

# Buffaloe-New Hope Area Plan

Results and Draft  
Recommendations

Northeast CAC Meeting  
January 8, 2015



# Agenda

- Overview of workshop and discussion
- Draft recommendations
  - Area Plan designation
  - Community vision statement
  - Policies
  - Action items
- Next steps

# Why did we have a workshop?

## Objective:

- To gather community input about future development of the Buffalo-New Hope area and discuss possible options for intersection improvements.

## Expected Outcome:

- To provide a documented consensus vision for the area and related recommendations for policy amendments.



# Community Input

## Buffaloe / New Hope Planning Workstop

### Pedestrian Experience/Streetscape



Pedestrian Crosswalk Signal (10)



Pedestrian Scaled Plantings (9)



Stamped Concrete Crosswalk (1)



Pedestrian Lighting (2)



Traditional Intersection (1)



Protected Bike Lane (7)



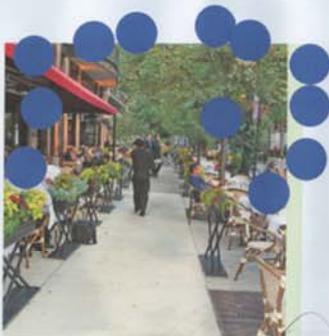
Six Lane Crosswalk (No Median)



Speed Table/Crosswalk



Pedestrian/Roadway Median (4)



Pedestrian Focused Sidewalks (12)



Suburban Commercial Raingardens (4)



Existing Conditions (2)



Walkable Communities (3)

# Community Input

## Buffaloe / New Hope Planning Workshop

Building Articulation and Material



Townhomes - Varying Colors/Materials/Textures



Mixed Use Office/Residential



Low Rise Office/Medical

(13)



Low Rise Office/Medical

(14)



Mid-Rise Residential



Row Homes - No Yard

(2)



Strip Mall - Suburban



Modular Townhomes - Landscaped Setback



Townhome Variation - Greenspace/Courtyard



On Street - Live Above Mixed Use

(1)



Low Rise - Mixed Use Retail/Office

(9)



Suburban Apartment Building

# Community Input

## 1. **Identify Community Vision** - *What do you love about your community? What do you want to protect/preserve?*

- Quiet, safe, and friendly community
- Convenient location (close to amenities)
- Rural character, greenery, and wildlife
- Single family residential character

*What do you want to see that is not there now?*

- Development that is an amenity and that neighbors will use
- More pedestrian and bike-friendly
- Park, café, community garden, fitness center, mixed use

# Community Input

## 2. **Identify Constraints & Issues** - *Are there any issues at the intersection and surrounding area? Traffic? Bicycle and pedestrian access? Safety?*

- Safety is an issue for all modes, vehicles, pedestrians, and bicyclists
- Crosswalks, sidewalk maintenance, trees/greenery maintenance
- Bike lanes needed
- Better bus amenities needed (shelters/benches)
- More/better lighting needed
- Reduce speed of traffic
- Traffic back-up at intersection



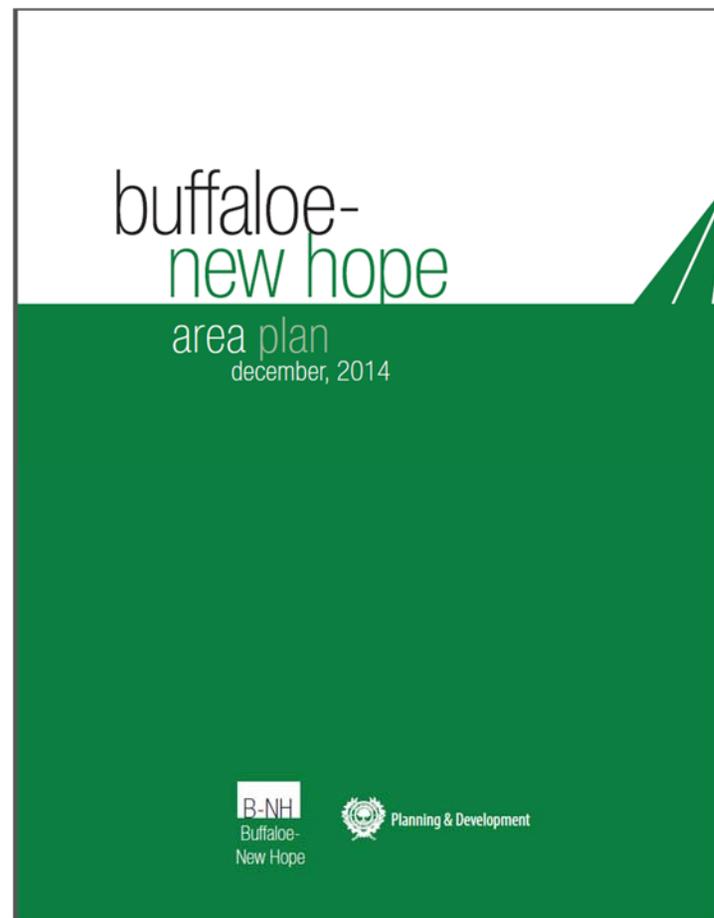
# Community Input

3. **Identify Opportunities** - *What do you see as opportunities for the intersection and area? Land Use/Zoning, Height, Frontage Type, Street Type?*
- **Range of uses** mentioned: single family, drug store, small grocery, fitness center, office, community center, park
    - No 24 hour use, no service stations, no high traffic uses
    - Not much support for apartments or rental units
  - **Buffers:** Adequate buffers from neighborhood needed (noise, pollution)
  - **Height:** Most supportive of 2 stories; some were supportive of 3 story max
  - **Frontage:** Split on type of frontage: some wanted buildings close to street with parking behind, others were in favor of parking in front

# Draft Recommendations

## Area Plan Designation

- Provides clear guidance for property owners and decision makers
- Plan policies will be part of review process for rezoning and/or development plans
- Strong community participation warrants designation
- Key parts of plan: vision statement, policies, action items



# Draft Recommendations

## Draft Vision Statement

*The Buffalo-New Hope area will remain a neighborhood with a high quality of life. While the single-family character of the area will continue to be an important defining characteristic, new development at the intersection that brings neighborhood-scale commercial, office, and/or residential uses will add to the vitality of the area. Any redevelopment at the intersection that results in higher-intensity uses will respect the surrounding single-family areas by limiting light and noise impacts and by providing adequate buffers and transitions.*

# Draft Recommendations

## POLICIES

- Provide general guidance and help direct property owners and decision-makers toward achieving the community vision

Examples:

- **Neighborhood Transitions:** Exceed UDO standards for transitions between single family districts and higher intensity districts
- **Mitigating Light and Noise Impacts:** Prohibiting certain uses, limiting hours of operation, height/placement/type of lighting
- **Improving Safety and Accessibility:** Considering all modes and users in transportation projects/improvements

# Draft Recommendations

## ACTION ITEMS

- Specific measures that the City and its partners will undertake to implement the policies

Examples:

- **Area Plan Adoption:** Adoption by City Council
- **Urban Form Map Amendment:** Buffaloe and New Hope designated as Urban Thoroughfares along vacant parcels at intersection
- **UDO Text Change:** Pursue text change to make vehicle fuel sales a limited use in the Neighborhood Mixed Use (NX) zoning district

# Draft Recommendations

## ACTION ITEMS

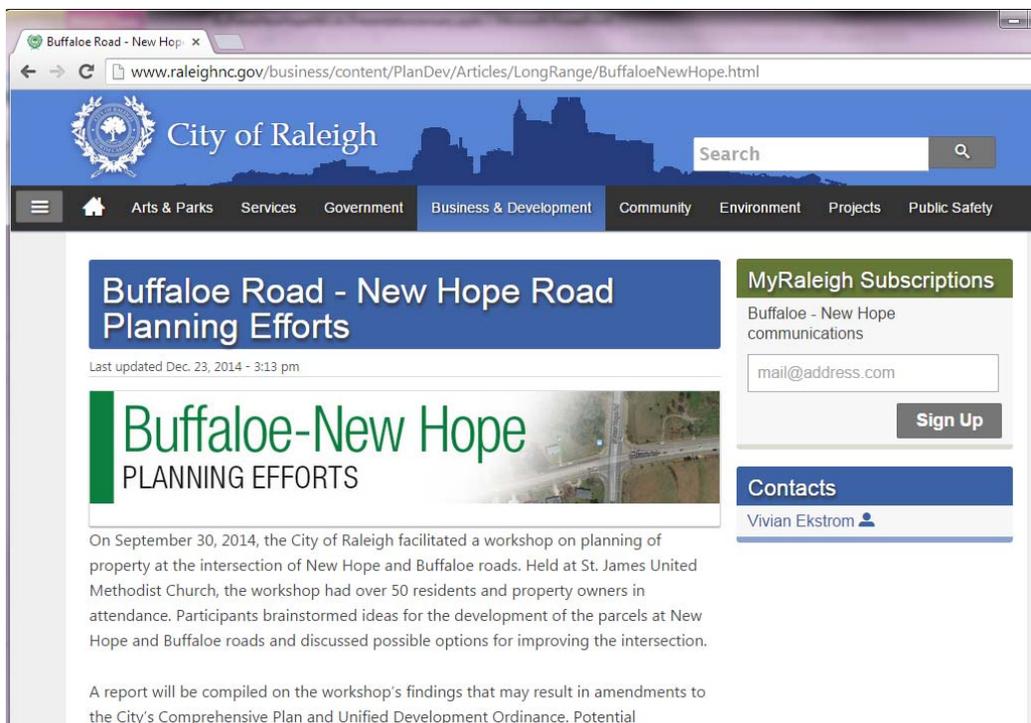
Examples:

- **Pedestrian Improvements:** Recommend to NCDOT the installation of pedestrian signals and crosswalks at the intersection
- **Bus Stop Improvements:** Evaluate ridership counts to determine need for bus stop amenities
- **Sidewalk Repair:** Repair existing sidewalk damage along Buffalo and New Hope
- **Safety Analysis of Intersection:** With NCDOT, perform safety analysis to determine if improvements needed

# Next Steps

- Public comment period runs through February 6
- Staff prepares revised plan
- Revised plan presented to City Council for review and adoption

# More Information



The screenshot shows a web browser window with the URL [www.raleighnc.gov/business/content/PlanDev/Articles/LongRange/BuffaloeNewHope.html](http://www.raleighnc.gov/business/content/PlanDev/Articles/LongRange/BuffaloeNewHope.html). The page header features the City of Raleigh logo and a search bar. The main navigation menu includes: Arts & Parks, Services, Government, Business & Development (selected), Community, Environment, Projects, and Public Safety. The article title is "Buffaloe Road - New Hope Road Planning Efforts", last updated on Dec. 23, 2014 at 3:13 pm. A "MyRaleigh Subscriptions" section offers "Buffaloe - New Hope communications" with a sign-up form (input field: mail@address.com, button: Sign Up). A "Contacts" section lists Vivian Ekstrom. The article text states: "On September 30, 2014, the City of Raleigh facilitated a workshop on planning of property at the intersection of New Hope and Buffaloe roads. Held at St. James United Methodist Church, the workshop had over 50 residents and property owners in attendance. Participants brainstormed ideas for the development of the parcels at New Hope and Buffaloe roads and discussed possible options for improving the intersection. A report will be compiled on the workshop's findings that may result in amendments to the City's Comprehensive Plan and Unified Development Ordinance. Potential

- [www.raleighnc.gov](http://www.raleighnc.gov)
  - Keyword search Buffaloe-New Hope Planning Efforts
  - MyRaleigh subscriptions – sign up for project notifications
- Vivian Ekstrom:  
[vivian.ekstrom@raleighnc.gov](mailto:vivian.ekstrom@raleighnc.gov)  
919-996-2657