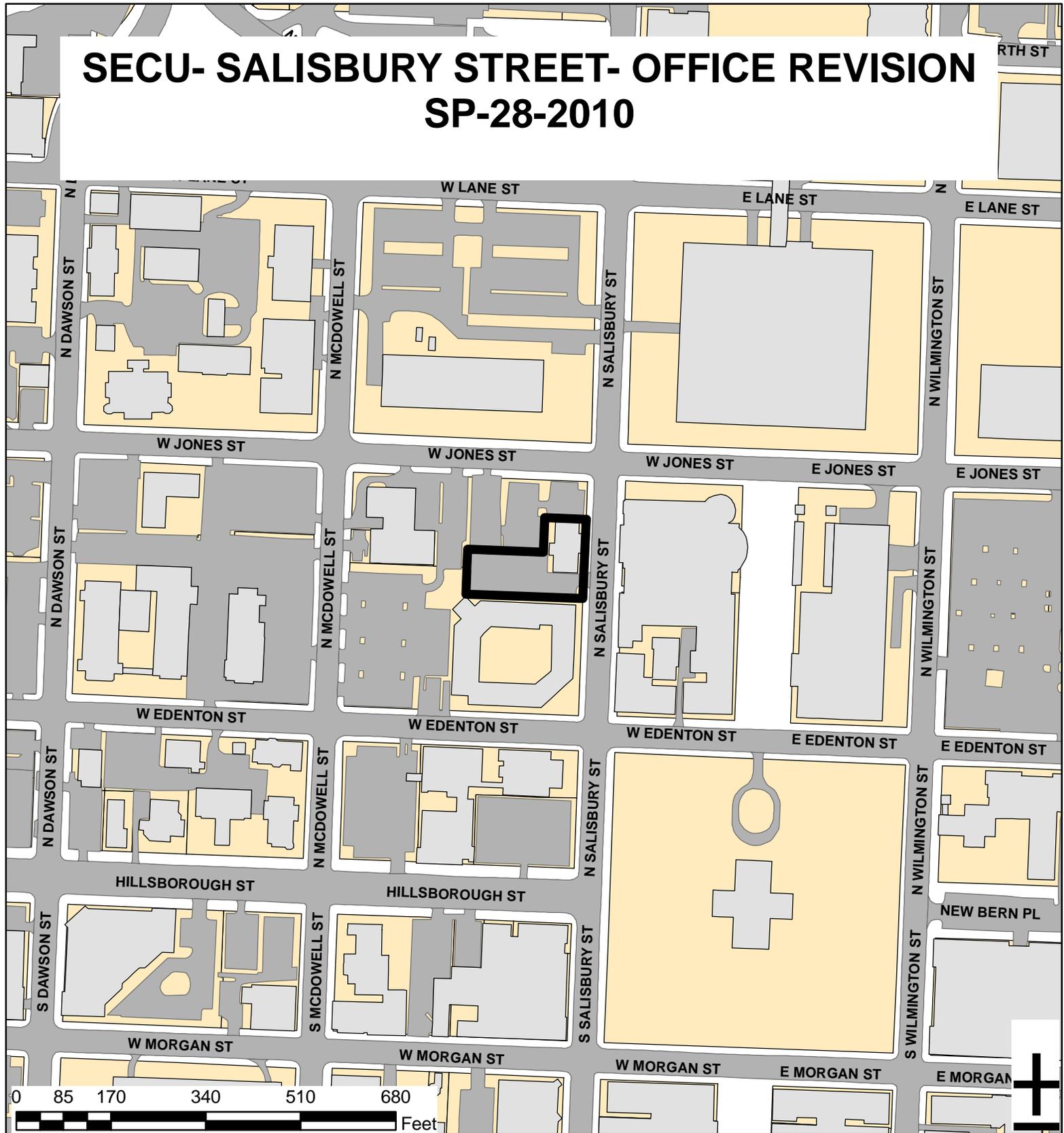
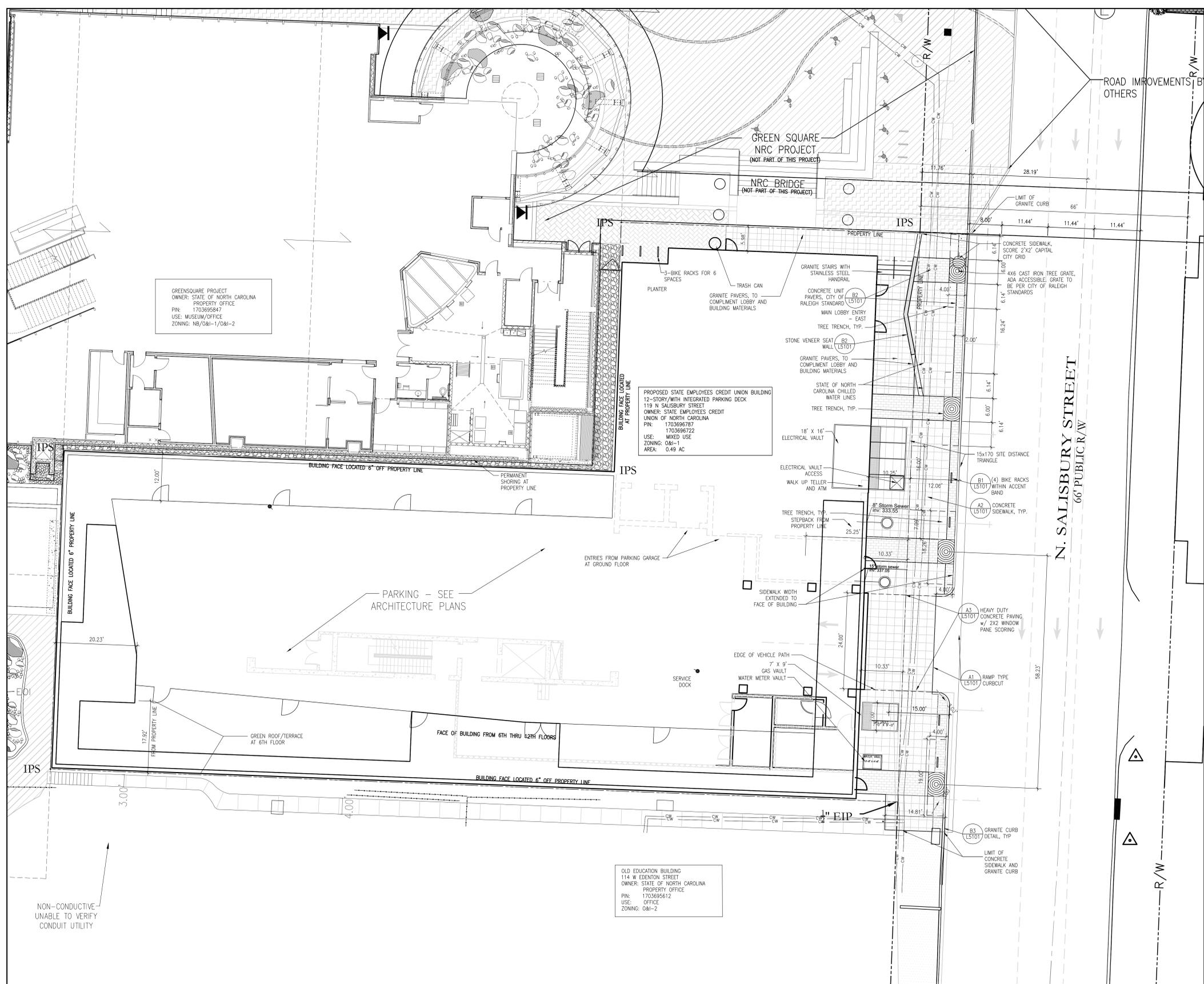


SECU- SALISBURY STREET- OFFICE REVISION SP-28-2010



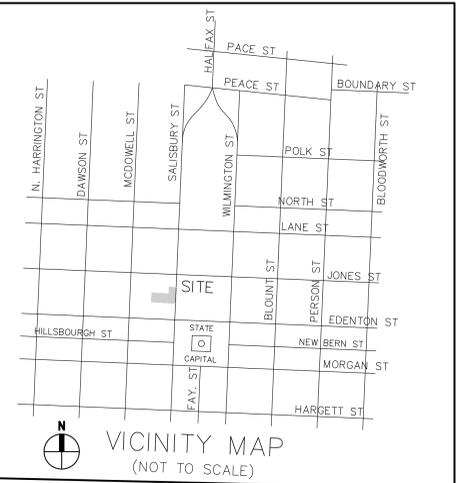
Zoning: **O&I-1**
 CAC: **North Central**
 Drainage: **Pigeon House**
 Basin: **Branch**
 Acreage: **0.49**

Proposed Sq. Ft.: **238,388**
 Planner: **Eric Hodge**
 Phone: **(919) 516-2639**
 Applicant Contact: **O'Brien/ Atkins Assoc. P.A.**
 Phone: **(919) 941-9000**



- SITE NOTES**
- ALL DIMENSIONS TAKEN FROM FACE OF BUILDING OR FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL NEW SITE UTILITIES TO COMPLY WITH THE CITY OF RALEIGH ENGINEERING GUIDELINES, SEE C1101.
 - ALL SITE IMPROVEMENTS TO COMPLY WITH THE CITY OF RALEIGH DESIGN GUIDELINES.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - REFER TO SHEET L1201 FOR COORDINATION OF LIMITS OF DISTURBANCE.
 - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
 - ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE CITY OF RALEIGH REQUIREMENTS.
 - NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BEAM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMBED-UP BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION.
 - IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 1.0% SLOPE ON THE CURB.
 - SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET R/W IF DEEMED NECESSARY BY THE INSPECTOR.
 - CURB & GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY THE CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
 - NON-STANDARD ITEMS (IE. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE R/W REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE BEFORE INSTALLATION.
 - ALL ACCESSIBLE RAMPS TO BE INSPECTED BY CITY ZONING INSPECTOR AFTER FORMING AND PRIOR TO POURING.
 - MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRACH ON THIS MINIMUM CORNER CLEARANCE.
 - ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE RIGHT OF WAY CLEARED AND GRADED WITHIN 50' OF ALL STREET INTERSECTIONS. THE FULL WIDTH OF THE RIGHT OF WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, AND SENSITIVE AREA THROUGH FARES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONFLICTS WITH EXISTING AND PROPOSED UTILITIES, TRAFFIC SIGNALING DEVICES, UTILITY POLES, ETC. WITHIN 23' OF THE CENTERLINE. CONSTRUCTION DOCUMENTS SHALL PROVIDE AN INSET SHOWING ALL DIMS AND OTHER INFORMATION REQUIRED FOR CONSTRUCTION. THE CONTRACTOR WILL CORRECT ANY ERRORS OR OMISSION UNCOVERED IN THE FIELD.
 - NO ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD#20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC RIGHT OF WAY, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD#20.11.

SECU WILL CONTRACT WITH A WASTE MANAGEMENT COMPANY FOR THE REMOVAL OF ALL TRASH AND RECYCLABLES FROM THE BUILDING. AN ENCLOSED SPACE HAS BEEN INCORPORATED ON THE PI LEVEL PARKING DECK FOR SORTING OF THESE MATERIALS. DAILY PICK UPS WILL BE SCHEDULED AND NO DUMPSTER OR BINS WILL BE VISIBLE TO THE PUBLIC



A5 SITE LAYOUT PLAN
L1101 1"=10'-0"
0 10 20 FT
L1101-S00.dwg

O'Brien Atkins
Architecture/Engineering/Landscape Architecture/Planning/Interior Design
919.941.8000 - Durham
919.755.1003 - Raleigh
www.obrienatkins.com

O'Brien Atkins Associates, PA
PO Box 12007
North Carolina 27709

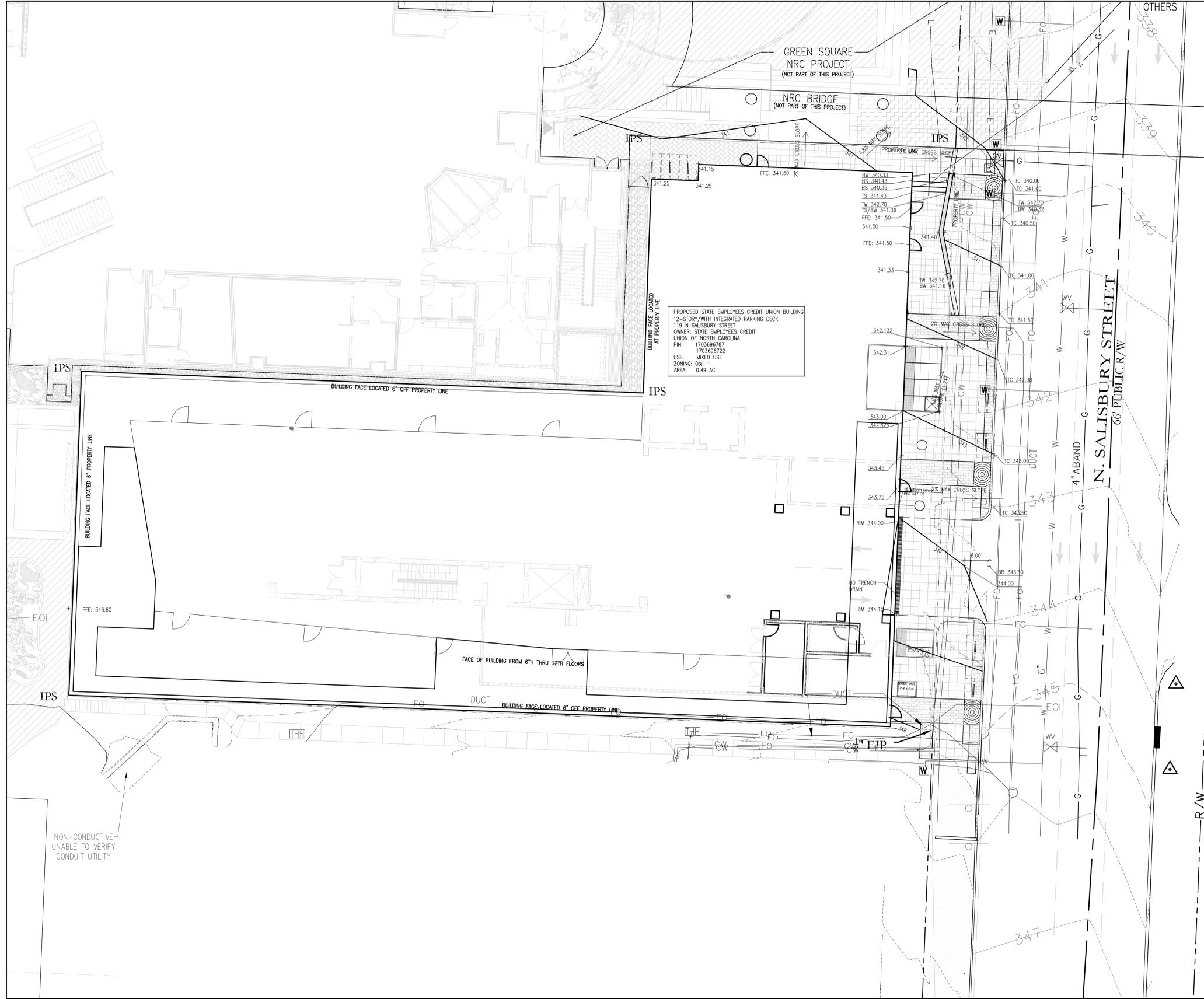
State Employees' Credit Union
SECU - SALISBURY STREET OFFICE
119 N. SALISBURY STREET RALEIGH, NC 27601

Date	By
6.17.10	

1st SUBMISSION C.O.R.

Project No. _____
 Checked By **JEP**
 Drawn By **JEP**
 Drawing **SITE LAYOUT PLAN**
 File Name **L1101**
 Sheet **L1101**

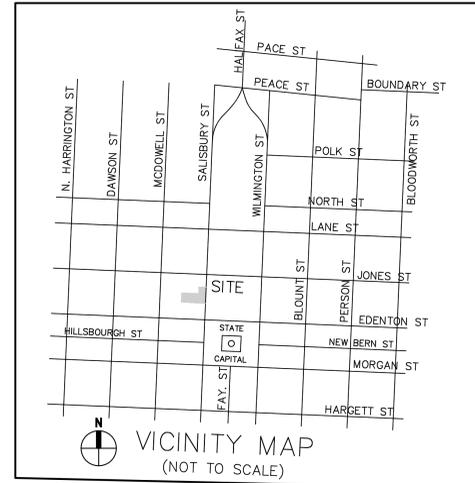
L1101
3 of 06 SHEETS



PROPOSED STATE EMPLOYEES CREDIT UNION BUILDING
 12-STORY WITH INTEGRATED PARKING DECK
 119 N SALISBURY STREET
 OWNER: STATE EMPLOYEES CREDIT UNION OF NORTH CAROLINA
 PIN: 1703696787
 1703696722
 USE: MIXED USE
 ZONING: O81-1
 AREA: 0.49 AC

GRADING AND DRAINAGE LEGEND

- GENERAL PITCH AND DIRECTION OF SURFACE WATER FLOW
- EXISTING CONTOUR
- CONTOUR
- SPOT ELEVATION OF FINISH SURFACE
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION



A5 SITE GRADING PLAN
 L1101 1"=10'-0"
 0 20 40 FT
 L1201-SCC.dwg



State Employees' Credit Union
 SECUCU - SALISBURY STREET OFFICE
 119 N. SALISBURY STREET, RALEIGH, NC 27601

Project No.	
Checked By	JEP
Drawn By	JEP
Drawing	SITE GRADING PLAN
File Name	L1201
Sheet	



SP-28-10

SITE PLAN

PRELIMINARY SITE PLAN
APPROVAL BY STAFF,
PLANNING COMMISSION OR
CITY COUNCIL
(This page may also be used as
site data sheet for permit
review)

Check if infill
site plan

City of Raleigh, NC
Development Plans Review Center

P. O. Box 590, Raleigh, N. C. 27602
One Exchange Plaza 3rd Floor
Telephone: (919) 516-2626 FAX: (919) 516-2684

Visit us at our web site:
www.raleighnc.gov/planning/dprc

Section A. SITE DATA SHEET

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:

DEVELOPMENT NAME: State Employees Credit Union - Salisbury Street Office
PROPERTY ADDRESS: 119 N. Salisbury Street
WAKE CO. PROPERTY IDENTIFICATION # (PIN): 1703696756

ZONING DISTRICT(S): O&I-1 with DOD TOTAL SITE ACRES: 0.49 acres INSIDE CITY LIMITS: yes

If in a conditional use zoning district, place the complete list of zoning conditions on the front cover of the drawing set.

Per section 10-2132, summarize the reason(s) this plan requires Planning Commission (PC) or City Council (CC)

Preliminary Approval. Square footage, Height, FAR, and Parking require Planning Commission approval - Previously approved under SP-32-09/Eric Hodge- Case Planner

PROPOSED BUILDING USE: Office/Parking Deck/Credit Union EXISTING BUILDING(S) (sq. ft. gross): N/A Existing Building demolished

PROPOSED BUILDING(S) (sq. ft. gross): 242,788 (includes 112,732 sf of parking deck)
TOTAL EXISTING AND PROPOSED BUILDING(S) EXPANSION (sq. ft. gross): _____
PROPOSED BUILDING HEIGHT OR HEIGHT OF EACH BUILDING 195 ft

OFF STREET PARKING: REQ'D: _____ 314 PROVIDED: 158

HOTELS: # ROOMS: 0 NUMBER OF DWELLING UNITS IF DEFINED AS EXTENDED STAY 0

APT. / CONDO: # 1BR Units: 0 2BR: 0 3BR: 0 4BR 0

SHOPPING CENTER: # BUILDINGS N/a # LOTS N/A

CLIENT (Owner or Developer):

Name(s) State Employees Credit Union
Address: 1000 Wade Avenue, Raleigh, NC ZIP 27605
Telephone: 839-5000 FAX: 919-839-5353
E-Mail Address: contact agent OBrienAtkins

CONSULTANT / PROJECT MANAGER (Person to act as staff contact for correspondence)

Name(s) Jonathan Parsons, RLA O'BrienAtkins Associates, P.A.
Address: 5001 S. Miami Blvd, Suite 400, Durham, NC ZIP 27709
Telephone: 919-941-9000 ext 2089 FAX: 919-941-9006
E-Mail Address: jparsons@obrienatkins.com

Provide the following if applicable:

Board of Adjustment, rezoning, subdivision, or prior preliminary site plan or subdivision action:

YES NO If yes, list file number (SP-xx-00, Z-xx-00, A-xx-00, etc.) SP-32-09 and affix a list of conditions to the site plan itself.

OWNER'S SIGNATURE*: *In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City. I hereby designate O'Brien/Atkins Associates, P.A.*

Trans # 276287

to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

Date: 6/16/10
Signed: [Signature] SR. Exec. v. P. SECY
Printed Owner's name: R.S. Hall

* SITE PLAN APPLICATIONS IN OFFICIALLY DESIGNATED CITY REDEVELOPMENT AREAS DO NOT REQUIRE OWNERS' SIGNATURES.

Section B. SUBMITTAL PROCESS AND CHECKLIST

- **PLANS MAY BE SUBMITTED IN THE DEVELOPMENT PLANS REVIEW CENTER, 3rd FLOOR, ONE EXCHANGE PLAZA, IN DOWNTOWN RALEIGH MON-FRI BY 3:00PM.**
- **APPROXIMATELY 10-15 BUSINESS DAYS A PLANNER WILL FORWARD COMMENTS TO YOU BY FAX OR E-MAIL.**
- **AFTER THE 1ST REVIEW COMMENTS ARE COMPLETE, THE COORDINATING PLANNER WILL SCHEDULE FOR REVIEW BY THE APPEARANCE COMMISSION'S DEVELOPMENT REVIEW COMMITTEE WHERE YOU WILL BE RESPONSIBLE FOR ATTENDING AND PRESENTING YOUR PROJECT.**
- **ONCE THE PLANNER IS CONFIDENT THAT YOUR PLANS ARE READY FOR PC OR CC YOU WILL BE ASSIGNED A HEARING DATE. YOU WILL BE RESPONSIBLE FOR NOTIFYING ADJACENT PROPERTY OWNERS AT LEAST TWO WEEKS PRIOR TO YOUR HEARING DATE.**
- **ONCE ALL ISSUES ARE ADDRESSED FROM PC OR CC, WE WILL ISSUE AN APPROVAL LETTER THAT WILL EXPLAIN ANY CONDITIONS OF APPROVAL.**
- **UPON SATISFACTION OF THESE CONDITIONS, FINAL BUILDING AND CONSTRUCTION DRAWINGS MAY BE SUBMITTED FOR PERMIT.**

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- FILING FEE FOR PRELIMINARY PLANS.**
- Checks may be made out to the City of Raleigh.
- Payments may be made by cash, check, Visa or Master Card.

Fees effective February 16, 2010

Properties less than 2 acres -	\$307.00
Properties between 2 and 4 acres -	\$821.00
Properties greater than 4 acres -	\$1,592.00

Submittal fee covers 2 review cycles and file closeout.

Additional fee equal to the cost of your original submittal fee is required for every single subsequent review after two reviews.

- THIS APPLICATION FORM** completed (Section A) and signed by the **property owner** (agent cannot sign for owner).
- USING "IMAPS", PLEASE SUBMIT A HIGHLIGHTED COPY OF YOUR PARCEL WITH YOUR PIN (PARCEL IDENTIFICATION NUMBER) AND A MOST RECENT AERIAL PHOTO OF THE PARCEL.**
- FOR ALL PRELIMINARY PLANS: TEN SETS OF PROPOSED PLANS.** Maximum sheet size shall be 30" x 42". Plans must be to engineering scale (1" = 20', 1" = 100', etc.). Preliminary plans do not need an engineer's, surveyor's or landscape architect's seal. See Section C of this application for data to be included on preliminary plans.
- COPIES OF PREVIOUS BOARD OF ADJUSTMENT ACTION, SPECIAL USE PERMIT OR CERTIFICATE OF APPROPRIATENESS (if applicable).**



NEW ! A DIGITAL COPY OF ONLY THE SITE PLAN AND ELEVATIONS.

The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The digital image should be provided in the form of pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review.

NOTE!!! A FINAL DIGITAL OR REDUCED COPY OF THE PLAN IS TO BE SUBMITTED TO THE COORDINATING PLANNER ONCE ALL STAFF REVIEW COMMENTS HAVE BEEN APPROVED. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The digital image should be saved in any of the following formats, listed in order of preference: .jpg, .gif, .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

Section C. DATA TO BE SHOWN ON PLANS

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit



(a) Sheet size.

The preliminary site plan shall be drawn on one of three (3) standard sheet sizes. These are:
- eighteen (18) by twenty-four (24) inches;
- twenty-four (24) by thirty-six (36) inches;
- thirty (30) by forty-two (42) inches;



(b) Key Information.

- (1) A vicinity sketch or key map at a scale of not more than one thousand (1000) feet to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the remainder of the preliminary subdivision plan;
- (2) True north arrow, with north being at the top of the map;
- (3) Scale of the map using engineer's scale (1"=10', 1"=50', etc.) and date of preparation, including all revision dates;



(c) Summary Information

- (1) Project address, PIN number, subdivision name, phase and recorded lot number.
- (2) Zoning districts, overlay district designation, and copy of conditional use ordinance, if applicable.
- (3) Total amount of acreage within the project boundaries.
- (4) Dwelling and/or rooming unit calculations, and calculations for project density and density transfers.
- (5) Building uses and size, both existing and proposed, with calculations for building lot coverage, floor area ratio, and the number of stories in square feet per floor.
- (6) Off street parking calculations, and basis for determination.
- (7) Cumulative expansion calculations, both for gross building square footage and /or vehicular surface area, since 1/1/87.
- (8) Existing easements, including width dimensions and book and page numbers.
- (9) The name of the development, name of the owner and agent, name, address and telephone number and fax number of the designer who prepared the plan;
- (10) All information included in Section A. of this application. (Owner's signature not required on plans);



(d) Building, Structure and Outdoor Use Information

- (1) Building elevations that show maximum height from natural and finished grade, buildings to be removed, and the specific requirements of the Unity of Development statement for an applicable project.
- (2) Site plan with all outdoor uses proposed, including but not limited to accessory uses or structures, storage, water and wastewater facilities, cemeteries.
- (3) Location of refuse, service, loading, utility service areas, and display areas.
- (4) Show all private utilities that serve a project shall be underground and originate from pad mounted or subterranean distribution points located off the public right of way per City of Raleigh Ordinance 10-3059.



(e) Parking, Vehicular and Pedestrian Access

- (1) Existing street names, together with state road numbers if applicable;
- (2) General horizontal alignment of existing and proposed streets and thoroughfares, showing centerline min. radii, pavement width, surface materials, curb and gutter, ditches and shoulder widths;
- (3) Existing and proposed sidewalks, on both public streets and within site;
- (4) Cross-sections of typical proposed street widening;
- (5) Dimensions of medians, median openings, curb radii;
- (6) Vertical alignment of streets only when deemed necessary by the Transportation Director to properly determine the safety of proposed streets or driveways;
- (7) Driveway and access point locations, existing and proposed, with type, curb radii, dimensions, joint use and directional flow. For proposed driveways and access points, show the location of all: property lines, existing utility service areas, drainage devices, traffic signal control boxes, sewer clean-outs, fire hydrants, meter vaults, utility poles, street lights, catch basins or similar objects within seventeen (17) feet of the proposed centerline of the driveway for residential driveways and within twenty-three (23) feet of the proposed centerline of all other driveways;
- (8) Opposing driveways across public rights-of-way;
- (9) Existing and proposed right-of-way and slope easement dimensions;
- (10) Sight triangles as set forth in §10-2086, including any structures within them, such as existing signs;
- (11) Any rights-of-way proposed to be closed;
- (12) Proposed private streets, dimensions and curb treatments;
- (13) Existing and proposed parking areas, bay dimensions, aisle dimensions and summary of required and provided parking.
- (14) Cross section and diagram of each floor of a parking structure.
- (15) Location of any off site parking.
- (16) Vehicular stacking space areas.

(f) **Open Space and Landscaping**

- (1) Calculations for open space requirements shown in tabular form, and open space shown in plan view.
- (2) Open Space Type Indication of whether open space is to be calculated based on tree preservation or new tree plantings in accordance with Sec. 10-2103(d). An existing tree survey is required if the open space acreage is based on tree preservation.
- (3) Location of any Lakes or Ponds to be used for landscape reduction in accordance with Sec. 10-2103(d)(1)c.
- (4) Landscape plans showing requirements of City Code Chapter 10, Section 10-2082 and 10-2103(d).
- (5) Description of vegetation to be retained and removed in areas of both voluntary and mandatory preservation.
- (6) Identify all protected areas, including but not limited to Conservation Management Districts, natural resource buffer yards, Resource Management Districts and street buffer yards located along Type B Residential Thoroughfares designated in the Comprehensive Plan.
- (7) Natural resource buffer yards and impervious surface coverage in Reservoir Watershed Protection and Metro-Park Overlay Districts. Identify all drainage structures or velocity control devices in all protected and buffer areas.
- (8) Any alternate design request must include, at a minimum, lighting, signage, landscape fenestration and fencing details.
- (9) Location of trees which are designated an historic property, or champion trees designated either on the "National Big Trees List" or the "Champion Big Trees of North Carolina" list as compiled by the North Carolina Division of Forest Resources;

(g) **Stormwater and Floodprone Area Information.**

- (1) Existing and proposed contours of intervals at five (5) feet or less, referred to sea level datum;
- (2) Drainage swales, ditches channels, watercourses, and direction of flow;
- (3) Impoundment or retention / detention structures for stormwater, if required;
- (4) Preliminary two and ten year stormwater runoff quantities entering and leaving the site at each discharge point
- (5) Location of discharge points, velocity dissipation measures;
- (6) Location of existing and proposed storm sewer and inlet structures and culverts;
- (7) Floodway and floodway fringe areas, flood hazard soil boundaries, flood storage area easements, and regulatory flood protection elevations; indicating source of information;
- (8) Summary of Water Quality/Quantity calculations on sheet with a separate more detailed calculation packet included.

(h) **Public Utility Information.**

- (1) Existing and proposed sanitary sewers, manholes, clean-outs, water lines, stubs, fire hydrants, fire lines, valves, backflow prevention devices showing make and model, meters, with pipe sizes and locations indicated as applicable;
- (2) Profiles of sanitary sewer lines only if required by the Public Utilities Director to properly determine the feasibility of a proposed system;
- (3) Well and septic tank locations, community septic system facilities where applicable;
- (4) Force mains, pump stations if applicable;

(i) **Special Information.**

- (1) In all Special Highway Overlay Districts, protective yard areas along major access corridors and principal arterials, and distance from interchange if along a side street;
- (2) In Reservoir Watershed Protection Areas, watercourse buffer areas as required in §10-3059(b), square foot amount of existing and proposed impervious surface area per lot, estimated amount of impervious surface area of proposed public and private streets and public improvements, the location of and areas served by facilities used to retain the first one-half (1/2) inch of storm water as required in §10-3052(a), the allocation of impervious surface limitations to lots;
- (3) In Metro Park Protection Overlay Districts, watercourse buffer areas, impervious surface calculations, tree inventory if impervious surface area exceeds 30%, park buffer yards;
- (4) Any other information that may be requested by the reviewing authority.

(k) **Tree Conservation Plan, if applicable, (Refer to TC-07-04 Tree Conservation Ordinance) (NEW).**

- (1) (Sheet 1) Requires a separate Tree Conservation Map with all proposed tree conservation areas(TCA's), see Section 10-2082.14);
- (2) Label Primary and Secondary Tree Conservation Areas utilizing the "Standardized Designation For Tree Conservation Areas" list.
- (3) (Sheet 2) Show existing and proposed grades, combining an accurate location of tree protection fence, also show acreage calculations of tree conservation areas as listed in Tree Conservation Data Sheet.
- (4) Completed Tree Conservation Data Sheet;
- (5) (Sheet(s) 3+) For the Secondary Tree Conservation Areas include the following;
 - a. Photo panoramic panel of proposed secondary TCA's. Each photo to represent 50 linear feet of tree conservation area. Include **(2 copies)**.
 - b. Certified tree cover report with description of each 50' of TCA. **(2 copies)**.
 - c. Most recent aerial photo.

(l) **Below, provide a description of how your plan conforms to the guidelines of the Comprehensive Plan, including information such as Planning District, Small Area Plan, Corridor Plan, oversized focus area, PBOD, focus area and recommended use)s for the property. (NEW)**

SEE Attached Document

State Employees Credit Union
SECTION C. Supplemental description
Issd – 5-2009
Rev. 6-17-2010

- (I) **Below, provide a description of how your plan conforms to the guidelines of the Comprehensive Plan, including information such as Planning District, Small Area Plan, Corridor Plan, oversized focus area, PBOD, focus area and recommended use(s) for the property.**

Building Relationship to the Capitol

Our site is on the edge of the Union Square Design District. Care has been taken to design the building to be respectful of the capitol and other buildings adjacent to our site. In particular, we have related to the Old Education Building immediately adjacent to the SECU building.

Materials/Facade Styles

The SECU building consists of stone veneer at its base and elevation adjacent to the Old Education Building. The SECU building steps back appropriately with a complimentary terra cotta rain screen system at the Old Education Building line. An aluminum and glass curtain wall system comprises the remainder of the building composition, which is in keeping with materials being used on the Green Square project.

Pedestrian Scale and Detail

Entrances and overhangs are designed to foster pedestrian interaction and sidewalk lighting is at a pedestrian level as well. Elevations have been detailed to further enhance the pedestrian scale of the street.

Site Design/Building Frontage

The building is sited behind the Right of line of Salisbury Street allowing for a wide streetscape condition and 14'-6" sidewalk. Street trees and the cities standard paving will front Salisbury Street.

Entrances and Building Orientation

There are two main entries into the building, one on Salisbury Street and the other at the Green Square corner plaza. An interior atrium unites these two entries which will be illuminated and engage the street and plaza. The design takes into account the significance of the corner condition and the Green Square pedestrian walkway that crosses over Salisbury Street.

Retail Storefronts

Street level services are available to the public in the form of ATM machines and banking counters. The occupied areas of the ground floor are shared between the SECU branch banking office and an open atrium space that provides access to the upper floors. The building elevations allow visual connections between the interior and the exterior public pedestrian spaces.

Heights/Upper Floor Setbacks

The SECU building has been designed with a step back height that relates directly to the adjacent Old Education Building's cornice. This height was set to provide design continuity between the two projects while still meeting the intent of the step back requirement. A step back is provided from the south property line to the midpoint of the proposed building. From the midpoint going north, the step back is replaced with the large full height open atrium, serving to provide an architectural element that connects the proposed building with the Green Square project currently under construction.

Additional Building Area

The building has been sized to meet the required program elements of the owner and as such the building height is greater than twice the R.O.W of Salisbury Street.

Special Treatment With Intersections of Ceremonial Corridors

The SECU building does not intersect or relate to any of the identified ceremonial corridors in the Raleigh Urban Design Guidelines – Union Square district.

Sidewalk Improvements

The sidewalk improvements will be consistent with the City's standard streetscape palette. Concrete 2x2 window pane score and brick banding are proposed.

Typical Front Yard

Not applicable to this project.

Enhance Entryways

The SECU building does not enter onto the identified streets in Raleigh Urban Design Guidelines – Union Square district.

Public Art

No public art is proposed as part of this project. The adjacent Green Square project and existing Museums more the adequately provide these elements.

Parking / Landscaping

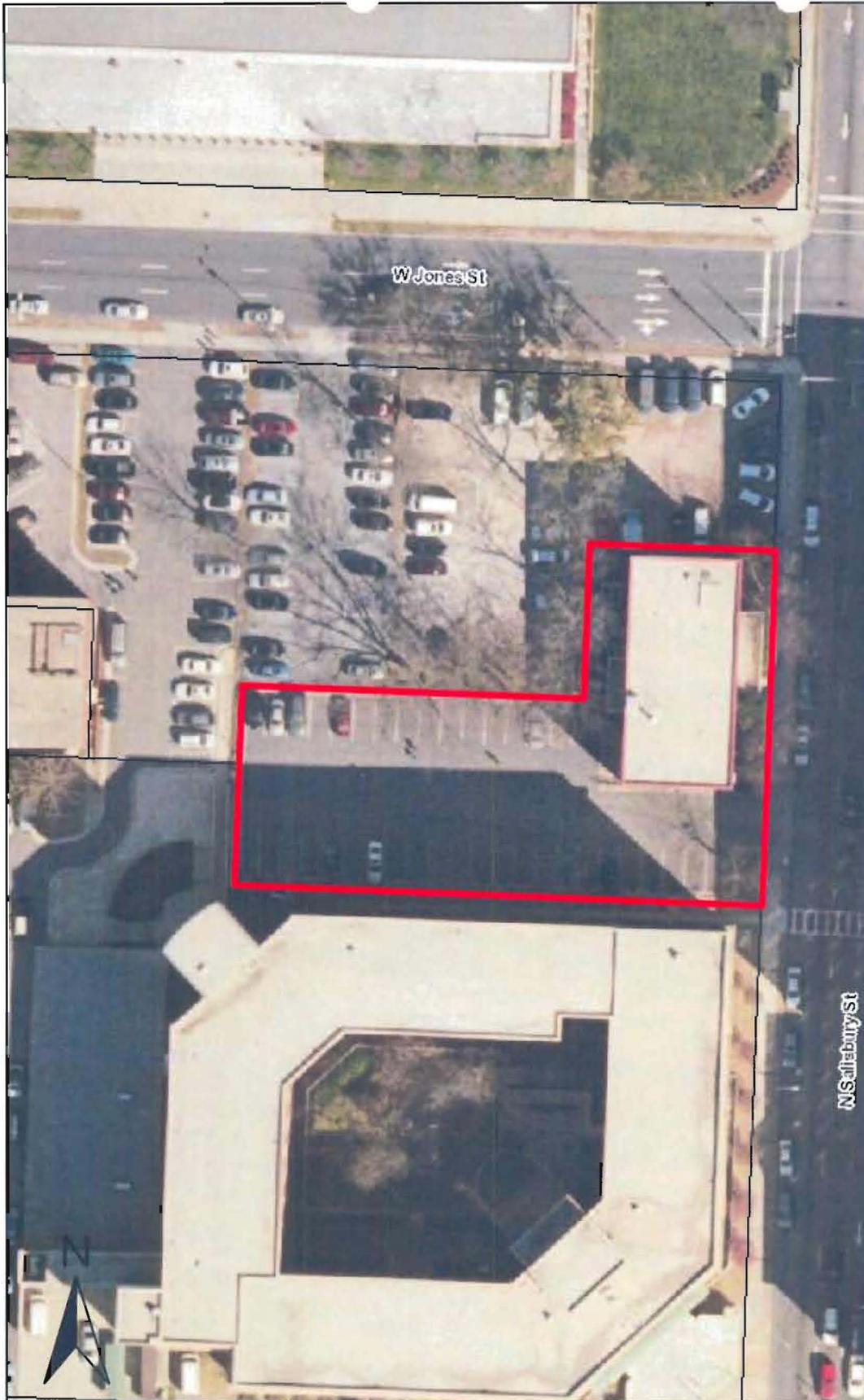
No surface parking is proposed. The parking decks façade is designed to compliment the adjacent Old Education Building and the driveway access / apron has been limited to two lanes.

Public Spaces

The SECU building project provides a 14'-6" sidewalk and engagement to a significant public plaza. No aspect of this project interferes with the public spaces or ceremonial opportunities around the capitol.

Signs

SECU Signs will comply with sign ordinances.



Field	Value
PIN	1703696756
Real Estate ID	0067025
Map Name	170326
Owner	STATE EMPLOYEES CREDIT UNION
Mailing Address 1	PO BOX 26807
Mailing Address 2	RALEIGH NC 27611-6807
Mailing Address 3	
Deed Book	01408
Deed Page	0555
Deed Date	06/02/1960
Deeded Acreage	0.49
Assessed Building Value	\$0.00
Assessed Land Value	\$0.00
Total Assessed Value	\$0.00
Billing Class	CORPORATE LISTING
Property Description	LO1 SECU-SALISBURY STREET BM2009-1080
Heated Area	
Site Address	119 N SALISBURY ST
City	Raleigh
Township	RALEIGH
Year Built	0
Total Sale Price	\$0.00
Sale Date	
Type and Use	
Design Style	
Land Class	
Old Parcel Number	A034--

State Employees Credit Union - 119 N Salisbury





WakeGOV.com | contact us | Raleigh GIS | Wake County GIS | Data Download | Surveys, Plats &

owner
address
parcel num
account num
intersection
buffer
legend
layers
1 in = 112 ft

Real Estate Data and Revenue Department

LAYER CODES:
Raleigh Crime Data Help
Fuquay-Varina Zoning
Raleigh Zoning
Wake Forest Zoning
Soils Legend
Floodplain Data

SURVEY WHAT'S NEW

SELECT A VIEW
Property
Property 2
Environmental Features
Aerial Photography
County Zoning

Parcel Number: 1703696787
Copyright 2009, City of Raleigh & Wake County

To download the list of parcels within the buff directions.

1703694800
NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1300
<<122 N MCDOWELL ST >>

1703695612
NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1300
<<114 W EDENTON ST >>

1703695847
NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1300
<<121 W JONES ST >>

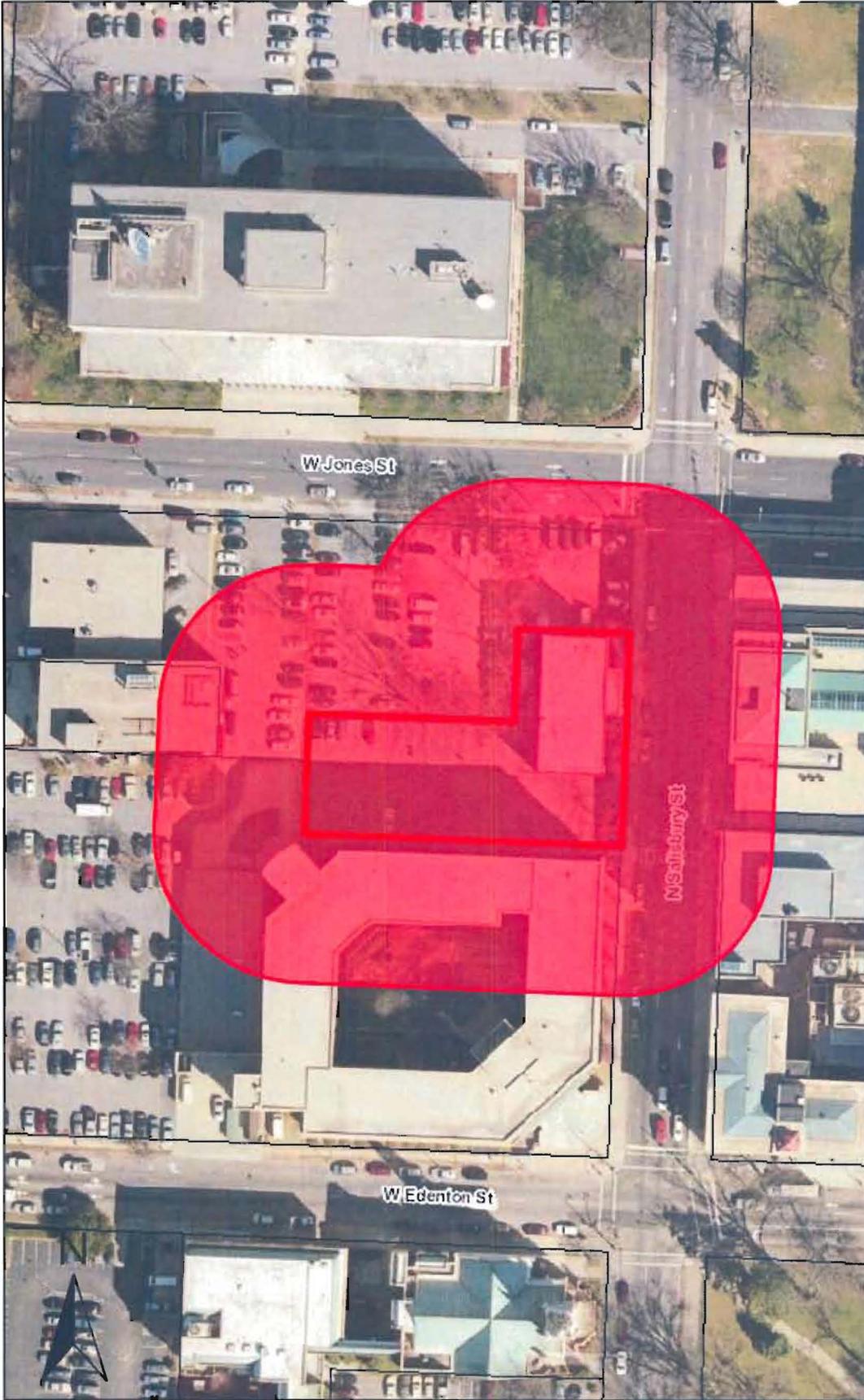
1703696722
STATE EMPLOYEES CREDIT UNION
PO BOX 26807
RALEIGH NC 27611-6807
<<117 N SALISBURY ST >>

1703696787
STATE EMPLOYEES CREDIT UNION
PO BOX 26807
RALEIGH NC 27611-6807
<<0 N SALISBURY ST >>

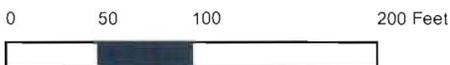
1703699500
NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1300
<<2 W EDENTON ST >>

1703699842
NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1300
<<11 W JONES ST >>

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Field	Value
PIN	1703696756
Real Estate ID	0067025
Map Name	170326
Owner	STATE EMPLOYEES CREDIT UNION
Mailing Address 1	PO BOX 26807
Mailing Address 2	RALEIGH NC 27611-6807
Mailing Address 3	
Deed Book	01408
Deed Page	0555
Deed Date	06/02/1960
Deeded Acreage	0.49
Assessed Building Value	\$0.00
Assessed Land Value	\$0.00
Total Assessed Value	\$0.00
Billing Class	CORPORATE LISTING
Property Description	LO1 SECU-SALISBURY STREET BM2009-1080
Heated Area	
Site Address	119 N SALISBURY ST
City	Raleigh
Township	RALEIGH
Year Built	0
Total Sale Price	\$0.00
Sale Date	
Type and Use	
Design Style	
Land Class	
Old Parcel Number	A034--

