

# 2030 COMPREHENSIVE PLAN



## JANUARY 2015 PROGRESS REPORT

### TABLE OF CONTENTS

Section I. Introduction .....	1
Section II: 2014 City Council Action Items .....	1
Rezoning Actions.....	1
Text Change Actions.....	3
Section III: Action Items .....	3
Section IV: Alterations .....	4
Text.....	5
Separate Amendments.....	24



# 2030 COMPREHENSIVE PLAN

## I. INTRODUCTION

The 2030 Comprehensive Plan was adopted by City Council in October 2009. During the adoption process, City Council and staff committed to an annual review so that recent trends could be analyzed and past decisions compared with the policy guidance contained within the Plan. Additionally, Action Item IM 3.2 states that an annual progress report shall be prepared that includes key accomplishments, critical issues, and key implementing agencies. Each year, staff will provide a detailed account of the past year's actions, and how these actions align with policy direction contained within the Plan. If recent actions or emerging trends shift policy, a recommendation to amend the Plan may be provided.

2014 marked the five-year anniversary of the 2030 Comprehensive Plan, and as called for in Policy IM 3.1, staff recently initiated the five-year update process. The update represents an opportunity to evaluate the past five years of implementation, take a fresh look at the data and trends, and address new issues that have emerged.

The update process will include both interdepartmental "inreach" as well as public outreach. The level of engagement will not be as extensive as the initial planning process for the Plan—this is an update and not a rewrite. However, it is important that stakeholders both inside and outside of the City organization are provided with an opportunity to both propose new ideas as well as to weigh in on ideas and issues brought forward by Planning staff. Once complete, the five-year update will be presented to the Planning Commission for review and recommendation to City Council.

This report examines the zoning decisions of 2014, as well as the progress of the short-term, mid-term, long-term, and on-going action items in the Action Matrix.

## II. 2014 CITY COUNCIL ACTION ITEMS

### A. REZONING ACTIONS

Action Item LU 1.4 states that the City should "Maintain the currency of the Future Land Use Map through periodic reevaluation and revision of the map based on analysis of growth and development needs and trends, small area studies and special area studies." One opportunity to review the Future Land Use Map is in concert with recent rezoning actions. North Carolina law requires that the City Council make a finding on each rezoning decision regarding consistency with the Comprehensive Plan and whether the amendment is reasonable and in the public interest. The Council can and does approve rezonings deemed inconsistent with the Plan, but a finding of inconsistency places greater emphasis on showing how the decision advances the public interest. The following is a synopsis of the rezoning actions in 2014.

# 2030 COMPREHENSIVE PLAN

There were 42 rezoning requests submitted in 2014; another ten rezoning cases from 2013 were decided in 2014 or are still pending. Two rezoning requests were withdrawn prior to the public hearing. There are 27 pending cases as of January 1, 2015. This leaves 23 rezoning requests that were considered under the 2030 Comprehensive Plan. Staff performed an analysis of each request, making a determination of the consistency of the request. Consistency is judged based on applicable policy guidance contained within the Plan and the land use classification on the Future Land Use Map. Table 1 provides the number and percentage of consistent and inconsistent rezoning requests for 2014.

**Table 1: 2014 Rezoning Cases**

<b>Disposition</b>	<b>Number</b>	<b>Consistent (% of Total)</b>	<b>Inconsistent (% of Total)</b>
Approved	20	17 (85%)	3 (15%)
Denied	3	0 (0%)	3 (100%)
<b>TOTAL</b>	<b>23</b>	<b>17 (74%)</b>	<b>6 (26%)</b>

Of the twenty approved rezoning requests, three were inconsistent with the 2030 Comprehensive Plan and/or the Future Land Use Map. One of these inconsistent cases would permit an increase in residential density beyond the recommendation for the future land use classification. The other two inconsistent cases introduced office and retail uses in areas designated as appropriate for residential uses. Table 2 details the three inconsistent requests approved by City Council.

There are twenty-seven pending zoning cases. These requests are not analyzed in this report.

**Table 2: Approved Cases Found Inconsistent with the Comprehensive Plan**

<b>Case Number</b>	<b>Rezoned From</b>	<b>Rezoned To</b>	<b>Future Land Use Map Designation</b>
Z-27-13/Bland Road	R-6	OX-3-CU	Moderate Density Residential
Z-31-13/Rock Quarry Road	R-15 CUD	RX-3-CU	Moderate Density Residential
Z-18-14/Sandy Forks Road	R-4	OX-3-CU	Moderate Density Residential

Staff performs an analysis of amending the Future Land Use Map to align the Map with recent inconsistent approvals. While it is possible to simply change the Future Land Use Map to align with recent approvals, each rezoning action should be reviewed to determine whether it should be considered a special exception or a true shift in policy. There may be an instance where the Future Land Use Map designation is still appropriate, regardless of a recently approved inconsistent district. In the case of the three approved inconsistent cases, one case resulted in an amendment to the Future Land Use map (CP-3-14/Bland Road). This amendment changed the

# 2030 COMPREHENSIVE PLAN

future land use designation for the property rezoned in Z-27-13 and several other surrounding properties from Moderate Density Residential to Office and Residential Mixed Use. As part of the Six Forks Road Corridor Study recommendations, the Future Land Use for the Z-18-14 property and surrounding area will be considered for future amendment. For the other inconsistent request that was approved, staff recommends that no amendment be made to the Future Land Use Map.

## B. TEXT CHANGE ACTIONS

The City Council also reviews alterations to the Zoning Code through the Text Change process. In some instances changes to the Zoning Code may be a reaction to an existing deficiency. In other instances, a more proactive approach can address anticipated issues, guided in particular by the adopted Comprehensive Plan Action Items. There were five text changes proposed in 2014.

A text change can be initiated by a citizen, City Staff, Planning Commission, or the City Council. With the adoption of the 2030 Comprehensive Plan, staff committed to analyze each text change in accordance with the policy directives of the Plan. Of the five proposed text changes for 2014, four were brought forward by staff and one was the result of a citizen petition (TC-2-14). As of January 1, 2015, three of these text changes were approved; two text changes are pending.

- **TC-1-14 (Pending; includes TC 1(A)-14, TC-1(B)-14 & TC-1(C)-14):** Proposes to amend sections of the Part 10 Zoning Code and the Unified Development Ordinance (UDO) related to window signage and vehicle signage. Also proposes to amend sections of the UDO related to common signage plans and changeable copy signs.
- **TC-2-14 (Approved):** Amends section 4.7.6 of the UDO to allow an administrative amendment to a master plan to increase the maximum number of ground signs within a planned development.
- **TC-3-14 (Approved):** Amends several sections of the Part 10 Zoning Code to align them with the UDO procedures for quasi-judicial evidentiary hearings, appeals of administrative decisions, variances, special use permits, and the associated fee schedules.
- **TC-4-14 (Approved):** Amends several sections of the UDO to update posted and mailed notice requirements for zoning map amendments that directly affect more than 50 properties owned by a total of at least 50 different property owners.
- **TC-5-14 (Pending):** Proposes to amend Section 1.1.9 and Section 9.2.2 of the UDO to allow an alternate means of compliance to the City Code Covenant when a development contains a common element that is owned, maintained or installed to the benefit of a lot owned by a unit of government.

## III. ACTION ITEMS

The 2030 Comprehensive Plan includes many policies related to the City's physical and economic

# 2030 COMPREHENSIVE PLAN

growth and development that provide guidance to elected and appointed officials, city staff, and the general public. These policies convey general principles that relate to action items. Action items provide specific tasks for the City to undertake to implement Plan policies. The action items are consolidated into an “Action Matrix” in an appendix to the Comprehensive Plan. This

**Table 3: Action Matrix Time Horizon**

Term	Description	Number
Short-term	1 to 2 years	60
Mid-term	3 to 5 years	159
Long-term	6 to 10 years	73
On-going	No pre-determined start/end time	122
Undefined	--	2

matrix identifies key information about each action item: time horizon for completion, responsible agency, action type, and whether or not capital funding is required for implementation. The Plan contains four time horizons for the action items: short-, mid-, long-term and on-going.

For this annual report, Planning staff coordinated with other City departments to review the progress

of all action items in the Plan. Staff asked a few basic questions regarding progress and implementation of each action item. In response, a number of changes to the Action Matrix are recommended. These recommendations take the form of:

- Removal of implemented or obsolete action items.
- Replacement of an action with a policy.
- Reclassification of time frame.
- Change in type or responsible agency to better reflect intent and ownership.

There are 416 total action items in the Comprehensive Plan. In addition to 122 on-going action items, there are currently 60 short-term action items, 159 mid-term action items, and 73 long-term action items contained within the Plan; 2 action items do not have assigned timeframes. There is a large reduction in the number of short-term action items from the 2013 totals (146 to 60) and a slight reduction in mid-term action items (161 to 159). 54 items have been completed during 2014, and 243 on-going, short-, mid-, or long-term action items are currently in progress.

**Table 4: Action Item Status**

Stage	Number
Implemented	54
In Progress	243
Not Started	91
No Reporting	28
<b>TOTAL</b>	<b>416</b>

## IV. ALTERATIONS

Based on the information in the first three sections of this report and input from numerous City

# 2030 COMPREHENSIVE PLAN

departments about action item progress, staff offers a range of recommendations for the text, maps, and implementation element of the Plan. Subsections A and B represent recommendations generated by staff. All items are arranged in the order that they appear in the Plan. Where staff recommends additions to the text, new language is shown in **bold underline**. Where staff recommends removal of text, the removed language is shown as ~~strikethrough~~.

## A. TEXT

1. Staff recommends **removal** of these 45 completed action items:

*~~Action LU 12.2 Dix Property Acquisition~~*

~~Pursue the acquisition of the Dorothea Dix property from the State of North Carolina.~~

*~~Action T 2.1 Transportation Demand Management~~*

~~Develop a City of Raleigh Transportation Demand Management Plan or adopt the Triangle Region TDM Plan to reduce the use of single-occupant vehicles. The plan should contain elements such as: transit and vanpool subsidies, ride matching services, commuter information center, and telecommuting.~~

*~~Action T 2.6 Reducing Single Occupant Driving~~*

~~Provide incentives for public-private transportation partnerships (such as car sharing companies) to establish pilot programs within downtown, activity centers, and other appropriate areas to reduce single-occupant vehicles. (5)~~

*~~Action T 4.11 Bench and Shelter Standards~~*

~~Revise CAT's passenger load standards for benches and shelters to better reflect the best practices of similarly-sized municipal transit systems.~~

*~~Action T 5.12 Pedestrian Signals~~*

~~Install countdown pedestrian signals at important intersections.~~

*~~Action EP 1.1 Green Purchasing~~*

~~Establish and promote a "green purchasing" program that emphasizes the purchase and use of environmentally friendly products and services by City agencies, ranging from biodiesel buses to 'green' catering.~~

*~~Action EP 3.8 Erosion Control Inspections~~*

~~Increase efforts and resources dedicated to sediment and erosion control inspections.~~

*~~Action EP 3.10 Wastewater Treatment Demonstration Project~~*

~~Develop or support the development of an innovative wastewater treatment and re-use~~

# 2030 COMPREHENSIVE PLAN

system demonstration project to treat wastewater. An ideal location may be at Randleigh Farms, a planned model sustainable development on City-owned land.

## ***Action EP 4.1 Flood Mitigation Funding***

Develop a City flood mitigation funding program that may include City acquisition of structures subject to substantial flood damage, elevation of flooded structures, or floodproofing of non-residential structures. This program should include applying for state and federal grants to reduce flood damages.

## ***Action EP 4.2 Flood Preparedness***

Update the City's flood preparedness program so that it is watershed and drainage basin based and, utilizing technology, can provide the City with a better understanding of the real time impacts of flooding. Work with local institutions, agencies, and organizations to more accurately determine rainfall amounts for drainage basins based on Doppler technology or other appropriate technologies.

## ***Action EP 4.3 Floodplain Management Best Practices***

Study the floodplain management programs in other cities including Tulsa OK, Louisville KY, and Charlotte NC, and model a flood management program similar to what these communities have accomplished. This includes adopting an enhanced ordinance to both protect floodplains and also reward preservation efforts; and implementing programs that reduce impacts from flooding and improve the City's CRS.

## ***Action EP 5.5 Tree Planting Guidelines***

Develop new street tree planting guidelines that address appropriate root space, location of planting sites, viable soils, and other issues that support the growth and function of healthy trees.

## ***Action EP 7.5 Recycled Material Purchasing***

Expand the City's recycled products purchasing program. Purchase recycled materials for City supply needs wherever practical.

## ***Action H 2.19 Create Partnership Program***

Develop and implement a partnership program to increase local nonprofit housing providers' administrative and programmatic capacity.

## ***Action PR 1.2 Greenway Plan Update***

As part of the update to the Park Plan, update and incorporate the 1976 Capital Area Greenway Master Plan, consolidating the principles and corridor designations into a single document. Inventory and map which parts of the greenway system are owned by the City versus those

# 2030 COMPREHENSIVE PLAN

where less than fee-simple interest is available, and address the means by which the proper stewardship of the latter can be promoted.

## ***Action PR 3.3 Neuse River Trail***

Pursue the construction of the Neuse River Trail as a component of the Capital Area Greenways and the North Carolina Mountains to Sea Trail.

## ***Action PU 2.3 Reuse Pipe Ordinance***

Prepare ordinance text regarding the provision of re-use pipes for irrigation in subdivisions or other allowable uses of reclaimed water.

## ***Action PU 2.3 Reuse Pipe Ordinance***

Prepare ordinance text regarding the provision of re-use pipes for irrigation in subdivisions or other allowable uses of reclaimed water.

## ***Action PU 3.4 Drought Tolerant Landscaping***

Adopt landscaping ordinances that mandate or incentivize the use of drought-resistant plant species to minimize the need for irrigation.

## ***Action PU 4.5 Solar Arrays at Neuse River Plant***

Investigate and implement solar arrays at the Neuse River Wastewater Treatment Plant farm fields as the fields reach the end of their useful life for bio-solid application.

## ***Action PU 5.1 System Inventory and Illicit Discharge Protocol***

Develop a stormwater system inventory and a system-wide illicit discharge detection protocol.

## ***Action CS 1.2 Sustainable Development Plans***

Develop a sustainable development action plan for community facilities.

## ***Action CS 2.1 Enterprise Resource Planning and Solid Waste***

As part of the Enterprise Resource Planning (ERP) project, build into Solid Waste Service's billing system the flexibility needed to implement the accounting and cost recovery practices identified in the Plan policies.

## ***Action CS 2.2 Full-Cost Accounting for Waste Management***

Utilize full-cost accounting practices for identifying and monitoring all solid waste management program costs.

## ***Action CS 2.6 Solid Waste Services and Design Standards***

Develop and adopt regulations that establish Design Standards to accommodate Solid Waste Services operations.

# 2030 COMPREHENSIVE PLAN

## *Action CS 3.5 Training Facility Economics*

Examine ways to work with Wake County to share space and costs at the Police training facility.

## *Action UD 3.4 Interstate Signage*

Coordinate directional and service information signage on I-440 and I-540 with NCDOT to improve visitors' orientation around the City.

## *Action HP 1.5 Special Street Signs*

Explore installing special white-on-brown street identification signs in locally-designated historic districts.

## *Action DT 1.3 Downtown Plan*

Develop a physical master plan that provides a vision for downtown's development.

## *Action 1.5 Downtown Strategic Plan Update*

Develop a strategic plan update for downtown that identifies potential catalytic public investments and align these with the Capital Improvement Program.

## *Action DT 2.1 Expand the Downtown Grid*

Study expansion of the downtown grid north along Capital Boulevard. Create new roadway connections throughout downtown to better disperse and serve the growing traffic volumes. Specifically explore: S. West St. to W. Lenoir St. over the railroad tracks; W. Morgan St. to Western Blvd. west of Central Prison.

## *Action DT 2.9 Incorporate Greenways in the Pedestrian Network*

Expand and modify the downtown pedestrian wayfinding system to include the downtown greenway trails and other ties to the citywide greenway network.

## *Action DT 2.11 Downtown Circulators*

Expand the use of circulators downtown.

## *Action DT 2.13 Car Sharing and City Vehicles*

Explore contracting with an established car-sharing company to replace a portion of the City's existing vehicular fleet as a way of establishing a guaranteed market for car sharing in downtown.

## *Action DT 3.5 Downtown Economic Development Study*

Conduct an economic development study to identify the representation of business sectors essential to downtown's economic success.

## *Action DT 3.7 Coordinating Downtown Business Programs*

Coordinate and consolidate, as needed, the business recruitment and retention initiatives for downtown.

# 2030 COMPREHENSIVE PLAN

## *Action DT-7.2 Downtown Planting Standards*

Develop tree planting standards addressing tree selection, placement, and spacing for all downtown streets.

## *Action DT-7.6 Regulations for Building Crowns*

During the update to the City's development regulations, investigate changes to the regulations that address crown features for tall buildings and buildings on prominent sites that have high visibility from key gateways.

## *Action AP-AW-2 Kent Road Parking*

Consider prohibiting parking on the southwest corner of Kent Road from the intersection at Garland to the south end of the bus stop.

## *Action AP-AW-3 Avent West Stop Signs*

Consider creating all-way stops at the following intersections where there are safety concerns and when in agreement with the City's traffic calming measures: Octavia Street and Merrie Road; Pineview Drive and Swift Drive; and Lorimer Road and Woodlinks Drive.

## *Action AP-AW-4 Avent Ferry Crosswalk*

Create a crosswalk across Avent Ferry Road at the intersection of Merrie Road.

## *Action AP-AW-6 Athens Drive School Crossing*

Consider establishing a protected pedestrian crossing on Avent Ferry Road at Athens Drive School.

## *Action AP-AW-7 Athens West Sidewalks*

Consider sidewalks or multipurpose paths for the following: Merrie Road from Octavia Street to Avent Ferry Road; segments of Swift Drive and Merwin Road; and almost all of Pineview Drive, particularly where it has sharp curves.

## *Action AP-AW-8 Lake Dam Road Crosswalk*

Create a crosswalk at the footbridge on Lake Dam Road near Avent Ferry Road.

## *Action AP-DWG-7 Railroad Wye Rail Yard*

Evaluate alternative locations for the existing rail yard and develop strategies to improve the visual quality of the Railroad Wye.

## *Action AP-KC-7 New Bern Bus Stop Improvements*

Enhance appearance of bus stops on New Bern Avenue by adding shelters, benches, and trash receptacles.

2. Staff recommends removal of these 8 action items:

# 2030 COMPREHENSIVE PLAN

## ***Action H 2.3 Inclusionary Housing Ordinance***

Develop an inclusionary housing ordinance that provides bonuses for affordable housing as part of all larger developments throughout the city, and create a program, entity, or partnership to oversee its compliance.

*Density bonuses for affordable housing were studied with the local chapter of the Urban Land Institute, and the conclusion was that they were not effective. Approval from the North Carolina General Assembly for this type of ordinance would also be required.*

## ***Action CS 2.8 Retrofits to Facilitate Recycling***

Explore design changes on how to retrofit existing residential and non-residential developments that facilitate participation in the recycling program.

*Retrofits are considered where possible, but in most instances retrofitting is not feasible.*

## ***Action AC 1.5 Density Bonuses for Art***

Explore the possibility of expanding the public art density bonus provision for residential projects in the downtown overlay district to include commercial/mixed-use projects and projects in other areas in the City.

*Density bonuses are no longer used as a zoning tool downtown.*

## ***Action AP-AW-10 Avert West Zoning Map Amendment***

Undertake an Official Zoning Map Amendment to apply the Avert West Neighborhood Conservation Overlay District (NCOD) by July 1, 2012 before the Built Environmental Characteristics and Regulations in the Zoning Code sunset.

*The sunset period has passed for this action item.*

## ***Action AP-CP-2 Cameron Park Neighborhood Conservation Overlay District***

The City code sections involving the Neighborhood Conservation Overlay District zoning should be amended for lots of less than one half acre in area to permit an increase in maximum lot coverage in Transition Area A (along Hillsborough Street) to allow structures to occupy up to seventy-five percent (75%) of the lot if the structures are a mixture of office and residential uses, are no taller than 40 feet in height (within 75 feet of the Core Area noted on map), and provide a 20-foot front yard setback.

*The sunset period has passed for this action item.*

## ***Action AP-CP-7 Cameron Park Zoning Map Amendment***

Undertake an Official Zoning Map Amendment to apply the Cameron Park - Transition Area

# 2030 COMPREHENSIVE PLAN

~~A Neighborhood Conservation Overlay District (NCOD) by July 1, 2012 before the Built Environmental Characteristics and Regulations in the Zoning Code sunset.~~

*The sunset period has passed for this action item.*

***Action AP-DWG-13 Saunders North Redevelopment Plan Implementation***

Pursue opportunities to advance implementation of the Saunders North Area Redevelopment Plan as quickly as possible.

*Private sector investment in the Saunders North area is proceeding at a healthy pace and there is less need for public intervention.*

***Action AP-KC-8 King Charles Zoning Map Amendment***

~~Undertake an Official Zoning Map Amendment to apply the King Charles North/Central Neighborhood Conservation Overlay District (NCOD) by July 1, 2012 before the Built Environmental Characteristics and Regulations in the Zoning Code sunset.~~

*The sunset period has passed for this action item.*

3. Staff recommends changing the timeframe from **mid-term to long-term** for these 15 action items:

***Action LU 4.3 Station Area Plans***

Prioritize and prepare station area plans to guide development patterns within one-half mile of identified regional and local fixed guideway transit stops.

***Action LU 12.3 Dix Property Plan***

Engage in a public planning process for the 80 acres of existing structures and 226 acres of open space.

***Action EP 6.3 Invasive Species Control***

Develop a program to increase awareness of, contain, and possibly eradicate the problem of invasive plants and insects.

***Action H 2.4 Bundling Public Sites***

Bundle prime City-owned development sites, such as downtown sites, with sites located in neighborhoods in need of reinvestment and affordable housing and in High Priority Areas, as defined in Raleigh's Scattered Site Policy. Developers bidding to develop the prime sites would also have to make plans for the redevelopment of the bundled sites.

***Action HP 2.4 Historic Landscape Surveys***

# 2030 COMPREHENSIVE PLAN

Conduct an open space and designed landscape survey and ensure that landscape significance is evaluated in every designation application.

***Action HP 2.8 Transfer of Development Rights***

Explore the use of transfer of development rights to protect historic landmarks.

***Action HP 2.10 Preservation Criteria for Capital Projects***

Establish and apply project planning criteria that require evaluation and mitigation of adverse impacts to historic resources for all City capital projects.

***Action HP 2.12 Economic Hardship Provisions***

Seek local state enabling legislation to allow economic hardship as a consideration in Certificate of Appropriateness deliberations.

***Action HP 4.6 Preserve America Designation***

Seek designation of the City as a federal Preserve America Community.

***Action AC 5.1 South Park and Olde East Cultural District***

Implement the planned Cultural Districts for South Park and Olde East Raleigh.

***Action RC 2.1 Regional Growth Management Agreement***

Promote the adoption of a voluntary regional agreement among the Triangle's cities and counties containing principles addressing how to manage future regional urban growth and services. See also Element A: 'Land Use'.

***Action RC 2.7 Inter-local Agreement on Affordable Housing***

Create an inter-local governmental agreement that promotes a regional approach to affordable housing countywide.

***Action DT 2.6 Priority Pedestrian Street Improvements***

As part of the Public Realm Strategy, identify pedestrian enhancements for Priority Pedestrian Streets indicated on Map DT-4, and schedule implementation as part of the Capital Improvement Program.

***Action DT 6.1 Downtown Library***

Collaborate with Wake County to locate and construct a downtown library.

***Action AP-SP-3 South Park Redevelopment***

Ensure that South Park redevelopment efforts respect the lot size and setback requirements of the NCOD, as well as the Residential Rehabilitation Design Guidelines.  
affordable housing production.

4. Staff recommends changing the timeframe from **short-term to long-term** for these 8 action

# 2030 COMPREHENSIVE PLAN

items:

***Action EP 3.11 Protections for Steep Slopes***

Study whether the development code should be amended to regulate the regrading and development of steep slopes of 15 percent or greater to conserve the natural contours of the City and prevent soil erosion.

***Action H 4.2 Fair Housing Ordinance Review***

Make any changes needed in the City's Fair Housing Ordinance to become substantially equivalent with the federal Fair Housing Act as amended and actively pursue enforcement.

***Action CS 3.6 Police Training Center***

Complete construction of a Police Training Center on City-owned land at Battle Bridge Road adjacent to the current Police Range facility.

***Action HP 1.2 Evaluation of Archaeological Significance***

Research other municipal archaeology programs and consider incorporating archaeological considerations in development plan review to ensure that archaeological significance is evaluated.

***Action HP 3.6 Demolition Permit Conditions***

Institute permit mechanisms based upon specific criteria and findings so that demolition permits for National Register designated property or Raleigh designated historic resources approved for removal are only issued at the time of submittal for new construction building permits.

***Action HP 3.7 Demolition Denial Criteria***

Explore feasibility of seeking local state enabling legislation modeled after New Bern, NC to allow demolition to be denied based on meeting specific criteria.

***Action RC 4.2 Financing of School Construction***

Explore possible alternatives to the property tax to fund the capital costs of school construction and new infrastructure.

***Action DT 5.5 Halifax Mall***

Investigate adapting Halifax Mall into a recreational resource. Encourage the State to allow recreational uses at appropriate times.

5. Staff recommends changing the timeframe from **mid-term to on-going** for these 16 action items:

***Action T 2.3 Right of Way Reservation***

Conduct detailed analyses of proposed corridors and roadway connections to establish alignments, and take proactive steps to resolve future corridors and connections via

# 2030 COMPREHENSIVE PLAN

development coordination or by acquisition.

## ***Action T 3.4 Transportation Data Collection***

Collect data that supports the monitoring of roadway, transit, bicycle, and pedestrian performance measures such as level of service. (Refer to Bicycle Transportation Plan to obtain BLOS).

## ***Action T 4.9 Commitment to Regional Rail***

Lead regional efforts to improve transit services and pursue a regional rail system. This includes supporting a half-cent sales tax dedicated to transit funding.

## ***Action EP 9.1 Environmental Education Programs***

Expand environmental education offerings, (including master gardener programs) at City parks including, but not limited to, Annie Louise Wilkerson Nature Preserve, Horseshoe Farm Park, Lake Johnson Park, Anderson Point Park, Durant Nature Park, and the future Raleigh and Walnut Creek parks.

## ***Action ED 2.3 Developing Funding Resources***

Develop specific funding resources to encourage private reinvestment in targeted neighborhoods, including the provision of infrastructure that will make private development of targeted areas economically feasible.

## ***Action H 2.2 Community Land Trust***

Create affordable housing using vehicles (such as a Community Land Trust, deed restrictions and shared equity appreciation mechanism) to assure long-term affordability of housing.

## ***Action H 2.22 Non-Profit Support***

Financially support the activities of non-profits to provide transitional, emergency housing services, and permanent housing for the homeless.

## ***Action PR 4.7 Senior Center Feasibility Study***

Implement the Senior Center Feasibility Study and review the potential for additional centers in the future, including satellite centers.

## ***Action PR 6.2 Adopt-A-Park/ Adopt-A-Trail***

Expand the Adopt-A-Park and Adopt-A-Trail programs to encourage individual citizens, neighborhoods, organized groups, partner agencies, non-profits, and Park Watch programs to participate in the establishment and maintenance of facilities and delivery of programs.

## ***Action PR 6.4 Historic Cemeteries***

Implement the Strategic Plan for the Inventory and Conservation of Raleigh's Historic

# 2030 COMPREHENSIVE PLAN

Cemeteries and evaluate the plan in 2019.

***Action PR 6.6 Stewardship Capacity***

Provide an assessment of additional staffing and related resources necessary to provide for the appropriate level of management and stewardship of the City's growing inventory of parks and open spaces. Incorporate this assessment into the budget process.

***Action HP 2.5 Local Landmark Designation***

Identify and designate any eligible properties not currently designated as Raleigh Historic Landmarks.

***Action RC 6.4 Air Pollution Mitigation Projects***

Identify specific transportation projects that will reduce air pollutants and improve air quality. Use Congestion Mitigation and Air Quality (CMAQ) program funds to pay for them.

***Action RC 6.5 Regional Open Space Plan***

Work with other jurisdictions and stakeholders to develop a regional open space plan to ensure the continued existence of recreational and natural areas and to provide for regional accessibility and linkages for pedestrians and bicyclists.

***Action DT 2.2 Lane Striping Study***

Study lane striping in downtown to ensure that the number and widths of lanes match traffic loads: minimizing conflicts between through-traffic and parked vehicles to provide for the safety of pedestrians and bicycles; and maximizing opportunities for on-street parking.

***Action AP-DWG-5 Streetscape Improvements***

Develop streetscape plans and other public realm enhancements to improve pedestrian connectivity and the general appearance of the area consistent with downtown streetscape design standards. Plans should be prepared for the following streets within the plan area: Cabarrus, South, Hargett, Martin, West, Glenwood (Morgan to Hillsborough) and generally within the Depot District. See Map AP-DWG 4 for this and other public realm improvements.

6. Staff recommends changing the timeframe from **short-term to on-going** for these 7 action items:

***Action T 2.4 Limited Access Lane Management***

Coordinate with NCDOT on limited access facilities to investigate the feasibility of establishing lane management policies such as high occupancy vehicle (HOV) lanes, truck lanes, express lanes, and toll lanes.

***Action EP 9.2 Public School Environmental Component***

Encourage Wake County public schools to incorporate an environmental education component in the school curricula.

# 2030 COMPREHENSIVE PLAN

## *Action PR 2.1 Innovative Strategies for Acquisition*

Explore innovative strategies such as donations by developers and philanthropists, inter-agency transfer, park improvement districts, partnerships with other government and non-government agencies and tax-defaulted properties to acquire parkland and open space. If acquired properties are not well suited for public recreation use and are not of significant environmental or ecological value, revenue from disposition should revert to the Parks and Recreation acquisition program.

## *Action PR 4.2 Sustainable Practice Development*

Use nationally accepted sustainable design principles and best management practices in park design.

## *Action DT 2.5 Downtown Streetscapes*

As part of future downtown planning, adopt as necessary any specific streetscape plans that may be needed to enhance the public realm along streets with a unique or unusual character or dimensions.

## *Action DT 5.2 Downtown Parks Plan*

Fund and develop a downtown-specific parks and recreation plan that identifies needs and opportunities to develop parks, open spaces, and recreational activities. The plan should include a study of current and future open space needs and a strategy for open space acquisition.

## *Action AP-DWG-9 Street and Pedestrian Connections*

Improve street and pedestrian connections to provide convenient access from the Multi-Modal Transit Center area to Glenwood South, Downtown Core, Convention Center and Downtown neighborhoods.

7. Staff recommends changing the timeframe from **long-term** to **on-going** for these 2 action items:

## *Action EP 1.3 Energy Retrofits*

Implement a retrofitting program for public buildings based on the Public Facility Energy Audit to maximize sustainability benefits within existing resources.

## *Action EP 1.4 LEED-EB*

Evaluate the certification of existing public buildings under LEED-Existing Buildings (EB) (or the equivalent) for technical and economic feasibility and pursue the highest feasible level of certification on a case-by-case basis as funding and resources are available.

8. Staff recommends changing the primary responsible agency from **Public Works (PW)** to

# 2030 COMPREHENSIVE PLAN

**Office of Transportation Planning (OTP)** for these 8 action items:

***Action T 1.3 Context Sensitive Solutions***

Adopt Context Sensitive Solution practices to determine the most appropriate transportation improvements to minimize environmental impacts and serve adjacent and future land uses within a multi-modal network. These practices should be included in a revision to the Raleigh Street Design Manual.

***Action 2.2 Access Management Plan***

Establish a flexible Access Management Plan that identifies and helps preserve priority corridors.

***Action T 3.5 Operationalizing Complete Streets***

Restructure planning, design, and construction procedures to accommodate the new Complete Streets approach in every project.

***Action DT 7.7 Reopening New Bern***

Assess the feasibility of reopening the 100 and 200 blocks of New Bern Place as a connected public street for pedestrians and vehicles, and to restore views to the Capitol.

***Action AP-FON-1 Falls of Neuse Multi-Purpose Path***

Include an eight-foot wide multi-purpose path/sidewalk and wide outside lanes in the cross-section details for the widening of Falls of Neuse Road to accommodate access to the numerous parks in the area and the high concentration of families with children in the area.

***Action AP-FON-2 Durant/Shadowlawn Drive Connections***

Falls/Durant Neighborhood Retail Mixed-Use area: A new-location public street should connect Durant Road to Shadowlawn Drive and provide connectivity to Rio Springs Drive.

***Action AP-FON-3 Dehijuston/Raven Ridge Road Connection***

Area 1: A new-location public street should connect Dehijuston Court with Raven Ridge Road. There is an existing stream crossing shortly before the end of Dehijuston Court.

***Action AP-FON-4 Dunn/Falls of Neuse Access***

Area 2: Evaluate vehicular access options for the Dunn Road/Falls of Neuse Neighborhood Retail Mixed-Use area as part of the Falls of Neuse Road widening project or as part of a private development plan on this property.

9. Staff recommends removing **Community Development (CD)** as a responsible agency for these 2 action items:

# 2030 COMPREHENSIVE PLAN

## *Action ED 8.1 Economic Development Vision and Strategic Plan*

In cooperation with local and regional economic development organizations, institutions, and other stakeholders, develop an economic development vision and strategic plan that includes definition and scope, policies and procedures, goals and objectives, a work program, and performance measures.

## *Action ED 8.7 Prioritization Methodology*

Develop a prioritization methodology to evaluate opportunity areas and to determine how redevelopment investments would best be made.

10. Staff recommends changing the primary responsible agency from **City Manager's Office (CMO)** to **Parks, Recreation, and Cultural Resources (PRCR)** for these 10 action items:

## *Action AC 1.1 Comprehensive Art Program*

Empower the Arts Commission to implement a comprehensive art program.

## *Action AC 1.2 Public Art Master Plan*

Develop a public art master plan that reflects a coordinated vision to bring privately-funded art to the public realm. The plan should highlight significant places in the City and include an inventory of possible future sites for public art.

## *Action AC 1.4 Public Art Funding*

Explore innovative public and private funding opportunities for public art.

## *Action AC 1.6 Public Art Installations*

Install and maintain public art on Fayetteville Street, in City Plaza, at other downtown locations, and in City parks and greenways.

## *Action AC 3.2 Venue Inventory*

Maintain an inventory of existing cultural venues and identify sites for future venues.

## *Action AC 4.1 Attracting Artists*

Use tools such as incentives, start-up loans, and art incubators to encourage artists to locate in the City.

## *Action AC 4.2 Arts and Music Partnership*

Develop a City-funded program of innovative public-private partnerships to support arts and music in Raleigh.

# 2030 COMPREHENSIVE PLAN

## *Action AC 4.3 Cultural Directory*

Publish a Cultural Directory listing programs, services, and funding available from the City government and other public agencies.

## *Action AC 4.4 Cultural Tours*

Work with the Convention and Visitors Bureau, Chamber of Commerce, and Downtown Raleigh Alliance to promote tour programs that increase awareness of the arts, culture, and architecture.

## *Action AC 4.5 Action Blueprint for Raleigh Arts*

Implement the recommendations outlined in the Action Blueprint for Raleigh Arts to connect, communicate, and celebrate the arts.

11. Staff recommends changing the primary responsible agency from **Department of City Planning (DCP)** to **Public Works (PW)** for this action item:

## *Action EP 3.2 Low Impact Development Ordinance*

Develop and adopt an incentive-based Low Impact Development (LID) ordinance so that rainwater is retained and absorbed on-site as an alternative to traditional approaches that include piping, channelization, and regional detention.

12. Staff recommends changing the primary responsible agency from **Public Works (PW)** to **Public Utilities (CORPUD)** for this action item:

## *Action EP 3.4 Water Quality Management Projects*

Identify and retrofit specific sites in the City of Raleigh where water quality management projects can be installed in existing developments.

13. Staff recommends changing the primary responsible agency from **Department of City Planning (DCP)** to **Housing and Neighborhoods (H&N)** and adding the **Office of Economic Development (OED)** as the secondary responsible agency for this action item:

## *Action ED 2.1 Selecting Revitalization Focus Areas*

Prioritize three to five revitalization areas within the City's urban centers, corridors, or neighborhoods for near-term focus of City redevelopment efforts, maintaining those priorities until the areas reach the tipping point at which the private sector is likely to take the investment lead. Within those areas focus resources on successive sub-areas of three to four blocks. Selection of target revitalization areas should be driven by objective criteria that measure need and potential. See also Map ED-1: Target Areas for Economic Development.

14. Staff recommends changing the primary responsible agency from **City Manager's Office (CMO)** to **Office of Economic Development (OED)** for this action item:

# 2030 COMPREHENSIVE PLAN

## *Action ED 3.1 Business Assistance Program*

Maintain the Business Assistance Program for minority- and women-owned businesses.

15. Staff recommends changing the secondary responsible agency from **City Attorney's Office (CAO)** to **Office of Economic Development (OED)**, removing **Budget and Management Services (B&MS)** as a responsible agency, and adding **City Manager's Office (CMO)** as the third responsible agency for this action item:

## *Action ED 5.6 Disposal of City-Owned Land*

Develop criteria and a strategy for disposing of City-owned lands. Explore the formation of partnerships between multiple public entities to master develop and maximize the utility of publicly-controlled land.

16. Staff recommends adding **Development Services (DS)** as the primary internal responsible agency for this action item:

## *Action H 2.7 Fast-Tracking Affordable Units*

Provide an expedited or fast-tracking development review process for housing developments that include at least 10 percent affordable units or 20 percent workforce units.

17. Staff recommends changing the timeframe from **long-term to on-going** and **revising** this action item:

## *Action PR 6.1 Innovative Maintenance Strategies*

~~Implement and support innovative methods and initiatives such as park conservancies, Friends of the Parks groups, and trust funds to help supplement funding and encourage stewardship of public parks. Continue to engage the City of Oaks Foundation and expand the reach of the volunteer and Adopt-A-Park program.~~

18. Staff recommends changing the timeframe from **short-term to on-going** and adding **Solid Waste Services (SWS)** as the secondary responsible agency for this action item:

## *Action CS 2.7 Regulations for Recyclables Storage*

Update the site plan regulations to include mandatory accommodations for recycling in all new public (and private) developments.

19. Staff recommends changing the primary responsible agency from **Public Works (PW)** to **Parks, Recreation, and Cultural Resources (PRCR)** for this action item:

## *Action UD 1.5 New Bern Avenue Planting Guidelines*

Use tree types and planting locations on New Bern Avenue that avoid obscuring the view of the Capitol.

# 2030 COMPREHENSIVE PLAN

20. Staff recommends changing the primary responsible agency from **Department of City Planning (DCP)** to **City Manager's Office (CMO)** and changing the timeframe from **short-term to on-going** for this action item:

*Action AC 2.3 Arts in RFPs*

Include an arts component in development Requests for Proposals for City-owned sites, especially Sites 2 and 3 at the intersection of Fayetteville and South streets in downtown.

21. Staff recommends changing the secondary responsible agency from **City Attorney's Office (CAO)** to **Parks, Recreation, and Cultural Resources (PRCR)** and changing the timeframe from **short-term to long-term** for this action item:

*Action AC 2.4 Moore Square, Glenwood and Warehouse Arts Districts*

Work with arts groups and artists active in the following areas to formalize and designate the following as Arts and Entertainment Districts:

- Moore Square Arts District
- Glenwood Avenue Arts District
- Warehouse Arts District.

22. Staff recommends removing the **City Manager's Office (CMO)** as the secondary responsible agency for this action item:

*Action AC 3.1 Underwriting Arts Costs*

Include appropriate revenue-producing and fund raising activities in community cultural centers to help underwrite the costs of operation.

23. Staff recommends this action item be **revised and converted to a policy**:

~~Action DT 1.2~~ **Policy DT 1.5** Form-Based Zoning in Downtown

~~Explore~~ **Encourage** the use of Planned Development districts with master plans in downtown to provide more detailed design and form standards for key sites.

24. Staff recommends changing the secondary responsible agency from **City Manager's Office (CMO)** to **Office of Economic Development (OED)**, changing the third responsible agency from **Budget and Management Services (B&MS)** to **City Manager's Office (CMO)**, and adding **City Attorney's Office (CAO)** as the fourth responsible agency for this action item:

*Action DT 1.7 Disposal of City-Owned Land*

Develop criteria and a strategy for disposing of City-owned lands within the downtown.

# 2030 COMPREHENSIVE PLAN

Explore the formation of partnerships between multiple public entities to master develop and maximize the utility of publicly-controlled land.

25. Staff recommends changing the timeframe from **mid-term to on-going** and **revising** this action item:

*Action DT 3.3 Retail Study Implementation*

Partner ~~in implementing~~ with the Downtown Raleigh Alliance ~~retail study and strategy to attract retailers to Downtown.~~

26. Staff recommends changing the primary responsible agency from **Department of City Planning (DCP)** to **Office of Economic Development (OED)** and changing the timeframe from **mid-term to on-going** for this action item:

*Action DT 3.6 Promotion of Downtown Assistance Programs*

Identify and publicize programs that will provide downtown businesses with access to operating and capital assistance.

27. Staff recommends changing the primary responsible agency from **Department of City Planning (DCP)** to **Information Technology (IT)** for this action item:

*Action DT 7.8 Wayfinding System Enhancement*

Explore the use of new technology solutions that provide information to visitors to enhance or supplement the downtown wayfinding system.

28. Staff recommends **revising** this action item and adding **Department of City Planning (DCP)** and **Public Works (PW)** as secondary responsible agencies for this action item:

*Action AP-WO-7 Wade-Oberlin Urban Greenway*

~~Development of an urban greenway that would run through the Wade-Oberlin area and connect Jaycee Park on the north to Clark Avenue on the south should be considered. This trail would connect the existing greenway trail along Gardner Street through Cameron Village to the Edna Metz Wells Park as shown on Map AP-WO-1. There is also an opportunity to connect at this point to Fred Fletcher Park. This connection may run along the rear property line of Broughton High School.~~ Improve existing greenway trail corridor from Wade Avenue at Jaycee Park to Gardner/Pogue intersection. Continue connection of bicycle and pedestrian facilities by installing on-street and sidewalk amenities.

29. Staff recommends **revising** this action item:

*Action IM 4.2 Area Studies and Comprehensive Plan Amendments*

~~Create an annual comprehensive amendment process that incorporates~~ Amend the

# 2030 COMPREHENSIVE PLAN

Comprehensive Plan according to the biannual amendment schedule to incorporate area and corridor study policies and land use and zoning changes to more efficiently and systematically implement recommendations, land use recommendations, and zoning changes.

30. Staff recommends adding **Department of City Planning (DCP)** as the secondary responsible agency for this action item:

*Action IM 4.3 Area Studies and the CIP*

Consider the capital improvement recommendations from area and corridor studies during the City’s annual capital improvement planning process.

31. To reflect current organization of City departments, staff recommends **revising** the table of Internal Agency Acronyms as follows:

Internal Agencies	Acronym
<u>Community Development Housing and Neighborhoods</u>	<u>CD H&amp;N</u>
<u>Development Services</u>	<u>DS</u>
<u>Office of Economic Development</u>	<u>OED</u>

32. Staff recommends changing the responsible agency from **Community Development (CD)** to **Housing and Neighborhoods (H&N)** for all applicable action items.
33. Staff recommends changing the primary responsible agency from **Department of City Planning (DCP)** to **Housing and Neighborhoods (H&N)** for these 2 action items:

*Action H 1.4 Consistency Between Plans*

Review RHA annual action plans to ensure consistency with Raleigh’s Consolidated Plan, neighborhood plans, and Raleigh’s Redevelopment Area Plans.

*Action H 2.8 Review of Potential Barriers*

Review existing regulations and development processes (including the city’s Scattered Site Policy) to determine what modifications could remove barriers and provide incentives for affordable housing production.

34. Staff recommends adding **Housing and Neighborhoods (H&N)** as the secondary responsible agency and changing the timeframe from **mid-term to on-going** for this action item:

# 2030 COMPREHENSIVE PLAN

## *Action IM 2.2 Revision of Other Plans*

Review and update the City's plans, including Redevelopment Plans, to bring them into conformance with the policies of this adopted Comprehensive Plan.

35. Staff recommends adding **Office of Economic Development (OED)** as the primary internal responsible agency for the following action items:

- Action LU 2.6
- Action ED 1.3
- Action ED 3.1
- Action ED 3.2
- Action ED 3.3
- Action ED 4.1
- Action ED 5.1
- Action ED 5.2
- Action ED 5.3
- Action ED 6.2
- Action ED 6.3
- Action ED 8.1
- Action ED 8.2
- Action ED 8.3
- Action ED 8.4
- Action ED 8.5
- Action ED 8.7
- Action DT 1.6
- Action DT 3.1

## **B. SEPARATE AMENDMENTS**

Part of the analysis of the Comprehensive Plan is to ensure accuracy of policy text and policy maps through regular review and maintenance. Amendments to the Plan – from both staff and citizens – are considered twice a year. There were no citizen petitions filed during this amendment cycle. Staff has brought forward five proposed amendments to the Plan. Four amendments propose changes to the Street Plan Map; one amendment proposes changes to text within the Transportation Element.

This section outlines the staff-initiated amendments. These items will be presented to the Planning Commission for review and recommendation to the City Council separately from this annual Progress Report.

### **1. CP-1(A)-15 Marriott Drive/Charles Drive**

Staff proposes to add Marriott Drive from Creedmoor Road east to Glenwood Avenue and Charles Drive from Lead Mine Road extending west to Marriott Drive as "Avenue 2-Lane, Undivided" with a short segment on new location. This connection was proposed as part of the consideration of new private development on adjacent property along Charles Drive and Lead Mine Road. It was not included in the City's 2009 Crabtree Valley Transportation Plan

# 2030 COMPREHENSIVE PLAN

as significant redevelopment of the adjacent residential property was not foreseen. This new street extension increases connectivity, multimodal facilities and accessibility by providing circulation and access with redevelopment in the congested US 70 corridor through the Crabtree Valley area.

## 2. CP-1(B)-15 Varsity Drive

Staff proposes to reclassify Varsity Drive from Western Boulevard to Avent Ferry Road from “Avenue 2-Lane, Undivided” to “Avenue 2-Lane, Divided.” The cross-section is consistent with future traffic forecasts and the university and medium-density residential context along the segment. The reclassification will rectify an inconsistency between the current street typology classification and the required cross-section set forth in the conditional use rezoning case for NCSU’s Centennial Campus (Z-5-87) as a four-lane, divided “campus distributor.” The conditions set forth by the zoning case, revised and approved July 29, 1988, included the potential for direct Varsity Drive extensions north to Hillsborough Street and across the Centennial Campus to Western Boulevard at Pullen Road. The northern extension is no longer in the City’s Street Plan and the Centennial Campus extension has been substantially completed in a less direct, more network-based fashion in subsequent site plans approved by the City since the 1988 rezoning. City staff and university officials have coordinated on this reclassification, and NCSU administration has provided a letter supporting the proposed change.

## 3. CP-1(C)-15 Blue Ridge Road District Connector Street Revisions

Staff proposes to add a new connector street from District Drive south across Wade Avenue to Trinity Road, classified as “Avenue 2-Lane, Undivided.” This amendment would also revise the alignment of collector streets north of District Drive to Reedy Creek Road. These amendments have been generated in response to the Blue Ridge Road District Study and the subsequent planning and engineering efforts for a new north-south street from District Drive south across Wade Avenue to Trinity Road. City staff has completed function designs for this proposed street and determined that an alignment under Wade Avenue is feasible. City staff has also coordinated with NCSU administration on this proposed street extension relative to both university and NCSU Student Aid Association (Wolfpack Club) property. The amendment includes a revised alignment of the aforementioned connector street as well as collector streets north of District Drive.

## 4. CP-1(D)-15 Del Webb Arbors Drive

Staff proposes to add Del Webb Arbors Drive to the Street Plan Map as an “Avenue 2-Lane, Divided” from TW Alexander Drive north across the Raleigh/Durham city limit and the Wake/Durham county line to Andrews Chapel Road. The street was constructed according to the approved site plan as a three-lane avenue as required by the Unified Development

# 2030 COMPREHENSIVE PLAN

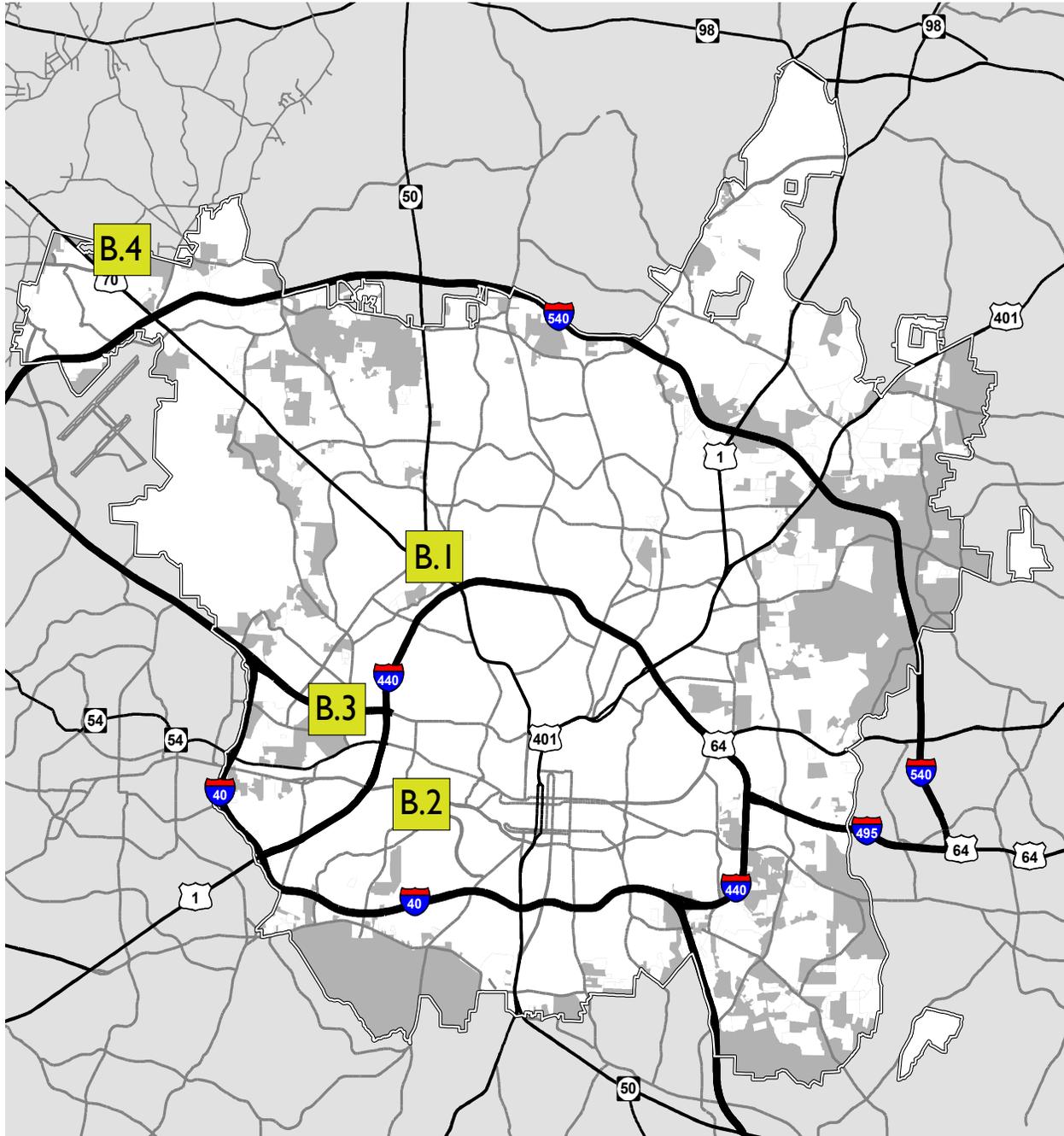
Ordinance and by Durham City/County planning requirements.

## 5. **CP-2-15 Complete Streets Policy**

Staff recommends replacing the “Complete Streets” text box on page 76 of the 2030 Comprehensive Plan with a new text box outlining a full “Complete Streets Policy.” The change will provide a more comprehensive discussion and background for implementation of a Complete Streets network for the City. Staff is finalizing the language and related revisions for the new Complete Streets policy and will bring this amendment back to Planning Commission for further review.

# 2030 COMPREHENSIVE PLAN

## Location of Mapping Alterations



- B.1 Marriott Drive/Charles Drive (CP-1(A)-15)
- B.2 Varsity Drive (CP-1(B)-15)
- B.3 Blue Ridge Road District Connector Street Revisions (CP-1(C)-15)
- B.4 Del Webb Arbors Drive (CP-1(D)-15)