSTRUCTION SEQUENCE.

CONSTRUCTION NOTES

1. CONTOUR INTERVAL = 1 FOOT.

2. REFER TO SITE WORK SPECIFICATIONS FOR GRADING, COMPACTING, DRAINAGE AND EROSION & SEDIMENTATION CONTROL.

3. ALL EROSION & SEDIMENTATION CONTROL FABRIC SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S GUIDELINES.

4. IF CONTRACTOR WISHES TO USE AN EROSION & SEDIMENTATION CONTROL FABRIC OTHER THAN WHAT IS SPECIFIED, PRIOR APPROVAL MUST BE GRANTED BY THE ENGINEER.

5. CONTRACTOR SHALL PLACE CONCRETE INVERTS TO THE LEVEL OF THE OUTLET PIPE IN ALL DRAINAGE STRUCTURES SO THAT THERE IS NO PONDING IN STRUCTURES.

SEDIMENTATION & EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE
- SILT FENCE WATTLE BREAK
- DITCH WATTLE
- SKIMMER SEDIMENT BASIN
- INLET PROTECTION
- GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY BERM DITCH
- PROPOSED BUILDING FOOTPRINT

NPDES & SELF INSPECTION REQUIREMENTS:

1. THIS PROJECT REQUIRES COMPLIANCE WITH ALL CONDITIONS OF THE GENERAL NPDES STORMWATER PERMIT TO DISCHARGE STORMWATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (PERMIT #NCG01000). ANY PERMIT NON COMPLIANCE IS A VIOLATION OF THE CLEAN WATER ACT AND MAY REQUIRE ENFORCEMENT ACTION BY NCDENR. INFORMATION REGARDING NCG010000 CAN BE FOUND AT:

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2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEEKLY SEDIMENTATION AND EROSION CONTROL INSPECTION REPORT TO BE MADE AVAILABLE UPON REQUEST. THE INSPECTION REPORT SHALL BE PREPARED IN STRICT ACCORDANCE WITH NPDES GENERAL PERMIT NCG010000.

3. A SELF INSPECTION REPORT FORM CAN BE FOUND AT:

HTTP://PORTAL.NCDENR.ORG/WEB/LR/EROSION

NEW STABILIZATION TIMEFRAMES

(EFFECTIVE AUGUST 3, 2011)

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HQW ZONES

PRELIMINARY
FOR REGULATORY REVIEW ONLY

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LICENSE NUMBER: C-0281

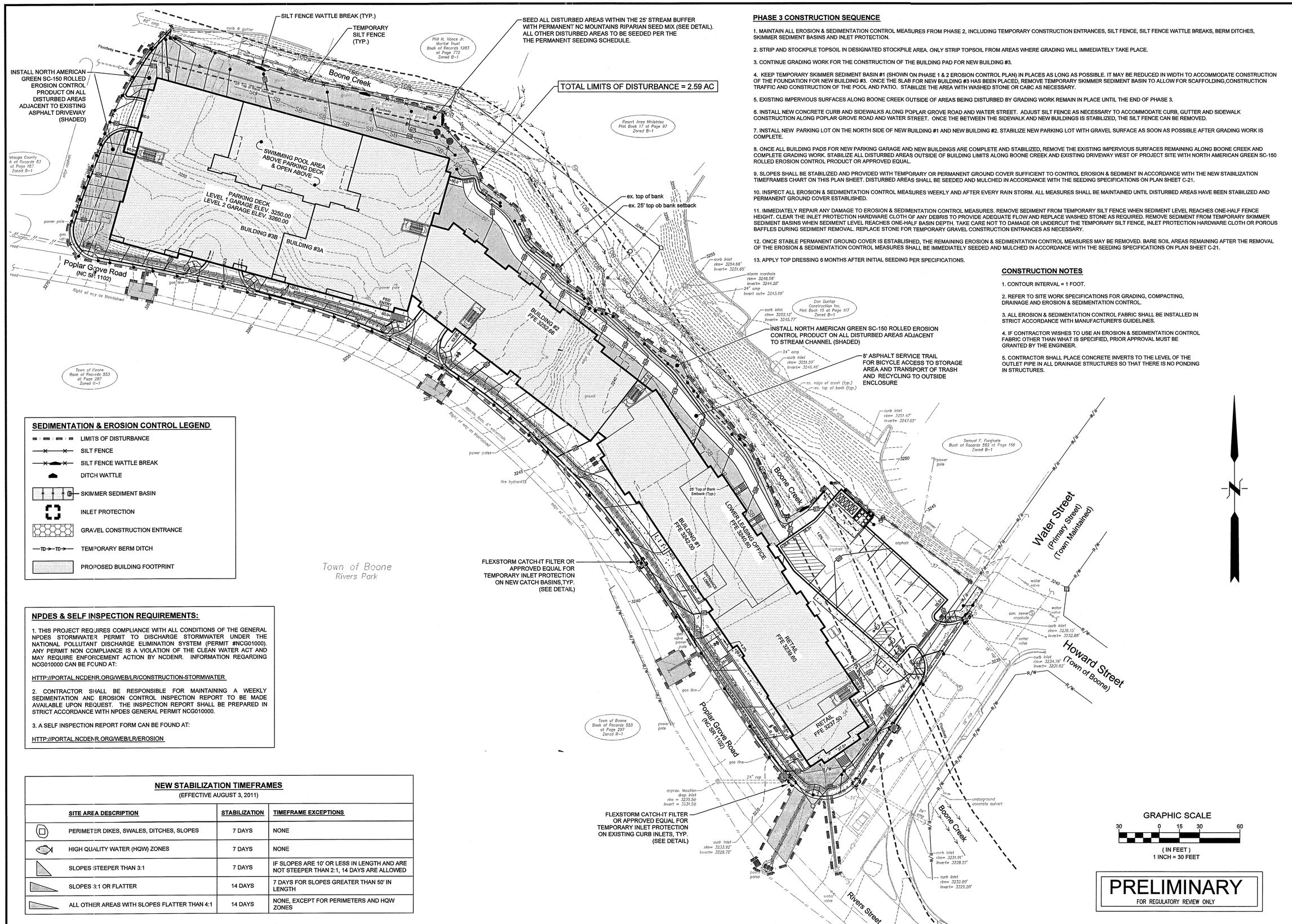
RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

EROSION & SEDIMENTATION CONTROL
PLAN - PHASE 2

SCALE: 1" = 30'
DATE: 2-25-16
DRWN. BY: EGT
CHKD. BY: AJC
PROJECT NUMBER B13057.3
DRAWING NO. C-10
SHEET NO. 10 OF 14

Communication: Rivers Walk Site Plans (Case20160136 Rivers Walk)



PHASE 3 CONSTRUCTION SEQUENCE

1. MAINTAIN ALL EROSION & SEDIMENTATION CONTROL MEASURES FROM PHASE 2, INCLUDING TEMPORARY CONSTRUCTION ENTRANCES, SILT FENCE, SILT FENCE WATTLE BREAKS, BERM DITCHES, SKIMMER SEDIMENT BASINS AND INLET PROTECTION.

2. STRIP AND STOCKPILE TOPSOIL IN DESIGNATED STOCKPILE AREA. ONLY STRIP TOPSOIL FROM AREAS WHERE GRADING WILL IMMEDIATELY TAKE PLACE.

3. CONTINUE GRADING WORK FOR THE CONSTRUCTION OF THE BUILDING PAD FOR NEW BUILDING #3.

4. KEEP TEMPORARY SKIMMER SEDIMENT BASIN #1 (SHOWN ON PHASE 1 & 2 EROSION CONTROL PLAN) IN PLACES AS LONG AS POSSIBLE. IT MAY BE REDUCED IN WIDTH TO ACCOMMODATE CONSTRUCTION OF THE FOUNDATION FOR NEW BUILDING #3. ONCE THE SLAB FOR NEW BUILDING #3 HAS BEEN PLACED, REMOVE TEMPORARY SKIMMER SEDIMENT BASIN TO ALLOW FOR SCAFFOLDING,CONSTRUCTION TRAFFIC AND CONSTRUCTION OF THE POOL AND PATIO. STABILIZE THE AREA WITH WASHED STONE OR CABC AS NECESSARY.

5. EXISTING IMPERVIOUS SURFACES ALONG BOONE CREEK OUTSIDE OF AREAS BEING DISTURBED BY GRADING WORK REMAIN IN PLACE UNTIL THE END OF PHASE 3.

6. INSTALL NEW CONCRETE CURB AND SIDEWALKS ALONG POPLAR GROVE ROAD AND WATER STREET. ADJUST SILT FENCE AS NECESSARY TO ACCOMMODATE CURB, GUTTER AND SIDEWALK CONSTRUCTION ALONG POPLAR GROVE ROAD AND WATER STREET. ONCE THE BETWEEN THE SIDEWALK AND NEW BUILDINGS IS STABILIZED, THE SILT FENCE CAN BE REMOVED.

7. INSTALL NEW PARKING LOT ON THE NORTH SIDE OF NEW BUILDING #1 AND NEW BUILDING #2. STABILIZE NEW PARKING LOT WITH GRAVEL SURFACE AS SOON AS POSSIBLE AFTER GRADING WORK IS COMPLETE.

8. ONCE ALL BUILDING PADS FOR NEW PARKING GARAGE AND NEW BUILDINGS ARE COMPLETE AND STABILIZED, REMOVE THE EXISTING IMPERVIOUS SURFACES REMAINING ALONG BOONE CREEK AND COMPLETE GRADING WORK. STABILIZE ALL DISTURBED AREAS OUTSIDE OF BUILDING LIMITS ALONG BOONE CREEK AND EXISTING DRIVEWAY WEST OF PROJECT SITE WITH NORTH AMERICAN GREEN SC-150 ROLLED EROSION CONTROL PRODUCT OR APPROVED EQUAL.

9. SLOPES SHALL BE STABILIZED AND PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO CONTROL EROSION & SEDIMENT IN ACCORDANCE WITH THE NEW STABILIZATION TIMEFRAMES CHART ON THIS PLAN SHEET. DISTURBED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS ON PLAN SHEET C-21.

10. INSPECT ALL EROSION & SEDIMENTATION CONTROL MEASURES WEEKLY AND AFTER EVERY RAIN STORM. ALL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS HAVE BEEN STABILIZED AND PERMANENT GROUND COVER ESTABLISHED.

11. IMMEDIATELY REPAIR ANY DAMAGE TO EROSION & SEDIMENTATION CONTROL MEASURES. REMOVE SEDIMENT FROM TEMPORARY SILT FENCE WHEN SEDIMENT LEVEL REACHES ONE-HALF FENCE HEIGHT. CLEAR THE INLET PROTECTION HARDWARE CLOTH OF ANY DEBRIS TO PROVIDE ADEQUATE FLOW AND REPLACE WASHED STONE AS REQUIRED. REMOVE SEDIMENT FROM TEMPORARY SKIMMER SEDIMENT BASINS WHEN SEDIMENT LEVEL REACHES ONE-HALF BASIN DEPTH. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE TEMPORARY SILT FENCE, INLET PROTECTION HARDWARE CLOTH OR POROUS BAFFLES DURING SEDIMENT REMOVAL. REPLACE STONE FOR TEMPORARY GRAVEL CONSTRUCTION ENTRANCES AS NECESSARY.

12. ONCE STABLE PERMANENT GROUND COVER IS ESTABLISHED, THE REMAINING EROSION & SEDIMENTATION CONTROL MEASURES MAY BE REMOVED. BARE SOIL AREAS REMAINING AFTER THE REMOVAL OF THE EROSION & SEDIMENTATION CONTROL MEASURES SHALL BE IMMEDIATELY SEEDED AND MULCHED IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS ON PLAN SHEET C-21.

13. APPLY TOP DRESSING 6 MONTHS AFTER INITIAL SEEDING PER SPECIFICATIONS.

CONSTRUCTION NOTES

1. CONTOUR INTERVAL = 1 FOOT.

2. REFER TO SITE WORK SPECIFICATIONS FOR GRADING, COMPACTING, DRAINAGE AND EROSION & SEDIMENTATION CONTROL.

3. ALL EROSION & SEDIMENTATION CONTROL FABRIC SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S GUIDELINES.

4. IF CONTRACTOR WISHES TO USE AN EROSION & SEDIMENTATION CONTROL FABRIC OTHER THAN WHAT IS SPECIFIED, PRIOR APPROVAL MUST BE GRANTED BY THE ENGINEER.

5. CONTRACTOR SHALL PLACE CONCRETE INVERTS TO THE LEVEL OF THE OUTLET PIPE IN ALL DRAINAGE STRUCTURES SO THAT THERE IS NO PONDING IN STRUCTURES.

SEDIMENTATION & EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE
- SILT FENCE
- SILT FENCE WATTLE BREAK
- DITCH WATTLE
- SKIMMER SEDIMENT BASIN
- INLET PROTECTION
- GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY BERM DITCH
- PROPOSED BUILDING FOOTPRINT

NPDES & SELF INSPECTION REQUIREMENTS:

1. THIS PROJECT REQUIRES COMPLIANCE WITH ALL CONDITIONS OF THE GENERAL NPDES STORMWATER PERMIT TO DISCHARGE STORMWATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (PERMIT #NCG01000). ANY PERMIT NON COMPLIANCE IS A VIOLATION OF THE CLEAN WATER ACT AND MAY REQUIRE ENFORCEMENT ACTION BY NCDENR. INFORMATION REGARDING NCG010000 CAN BE FOUND AT:

HTTP://PORTAL.NCDENR.ORG/WEB/LR/CONSTRUCTION-STORMWATER

2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEEKLY SEDIMENTATION AND EROSION CONTROL INSPECTION REPORT TO BE MADE AVAILABLE UPON REQUEST. THE INSPECTION REPORT SHALL BE PREPARED IN STRICT ACCORDANCE WITH NPDES GENERAL PERMIT NCG010000.

3. A SELF INSPECTION REPORT FORM CAN BE FOUND AT:

HTTP://PORTAL.NCDENR.ORG/WEB/LR/EROSION

NEW STABILIZATION TIMEFRAMES

(EFFECTIVE AUGUST 3, 2011)

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETERS AND HQW ZONES

Municipal Services Engineering Company, P.A.
P.O. BOX 349 BOONE, N.C. 28607 (828) 262-1767
P.O. BOX 97 GARNER, N.C. 27529 (919) 772-5393
LICENSE NUMBER: C-0281

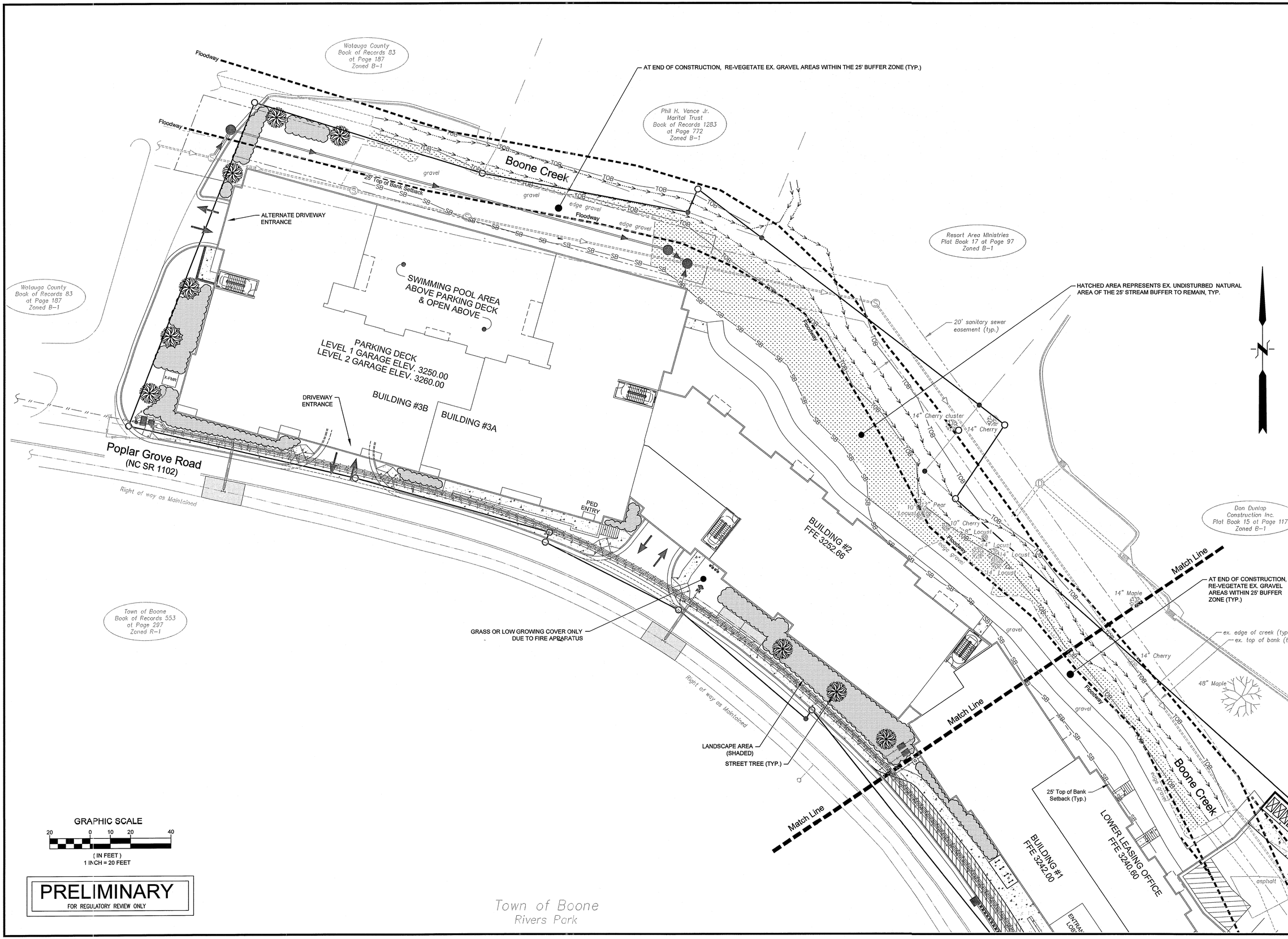
RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

EROSION & SEDIMENTATION CONTROL PLAN - PHASE 3

SCALE:	1" = 30'
DATE:	2-25-16
DRWN. BY:	EGT
CHKD. BY:	AJC
PROJECT NUMBER	B13057.3
DRAWING NO.	C-11
SHEET NO.	11 OF 14

Communication: Rivers Walk Site Plans (Case20160136 Rivers Walk)



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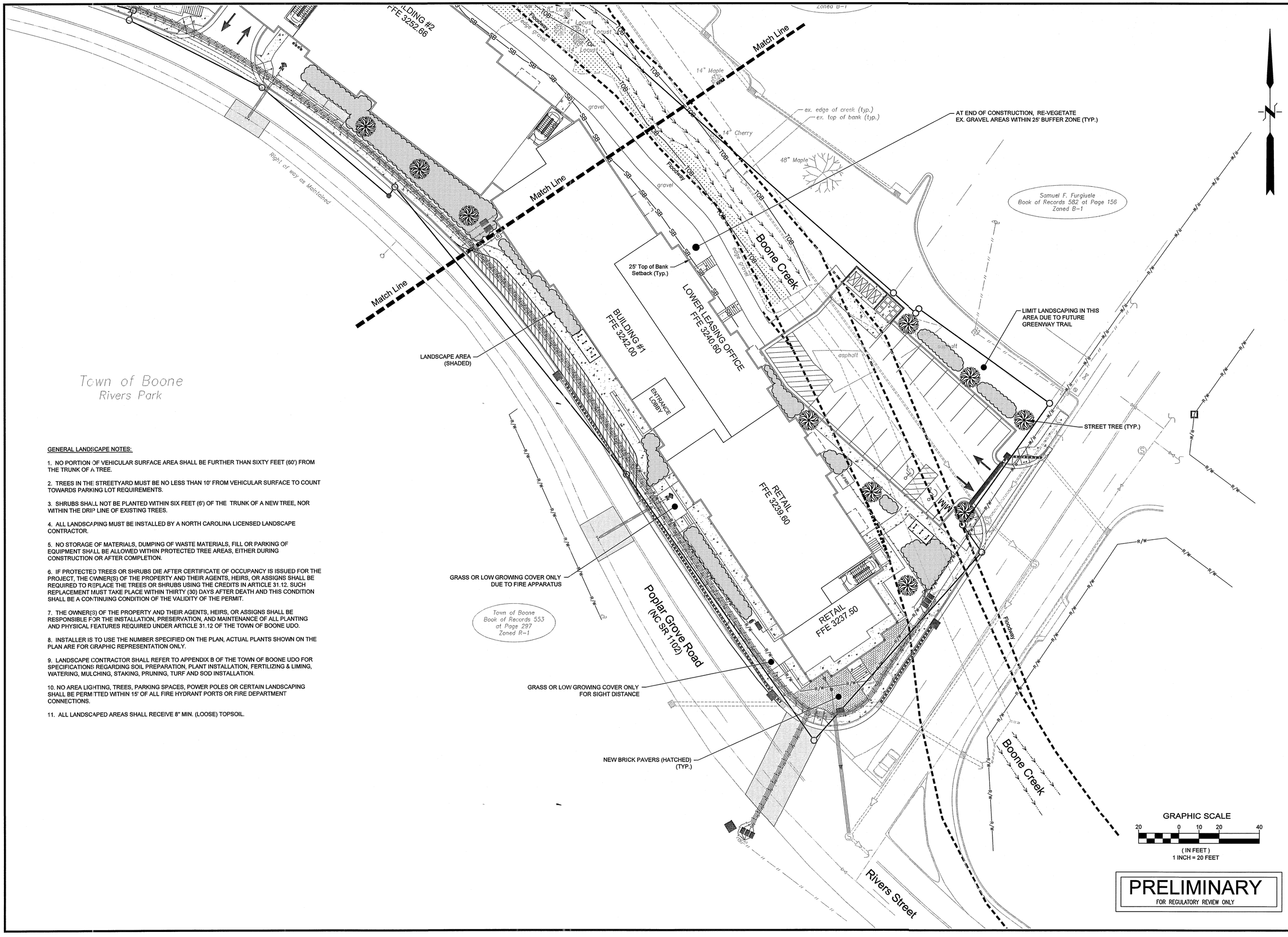
RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

PRELIMINARY LANDSCAPE PLAN
SHEET 1 OF 2

SCALE:	1" = 20'
DATE:	2-25-16
DRWN. BY:	EGT
CHKD. BY:	AJC
PROJECT NUMBER	B13057.3
DRAWING NO.	C-12
SHEET NO.	12 OF 14

Communication: Rivers Walk Site Plans (Case20160136 Rivers Walk)



GENERAL LANDSCAPE NOTES:

1. NO PORTION OF VEHICULAR SURFACE AREA SHALL BE FURTHER THAN SIXTY FEET (60') FROM THE TRUNK OF A TREE.

2. TREES IN THE STREETYARD MUST BE NO LESS THAN 10' FROM VEHICULAR SURFACE TO COUNT TOWARDS PARKING LOT REQUIREMENTS.

3. SHRUBS SHALL NOT BE PLANTED WITHIN SIX FEET (6') OF THE TRUNK OF A NEW TREE, NOR WITHIN THE DRIP LINE OF EXISTING TREES.

4. ALL LANDSCAPING MUST BE INSTALLED BY A NORTH CAROLINA LICENSED LANDSCAPE CONTRACTOR.

5. NO STORAGE OF MATERIALS, DUMPING OF WASTE MATERIALS, FILL OR PARKING OF EQUIPMENT SHALL BE ALLOWED WITHIN PROTECTED TREE AREAS, EITHER DURING CONSTRUCTION OR AFTER COMPLETION.

6. IF PROTECTED TREES OR SHRUBS DIE AFTER CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PROJECT, THE OWNER(S) OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE REQUIRED TO REPLACE THE TREES OR SHRUBS USING THE CREDITS IN ARTICLE 31.12. SUCH REPLACEMENT MUST TAKE PLACE WITHIN THIRTY (30) DAYS AFTER DEATH AND THIS CONDITION SHALL BE A CONTINUING CONDITION OF THE VALIDITY OF THE PERMIT.

7. THE OWNER(S) OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION, AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES REQUIRED UNDER ARTICLE 31.12 OF THE TOWN OF BOONE UDO.

8. INSTALLER IS TO USE THE NUMBER SPECIFIED ON THE PLAN, ACTUAL PLANTS SHOWN ON THE PLAN ARE FOR GRAPHIC REPRESENTATION ONLY.

9. LANDSCAPE CONTRACTOR SHALL REFER TO APPENDIX B OF THE TOWN OF BOONE UDO FOR SPECIFICATIONS REGARDING SOIL PREPARATION, PLANT INSTALLATION, FERTILIZING & LIMING, WATERING, MULCHING, STAKING, PRUNING, TURF AND SOD INSTALLATION.

10. NO AREA LIGHTING, TREES, PARKING SPACES, POWER POLES OR CERTAIN LANDSCAPING SHALL BE PERMITTED WITHIN 15' OF ALL FIRE HYDRANT PORTS OR FIRE DEPARTMENT CONNECTIONS.

11. ALL LANDSCAPED AREAS SHALL RECEIVE 8" MIN. (LOOSE) TOPSOIL.

PRELIMINARY
FOR REGULATORY REVIEW ONLY

Municipal Services Engineering Company, P.A.
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P.O. BOX 349 BOONE, N.C. 28607 (828) 262-1767
LICENSE NUMBER: C-0281

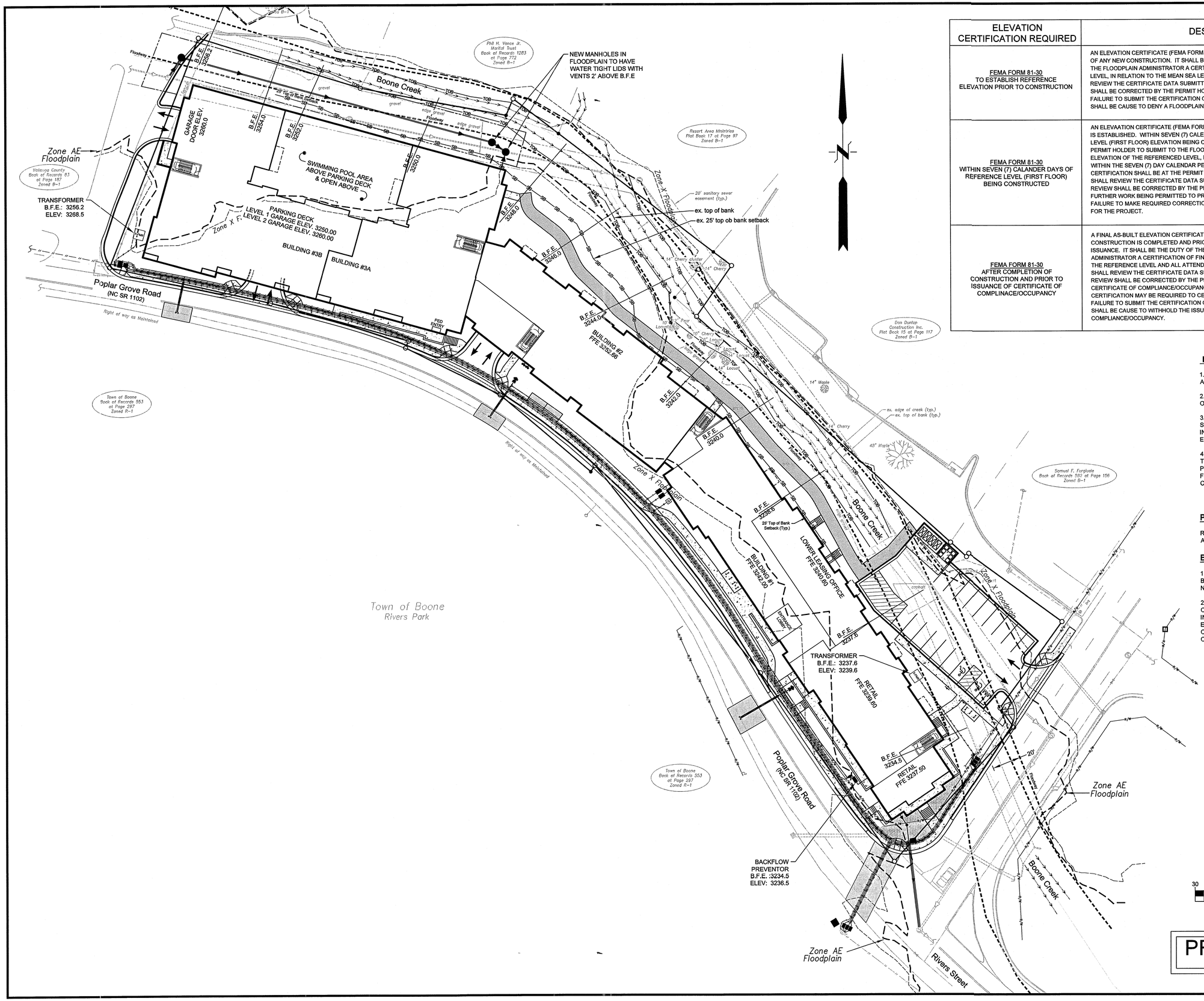
RIVERS WALK
McKINLEY BOONE, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

PRELIMINARY LANDSCAPE PLAN
SHEET 2 OF 2

SCALE:	1" = 20'
DATE:	2-25-16
DRWN. BY:	EGT
CHKD. BY:	AJC
PROJECT NUMBER	B13057.3
DRAWING NO.	C-13
SHEET NO.	13 OF 14

Communication: Rivers Walk Site Plans (Case2016136 Rivers Walk)



ELEVATION CERTIFICATION REQUIRED	DESCRIPTION
FEMA FORM 81-30 TO ESTABLISH REFERENCE ELEVATION PRIOR TO CONSTRUCTION	AN ELEVATION CERTIFICATE (FEMA FORM 81-31) IS REQUIRED PRIOR TO THE ACTUAL START OF ANY NEW CONSTRUCTION. IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO SUBMIT TO THE FLOODPLAIN ADMINISTRATOR A CERTIFICATION OF THE ELEVATION OF THE REFERENCE LEVEL, IN RELATION TO THE MEAN SEA LEVEL. THE FLOODPLAIN ADMINISTRATOR SHALL REVIEW THE CERTIFICATE DATA SUBMITTED. DEFICIENCIES DETECTED BY SUCH REVIEW SHALL BE CORRECTED BY THE PERMIT HOLDER PRIOR TO THE BEGINNING OF CONSTRUCTION. FAILURE TO SUBMIT THE CERTIFICATION OR FAILURE TO MAKE REQUIRED CORRECTIONS SHALL BE CAUSE TO DENY A FLOODPLAIN DEVELOPMENT PERMIT.
FEMA FORM 81-30 WITHIN SEVEN (7) CALANDER DAYS OF REFERENCE LEVEL (FIRST FLOOR) BEING CONSTRUCTED	AN ELEVAATION CERTIFICATE (FEMA FORM 81-31) IS REQUIRED AFTER THE REFERENCE LEVEL IS ESTABLISHED. WITHIN SEVEN (7) CALENDAR DAYS OF ESTABLISHMENT OF THE REFERENCE LEVEL (FIRST FLOOR) ELEVATION BEING CONSTRUCTED, IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO SUBMIT TO THE FLOODPLAIN ADMINISTRATOR A CERTIFICATION OF THE ELEVATION OF THE REFERENCED LEVEL, IN RELATION TO MEAN SEA LEVEL. ANY WORK DONE WITHIN THE SEVEN (7) DAY CALENDAR PERIOD AND PRIOR TO SUBMISSION OF THE CERTIFICATION SHALL BE AT THE PERMIT HOLDER'S RISK. THE FLOODPLAIN ADMINISTRATOR SHALL REVIEW THE CERTIFICATE DATA SUBMITTED. DEFICIENCIES DETECTED BY SUCH REVIEW SHALL BE CORRECTED BY THE PERMIT HOLDER IMMEDIATELY AND PRIOR TO FURTHER WORK BEING PERMITTED TO PROCEED. FAILURE TO SUBMIT THE CERTIFICATION OR FAILURE TO MAKE REQUIRED CORRECTIONS SHALL BE CAUSE TO ISSUE A STOP-WORK ORDER FOR THE PROJECT.
FEMA FORM 81-30 AFTER COMPLETION OF CONSTRUCTION AND PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLINAGE/OCCUPANCY	A FINAL AS-BUILT ELEVATION CERTIFICATE (FEMA FORM 81-31) IS REQUIRED AFTER CONSTRUCTION IS COMPLETED AND PRIOR TO CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUANCE. IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO SUBMIT TO THE FLOODPLAIN ADMINISTRATOR A CERTIFICATION OF FINAL AS-BUILT CONSTRUCTION OF THE ELEVATION OF THE REFERENCE LEVEL AND ALL ATTENDANT UTILITIES. THE FLOODPLAIN ADMINISTRATOR SHALL REVIEW THE CERTIFICATE DATA SUBMITTED. DEFICIENCES DETECTED BY SUCH REVIEW SHALL BE CORRECTED BY THE PERMIT HOLDER IMEDIATELY AND PRIOR TO CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUANCE. IN SOME INSTANCES, ANOTHER CERTIFICATION MAY BE REQUIRED TO CERTIFY CORRECTED AS-BUILT CONSTRUCTION. FAILURE TO SUBMIT THE CERTIFICATION OR FAILURE TO MAKE REQUIRED CORRECTIONS SHALL BE CAUSE TO WITHHOLD THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE/OCCUPANCY.

NOTES:

1. ALL UTILITIES SHALL BE LOCATED A MINIMUM OF 2' ABOVE BASE FLOOD ELEVATION.

2. HVAC EQUIPMENT SHALL BE LOCATED ON THE ROOF OF THE PROPOSED BUILDINGS.

3. THE FINISHED FLOOR OF THE PROPOSED BUILDINGS SHALL AT LEAST 2' ABOVE THE BASE FLOOD ELEVATION. INCIDENTAL AREAS NOT 2' ABOVE BASE FLOOD ELEVATIONS SHALL BE FLOOD PROOFED.

4. THE CONTRACTOR IS REQUIRED TO PROVIDE THE THREE REQUIRED FLOOD ELEVATIONS FOR THE PROPOSED BUILDING: PRE-CONSTRUCTION, AFTER FIRST FLOOR IS ESTABLISHED, AND FINAL CONSTRUCTION

PROJECT DESCRIPTION:

REDEVELOPMENT OF THE SITE AND CONSTRUCTION OF A NEW MULTI-BUILDING MIXED USE PROJECT.

BASE FLOOD ELEVATION:

1. THE BASE FLOOD ELEVATIONS VARY FOR THE BUILDINGS. SEE PLAN. ELEVATION TAKEN FROM THE THE NORTH CAROLINA FLOOD MAPPING PROGRAM.

2. ALL FINISHED FLOOR ARE PLANNED TO BE A MINIMUM OF 2 FEET ABOVE BASE FLOOD ELEVATION. ANY INCIDENTAL AREAS NOT 2 FEET ABOVE BASE FLOOD ELEVATION WILL BE FLOOD PROOFED. ALL REQUIREMENT OF THE TOWN OF BOONE'S FLOOD DAMAGE PREVENTION ORDINANCE WILL BE MET.

PRELIMINARY
FOR REGULATORY REVIEW ONLY

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LICENSE NUMBER: C-0281

McKINLEY BOONE HARROD/AP, LLC
WATER STREET & POPLAR GROVE ROAD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

SPECIAL FLOOD HAZARD AREA PLAN

SCALE: 1" = 30'
DATE: 2-25-16
DRWN. BY: EGT
CHKD. BY: AJC
PROJECT NUMBER: B13057.3
DRAWING NO.: C-14
SHEET NO.: 14 OF 14

Communication: Rivers Walk Site Plans (Case20160136 Rivers Walk)

Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

Boone, North Carolina

COMMERCIAL AREA CALCULATIONS:

COMMERCIAL AREA REQUIRED =
50% OF FOOTPRINT OF BLDG #1 = 17,637 * .50 = 8,819 SF
30% OF FOOTPRINT OF BLDG #2 = 11,895 * .30 =3,568 SF
30% OF FOOTPRINT OF BLDG #3 = 27,895 * .30 =8,369 SF

TOTAL REQUIRED COMMERCIAL SPACE = 20,756 SF

COMMERCIAL AREA PROVIDED =
BLDG #1 =10,568 SF
BLDG #2 = 1,480 SF
BLDG #3 = 8,395 SF

TOTAL PROVIDED COMMERCIAL SPACE = 20,443 SF

BUILDING 1
LEVEL 1 FFE = 3237.50/3239.60
SIDEWALK GRADE AT ENTRY ALONG WATER STREET FRONTAGE = 3237.50

LEVEL 3237.50/3239.60

Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

Boone, North Carolina

COMMERCIAL AREA CALCULATION:

BLDG 1A RETAIL AREA	= 1,082 SF
BLDG 1B RETAIL AREA	= 5,695 SF
BLDG 1C ENTRY LOBBY	= 783 SF
BLDG 1C MGMT OFFICES	= 850 SF
BLDG 1C FITNESS CENTER (OPEN TO GENERAL PUBLIC)	= 1,275 SF
BUILDING SERVICES	= 430 SF
CIRCULATION	= 183 SF
TOTAL COMMERCIAL AREA	= 10,568 SF

BUILDING 1

LEVEL 1 FFE = 3242.00
4 STORIES

SIDEWALK GRADE AT ENTRY FOR BUILDING 1
ALONG POPLAR GROVE ROAD = 3242.00

GROSS AREA THIS LEVEL
= 17,637 SF
COMMERCIAL AREA
AREA =10,568 SF

LEVEL 3242.00

Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

Boone, North Carolina

PARKING DECK

LEVEL P1
LOWEST POINT OF PARKING DECK AT FFE 3250.00

BUILDING 3

LEVEL P1 FFE = 3250.00
4 STORIES OVER
2 PARKING LEVELS

GROSS AREA THIS LEVEL
= 27,895 SF
COMMERCIAL AREA
AREA = 8,395 SF

BUILDING 2

LEVEL 1 FFE = 3252.66
4 STORIES

SIDEWALK GRADE AT ENTRY FOR BUILDING 2
ALONG POPLAR GROVE ROAD = 3252.00

GROSS AREA THIS LEVEL
= 11,895 SF
COMMERCIAL AREA
AREA = 1,480 SF

BUILDING 1

LEVEL 2 FFE = 3252.66

LEVEL 3252.66

COMMERCIAL AREA CALCULATION:

BLDG 2 COMMERCIAL PARKING ACCESS =	1,480 SF
BLDG 3A & 3B COMMERCIAL PARKING =	8,395 SF
TOTAL COMMERCIAL AREA =	9,875 SF

Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

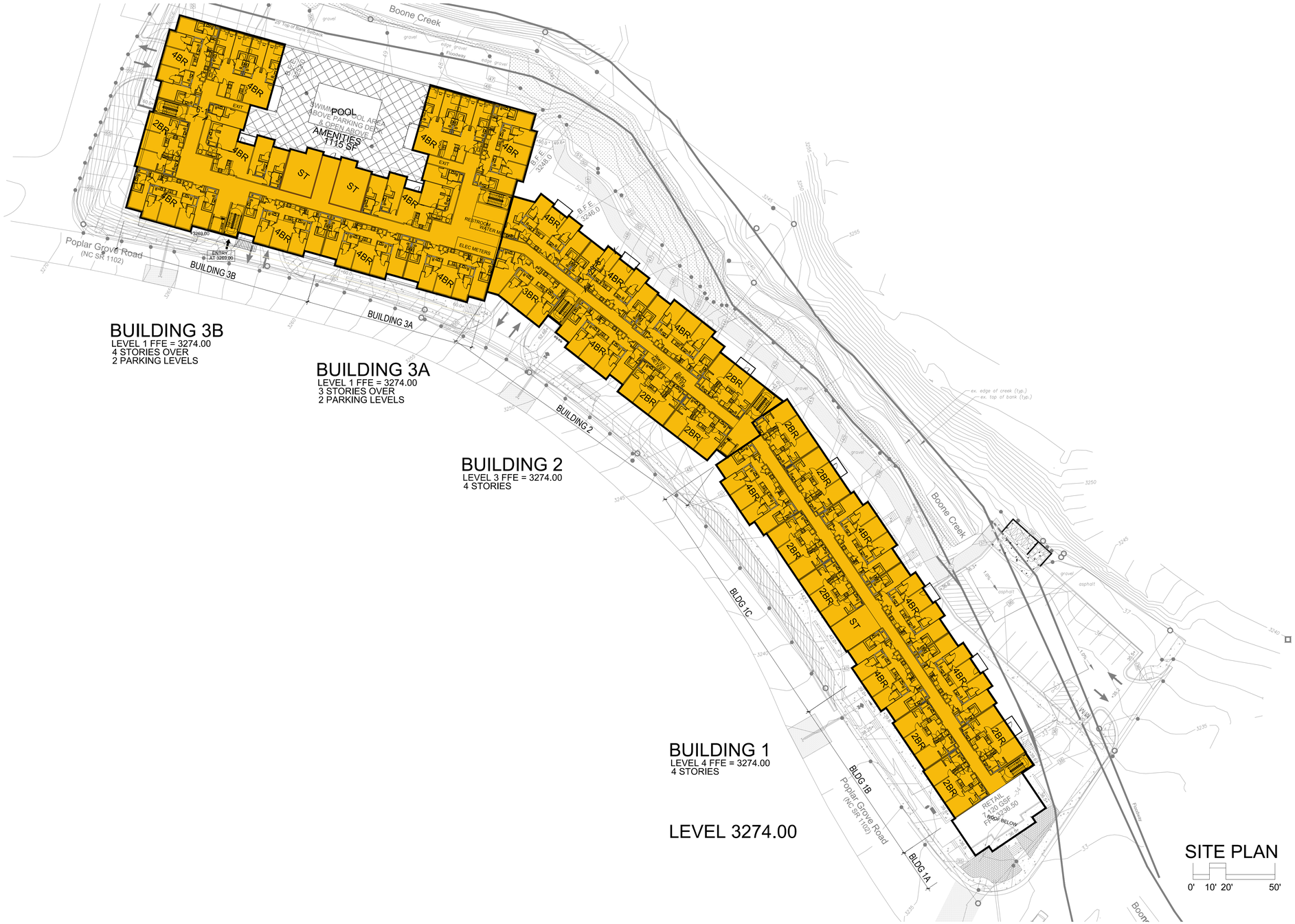
Mixed Use Development

Boone, North Carolina

Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

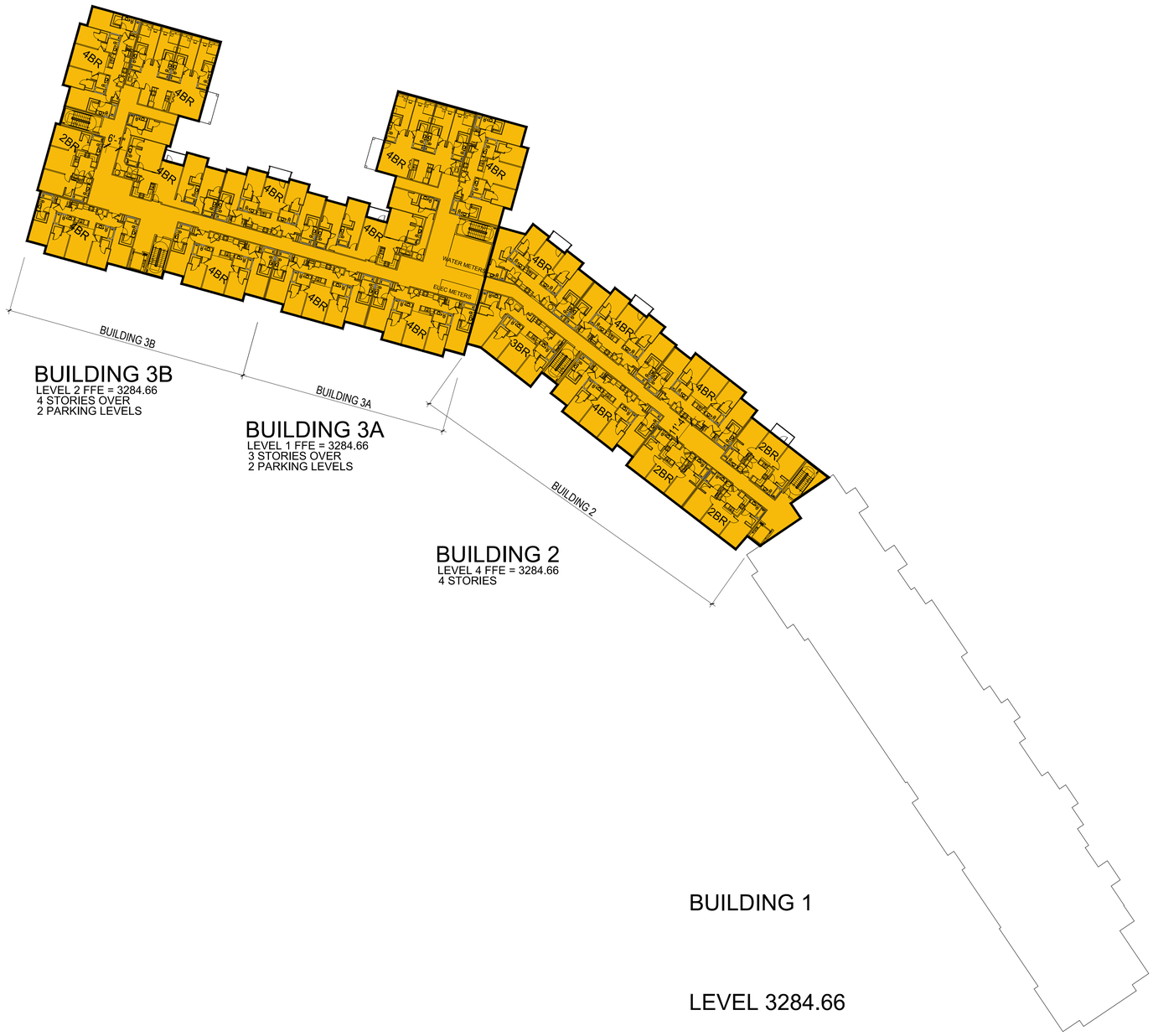
Boone, North Carolina



Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

Boone, North Carolina



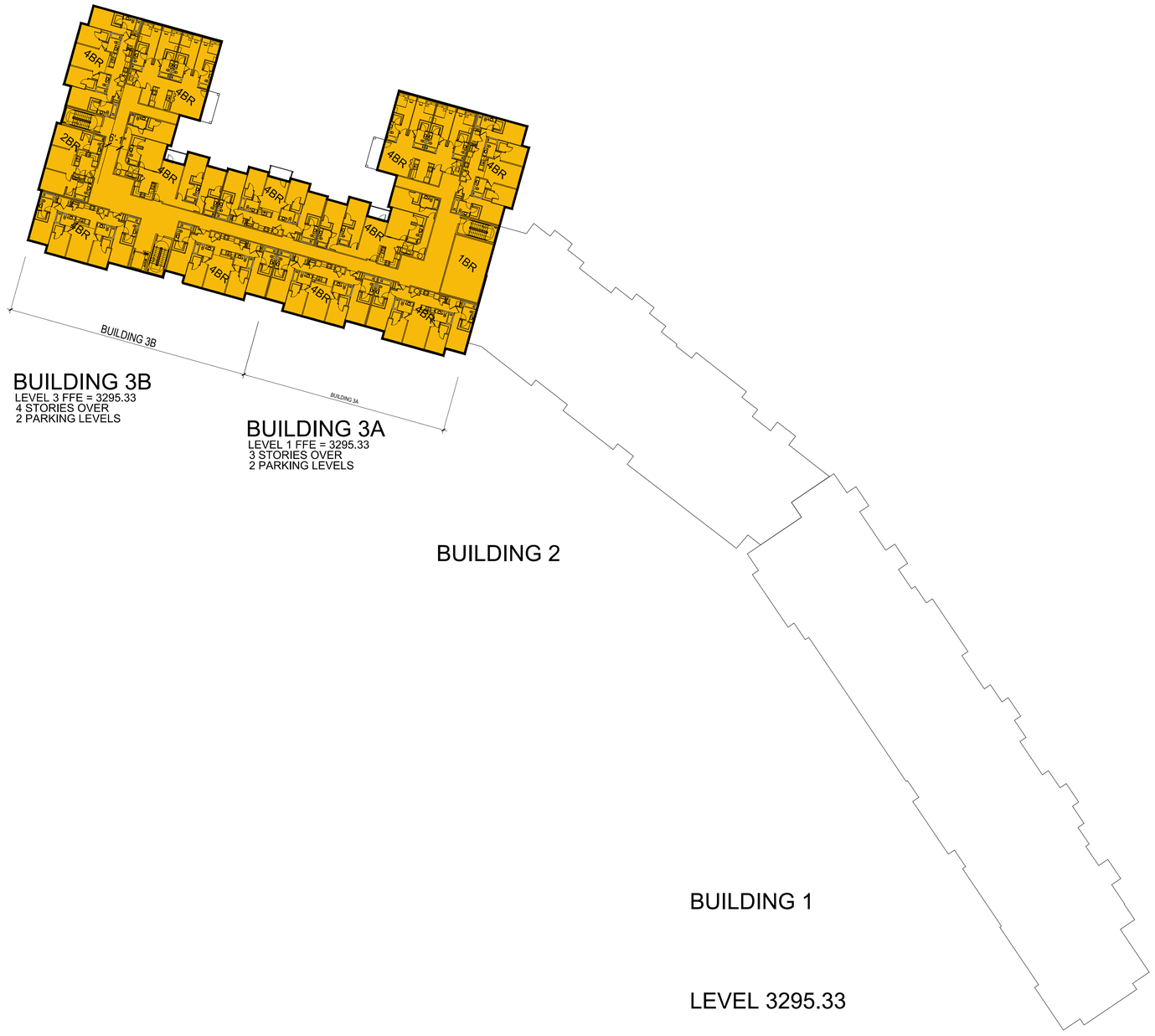
SITE PLAN

0' 10' 20' 50'

Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

Boone, North Carolina



SITE PLAN

0' 10' 20' 50'

Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

Boone, North Carolina

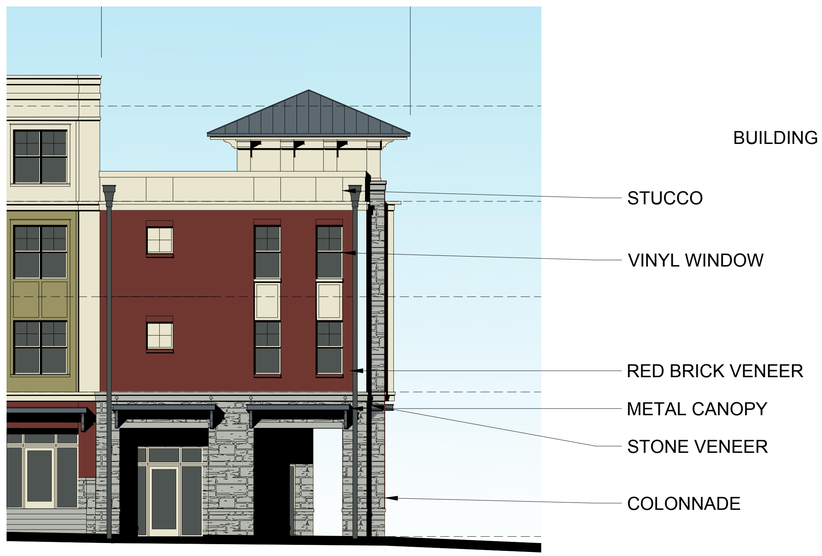
Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

Boone, North Carolina

BUILDING 1B
POPLAR GROVE ROAD FACADE

ENTRY
AT FFE 3239.60



BUILDING 1A
POPLAR GROVE ROAD FACADE

BUILDING 1A
WATER STREET FACADE

ENTRY
AT FFE 3237.50

Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

Boone, North Carolina

BUILDING 2
POPLAR GROVE ROAD FACADE

ENTRY
AT FFE 3252.00

BUILDING 1C
POPLAR GROVE ROAD FACADE

ENTRY
AT FFE 3242.00

Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

Boone, North Carolina

Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

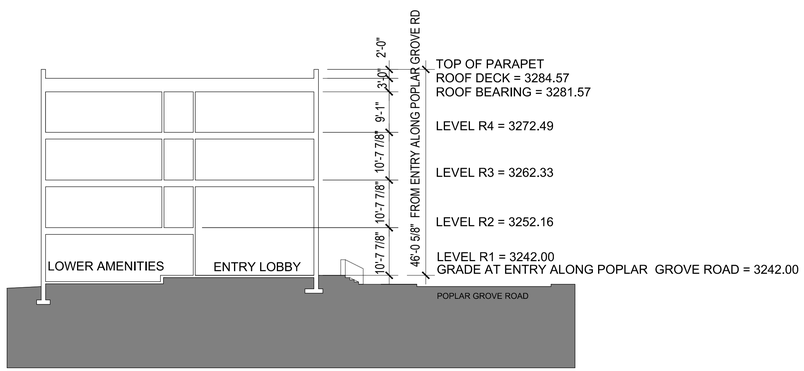
Boone, North Carolina

BUILDING 3B
WEST ELEVATION

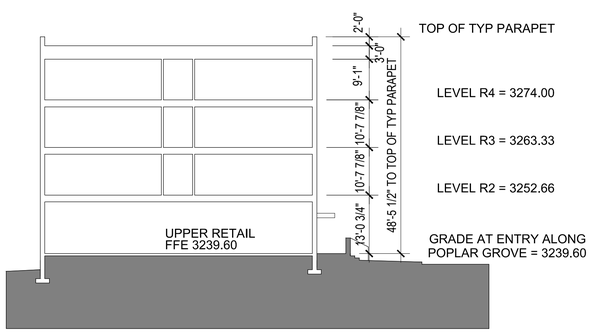
Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

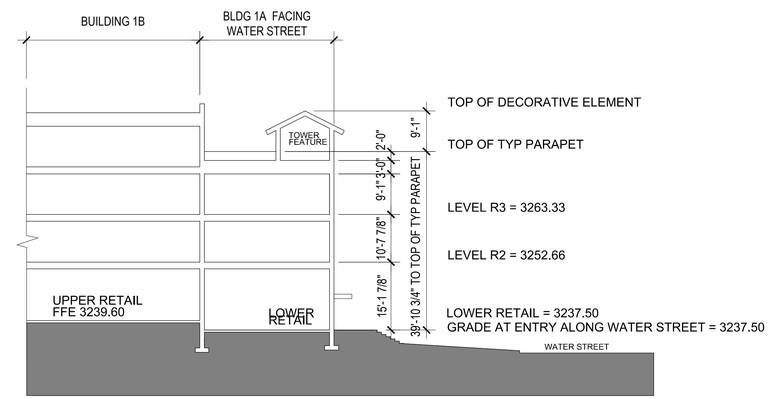
Boone, North Carolina



BUILDING 1C
POPLAR GROVE ROAD FACADE

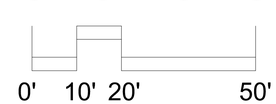


BUILDING 1B
POPLAR GROVE ROAD FACADE



BUILDING 1A
WATER STREET FACADE

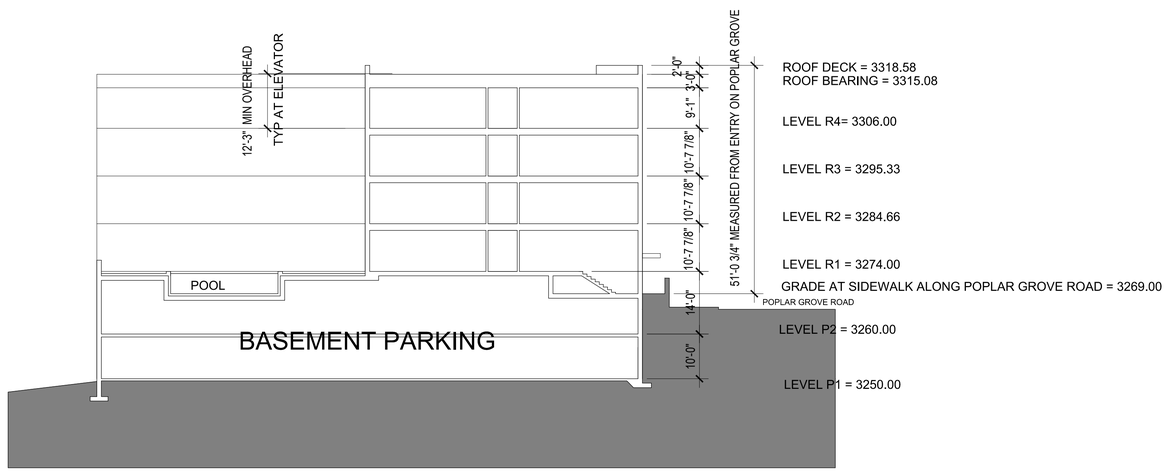
BUILDING SECTIONS



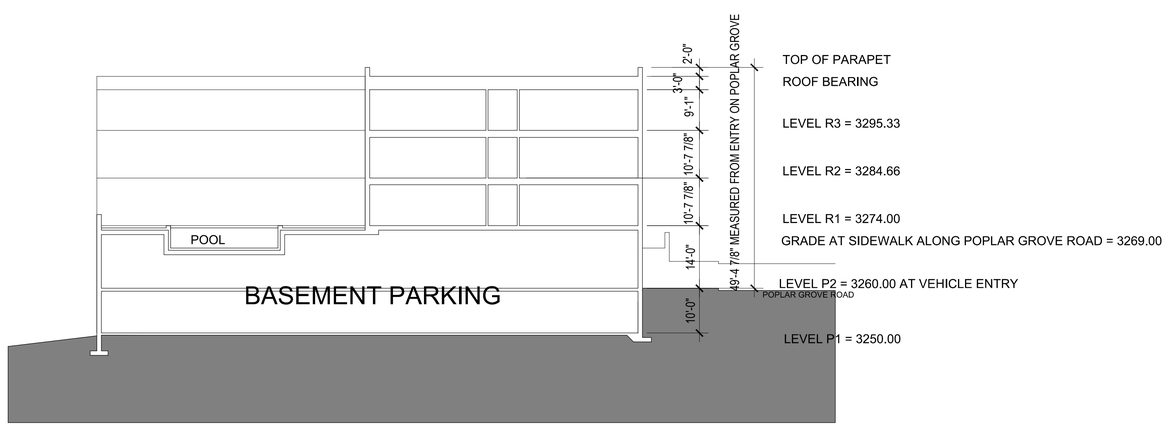
Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

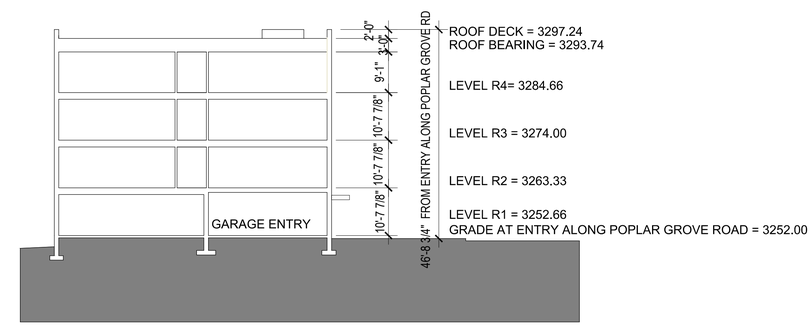
Boone, North Carolina



BUILDING 3B
WEST END - 4 LEVEL PORTION

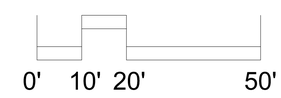


BUILDING 3A
EAST END - 3 LEVEL PORTION



BUILDING 2
POPLAR GROVE ROAD FACADE

BUILDING SECTIONS



Communication: Rivers Walk Architectural Plans (Case20160136 Rivers Walk)

Mixed Use Development

Boone, North Carolina

GLAZING CALCULATIONS

PER UNIFIED DEVELOPMENT ORDINANCE 15.11.02

WATER STREET FACADE
PRIMARY STREET

AREA OF LEVEL 1 FACADE AT BUILDING 1A= 642 SF
REQUIRED GLAZING 60% OF FACADE = 385 SF
GLAZING PROPOSED = MIN 385 SF

***THE MINIMUM GLAZING REQUIREMENT IS PROVIDED AT THE RETAIL STOREFRONT WALL WHICH IS BEHIND THE ARCADE AT LEVEL 1.

***FIRST FLOOR STREET LEVEL FACADE AREA IS MEASURED FROM FFE OF EACH SECTION OF BUILDING TO 12' AFF OR THE FLOOR LEVEL ABOVE, WHICHEVER IS LESS.

GLAZING CALCULATIONS

PER UNIFIED DEVELOPMENT ORDINANCE 15.11.02

POPLAR GROVE ROAD FACADE
NON-PRIMARY STREET

AREA OF LEVEL 1 FACADE AT BUILDING 1A= 385 SF
AREA OF LEVEL 1 FACADE AT BUILDING 1B= 1572 SF
AREA OF LEVEL 1 FACADE AT BUILDING 1C= 1493 SF
AREA OF LEVEL 1 FACADE AT BUILDING 2= 1890 SF
AREA OF LEVEL 1 FACADE AT BUILDING 3A= 1473 SF
AREA OF LEVEL 1 FACADE AT BUILDING 3B= 1533 SF

TOTAL AREA OF LEVEL 1 FACADE = 8346 SF
REQUIRED GLAZING 30% OF FACADE = 2504 SF
GLAZING PROPOSED = 2524 SF

***FIRST FLOOR STREET LEVEL FACADE AREA IS MEASURED FROM FFE OF EACH SECTION OF BUILDING TO 12' AFF OR THE FLOOR LEVEL ABOVE, WHICHEVER IS LESS.

COMMUNITY APPEARANCE STANDARDS

BUILDING DESIGN - PEDESTRIAN ORIENTATION
PER UNIFIED DEVELOPMENT ORDINANCE 25.02.01

A. PRIMARY FACADE AND MAIN BUILDING ENTRANCE LOCATED ON PRIMARY PUBLIC WAY.
B. N/A
C.1 N/A
C.2 N/A
C.3 AREA OF GROUND FLOOR WINDOWS OR WINDOW DISPLAYS MUST EXCEED 10% OF STREET FACING GROUND FLOOR WALL AREA.

WALL SURFACE OF GROUND FLOOR STREET FACADES = 8,988 SF
REQUIRED WINDOWS AT 10% OF FACADE = 899 SF
WINDOW AREA PROPOSED = 2477 SF

***FIRST FLOOR STREET LEVEL FACADE AREA IS MEASURED FROM FFE OF EACH SECTION OF BUILDING TO 12' AFF OR THE FLOOR LEVEL ABOVE, WHICHEVER IS LESS.

***WINDOW AREA EXCLUDES ALL DOORS

BUILDING DESIGN - EXTERIOR WALLS
PER UNIFIED DEVELOPMENT ORDINANCE 25.02.02

BUILDING:	LENGTH OF BLDG SEGMENT:	MIN. NUMBER OF PLAN FEATURE TYPES : REQUIRED:	PROPOSED:	MIN. NUMBER OF PLAN TOTAL FEATURES : REQUIRED:	PROPOSED:
1A	84'	4	4	12	29
1B	120'	5	5	16	54
1C	140'	5	5	16	48
2	175'	5	5	16	71
3A	106'	4	4	12	36
3B	125'	5	5	16	45

BUILDING:	HEIGHT OF BLDG SEGMENT:	MIN. NUMBER OF ELEVATION FEATURE TYPES : REQUIRED:	PROPOSED:
1A	39'-10 3/4"	4	4
1B	48'-5 1/2"	4	5
1C	46'-0 5/8"	4	5
2	46'-8 3/4"	4	5
3A	49'-4 7/8"	5	4
3B	51'-0 3/4"	5	5

BUILDING DESIGN - EXTERIOR WALLS
PER UNIFIED DEVELOPMENT ORDINANCE 25.02.02

BUILDING 1A:

FEATURE TYPE:	# PER:
OFFSETS 4' OR GREATER	1
COLONNADE	1
CHANGE IN MATERIAL	2
AWNINGS OR CANOPIES	4
COVERED ENTRIES OR PORTICOS	
WINDOWS MIN SIZE 2'-8" x 3'-4"	21
TRELLISES	
PILASTERS	
OTHER FEATURES	
TOTAL:	29

BUILDING 1B:

FEATURE TYPE:	# PER:
OFFSETS 4' OR GREATER	
COLONNADE	
CHANGE IN MATERIAL	2
AWNINGS OR CANOPIES	7
COVERED ENTRIES OR PORTICOS	
WINDOWS MIN SIZE 2'-8" x 3'-4"	44
TRELLISES	
PILASTERS	1
OTHER FEATURES	
TOTAL:	54

BUILDING 1C:

FEATURE TYPE:	# PER:
OFFSETS 4' OR GREATER	
COLONNADE	
CHANGE IN MATERIAL	2
AWNINGS OR CANOPIES	3
COVERED ENTRIES OR PORTICOS	1
WINDOWS MIN SIZE 2'-8" x 3'-4"	42
TRELLISES	
PILASTERS	
OTHER FEATURES	
TOTAL:	48

BUILDING 2

FEATURE TYPE:	# PER:
OFFSETS 4' OR GREATER	1
COLONNADE	
CHANGE IN MATERIAL	2
AWNINGS OR CANOPIES	1
COVERED ENTRIES OR PORTICOS	1
WINDOWS MIN SIZE 2'-8" x 3'-4"	66
TRELLISES	
PILASTERS	
OTHER FEATURES	
TOTAL:	71

BUILDING 3A

FEATURE TYPE:	# PER:
OFFSETS 4' OR GREATER	1
COLONNADE	
CHANGE IN MATERIAL	2
AWNINGS OR CANOPIES	1
COVERED ENTRIES OR PORTICOS	1
WINDOWS MIN SIZE 2'-8" x 3'-4"	31
TRELLISES	
PILASTERS	
OTHER FEATURES	
TOTAL:	36

BUILDING 3B

FEATURE TYPE:	# PER:
OFFSETS 4' OR GREATER	
COLONNADE	
CHANGE IN MATERIAL	2
AWNINGS OR CANOPIES	1
COVERED ENTRIES OR PORTICOS	1
WINDOWS MIN SIZE 2'-8" x 3'-4"	41
TRELLISES	
PILASTERS	
OTHER FEATURES	
TOTAL:	45

BUILDING DATA

STAFF REPORT
SPECIAL PUBLIC HEARING
APRIL 4, 2016

CASE 20160136 RIVERS WALK PLANNED DEVELOPMENT ZONING MAP AMENDMENT

Request

Jeff Githens with McKinley Boone, LLC has filed a Zoning Map Amendment Petition for a planned development consisting of a mixed-use building containing both residential and commercial uses, including a parking deck for properties located at 178 South Water Street, 190 and 208 Poplar Grove Road. The building will contain 119 dwelling units with 380 bedrooms; with the following uses proposed to be allowed for the commercial portion of the building 11.06 Restaurant ≤ 2,500 ft^2 open to the public during 10 pm – 6 am, 11.07 Other Restaurants ≤ 2,500 ft^2, 11.08 Restaurant > 2,500 ft^2 open to the public during 10 pm – 6 am, 11.09 Other Restaurants > 2,500 ft^2, 11.12 Personal Service Establishment open to the public during 10 pm – 6 am, 11.13 Other Personal Service Establishments, 11.14 Retail Store up to 5,000 ft^2, 11.15 Retail Store more than 5,000 but less than 25,000 ft^2, 11.18 Business or Profession Office open to the public during 10 pm – 6 am, 11.19 Other Business or Professional Office, 11.23 Medical Office, Category 4, 12.10 Recreation Facility, Category 1, and 14.02 Brewpub.

History

11-06-2014 Board of Adjustment granted two variances related to this project as outlined below (see minutes related to these approvals in Exhibit A):

1. UDO Subsection 15.11.02(J): The applicant was granted a variance to UDO Subsection 15.11.02(J) to reduce the minimum building footprint from 50% to 40%.
2. UDO Subsection 16.08.05: The applicant was granted a variance to UDO Subsection 16.08.05 to allow the building to exceed the 35' height requirement when the building is within 100' feet of a R1 zoned property.

02-23-2015: Town Council approved with conditions a conditional district zoning map amendment request, vested for 2 years, to rezone the properties at 178 South Water Street and 190 and 208 Poplar Grove Road from B1 Central Business to Conditional District B1 with a site specific development plan for a mixed use project- Rivers Walk (see minutes related to this approval in Exhibit B). This development included 16,647 square feet of commercial area, 145 apartments with 380 bedrooms, and a parking deck. Uses approved within the commercial area include: 11.06 Restaurant ≤ 2,500 ft^2 open to the public during 10 pm – 6 am, 11.07 Other Restaurants ≤ 2,500 ft^2, 11.08 Restaurant > 2,500 ft^2 open to the public during 10 pm – 6 am, 11.09 Other Restaurants > 2,500 ft^2, 11.12 Personal Service Establishment open to the public during 10 pm – 6 am, 11.13 Other Personal Service Establishments, 11.14 Retail Store up to 5,000 ft^2, 11.15 Retail Store more than 5,000 but less than 25,000 ft^2, 11.18 Business or Profession Office open to the public during 10 pm – 6 am, 11.19 Other Business or Professional Office, 11.23 Medical Office, Category 4, 12.10 Recreation Facility, Category 1, and 14.02 Brewpub.

Conditions of Approval:

1. Where there is a conflict between the application information and the plans (bearing a received date of January 26, 2014), the plans shall control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed project made by the applicant or its (his or her) representatives at the public hearing shall also become a

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

condition of the permit, and a basis for a stop work order and/or permit revocation if violated.

3. Final plans shall be submitted that are in compliance with the provisions of the UDO and other provisions of the Town Code.
4. The Town of Boone will be given the necessary easements for public sidewalks which leave existing street right-of-way.
5. All driveway permits shall be obtained prior to the issuance of a Zoning Permit.
6. Applicant shall demonstrate adequate parking for the development.
7. Applicant shall build the courtyard as demonstrated on the drawing submitted by Bill Dixon on February 9, 2015 at the Planning Commission meeting.
8. The applicant shall provide an easement for 8' minimum greenway along Boone Creek through the development of the property.

The original Rivers Walk development is vested until February 24, 2017 or until the property is rezoned. The developers are requesting a new plan approval through the planned development process recently adopted by Council, which equates to the properties being rezoned.

Planned Development Procedural Information

Per UDO Subsection 14.05.01(B):

A PD creates a sui generis (unique) zoning district not limited to the authorized uses and the development standards of a specific existing zoning district and may be subjected to conditions that make the development plan more desirable. A PD is intended to permit the establishment of areas in which diverse uses may be combined and integrated through careful planning to provide a unified and compatible development which is consistent with adopted plans, and which may reasonably be expected to result in a quality of living environment which is more closely in keeping with the purposes of zoning than would otherwise likely be obtained. It is not the intent of the Town Council that the PD district become a "loophole" designed to permit otherwise illegal contract, conditional or spot zoning, or clandestine institution of an unlawful use variance. Rather the PD district is intended to permit further refinement and more detailed expression of adopted plans in situations where the owners of the property present a development plan which is found to be in the public interest and consistent with adopted plans.

1. A PD should only be approved upon the following findings:
   a. That the proposed PD will produce a development of equal or higher quality than otherwise required by the strict application of district regulations that would otherwise govern;
   b. That the proposed PD will encourage innovative arrangement of buildings and open spaces to provide efficient, attractive, flexible, and environmentally sensitive design;
   c. That the proposed PD will produce a development functioning as a cohesive, unified project; and
   d. That the proposed PD will not substantially injure or damage the use, value, and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the adopted plans and policies of the Town.

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

Applicant's Compliance with Planned Development Requirements	
UDO Subsection	**Compliance**
UDO Subsection 9.10.03: a PD may be only be proposed for either a development site containing 3 or more acres or a proposed development which includes both commercial and residential uses.	Yes- The proposed development contains both commercial and residential uses.
UDO Subsection 9.10.04: The authorization of a PD shall preclude any requirement for obtaining a variance from the Board of Adjustment unless it is a variance to Article 29 Watershed Protection and Article 30 Flood Damage Prevention. Any such variances must be obtained before a public hearing is held on the proposed PD.	
UDO Subsection 9.10.05(A)(1): One or more pre-petition consultations with the Administrator, in which the petitioner identifies the development site, its natural features, and the nature of the proposed development.	Yes- the applicants have met with Staff multiple times since the original conception regarding submittal for this development.
UDO Subsection 9.10.05(A): Before submitting the petition, the petitioner must schedule a meeting with owners of property located within 150' of the development site. a. The petitioner must provide notice at least 21 days prior to the meeting in accordance with Subsection 1.13.02 herein. b. The meeting must be held at an accessible and convenient location in light of available options. c. The petitioner must record the names and addresses of all attendees at the meeting. d. At the meeting, the petitioner, at a minimum, shall present all the following information: i. Contact information of the parties involved in the ownership, design, and development of the property; ii. The location of the property and general information on the current conditions of the site; iii. Proposed use(s) and site development; iv. Any preliminary plans or renderings, if available; and v. Any other information deemed pertinent by the Administrator. e. The petitioner shall provide the Administrator with a report which details the meeting including any concerns expressed by attendees and any commitments made by the petitioner. This report shall be included in the staff report.	Yes- please see applicant's information "Harrod LLC/Peak Campus Planned Development Property Owners' Meeting". According to the information, the notice for the meeting was sent on November 23, 2015 with a meeting being held on December 17, 2015 (22 days not counting the date notice was sent or the date of the meeting).
UDO Subsection 9.10.05(B)(1): 1. A site specific development plan addressing plan aspects identified in Appendix A, identifying all development specifics which deviate from the standards of this Ordinance.	

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

UDO Subsection 9.10.05(B)(2): Written analysis, tailored to specifically address the characteristics of the particular location, addressing how the planned development will effectively and to the greatest degree reasonably possible, mitigate the impacts of the proposed development on the surrounding area, including but not limited to: a. noise impacts; b. light impacts; and c. any other predictable negative effect, including but not limited to: i. negative visual effects; ii. negative traffic effects; and iii. negative health effects.	Yes- Please see applicant's information
UDO Subsection 9.10.05(B)(3): Information to demonstrate compliance with all mandatory requirements of this Ordinance, including: a. Article 5 Subdivisions (for purposes of this Section the Town Council is the approval authority for major subdivision preliminary plats); b. Article 8 Historic Preservation; b. Article 19 Grading; c. Article 20 Soil Erosion and Sediment Control; d. Article 21 Stormwater Management; e. Article 22 Utilities; f. Article 29 Watershed Protection; g. Article 30 Flood Damage Prevention;	Yes: please see applicant's plans and staff comments below in this Staff Report. Please note that per UDO 4.05.03it is not always necessary that the application contain the type of detailed construction drawing that would be necessary to determine compliance with the detailed or technical design requirements set forth in the UDO, so long as the plans provide sufficient information, in the judgement of the Administrator, to allow the permit issuing authority to evaluate the application in the light of the substantive requirements set for the in the text of the UDO and all other duly adopted requirements of the Town.

Analysis

Addresses:	178 South Water Street, 190 and 208 Poplar Grove Road
Watauga County PINs:	2900-79-3318-000, 2900-79-0661-000, and 2900-69-8658-000
Lot size:	2.75 acres
Jurisdiction:	Corporate limits
Access:	Water Street and Poplar Grove Road
Vesting:	2 years
SFHA:	Yes
Watershed District:	No
Corridor District:	No

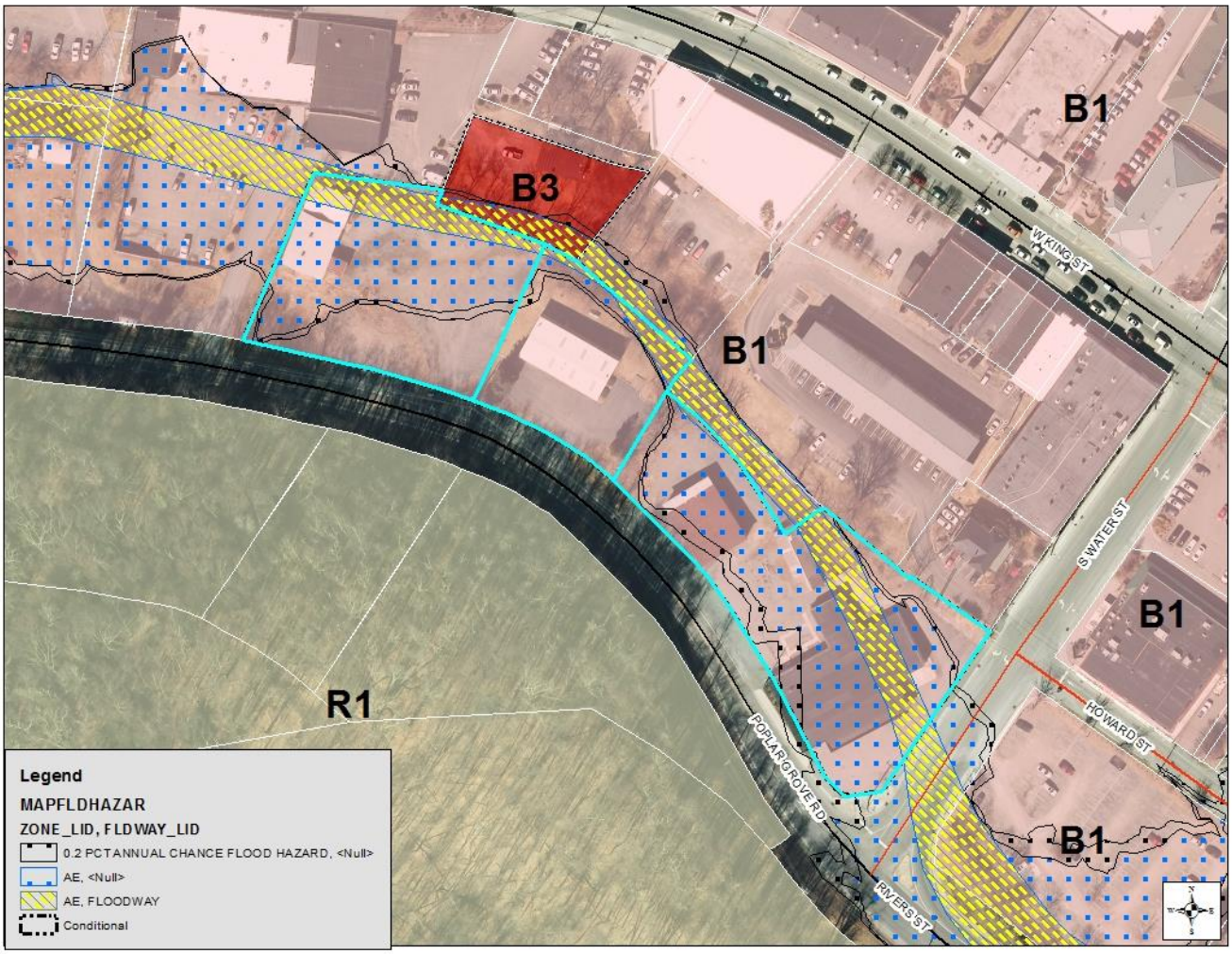
Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

NCD: No

Viewshed: No

Current Zoning: Conditional District B1 (see information under **History** above)

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	**Adjacent Land Use**
North	B1 Central Business	Restaurant, Multi-Family, Retail, Auto Garage
East	B1 Central Business	Parking Lot
South	R1 Single Family	Vacant
West	B1 Central Business	Government Facility



Proposed Zoning: Planned Development Rivers Walk

Comparison Chart		
Standard	**CD B1 (Original CD Approval)**	**PD Rivers Walk**
Building Height	Max Height of 40’	Max Height 51’ 2 ¾” (See applicants information)
Building Setbacks	None Required	As shown on the

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

Comparison Chart		
Standard	**CD B1 (Original CD Approval)**	**PD Rivers Walk**
UDO ARTICLE 15, SUBSECTION 15.11.04(A) Multi-Family in Mixed Use:		(Per the Applicants Information)
1. Each project shall provide primary street level commercial land uses (i.e. retail, office, restaurant) of at least fifty percent (50%) of the square footage of the footprint of each building on the primary street level. For developments located on lots which abut more than one public street in the Central Business District, each additional street level floor shall provide commercial uses of at least 30% of that level's square footage. For purposes of this Subsection, the "primary street" shall be determined according to the following order: King Street, Howard Street, Depot Street, all other streets. For example, if a project is located on a lot that abuts both King Street and Howard Street, King Street shall be considered the "primary street" while for a project which abuts Howard Street and Depot Street, Howard Street shall be considered the "primary street" and so on.	1. The applicant demonstrated compliance with this requirement.	1. Per plans submitted with application, these are the building footprints for the project: Bldg. 1: 17,637 sq. ft. Bldg. 2: 11,895 sq. ft. Bldg. 3: 27,895 sq. ft. Per UDO the commercial space is required as follows: Bldg 1: 17,637x .5=8,819 Bldg 2: 11,895x.3=3,569 Bldg3: 27,895x.3=8,369 Commercial Space Required: 20,757 square feet Commercial Space Provided: 20,443 square feet* *Square footage for building amenities for the residential component are used within the commercial square footage.
2. The entire frontage of the primary street level of the building abutting the street shall provide commercial uses. Required entrances for ingress and egress to secondary uses are permitted along said frontage so long as they are no larger than necessary to meet building code and safety requirements for ingress and egress. Commercial uses on the non-primary street level(s) shall front on the non-primary street.	2. The applicant demonstrated compliance with this requirement.	2. The applicant is in compliance with this requirement.

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

Comparison Chart		
Standard	**CD B1 (Original CD Approval)**	**PD Rivers Walk**
3. New projects shall be at least two floors above the primary street level.	3. The applicant demonstrated compliance with this requirement.	3. The applicant is in compliance with this requirement.
4. Buildings facades shall be oriented to each public street and shall have a primary entrance door facing each abutting public sidewalk.	4. The applicant demonstrated compliance with this requirement.	4. The applicant is in compliance with this requirement.
5. A minimum of 60% of primary public street level facing building facade shall be comprised of transparent, non-reflective windows and 30% of non-primary street level facing building facades shall be comprised of transparent, non-reflective windows.	5. The applicant demonstrated compliance with this requirement.	5. The applicant is in compliance with the requirement.
6. Surface parking shall be located away from each public street to the extent possible, and if practical, to the rear of the principal building.	6. The applicant demonstrated compliance with this requirement.	6. The applicant is in compliance with this requirement.
7. Structured parking is permitted to the rear of the building or below the street level floor.	7. The applicant demonstrated compliance with this requirement.	7. The applicant is in compliance with this requirement.
8. Building facades may be no further than 0'-0" from the established street setback line, except where necessary to provide landscaped courtyards, plazas, pocket parks, other pedestrian oriented amenities, or when there would be interference with public utilities.	8. The applicant demonstrated compliance with this requirement.	8. The applicant is in compliance with this requirement.
9. The minimum building footprint shall be 50% of the total gross square feet of the lot.	9. The applicant received a variance to this requirement which allowed a reduction to the building footprint to 40%.	9. The applicant is in compliance with the variance granted with a building footprint approximately 48% of the total gross square footage of the lot.
10. Pedestrian weather protection such as awnings or canopies are encouraged along the public street but may be placed only in accordance with an encroachment agreement authorized by the Town Council.	10. The applicant indicated within the original development summary that the development would be in compliance with this requirement.	10. The applicant has not provided any information to contrary therefore applicant will be required to meet this requirement.

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

Comparison Chart		
Standard	**CD B1 (Original CD Approval)**	**PD Rivers Walk**
Automobile Parking:	Total of 184 on-site parking spaces, (166 within the parking structure, and 18 in the surface parking lot) *Note as a condition of approval the applicant submitted a parking study analysis which was approved by Mr. Bailey on February 23, 2016	Per the applicant's information: Total of 164 on-site parking spaces, (147 in the parking structure and 17 in the surface parking lot) The applicant has submitted a revised parking demand study, a copy of which has been provided within the applicant's information at the beginning of the packet. Please note the use of shared cars and lease language for residential tenants. Note: It is not clear how many parking spaces will be reserved for the commercial uses.
Bicycle Parking:	15 Short-term provided 37 Long-term provided	14 Short-term provided 50 Long-term provided
Signage:	Required to meet current Article 26.	Applicant has not indicated that they will deviate from the signage requirements in the B1 except for the request for a 40 square foot monument sign (current regulation limits the sign to 25 square feet).
Appearance:	Applicant required to meet Article 25.	Applicant proposing to deviate from standards. Please see architectural plans and UDO Comparison letter.

TRAFFIC IMPACT ANALYSIS: The applicant has submitted a Traffic Impact Analysis March 4, 2016 for this project. Below is an excerpt containing pedestrian, bicycle and transit accommodations and the summary and conclusion (Please note a full copy of the report can be seen at the Planning and Inspections Department or an a copy of the report can be emailed upon request):

Pedestrian and Bicycle Accommodations

As part of the development of this site, the developer plans to construct the following pedestrian and bicycle accommodations:

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

- Sidewalks will be constructed along the street frontage of the property: the northeastern side of Poplar Grove Road and along Water Street.
- A sidewalk will be provided adjacent to the commercial/ retail store entrances on site.
- The developer build the greenway trail from the surface lot to the parking deck as depicted on the site plan. This will provide safe and convenient access to the parking deck bike storage areas.
- In order to accommodate bicycling activities to and from the site, there will be 50 covered bicycle spaces inside of the garage and 14 bicycles spaces in the surface lot.

Transit Accommodations

AppalCart provides transit service in the Town of Boone. *AppalCart* currently runs routes (Gold, Pop 105 and Express routes) which provides service in the proximity of the site. There is an existing *AppalCart* stop on King Street and Water Street, which is within 400 feet of the proposed development. Residents in this proposed development will be able to use this transit service to reach their destinations. In addition, a loading lane has been incorporated into the site plan along Poplar Grove Road for buses.

Summary and Conclusion

The proposed River Walk Development is located on the border of Appalachian State University (ASU) and the Central Business District (CBD) along the northwest quadrant of Rivers Street/ Poplar Grove Road and Water Street in Boone, North Carolina. As currently planned, the site will consist of 380 bedrooms of a mix of young professional and student apartment housing and 10,266 square feet of retail area.

The site plan shows three (3) driveways to the site: two which will serve as the access to the proposed parking deck on site, and one driveway on Water Street that will serve as the access to a 17-space parking lot. The majority of tenants at the residential building will park in the parking deck. Hence, this traffic analysis considers the parking deck access on Poplar Grove Road to be the primary access to the site.

The trip generation indicates that based on the current site plan the proposed project is projected to generate a net total of 1,271 trips per day. This is based on 380-bedrooms of a mix of young professional and student apartment housing and 10,266 square feet of retail area.
The analysis indicates that all study intersections will operate at LOS D or better in the future build conditions.

Table B summarizes the recommended improvements for the 2016 future build scenario. Improvements are shown in Figure 9 in the report.

In conclusion, this analysis has been conducted based on NCDOT and Town of Boone guidelines and has determined the potential traffic impacts of this development. With the build-out of the site, the analysis indicates there will be adequate capacity to accommodate future traffic. Note that the site accesses should to be designed according to NCDOT standards as appropriate.

Table 8.0 - Recommended Improvement Summary	
Water Street at West King Street	Optimize signal timing
Water Street at Howard Street	No improvements recommended
Water Street at Rivers Street/Poplar Grove Road	No improvements recommended
Water Street at Proposed Site Access 1	No improvements recommended
Poplar Grove Road at Proposed Site Access 2	No improvements recommended
Poplar Grove Road at Proposed Site Access 3	No improvements recommended

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

Water Street at Existing Driveway	No improvements recommended
Pedestrian and Bicycle Accommodations	• Sidewalks will be constructed along the street frontage of the property: the northeastern side of Poplar Grove Road and along Water Street. • A sidewalk will be provided adjacent to the commercial/retail store entrances on site. • The developer build the greenway trail from the surface lot to the parking deck as depicted on the site plan. This will provide safe and convenient access to the parking deck bick storage areas. • In order to accommodate bicycling activities to and from the site, there will be 50 covered bicycle spaces inside of the garage and 14 bicycle spaces in the surface lot.
Transit Accommodations	• There is an existing AppalCart stop on Water Street at West King Street which is within 400 feet of the proposed development. Residents in this proposed development will be able to use this transit service to reach their destinations.

Community Appearance and Landscape Standards (Brian Johnson, Urban Design Specialist)

I have reviewed the plans for the proposed Rivers Walk Planned Development received 3-28-16 and offer the following comments:

1. Staff recommends the addition of landscaping within the proposed plaza area on the corner of Water Street and Poplar Grove Road. Sight distances must be provided with any additional landscaping on this corner.
2. The applicant is proposing cultured stone as a material in lieu of natural stone. UDO Article 25.02.04 B requires the main building façade must be comprised of unpainted red or darker colored brick or natural stone. Staff offers the following comment that while this section requires unpainted red or darker colored brick or natural stone, the use of fiber cement or stucco may provide a variation of materials based on the massive length of the building along Poplar Grove Road. However staff recommends the use of fiber cement siding or stucco be used in a very limited percentage.
3. Staff also recommends the incorporation of some of the features such as arched facades and entry ways and quoining as shown on the previous building elevations prepared by Appalachian Architecture.

Grading/Erosion Control/Stormwater (Chris Grubb, Environmental Planner)

I have reviewed the plans with a received date of February 26, 2016, for the above referenced project. The following issues will need to be addressed:

1. It appears the area below the finished floor elevation of Building C is enclosed. Although the finished floor is 2' above base flood elevation, any area that is enclosed in the AE zone must comply with Section 30.03.02E3 of the UDO.
2. Although the overall impervious area is being reduced, and buffer encroachments previously exist, stormwater detention should be considered to mitigate the temperature impacts of stormwater collected from roofs of new buildings that drain into Boone Creek. NCDENR should be contacted to see if additional permits or approvals are required.

Public Works:

Services Division (Todd Moody, Facilities Maintenance Superintendent)

The Public Works Department has reviewed the above referenced plans and has the following comments.

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

1. Please provide more detail on the type of solid waste container being proposed and show turning movements on plans to demonstrate the collection vehicle can safely service the containers. Also, storage capacity of one-eight cubic yards per bedroom should be satisfied.
2. Sidewalks along any public street shall require the dedication of a permanent easement for public use and maintenance to the Town of Boone. This applies to any sidewalk along Poplar Grove Road that is not within the right-of-way.
3. An encroachment agreement will be needed for storm water pipe #9.
4. Proposed greenway easement leaves applicant's property. Please clarify if adjoining property owners have agreed to an easement to complete the greenway in this area.
5. There is an existing street light at the corner of South Water Street and Poplar Grove Road within the street right-of-way. The applicant will be required to replace this existing infrastructure in the "courtyard" area.

Utilities Division (Mike Trivette, Utility Services Technician)
The Public Works Department Utilities Division has conducted a plan review for the proposed project at S. Water St. & Poplar Grove Road; materials reviewed by this department are dated 02-25-16 and are approved with the following conditions.

1. We will require more water and sanitary sewer information on future utility plans and project notes.

Fire Department (Michael Teague, Assistant Fire Chief)
Approved

CONFORMITY TO ADOPTED PLANS

COMPREHENSIVE PLAN UPDATE

1.1 Overall Objectives for the Boone Comprehensive Plan (p. 15):

The following objectives, which have not been listed in any particular order of importance, are deliberately broad in scope and less specific than either a policy statement or an implementation action.

Economic Development: Acknowledge the area's natural beauty, university, and medical center presence as the Town's greatest assets for economic development and jobs creation. Treat them accordingly.

Community Appearance and Community Character: Blend the built environment with the natural, scenic, and historic character of a High Country small town. Especially discourage commercial strip development, cluttered signage, and "cheap" apartment buildings.

Open Space: Integrate open space and greenways into the urban fabric of the Town. Preserve the countryside by discouraging suburban sprawl. Avoid development in floodplains, on ridgetops, and on steep slopes.

Environmental Quality: Address and monitor growth factors and activities that contribute to water, air, light, and noise pollution.

Trees: Conserve existing trees and plant new trees, especially hardwoods.

Automobile Transportation: Maximize the efficiency of existing facilities, but not at the expense town and neighborhood character and livability. Build or expand transportation facilities and parking areas as needed, but with care. Work to reduce auto dependency, use, and congestion.

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

Bikeways: Implement the planned system of bikeways as a legitimate transportation alternative. Unify with greenways and other pedestrian facilities where possible.

Mass Transit: Enhance and support the mass transit system as an effective alternative to the congestion created by the individual automobile.

Pedestrian Movement: Encourage a system of sidewalks, paths, crosswalks and compact development patterns which make it easy to get around Boone on foot.

Infrastructure: Engage in long range planning for water and sewer systems, stormwater runoff, natural gas, and other utility systems. Place overhead utilities underground whenever feasible.

Public Safety: Maintain a high level of policing and fire protection and plan the expansion of public safety services to coincide with projected population increases and identified needs.

Energy and Waste: Reduce waste generation, and the consumption of energy and water. Develop area recycling programs to the fullest. Encourage an anti-litter consciousness among residents and visitors.

University: Emphasize cooperative planning among the Town, County, and University.

Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

Recreation: Strive for additional public recreation facilities, especially sports fields, greenways and indoor recreation centers.

Neighborhoods: Ensure the livability of neighborhoods, especially through land use and traffic planning. **Public Involvement:** Encourage active public involvement and volunteerism to expand the effectiveness of community planning and action.

1.2 Growth Strategy Map (p. 17): The property is located within Primary Growth Area. The Primary Growth Area is that portion of the urban growth area where urban level of facilities are already in place or can be provided most cost effectively. This is the area where near term growth and development is to be especially encouraged.

Comprehensive Plan Policies: Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Board should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation.

2.1 THE ECONOMY

2.1.1 Economic Development

A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long term component of an economic development strategy.

D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.

F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.

2.1.2 Commercial Development

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

B. Commercial and office development shall be encouraged to locate in planned shopping centers, office parks and mixed use developments to stop the proliferation of strip development.

C. Community/Commercial Centers shall be located adjacent to a major street and contain or be adjacent to other appropriate community facilities.

D. Automobile Orientated Neighborhood and Convenience Commercial Centers shall be encouraged to locate on a collector street or secondary street at its intersection with a major street.

F. Commercial uses may be encouraged to develop by consolidation and expansion of existing commercially zoned property, only when such consolidation and expansion does not encroach upon a viable residential area.

G. Effective buffering and/or landscaping shall be provided where a large scale or automobile-orientated commercial or office use adjoins an existing or planned residential use.

J. Highway Oriented Commercial uses shall be clustered along segments of major streets and contain land uses which are mutually compatible and reinforcing in use and design. Businesses shall be encouraged to coordinate their site designs with other nearby businesses. Design factors shall include, at a minimum, shared parking and street access, convenient pedestrian and vehicular movement, and consistent sign standards.

2.1.5 Downtown

A. A compatible design character for the downtown area, drawing upon the locality's original High Country small town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.

B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize adequate and appropriately designed off-street parking lots in the downtown area.

C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.

E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.

F. The maintenance and revitalization of downtown Boone, as well as planning for its future development, will reflect the realities and qualities befitting its geographical setting and function as a center of (1) commercial and service activities, (2) educational and cultural activities, events and (3) public services.

2.2 THE INFRASTRUCTURE

2.2.1 Transportation

I. Driveway cuts along major streets and roads shall be limited to allow these streets to serve primarily as safe traffic movement corridors or, alternatively, to maximize curb frontage for on-street parking.

2.2.2 Utilities

B. Water and sewer services shall be concentrated within the limits of a geographically defined Urban Growth Area. The Primary Growth Area shall receive first priority for the provision or enhancement of water and sewer services.

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

E. The Town shall employ incentives to encourage a concentration of intense urban type development within the Urban Growth Area**.**

2.2.4 Public Safety

D. The Town shall place renewed emphasis on enforcement of the state building code and flood prevention regulations to avert or minimize loss of life and property during natural disasters.

2.2.5 Environmental Quality

C. Development activities in the 100 year floodplain or near lakes or streams shall be carefully controlled. If development must occur, low intensity uses such as open space, recreation and adequately buffered agricultural or forestry activities shall be preferred.

E. Development which preserves the natural features of the site, including existing topography, streams and significant trees and vegetation, shall be reflected in the Town's Development Standards.

2.3 THE COMMUNITY

A. Urban type development within the Urban Growth Area shall meet appropriate Town standards.

B. Properly planned, mixed use developments that promote efficient provision of public services shall be encouraged within the Urban Growth Area.

2.3.2 Community Character

E. New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High Country small town.

2.3.3 Housing and Neighborhoods

A. The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.

C. Proposed residential development which would expose residents to harmful effects of incompatible development or to environmental hazards shall be prohibited.

C. Innovative and flexible land planning and development practices shall be encouraged to create livable developments which better safeguard land, water, energy and historic resources.

D. Factors in determining preferred locations for high density residential development shall include: close proximity to the university, employment or shopping centers; access to major thoroughfares and the transit system; the availability of public services and facilities; and compatibility with adjacent land uses.

G. Compact, full service neighborhoods, offering opportunities for living, working, shopping, and gathering places, shall be encouraged in newly planned developments, as well as for redeveloping areas.

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

BOONE 2030 LAND USE PLAN

BOONE 2030 LAND USE PLAN

These properties are located within multiple sectors in the Framework Map located within the Boone 2030 Land Use Plan. These sectors include the O-1, O-2 and G-4. These properties are also located in a Regional Center.

The O-1 sector represents the basic "green infrastructure" of the community providing critical habitat for wildlife; protection of water quality and protection from flooding and erosion; and needed recreation and greenspace for the human habitat. This category, indicated in dark green on the Framework Map, comprises lands that are already non-developable, such as wetlands, required stream buffers, and parks. For Boone, this sector specifically consists of:

- Existing parks & greenway
- Wetlands & streams
- 25 ft stream buffer –standard
- 30 ft stream buffer – watershed area
- 35 ft stream buffer – steep slopes
- Federal or state lands
- Conservation easments
- cemeteries

Appropriate Land Uses/Development Types:

- conservation areas
- parks & greenways
- limited agricultural/forestry uses
- water access areas
- limited civic uses such as schools

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

The O-2 sector represent areas that are prime candidates for moving into the O-1 sector through conservation easements or other open space acquisition/protection measures such as Transfer of Development Rights. This sector, shown in medium green on the Framework Map, consists of lands that should be off-limits to development except occasional residential/rural buildings at very low densities. These areas may be legally developable based on current federal, state, and local regulations. However, they are areas that based on environmental and urban service factors (difficulty of providing of sewer/water service and roadways, for example) should be lightly developed or undeveloped, remaining in a rural or natural state. In large part, these areas correspond with locations identified for viewshed protection in the Town's current regulations. This zone also corresponds with areas in the Secondary Water Pressure Zone, defined as elevations above 3400 feet, which are difficult to efficiently serve with adequate public water pressure. For Boone, this sector also consists of:

- 100 year floodplain
- Slopes of 30-70%
- 100 ft. riparian stream buffer
- Zone of potential rock instability
- High landslide hazard zones

The G-4 sector is comprised of areas with existing development, with a relatively dense street grid, and which are appropriate for redevelopment or additional development. These areas are shown in the purple color on the Framework Map. This includes the historic downtown and the King Street corridor as far east as Hardin Street. This area is, in large respect, appropriate for redevelopment and new infill development and well served with infrastructure (roads, utilities, etc.), and access to services and amenities. Because this area is already well provided for in terms of urban services, it is one of the most efficient and most attractive area for redevelopment of underutilized land or development of vacant parcels. It is also one of the best areas for development in terms of minimizing new environmental impacts to natural areas since the area has been built upon since Boone's founding. In-depth discussion of concepts for downtown development, redevelopment and infill neighborhood development is included in the Downtown Boone section of the Land Use Plan. In general, however, the following development types and uses are appropriate in the G-4 sector, continuing in the historic pattern of mixed-use downtown development in Boone.

- Single-family and multi-family residential
- Commercial uses (retail and office)
- Mixed-use development
- Civic uses
- Light industrial uses

Regional Centers are mixed-use activity centers with employment and commercial uses that attract people from beyond the immediate neighborhoods and from surrounding communities. These centers are appropriate for commercial and employment development as well as the area's highest density housing. The area of these centers is based on a 1/2 mile radius (a typical 10-minute walk)—the larger black circles on the map. Regional centers are envisioned for downtown Boone and the historic university core; around the hospital and the current high school site; and at the intersection of US 321 and NC 105; and around the intersection of US321 and Shadowline Drive. These centers will provide the highest concentrations of residential and employment in the Plan area.

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

Certification of Notification By Mail

I, Marlene Crosby, certify that individual notices meeting the requirements of Article 9, Subsection 9.03.03(B)(2) of the Town of Boone UDO were placed in the mail (first class) on January 22, 2015.

_____

Marlene Crosby

Staff Recommended Conditions

If Council approves the request, Staff recommends the following conditions:

1. Where there is a conflict between the application information and the plans (site plans bearing a received date of March 25th and architectural plans bearing a received date of March 28, 2016), the plans shall control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed project made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. Final plans shall be submitted that are in compliance with the provisions of the UDO and other provisions of the Town Code.
4. The Town of Boone will be given the necessary easements for public sidewalks which leave existing street right-of-way.
5. All driveway permits shall be obtained prior to the issuance of a Zoning Permit.
6. (possible condition regarding the easements and construction of a greenway trail)

PLANNING BOARD REPORT

Per NCGS 160A-387, all proposed amendments to the zoning ordinance or zoning map shall have a written report provided from the Planning Board to the Town Council within 30 days of referral of the amendment to the Planning Board, or the Town Council may proceed in its consideration of the amendment without the Planning Board report. Furthermore, in no case is the Town Council bound by the recommendations, if any, of the Planning Board.

Per NCGS 160A-383, the Planning Board shall advise and comment on whether the proposed zoning amendment is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

First motion and vote: The proposed Amendment to the Town's zoning map ☐is OR ☐is not consistent with the Town's comprehensive plan and other applicable adopted plans of the Town which relate to this application because:

_____

Second Motion and Vote: The Planning Commission recommends ☐approval ☐denial for the following reasons:

_____

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

TOWN COUNCIL ACTION

Per NCGS 160A-383, zoning regulations shall be made in accordance with a comprehensive plan. Prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest.

First motion and vote: The proposed amendment to the Town's zoning map ☐is ☐is not consistent with the Town's Comprehensive plan and other applicable adopted plans of the Town which relate to this application because:

_____

Second Motion and Vote: I move to ☐approve ☐deny the proposed amendment to the Town's zoning map and believe ☐ approval ☐denial is reasonable and in the public interest because:

_____

Communication: Rivers Walk Staff Report (Case20160136 Rivers Walk)

Case 20160136 Rivers Walk
Exhibit A

Board of Adjustment
Thursday, November 6, 2014
Meeting Minutes

Resident Members Present: Rich Crepeau-Chairman, David Welsh, Virginia Roseman, Nik Hay, and James Milner

Staff Present: Bill Bailey-Director of Planning & Inspections, Christy Turner-Planner, and Chris Grubb-Code Enforcement Officer/Environmental Planner

Others Present: Sam Furgiuele-Town Attorney and Jeff Hedrick

…

ZV20140453 River's Walk – Variance

Glenn Weaver for Harrod/AP, LLC is requesting two (2) variances for a proposed mixed use development (Rivers Walk) to be located at 178 S. Water Street, 190 & 208 Poplar Grove Road. The requested variances are as follows:

1. Variance request to UDO Subsection 15.11.02(J) to reduce the minimum building footprint from 50% to 40%

2. Variance request to UDO Subsection 16.08.05 to allow the building to exceed the 35' height requirement when the building is within 100' of an R1 zoned property

Mr. Furgiuele felt it was inappropriate for him to participate as the Board of Adjustment's attorney given the fact that he owned property adjoining the subject property. He stated he was excusing himself from this case and the Board would be represented by Jeff Hedrick.

Jim Deal, attorney for the applicant noted that a correction needed to be made to the staff report. Mr. Bailey informed the Board that the maximum height that the applicant was requesting was actually 40' instead of 50'. Mr. Deal said that the difference the applicant made in the first request is that the old oil building is now included because of remediation from the State of NC. The second request is significantly different than the previous request in that the maximum building height is being dropped to 40'.

Alan Crees was sworn in. He began his testimony noting that Variance #1 was being decreased from a reduction of a minimum building footprint from 50% to 40%. Mr. Crees introduced exhibit

Communication: Rivers Walk - Staff Report Exhibit A (Case20160136 Rivers Walk)

#12 (permanently on file) where the red line shows that additional property has been added to the overall plan. He noted that the shaded area is unbuildable and 0.69 acres is unbuildable land which leaves 2.274 acres of useable land. The floodway is 790 linear feet.

Alan Crees noted the following features of the property that require the variances for the property:

1. There is 26' of fall.
2. There are natural areas behind the building.
3. Sidewalks are required.
4. The property curves.
5. The property goes into the road right-of-way in some areas.

Mr. Deal asked Mr. Crees if the lot was long and narrow and Mr. Crees answered in the affirmative. Mr. Deal asked Mr. Crees if .69 acres of the proposed development is unbuildable and Mr. Crees answered yes. Board Member Roseman asked if the parking lot part was part of the building footprint and Mr. Crees told her that is wasn't. Mr. Deal asked Mr. Crees to reiterate the amount of unbuildable land and stream buffers required for the acquisition of the variances. He stated that if the land was flat and clear then it could be developed without the variances.

Mr. Crees informed the Board that the stream buffer is 25'. Mr. Deal added that if one could remove the unbuildable land area that the applicants are building on more than 50% of the lot.

1.099 acres is 40% and 1.029 acres is 50%, thus.40% left actually exceeds 50% of what is left of the lot. The footprint of the structure is 58,750 square feet. Mr. Hedrick asked Mr. Crees to translate that number into acres and Mr. Crees responded that it was 1.349 acres. Mr. Crees noted that the applicant is asking for a 40% minimum footprint and that they can build above that. He added that typically there's a maximum building footprint. He went on to say that there is a 35' elevation difference from the upper to lower end of the building.

Board Member Milner asked if other hardships were created with the strict application of the ordinance and Mr. Deal responded that there were some sight distance challenges.

Board Member Roseman asked about Exhibit #5 (permanently of file) referring to the triangle area and why it wasn't being used. Mr. Crees pointed out that it was being used for a recreation area.

Mr. Hedrick asked about the floodways and existence of streams on the property. Were they there when the property was purchased? Mr. Crees responded that they were there when the property was purchased. Mr. Hedrick asked if there were greenway easements and sidewalks present as well and Mr. Crees answered in the affirmative.

Discussion concerning Variance #2 ensued. Mr. Deal noted that the developers were not to exceed 35' in height due to the fact that the project was beside R-1 property. Mr. Crees introduced Exhibit #14 (permanently on file). Chair Crepeau asked what the difference was

Communication: Rivers Walk - Staff Report Exhibit A (Case20160136 Rivers Walk)

between the variance they requested at the previous meeting that was turned down. Mr. Deal answered that the material difference was Res Judicata. Mr. Deal said that staff has said in the past that a 1' difference is material.

Mr. Hedrick asked about Mr. Deal's referral to a "material" difference and that the basis of the prior decision should be considered as well as the previous Board's reasons for decisions. Mr. Hedrick added that one must present a new factual decision and that the evidence must be presented first.

Board Member Roseman asked if the property is still zoned R-1 and Mr. Hedrick answered that the Board must determine is this is a *material* difference.

Mr. Deal handed out two (2) deeds as exhibit #14 (permanently on file). Mr. Crees stated that the first deed showed recreation space, green space, utility lines, flood mitigation and the existence of a wildlife sanctuary. He stated the second deed was for historical purposes. Mr. Deal said the deeds were introduced to show that the property can't be used for R-1 purposes. Alan Crees said Exhibit #13 (permanently on file) showed that none of the surrounding properties are used as single family homes. Mr. Crees stated that the buildings can't be moved more than 100' away and having to build a smaller building footprint requires that the buildings have to go up in height.

Architect for the project, Mr. Bill Dixon was sworn in. Mr. Dixon stated that the building had to go up and not out and that the extra five (5) feet allows for the screening on the roof. There is 12-15' for the first floor. Mr. Dixon stated that 5' makes a big difference because the parking in the middle adds a need for an extra 5' for a parapet wall.

Mr. Hedrick asked if the additional height included a parapet wall and Mr. Dixon answered in the affirmative. Mr. Hedrick asked if the screening will be above 40' and Mr. Dixon answered yes, but added that the parapet wall is not part of the building. Mr. Hedrick asked if the R-1 property (the park) had a change in elevation. Mr. Crees answered that it was 200' above Poplar Grove Road. Mr. Hedrick went on to ask if 40% is a lot less than they're actually building and Mr. Crees answered yes. Mr. Hedrick stated that we're actually talking about a building close to 50% anyway and brought up that Res Judicata issue brings up the issue that the minutes should be considered.

Board Member Roseman asked if the Town could sell the property or if the deed could be changed. Mr. Hedrick responded that the Town could sell the property and strangely, no reversionary clause was included. The property is zoned differently than it is being used as.

Board Member Milner asked Mr. Bill Bailey if the property can be zoned B-1 and if the owners approached staff or Town Council to rezone the property. Mr. Bailey responded that rezoning would help the Town use the property.

Communication: Rivers Walk - Staff Report Exhibit A (Case20160136 Rivers Walk)

Mr. Deal wanted to make note that he disagreed with Mr. Hedrick and added that he had been a real estate attorney for 41 years. Mr. Crees added the following facts regarding the property:

1. There is a hardship for building height because of their proximity to adjoining R-1 property.
2. The topography and location of the property
3. The stream was there before there were restrictions.
4. No single family homes are built within 100' of the applicant's property.

Mr. Deal asked if Res Judicata is factual. He stated that Mr. Bailey would make an applicant get a modification if there was any change in distance or height. When you have changes in height on an application, it's a material change. Mr. Deal stated that the Board is not looking at what is permissible in an R-1 zoning district that is within 100' of the project and the height allowed in the B-1 zoning district.

Mr. Hedrick stated that Res Judicata are words of material change. He asked if there are new reasons that a variance should be granted. Analysis has to be whether evidence gives a new reason. The Board of Adjustment found last time that R-1 is really R-1, but the variance was still not granted. There wasn't an adequate reason to grant the variances. New factual information for the variances to be granted has to be present for the variances to be granted. The Town is not here to argue against the project, but it is a matter of following the law.

Mr. Deal stated that the request does not go above the height permissible in a B-1 zoning district. He added that the building looks much different and that the Board had not been presented with the deeds at the last hearing.

Chair Crepeau stated that he was torn on the issue of the Res Judicata and Board Member Roseman stated that she was in favor of variances because of variance conditions. She believes that the variances being asked for tonight are significantly different.

Board Member Milner believes that these variances are different because of testimony of Mr. Bailey and Mr. Deal, even though he wasn't here last time and believes that the Planning and Inspections Administration would not bring this to the Board of Adjustment if it wasn't different. Chair Crepeau said he understood that Mr. Bailey wouldn't do that. Board Member Hay said that by increasing the length, then he thinks that the proposed project is different. Board Member Milner added that the scope of the project is different and Board Member Roseman agreed. Chair Crepeau added that the Board can now look at deed information instead of just voting on testimony.

The Board agreed, by majority, to the following findings of fact for Res Judicata

(Finding of Fact 1): There is additional land area.
Passed unanimously.
(Finding of Fact 2): There is additional structural coverage.

Communication: Rivers Walk - Staff Report Exhibit A (Case20160136 Rivers Walk)

Passed unanimously
(Finding of Fact 3): The height request has been changed
Passed unanimously
(Finding of Fact 4): Restrictions of deed prevent property from being used as R-1.
Passed unanimously
(Finding of Fact 5): Language of deed have six possible uses none of which are R-1.
Passes 3-2 (Hay, Milner)

Chair Crepeau made a motion based on Findings of Fact 1-4, that there is a change in the application that is significant enough to be fresh. The motion was seconded by Board Member Roseman. The vote passed unanimously with Board Member Milner abstaining.

The Board agreed, by majority, to the following findings of fact for variance request #1 to reduce the minimum building footprint from 50% to 40%:

(Finding of Fact 1): .69 acres is unbuildable which represents 25% of property.
The motion passed unanimously.

(Finding of Fact 2): When removing acreage that can't be built upon, the development will be above 50% of minimum building footprint.
The motion passed unanimously

(Finding of Fact 3): Shape characteristics of stream on right and the road on the left create significant challenges.
Passed unanimously

(Finding of Fact 4): The property owner had no control of bisecting stream on elongated property.
Passed Unanimously

((Finding of Fact 5): Language of deed have six possible uses none of which are R-1.

Motion

Vote 1: Board Member Hay made a motion that an unnecessary hardship would result from the strict application of the ordinance because of the following findings of fact:

(Finding of Fact 1): .69 acres is unbuildable which represents 25% of property.

(Finding of Fact 2): When removing acreage that can't be built upon, the development will be above 50% of minimum building footprint.

(Finding of Fact 3): Shape characteristics of stream on right and the road on the left create significant challenges.

Communication: Rivers Walk - Staff Report Exhibit A (Case20160136 Rivers Walk)

(Finding of Fact 4): The property owner had no control of bisecting stream on elongated property.

(Finding of Fact 5): Language of deed have six possible uses none of which are R-1.

The motion was seconded by Board Member Milner

VOTE: Aye – All
Nay – None

The motion passed unanimously.

Motion

Vote 2: Board Member Milner made a motion that the hardship results from conditions that are peculiar to the property, such as location, size, or topography because:

(Finding of Fact 1): .69 acres is unbuildable which represents 25% of property.

(Finding of Fact 3): Shape characteristics of stream on right and the road on the left create significant challenges.

(Finding of Fact 4): The property owner had no control of bisecting stream on elongated property.

The motion was seconded by Board Member Hay.

VOTE: Aye – All
Nay – None

The motion passed unanimously.

Motion

Vote 3: Chair Crepeau made a motion that the hardship did not result from actions taken by the applicant or the property owner because:

(Finding of Fact 3): Shape characteristics of stream on right and the road on the left create significant challenges.

(Finding of Fact 4): The property owner had no control of bisecting stream on elongated property.

Communication: Rivers Walk - Staff Report Exhibit A (Case20160136 Rivers Walk)

The motion was seconded by Board Member Milner

VOTE: Aye – All
Nay – None

The motion passed unanimously.

Motion

Vote 4: Chair Crepeau made a motion that the requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved because:

(Finding of Fact 2): When removing acreage that can't be built upon, the development will be above 50% of minimum building footprint.

The motion was seconded by Board Member Milner.

VOTE: Aye – All
Nay – None

The motion passed unanimously.

Motion

Vote 5: Chair Crepeau made a motion to grant the variance to allow a reduction in the building footprint from 50% to 40%.

The motion was seconded by Board Member Milner.

VOTE: Aye – All
Nay – None

The motion passed unanimously and the variance was granted.

The Board agreed, by majority, to the following findings of fact for variance request #2 to allow the building to exceed the 35' height requirement when the building is within 100' of an R1 zoned property:

(Finding of Fact 6) The height that the applicants are requesting put the project in compliance with the unencumbered B-1 district.
Passed Unanimously

Communication: Rivers Walk - Staff Report Exhibit A (Case20160136 Rivers Walk)

(Finding of Fact 7) The closest non-deed restricted property was 261'away from the proposed project.
Passed Unanimously

(Finding of Fact 8) Closest structure not owned by Town is over 100'away from the B-1 property.
Passed Unanimously

(Finding of Fact 9) The maximum height of building at any point will be 40' or less.
Passed Unanimously

(Finding of Fact 10) Restrictions to the use of the property that the Town of Boone owns in the deeds prevent any expected use of the property as R-1 (Single Family Residential.
Passed Unanimously

(Finding of Fact 11) The stream buffer requirement requires that the build go up instead of out.
Vote Passed 3-2 (Crepeau and Roseman)

Motion

Vote 1: Chair Crepeau made a motion that an unnecessary hardship would result from the strict application of the ordinance because:

(Finding of Fact 1): .69 acres is unbuildable which represents 25% of property

(Finding of Fact 9) The maximum height of building at any point will be 40' or less.

The motion was seconded by Board Member Milner.

VOTE: Aye – All
Nay – None

The motion passed unanimously.

Motion

Vote 2: Board Member Welsh made a motion that the hardship results from conditions that are peculiar to the property, such as location, size, or topography because:

Communication: Rivers Walk - Staff Report Exhibit A (Case20160136 Rivers Walk)

(Finding of Fact 1): .69 acres is unbuildable which represents 25% of property.

(Finding of Fact 4): The property owner had no control of bisecting stream on elongated property.

(Finding of Fact 9) The maximum height of building at any point will be 40' or less.

The motion was seconded by Board Member Milner.

VOTE: Aye – All
Nay – None

The motion passed unanimously.

Motion

Vote 3: Board Member Hay made a motion that the hardship did not result from actions taken by the applicant or the property owner because

(Finding of Fact 9) The maximum height of building at any point will be 40' or less.

The motion was seconded by Board Member Milner.

VOTE: Aye – All
Nay – None

The motion passed unanimously.

Motion

Vote 4: Chair Crepeau made a motion that the requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved due to the following finding of fact:

(Finding of Fact 6) The height that the applicants are requesting put the project in compliance with the unencumbered B-1 district.

Communication: Rivers Walk - Staff Report Exhibit A (Case20160136 Rivers Walk)

(Finding of Fact 7) The closest non-deed restricted property was 261'away from the proposed project.

(Finding of Fact 9) The maximum height of building at any point will be 40' or less.

The motion was seconded by Board Member Milner.

VOTE: Aye – All
Nay – None

The motion passed unanimously.

Motion

Vote 5: Chair Crepeau made a motion to grant the variance to allow the building to exceed the 35' height requirement when the building is within 100' of an R1 zoned property.

The motion was seconded by Board Member Milner.

VOTE: Aye – All
Nay – None

The motion passed unanimously and the variance was granted.

Communication: Rivers Walk - Staff Report Exhibit A (Case20160136 Rivers Walk)

Case 20160136 Rivers Walk
Exhibit B

TOWN OF BOONE
QUARTERLY PUBLIC HEARING
FEBRUARY 2, 2015
5:30 P.M.

TOWN COUNCIL MEMBERS PRESENT:
Mayor Andy Ball, Mayor-Pro Tem Rennie Brantz, Lynne Mason, Jennifer Pena and Quint David

PLANNING COMMISSION MEMBERS PRESENT:
Chairperson Eric Woolridge, and Vice-Chairperson Greg Simmons, Max Wlodarczak, Susan McCracken, Tom Jamison, Jeff Templeton, Cameron Lippard, Frank Bolick, Jon Tate, Matthew Long and Connor Boyle.

STAFF PRESENT: Bill Bailey-Director of Planning and Inspections, Jane Shook-Development Coordinator and Marlene Crosby-Board Secretary

OTHERS PRESENT: John Ward-Town Manager and Allison Meade-Town Attorney

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CASE 2040748 RIVER'S WALK CONDITIONAL DISTRICT MAP AMENDMENT: G & B Oil Inc. and Southern States Co-Operative Inc. have filed a Conditional District Map Amendment for property at 178 South Water Street and 190 and 208 Poplar Grove Road. The request is to rezone from B1 Central Business to Conditional District B1 Central Business with a site specific development plan for a mixed-use project (Rivers Walk) containing approximately 16,647 square feet of commercial area, 145 apartments with 380 bedrooms. Use 1.116 (Multi-Family Dwelling in Mixed Use >100 bedrooms) is permitted in the B1 Central Business Zoning District with L^{T125}. This mixed use project triggers the requirements for Transitional Zones pursuant to UDO Article 6, Subsection 6.02.02.

Mr. Bailey noted that Planning Commission Member Boyle was recusing himself from this case because he is involved as a consultant on the property.

Mr. Bailey presented this case as outlined in the meeting packet.

Mr. Jim Deal came to the podium to present this case for the applicant. He talked about the transitional zone and dealing with a conditional district requirement with the special protection for residents and protected zones and districts and there are no people to protect in the River's property for the transitional district. He said if this property had not needed rezoning, it would have still had to come before the Council for the water hearing.

Communication: Rivers Walk - Staff Report Exhibit B (Case20160136 Rivers Walk)

Mr. Deal gave the history of the proposed development in regards to the other boards and commissions of the Town. He talked about the project re-design and the change to the building height. He talked about how this proposed development fits well in the Town. He talked about the keeping the creek open and the making a greenway along the creek. He talked about the parcels being in the primary growth area. The housing will be primarily for students and will encourage walk ability.

Mr. Deal handed out the restrictions of the property (permanently attached) and read the restrictions.

Mr. Deal gave the breakdown of the units in the proposed project. He talked about the reducing of the footprint leaving more property open for greenways, etc. He talked about the change in building height. He said that they did have a travel analysis done and they have a witness available at this meeting to answer questions on the analysis. He said between the second and third Board of Adjustment hearing, Mr. Glenn Weaver and his team have made radical changes to the development plans to make it look more like Downtown Boone. They changed the materials to make it more of a traditional type building.

Mr. Deal asked Mr. Alan Crees, P.E. from Municipal Engineering to talk about the specific development of the project. Mr. Crees referred to the site map in the meeting packet and talked about the existing site conditions. He talked about the buildings that are located in the floodway; he said they would be removed. He noted that Mr. Connor Boyle was present to answer questions on the flood study that he conducted for the proposed development. He explained what triggered the necessity for a flood study. He talked about the stream line and the location of the stream and vegetated buffer. He pointed out the area of the graveled parking lot. He talked about the amount of elevation and the challenges with the elevation. He said the site has been under utilized for being in the primary growth area. He gave the number of beds and bedrooms proposed in the development. He talked about the amount of commercial space square footage and the additional parking for the commercial uses. He said there would be on-site management staff and security personnel due to the size of the proposed development. He talked about the grade difference and what they did because of it with regard to base flood elevation. He talked about the number of parking spaces and entrances into the proposed development. He talked about the amount of stream frontage and sidewalks and commercial entrances. He talked about the location of the greenway, bus routes and bus stops. He said they would like to preserve the 323 feet of buffer and the existing culvert. He said that the overhead power lines will be put underground. He said all the UDO requirements will be met for the proposed development. He talked about the Transitional zone and the slope adjacent to the road being a 1:1 slope. He talked about the lighting and noise impacts. He talked about health aspect and the benefits to the community that this proposed development would add.

Mr. Connor Boyle came to the podium and said they are improving the flood situation by decreasing flood levels throughout the site and he explained the reasons why.

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Council Member Pena asked about the paved area. Mr. Boyle said that they are leaving the existing two-piece culvert and explained his understanding of how the water will flow in a 100 year flood.

Mr. Bill Dixon from Appalachian Architecture came to the podium to talk about the building height and materials of the building.

Mr. Deal asked Mr. Frank Amenya from Davenport to come to the podium to answer any questions on the travel impacts on the intersections and driveways that he studied for the proposed development. Mr. Amenya went over the recommendations that he made for the increase in flow of traffic at this proposed development.

Mr. Deal said in terms of traffic at the intersection of River Street and Poplar Grove Road, he talked about his interest in working with the Town and NCDOT regarding the possibilities of a round-about at this location.

Mr. Bailey pointed out on page three of the staff report the words written in red.

Council Member Mason asked Mr. Deal to address the parking needs for that many residential tenants. Mr. Deal said it might be a two or three fold process and gave the areas of the proposed parking for the development. He said they are going to encourage biking and walking as much as they can.

Mayor Pro-Tem Brantz asked for a brief history of Harrod/AP, LLC, and the proposed developer.

Mr. Glenn Weaver, P.E. came to the podium. He gave a brief history of his company.

Mr. Weaver addressed the proposed parking issue. He talked about all the possibilities for parking for everyone who wants to have a car. He talked about the three sidewalks that will be available for walk ability purposes.

Mayor Pro-Tem Brantz asked how do you manage properties like this and is it for the short-term or long term. Mr. Weaver explained how he manages properties. Mr. Weaver explained that he has experience in student housing, multi-family housing and commercial management.

Council Member Mason asked if the parking lot will be for commercial retail. Mr. Weaver explained the locations for commercial retail parking.

Planning Commission Member Jamison asked about the waste-truck and fire department access. Mr. Weaver said they will have a compactor on site and the access would be off Water Street.

Planning Commission Member McCracken asked about the retail space being proposed and the disbursement of retail under other buildings with consideration of the entry from Poplar Grove Road. Mr. Weaver answered her questions.

Mr. Weaver talked about a parking lane and working on it with NCDOT.

Chairperson Woolridge asked Mr. Weaver what it means, when they say they are willing to participate in a bridge for the greenway. Mr. Weaver said that they have offered to dedicate the right-of-way. Chairperson Woolridge pointed out that information was not on the site plan. Mr. Weaver said they did not put it on the site plan because that would be implying that this is the exact location. Mr. Weaver said it was his understanding that a greenway plan all ready exists. Mr. Weaver said he would like to break ground in April 2015, when he knows that this project is going to happen, he will work with the appropriate people on a site plan to include more detail on it.

Chairperson Woolridge asked Mr. Weaver specifically about the width of the sidewalk. Mr. Deal said that they could not commit to ten feet until you know exactly what you are going to be able to build.

Mr. Ward helped clarify that from a landscaping standpoint, we need to see what the developer wants to propose for the greenway on the site plan so it can be reviewed to make sure all the requirements are being met. Mr. Deal said that they could not commit to things that are outside of their control. Mr. Deal said they would grant an easement for a greenway but you have to figure out if they can build it or not.

Planning Commission Chairperson Woolridge asked Mr. Bill Dixon, Architect to walk him through the drawing that he presented at this meeting to help him understand what is being proposed for landscaping and sidewalks. Mr. Dixon said that he is at this meeting to get the Commissions feedback on how to develop the plaza area. Mr. Crees said that there will be grass on the corner of the plaza because NCDOT wants to preserve the site triangle. Mr. Crees answered other questions on the placement of sidewalks and steps with regard to the elevation. Council Member Mason said that the adopted streetscape plan would address some of these questions. Planning Commission Chairperson Woolridge asked if they would be able to put in brick pavers for sidewalks and possibility make this a condition. Mr. Weaver said it would help, if they would show him where they wanted the greenway. Planning Commission Member Bolick talked about what happens to brick pavers over time after they are installed. Mr. Weaver said that once he gets the flood study, it will help them made decisions on these things.

Planning Commission Member McCracken asked about the future round-about. Mr. Deal said that this was a NCDOT decision and they would work with the Town on it.

Mr. Deal talked about this area needing to be attractive and the developer wants to it to be. He said at this time, they are not able to commit to anything without more information from the Town on what is allowed and what is not allowed.

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Mayor Pro-Tem Brantz asked if a hazardous inspection has been done of the property. Mr. Deal asked Mr. Weaver to answer this question. Mr. Weaver gave the results of Phase I of the property in regards to inspections.

Planning Commission Member Lippard talked about a possible traffic concern regarding a bike and pedestrian issue with a round-about at 8 am in the mornings with students trying to get to class. Mr. Deal gave his perspective on this topic.

Council Member Mason talked about the West Downtown Boone Plan and the thought behind it is to make Water Street a more pedestrian friendly area. She said that Council will be looking again at the Howards Street Project which is an alternative way to move pedestrians and bicyclists.

Mr. Frank Amenya with Davenport talked about high-pedestrian crosswalks which will alert motorists of the high pedestrian activity.

Planning Commission Vice-Chairperson Simmons read the crash data from the Town of Boone adopted bike plan. He said that River Street is only second after Blowing Rock Road for crashes. He also noted that there is not a bike lane on Water Street. He pointed out where the bike lanes start and stop on River Street. He pointed out that Howard Street is more pedestrian and bicycle friendly.

There were no other speakers on this case.

Mayor Ball closed the public hearing on this case.

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TOWN OF BOONE
PLANNING COMMISSION
FEBRUARY 9, 2015
6 P.M.

MEMBERS PRESENT:	Chairperson Eric Woolridge, Vice-Chairperson Greg Simmons, Connor Boyle, Jon Tate, Matthew Long, Tom Jamison, Cameron Lippard, Max Wlodarczak, Tom Purpur and Jeff Templeton
STAFF PRESENT:	Bill Bailey-Planning Director, Jane Shook-Development Coordinator, Marlene Crosby-Board Secretary

Case 2040748 River's Walk Conditional District Map Amendment: G & B Oil Inc. and Southern States Co-Operative Inc. have filed a Conditional District Map Amendment for property at 178 South Water Street and 190 and 208 Poplar Grove Road. The request is to rezone from B1 Central Business to Conditional District B1 Central Business with a site specific development plan for a mixed-use project (Rivers Walk) containing approximately 16,647 square feet of commercial area, 145 apartments with 380 bedrooms. Use 1.116 (Multi-Family Dwelling in Mixed Use >100

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bedrooms) is permitted in the B1 Central Business Zoning District with L^{T125}. This mixed use project triggers the requirements for Transitional Zones pursuant to UDO Article 6, Subsection 6.02.02.

Commission Member Boyle noted that he was recusing himself from the case because he was involved as a consultant for the development. Member Boyle stepped down and joined the audience.

Chair Woolridge indicated that the applicant had additional testimony to provide and that the Commission would need a motion and vote to reopen the public hearing for this case.

Commission Member Lippard made a motion, seconded by Commission Member Wlodarczak to reopen the public hearing.

VOTE: Aye- All
Nay- None

The motion passed.

Mr. Jim Deal, Attorney-at-Law from Deal, Moseley and Smith law firm presented additional testimony on the possible location on the Greenway trail through the property. He asked the Commission to be flexible with the location of the greenway because it would be difficult to plan the location to the exact foot. Mr. Deal asked Alan Crees P.E., to present information regarding the case.

Mr. Alan Crees, P.E. from Municipal Engineering distributed a handout (permanently attached) indicating options for an 8' greenway on the Rivers Walk property. Mr. Crees indicated that a flood study had not been conducted for the options. He also indicated that a portion of the trail would be located in the trout buffer and would require additional permitting from the State. Mr. Crees described the options on the handout.

Chairperson Woolridge asked Mr. Crees about the two different options that were discussed previously. Mr. Deal indicated that the applicant would be willing to grant an easement and then there would be 2 different options for construction. First, the Town would be responsible for construction and second the developer would build the trail with the development and be reimbursed by the Town for the work.

Chairperson Woolridge noted that the applicant lost two parking spaces with the options. Commission Member Templeton noted that only one parking space was lost. Mr. Deal agreed that it was one parking space which was lost.

Chairperson Woolridge noted that the applicant was removing the sidewalk which was next to the building and the access would be replaced with the new trail. Commission Member Lippard asked Mr. Crees if there would be access for the development on the back of the building to access the trail. Mr. Crees indicated that there would be access for the residents off the back. Vice-Chairperson Simmons asked where the bicycle parking would be located. Mr. Crees indicated that there was some in the parking structure and that they could place some of the parking behind the building.

Commission Member Purpur asked how the trail connected at the end of the property. Mr. Deal indicated that the applicant would have to work with the County to make the connection. Mr. Purpur noted that it would be a safety improvement for the pedestrians who use the route during football games.

Chairperson Woolridge asked Staff their opinion on the greenway plan. Mr. Bailey indicated that the plan submitted was sufficient and that the revised plan submitted at this meeting was an

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addendum to the site specific site plan. Mr. Bailey noted that a condition is needed stating that the applicant would need to provide an easement to build the greenway and to broaden the condition out to achieve maximum flexibility for the applicant and the Town. Mr. Bailey said if the Commission approves the site plan, they would limit flexibility.

Mr. Bill Dixon, Architect from Appalachian Architecture approached the Commission regarding changes to the front of the building and the courtyard area. He indicated that he had met with Eric Woolridge, Planning Commission Chairperson and Alan Crees, Civil Engineer about the modification. He provided a handout (permanently attached) to the Commission showing the changes. He indicated there would be a brick paver courtyard which would sit behind the public sidewalk, which will slope up to the stairs which lead to the building. He said that where they cannot have something built due to the right-of-ways, they have introduced benches to the plan. Commission Member Long noted that it seemed to be a nice improvement.

Vice-Chairperson Simmons asked about the design history of the building and asked if a small area plan would have been helpful. Mr. Deal indicated that it would be helpful if it provided specific detail and would take out the uncertainty in the development process.

Mr. Deal talked about the future possibility of a round-about and that it could impact the proposed project, if approved.

Mr. Bailey indicated that Staff still had a concern regarding parking and asked the Commission to consider a condition that would ensure a parking study and would have sufficient parking onsite or with satellite parking. Chairperson Woolridge asked Mr. Bailey to clarify what was adequate parking. Mr. Bailey indicated that it was development driven and that the applicant would be responsible for demonstrating that they have adequate parking. Mr. Bailey said that if you deviate more than 10 percent on the plan for parking, the applicant needs to be able to explain the reason for it.

Mr. Deal indicated that he had presented information during the hearing process that the parking lot across the street has parking spaces for rent and the University has parking for rent on State Farm Road which is accessible by AppalCart. Mr. Deal noted that he felt that the applicant had demonstrated that there is sufficient parking for the proposed project. Mr. Deal noted that it was early for the developer to make permanent arrangements for satellite parking and noted that he felt the development was complying with the maximum parking lot requirements in the Unified Development Ordinance. Mr. Deal said the lease language would determine who gets a parking space at the proposed development.

Chairperson Woolridge asked Mr. Deal how the applicant was enforcing the commercial parking and how the applicant determined that 60 parking spaces were sufficient. Mr. Deal indicated that the applicant would have to answer this. Mr. Weaver indicated that his organization had built over two-million square feet of commercial retail space in North Carolina. Mr. Weaver gave based on his experience, the breakdown for the standard for parking spaces for daytime and nighttime commercial retail and residential per square foot and per bed. He talked about the tenants being charged for parking spaces in the university parking structure and said it would be cheaper, if they rented a space. He said he felt like the tenants would be willing to rent from next door. He indicated that he had a letter (permanently attached) from the adjacent parking lot manager that was provided to the Commission from Holton Mountain Rentals that offered parking space availability information on the large parking lot located at the corner of S. Water

Street, Rivers Street and Howard Street. He said based on his evaluation of parking at this proposed development, they have more than enough proposed parking.
Discussion ensued regarding the commercial parking at this proposed development. Mr. Weaver indicated that it could be metered with possible validation. He said a staff member would be responsible for validating for commercial retail customers.
Mr. Deal indicated that the applicant had no other information to present.
Mr. Bailey read the parking requirements from the Unified Development Ordinance regarding Parking Spaces Required, Sections 24.01.01, 24.01.03 and 24.01.05 (b). Mr. Bailey reiterated that the applicant needs to demonstrate adequate parking through a qualified engineer parking study or some other method. Mr. Deal indicated that the chart calls for maximum parking and referenced the Boone 2030 plan which shows large developments with no parking. Mr. Deal indicated that he feels that they have adequate parking for their development. Chairperson Woolridge asked Mr. Deal if he was opposed to do a parking study. Mr. Deal indicated that he was not opposed to provide a parking study but was concerned about the expenditure of funds without knowing if the project would be approved. Mr. Bailey indicated that the condition would be placed on the conditional district order which would have to be met before the issuance of the zoning permit.
Discussion ensured regarding parking. Mr. Bailey indicated that Staff is asking for a condition that the applicant demonstrate that they have sufficient parking for the development.
Chairperson Woolridge asked Mr. Deal if he would agree to a condition about adequate parking. Mr. Deal indicated that he thought they had presented various ways that showed adequate parking for this proposed development. Mr. Weaver noted that the parking on-site and the adjacent parking lot and with the parking spaces available through the University parking structure should be sufficient parking for every resident who needs a parking space. Mr. Deal indicated that they would be fine with meeting the requirements of the UDO.
Discussion ensued regarding parking. Mr. Bailey explained further the conditions on the project and read UDO Section 24.05.01 C, 1 and 2 regarding the deviation from the code. Mr. Deal talked about 20 percent reductions and how these things are usually presented, when they know they can actually build the development.
Chairperson Woolridge talked about Staff condition three and asked Mr. Bailey if this topic falls under it. Mr. Bailey said if an item is a topic of discussion then Staff recommends that item become a condition. Mr. Bailey suggested that the Commission make it a condition that the applicant will demonstrate adequate parking noting the broader the condition the more flexibility the developer has for the proposed development.
Mr. Weaver further explained how a university sets up their parking for their students who live on campus. Mr. Deal noted that the applicant was trying to attract people that do not have cars or do not want a car where they live.
Commission Member Lippard asked if the applicant agreed to the conditions regarding the greenway and the front courtyard. Mr. Deal indicated that he is in agreement with conditions being placed on the parking, eight-foot wide greenway along with a couple of options depending on what the adjoining property owners are willing to agree to.

Motion and Vote:

Commission Member Lippard made a motion to close this public hearing on this case at 7 p.m., seconded by Commission Member Long.

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VOTE: Aye- All
Nay- None

The motion passed.

Commission Member Templeton noted that the requirements for a greenway and commercial areas already have a large impact on how the development is planned and now we are penalizing the development over parking.

Commission Member Purpur noted that he thought it was a mistake to require commercial on the entire bottom floor and that he didn't care about the parking because he didn't feel like it was significant.

Commission Member Jamison noted that he felt that there was a need for a parking deck which would be owned by the Town.

Commission Member Wlodarczak noted that this development was what was needed in the downtown area.

Chairperson Woolridge agreed with Commission Member Jamison that the Downtown parking deck is a long time overdue and this proposed development has been well planned. He said most of the Commission's discussion on this proposed plan has been for clarification. He said that he agreed with Commission Member Templeton on his comments.

First Motion and Vote: Commission Member Long made a motion, seconded by Commission Member Purpur, that the proposed amendment to the Town's zoning map is consistent with the Town's Comprehensive Plan and other applicable adopted plans of the Town which relate to this application because this project is a mixed-use redevelopment of brownfields sites within the heart of downtown Boone; that the projects architectural elements design are harmonious to the overall architecture within downtown Boone; that this projects stream buffer and Kraut Creek restoration efforts are in line with the outline in Section 4 page 39 of the Boone 2030 plan; that this project introduces a range of housing options and choices as outlined in Section 9 of the Boone 2030 plan; the project is an appropriate infill mixed-use project in downtown Boone as outlined in Section 7 of the Boone 2030 plan; and that the projects bikeabilty and walkability and the developers willingness to grant an easement for a greenway space or trail and for all of these reason makes this a project to make a recommendation for.

VOTE: Aye- All
Nay- None

The motion passed.

Chairperson Woolridge asked the applicant if he agreed to the conditions listed in the Staff Report and any additional conditions regarding the courtyard, greenway, Mr. Deal indicated that they were acceptable.

Second Motion and Vote: Planning Commission Member Lippard made a motion, seconded by Planning Commission Member Long that the Planning Commission recommends approval because the mixed use site will improve the B1 offerings in downtown Boone with the following conditions [agreed upon by the applicant]:

1. Where there is a conflict between the application information and the plans (bearing a received date of January 26, 2014), the plans shall control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed project made by the applicant or its (his or her) representatives at the public hearing shall also become a

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condition of the permit, and a basis for a stop work order and/or permit revocation if violated.

3. Final plans shall be submitted that are in compliance with the provisions of the UDO and other provisions of the Town Code.
4. The Town of Boone will be given the necessary easements for public sidewalks which leave existing street right-of-way.
5. All driveway permits shall be obtained prior to the issuance of a Zoning Permit.
6. Applicant demonstrate adequate parking for the development.
7. Applicant build the courtyard as demonstrated on the drawing submitted by Bill Dixon on February 9, 2015 at the Planning Commission meeting.
8. The applicant provide an easement for a 8' minimum greenway along Boone Creek through the development property.

VOTE: Aye- All
Nay- None

The motion passed.

Commission Member Boyle rejoined the meeting at 7:14 p.m.

MINUTES – REGULAR MEETING
BOONE TOWN COUNCIL
FEBRUARY 23, 2015

A regular meeting of the Boone Town Council was called to order at 5:30 p.m., Monday, Feb. 23, 2015, in the Council Chambers, 1500 Blowing Rock Road. Mayor Andy Ball presided. Council members present were Mayor Pro-Tem Rennie Brantz, Lynne Mason, Fred Hay, Jennifer Peña and Quint David. Town Attorney Allison Meade was also present. Staff members present were Town Manager John Ward, Town Clerk Christine Pope, Assistant to the Manager Jim Byrne, Human Resources Director Peri Moretz, Police Chief Dana Crawford, Fire Chief Jimmy Isaacs, Finance Director Amy Davis, Planning Director Bill Bailey, Public Works Director Rick Miller and Cultural Resources Director Pilar Fotta.

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Case 20140748 River's Walk – G & B Oil, Inc. and Southern States Co-Operative Inc. have filed a Conditional District Map Amendment for property at 178 S. Water Street, and 190 and 208 Poplar Grove Road. The request is to rezone from B1 Central Business to Conditional District B1 Central Business with a site-specific development plan for a mixed-use project (River's Walk) containing approximately 16,647 square feet of commercial area and 145 apartments with 380 bedrooms.

Planning Director Bill Bailey advised Council that two modifications to this case had been made. First, a vegetative area will instead be brick, and the developers stipulated that they would participate in the Greenway Trail expansion and specified an eight-foot minimum trail. Brief discussion ensued regarding the Greenway Trail expansion on the property and flexibility in location. Concern was voiced by Council members that the drafted Planning Commission minutes

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had not been provided to them. Brief discussion ensued. Mr. Bailey provided Council will two additional exhibits provided by the developers **(Exhibits permanently on file in February 2015 meeting file)**, and Council advised they felt this information was adequate to make a decision on the case.

Vote #1
Upon a motion by Council Member Mason, seconded by Council Member Brantz, Council moved that the proposed amendment to the Town's zoning map is consistent with the Town's Comprehensive Plan and other applicable adopted plans of the Town which relate to this application because this project is a mixed-use redevelopment of brownfields sites within the heart of downtown Boone; that the projects' architectural elements design are harmonious to the overall architecture within downtown Boone; that this projects' stream buffer and Kraut Creek restoration efforts are in line with the outline in Section 4 page 39 of the Boone 2030 plan; that this project introduces a range of housing options and choices as outlined in Section 9 of the Boone 2030 plan; the project is an appropriate infill mixed-use project in downtown Boone as outlined in Section 7 of the Boone 2030 plan; and that the projects bikeability and walkability and the developers' willingness to grant an easement for a greenway space or trail and for all of these reasons makes this a project to move forward with.

VOTE: Aye – All
Nay – None

Vote #2
Upon a motion by Council Member Mason, seconded by Council Member Brantz, Council moved to approve the amendment to the Town's zoning map with the eight conditions as agreed upon by the applicant, and believe approval is reasonable and in the public's interest because the mixed-use site will improve the B1 offerings in downtown Boone:
Conditions agreed upon:

1. Where there is a conflict between the application information and the plans (bearing a received date of January 26, 2014), the plans shall control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed project made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. Final plans shall be submitted that are in compliance with the provisions of the UDO and other provisions of the Town Code.
4. The Town of Boone will be given the necessary easements for public sidewalks which leave existing street right-of-way.
5. All driveway permits shall be obtained prior to the issuance of a Zoning Permit.
6. Applicant demonstrate adequate parking for the development.
7. Applicant build the courtyard as demonstrated on the drawing submitted by Bill Dixon on February 9, 2015, at the Planning Commission meeting.

Communication: Rivers Walk - Staff Report Exhibit B (Case20160136 Rivers Walk)

8. The applicant provide an easement for an eight-foot minimum greenway along Boone Creek through the development property.

VOTE: Aye – All
Nay – None

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Communication: Rivers Walk - Staff Report Exhibit B (Case20160136 Rivers Walk)