Falls of Neuse
Area Plan Update

Public Meeting
August 10, 2017

AGENDA

- Area Plans
- Public Input Process
- Existing Conditions
- Presentation of Draft Recommendations
- Q&A
- Table Discussions

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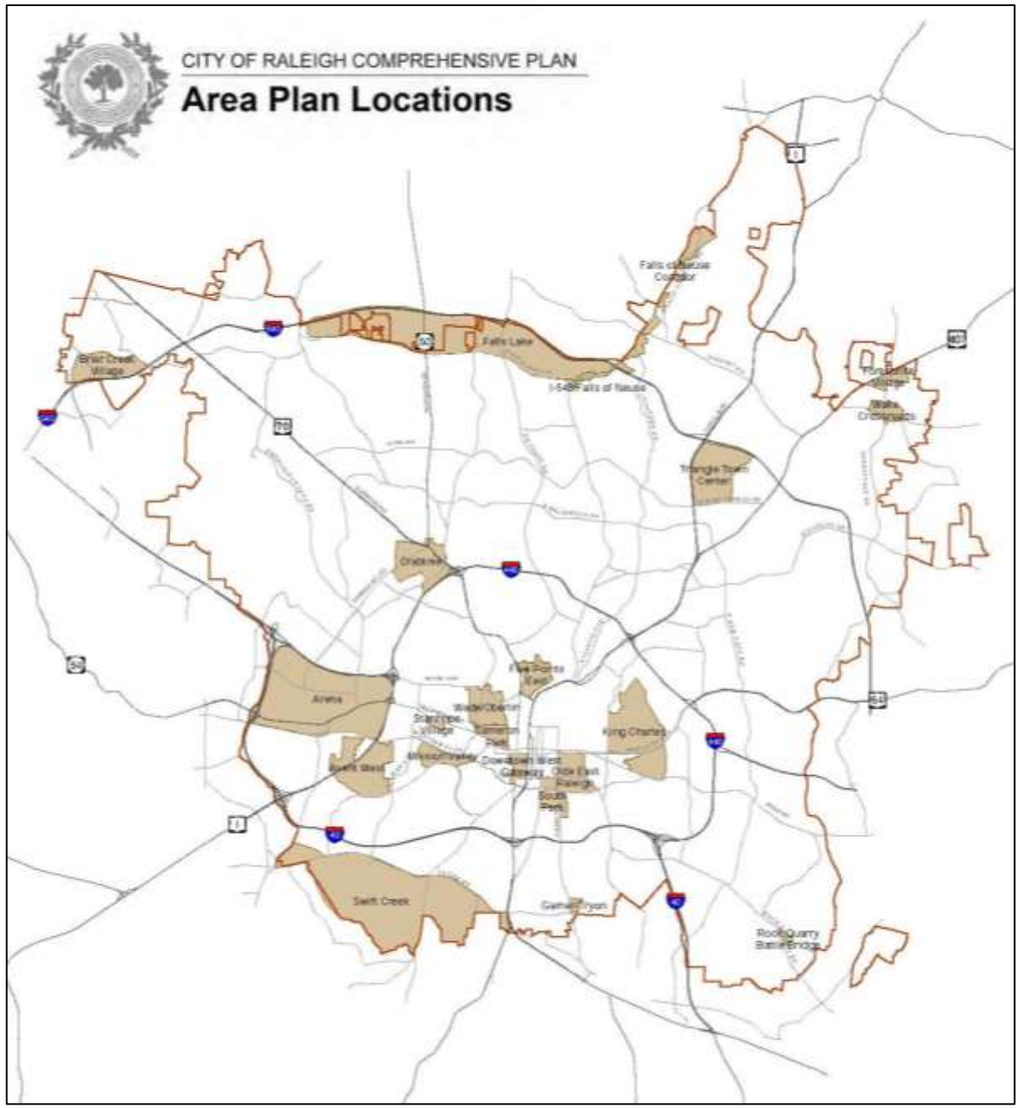
WHAT IS AN AREA PLAN?

Area Plans provide detailed information and solutions to guide the future physical and regulatory characteristics for particular areas of the city.



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AREA PLAN PROCESS AND SUBSTANCE

- Involve the community in developing a long-term vision
- Define policies and actions that will guide how the area should be maintained or changed in the future
- Identify future land uses
- Recommend future infrastructure such as improvements to sidewalks or parks
- Provide design guidance
- Often used to analyze rezoning requests

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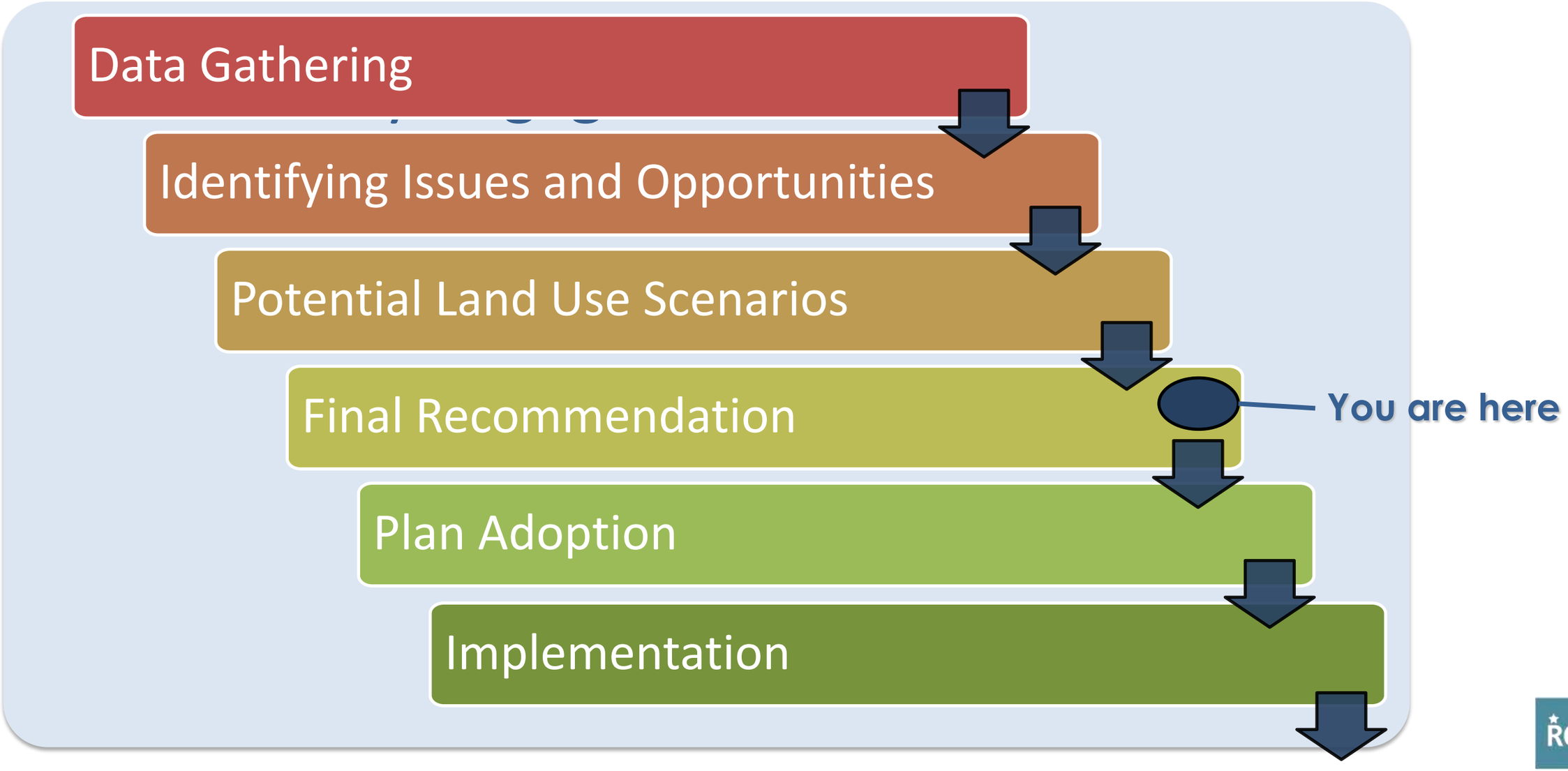
AREA PLAN PROCESS



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FALLS OF NEUSE COMMUNITY ENGAGEMENT PROCESS

Confirmation Group

- Selected by Council to ensure planning process is reflective of community input
- Met five times during process

Consultant

- Rhodeside & Harwell brought in to lead input process and develop recommendations

Public Meetings

- Kickoff workshop in May
- Community workshop in June
- Draft recommendations in August

Other Input/Communication

- Survey (in conjunction with community workshop)
- Project page
- Draft plan review/public comment period

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COMMUNITY ENGAGEMENT: SURVEY

- Open for three weeks in July
- More than 120 responses
- Asked for preferences regarding concepts for specific areas, overall thoughts
- Added to data gathered during in-person workshops

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2006 SMALL AREA PLAN: MAJOR TAKEAWAYS

Falls of Neuse Corridor Character

Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, Falls Lake, and the Falls Community.

Fonville Community Conservation

The character and the design of new development or redevelopment in the historically-significant Falls community should reflect its material and character.

Falls of Neuse Area Conservation

Protect environmentally significant areas including the Falls Lake watershed, the Neuse River, slopes greater than 15%, and the 100-year floodplain along the Neuse River.

Falls of Neuse Rd. Frontage Lots

Small frontage lots on Falls of Neuse Road should be recombined for development rather than redeveloped individually.

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TRANSPORTATION CONDITIONS

Vehicular

- Significant southbound AM peak hour traffic along Falls of Neuse Rd.
- Southbound queues spilling back from I-540 westbound ramps to the Water Treatment Plant
- Westbound left-turn queues along Durant Rd. for vehicles turning south onto Falls of Neuse Rd.
- Difficulty making left and right-turns from unsignalized side streets onto north/southbound Falls of Neuse Rd.

Pedestrian

- Lack of sidewalks (west side) along Falls of Neuse Rd. from Durant Rd to Raven Ridge Rd.
- Lack of crosswalks and ADA ramps at the Durant & Raven Ridge Rd. intersections
- Lack of pedestrian signals at Raven Ridge Rd. & Falls of Neuse Rd.
- Unsignalized side streets onto north/ southbound Falls of Neuse Road due to lack of available vehicular gaps

Bicycle

- Bicyclists utilize existing multi-use path along the east side of the Falls of Neuse Rd.

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MARKET POTENTIAL

- Reviewed market opportunities for the key undeveloped properties in the study area

Residential

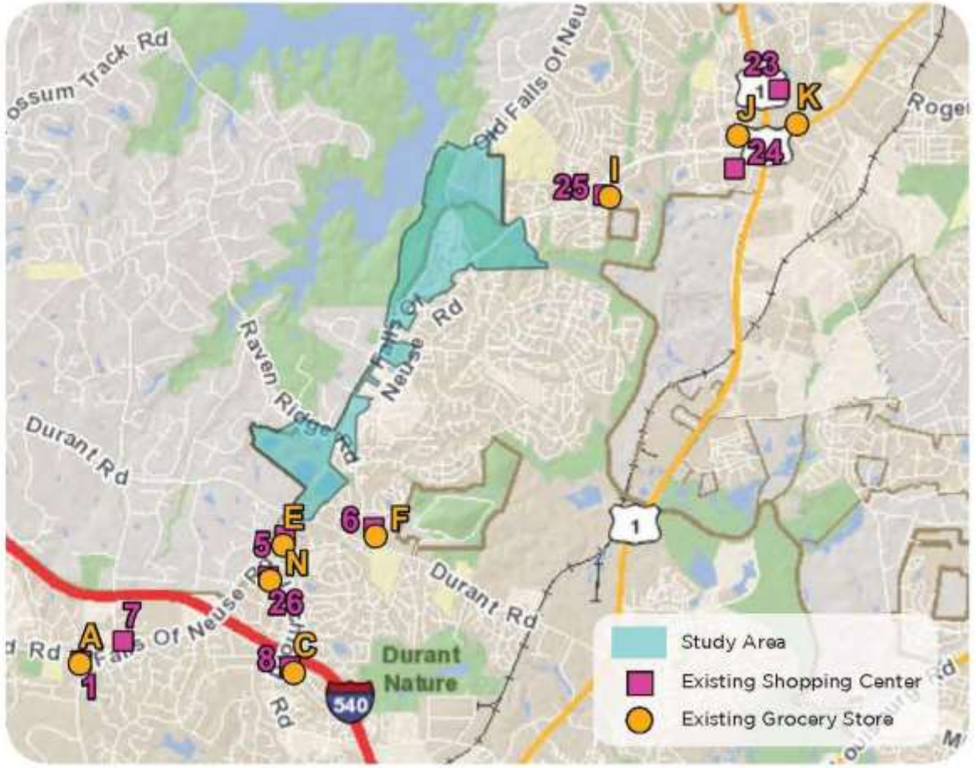
- Residential market is strong
- Small lot single family, townhouses or low-rise apartments most feasible within study area sites

Retail

- No gaps in supermarket coverage
- Excluding a grocery store, retail opportunities for the study area would include restaurants and convenience retail and services

Office

- Development of small offices for professionals serving the local population (e.g. dentists, doctors, attorneys, etc.)



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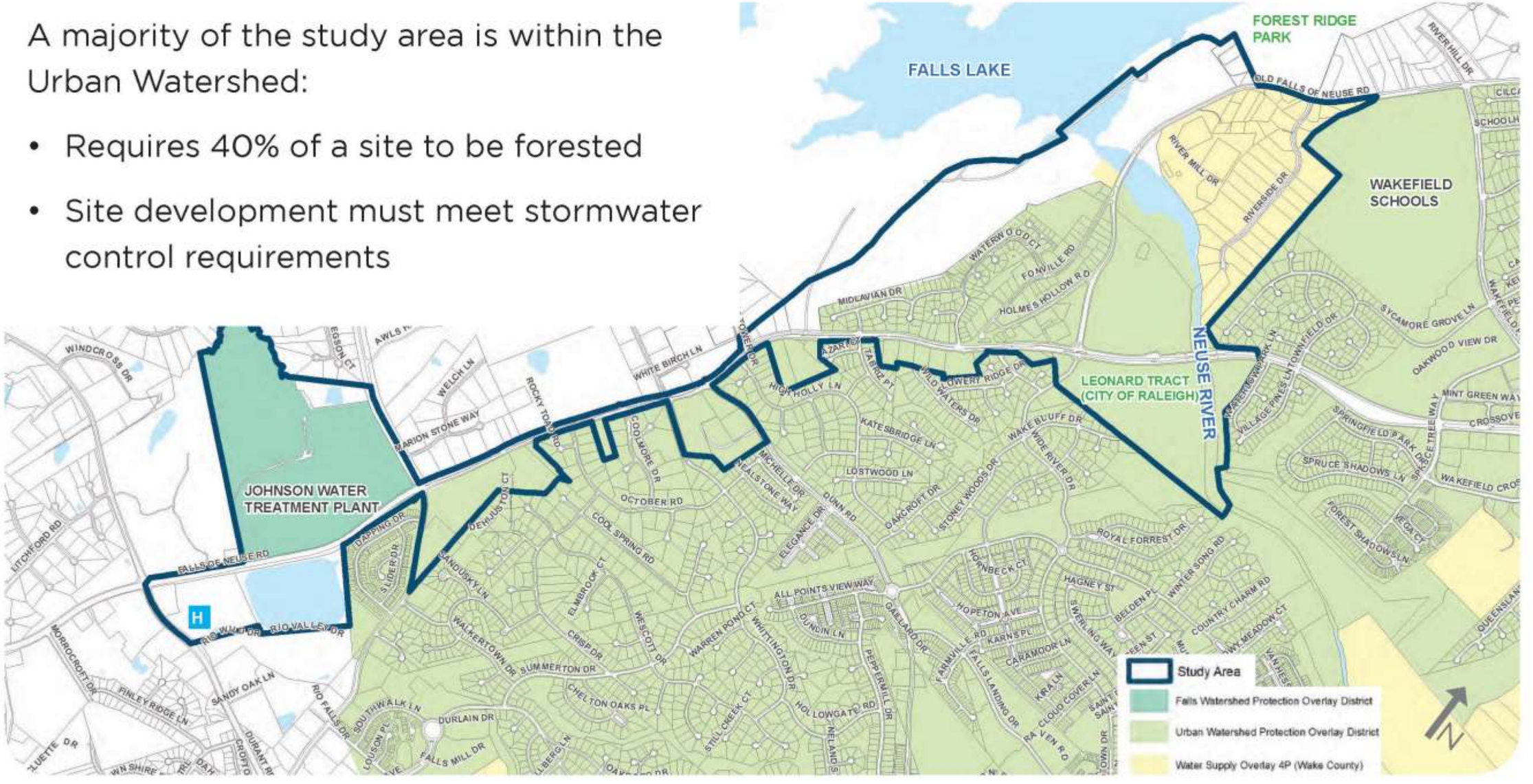
WATERSHED PROTECTION OVERLAYS

A majority of the study area is within the Urban Watershed:

- Requires 40% of a site to be forested
- Site development must meet stormwater control requirements



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THREE GENERAL CHARACTER ZONES

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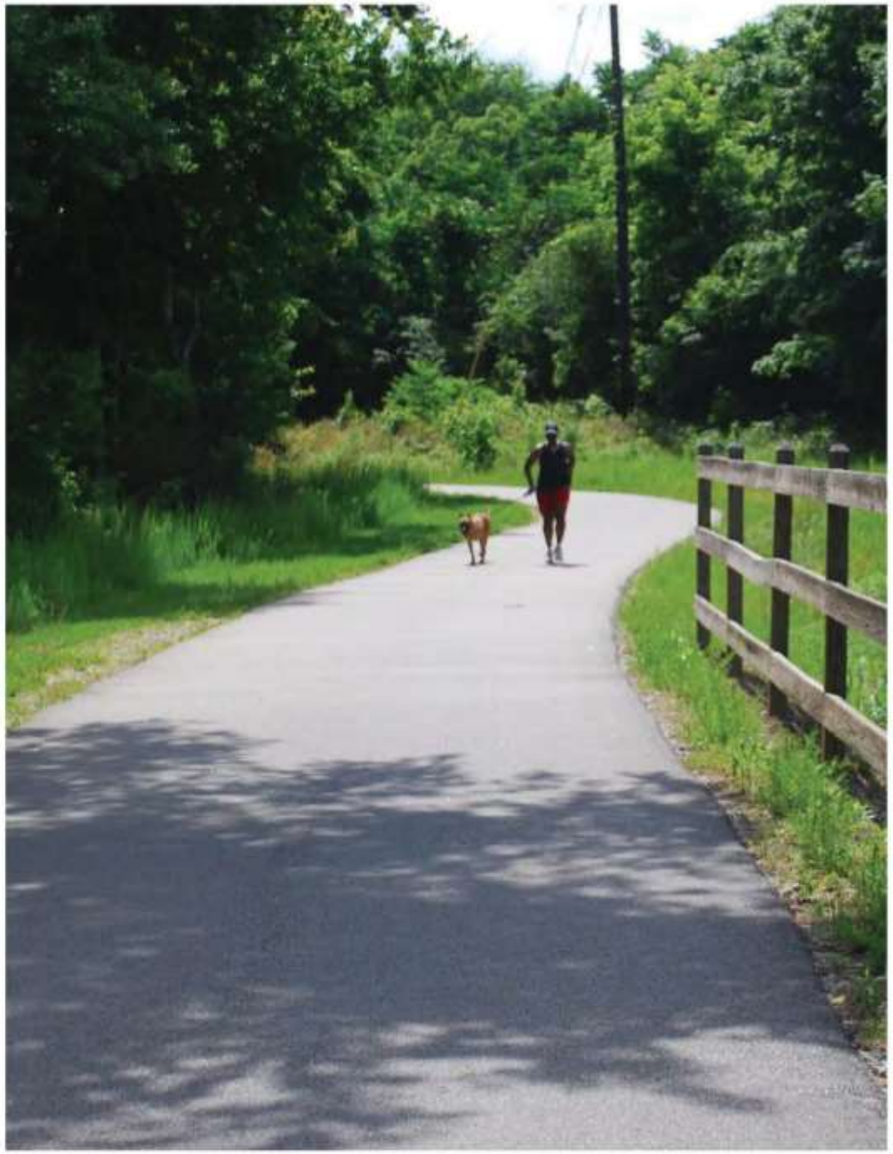
COMMUNITY INTERESTS AND CONCERNS

- Honor and celebrate environmental resources by supporting and enhancing natural amenities
- Protect neighborhoods by considering the scale, appearance, and context of future development
- Accommodate active recreation and encourage walking and biking



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LAND USE PHILOSOPHY

1. **Protect** the rural and nature-based sense of place along Falls of Neuse Road

2. **Identify** land uses compatible with existing residential and recreational/"green" land uses

3. **Utilize** market indicators to identify feasible land development scenarios

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PLAN RECOMMENDATIONS: THREE THEMES

PARKLIKE CHARACTER

- **FON Character -** Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, the Falls Lake Dam, and Falls Community.
- **FON Frontage** - A Parkway frontage should be applied to properties being developed or redeveloped along Falls of Neuse Road and Raven Ridge Road.
- **FON Forestation and Conservation** - Wooded sites should maintain a 40% tree conservation area, meaning existing trees must be preserved on at least 40% of the area. Where existing trees do not equal 40% of the site or meet forestation standards, forestation should supplement the existing tree conservation area, for a total of 40%.

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PARKLIKE CHARACTER

- **FON Area Conservation** - Protect environmentally significant areas including the Falls Lake watershed, the Neuse River, slopes greater than 15 percent and the 100-year floodplain along the Neuse River. Environmentally significant areas in close proximity of the Neuse River should be protected and incorporated as an amenity with development plans.
- **FON Parking Lots and Drive-Through Facilities** Parking should be located behind or beside buildings. Drive-through facilities should not be allowed.
- **FON Corridor Signage** - Commercial signage should consist of low-profile ground signs. Signage should not be digital or internally-lit.

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PARKLIKE CHARACTER

- **Falls Community -** The character and the design of new development or redevelopment in the historically-significant Falls community should reflect in material and character the unique enclave of existing homes in the neighborhood.
- **FON Corridor Lighting** – Other than streetlights, light fixtures should be limited to 15 feet in height and should be full cutoff.

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ACTIVE LIVING

- **Neuse River Trail Access** - Provide additional vehicle parking at or near the entrance to the Neuse River Trail.
- **Falls of Neuse/Raven Ridge Pedestrian Improvements** - Make pedestrian improvements at the intersection of Raven Ridge / Falls of Neuse Road to make the intersection ADA (Americans with Disabilities Act) compliant. Improvements include:
  - Installation of pedestrian actuation and pedestrian heads for the southern and western intersection crosswalks.
  - Construction of wheel chair ramps in the southwest intersection quadrant.

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ACTIVE LIVING

- **Falls of Neuse Sidewalk Extension** - Construct a sidewalk and install street lighting along the west side of Falls of Neuse Road from Durant Road to Raven Ridge Road. Ultimately, a sidewalk should be extended south of Durant Road to connect to the City's sidewalk system.

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ACTIVE LIVING

- **Falls of Neuse/Durant Pedestrian Improvements**
  - Restripe westbound Durant Road approach at Falls of Neuse Road to include dual left-turn lanes and a single shared through / right-turn lane.
  - Widen existing concrete island on Durant Road on the east side of the intersection to create a refuge for pedestrians crossing Durant Road.
  - Restripe western intersection leg to properly align with westbound through traffic flow.

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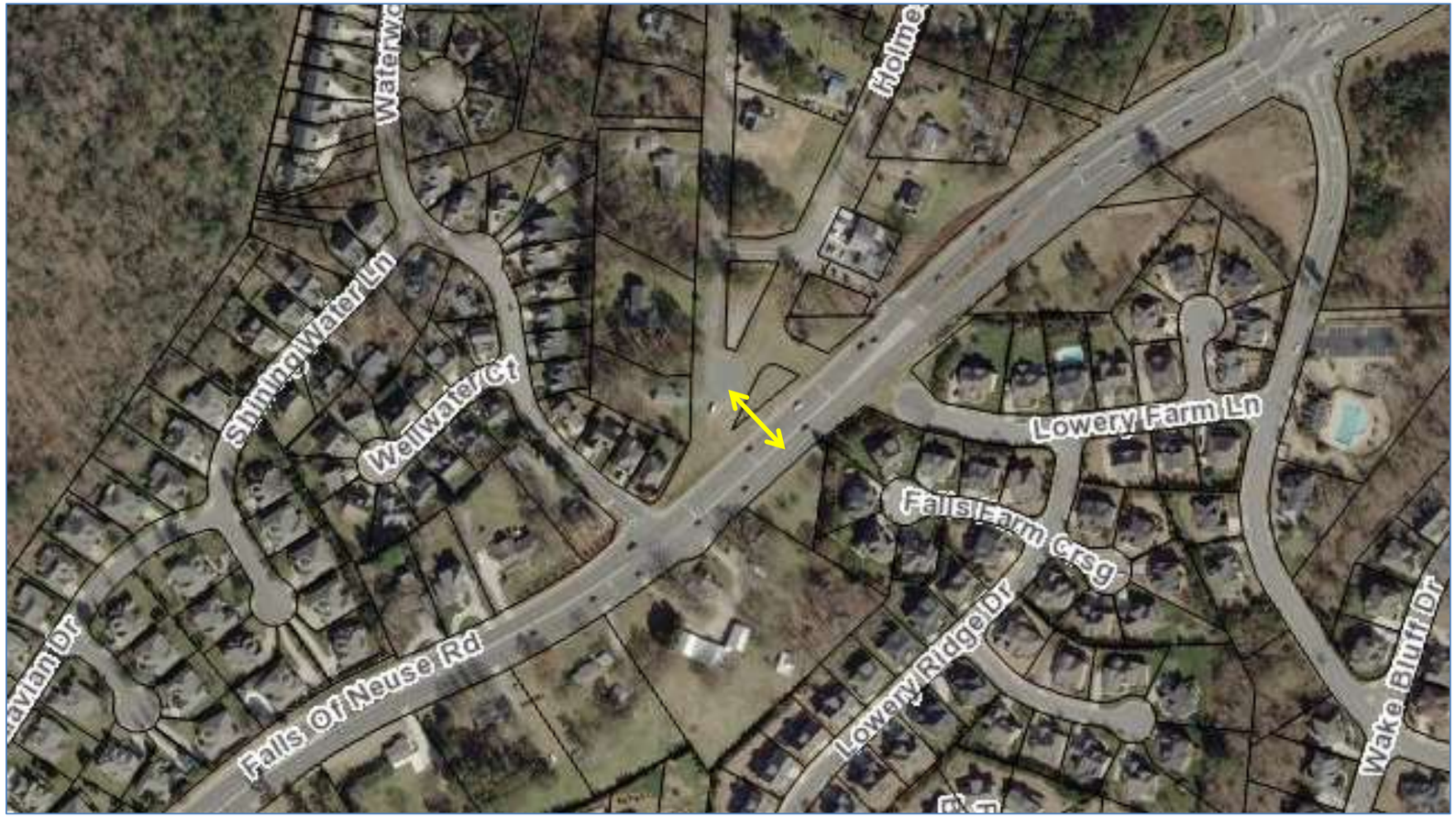
ACTIVE LIVING

- **Fonville Road/Falls of Neuse Pedestrian Connection** - Create a pedestrian connection from Fonville Road to Falls of Neuse Road at their former intersection. Abandon any excess right-of-way.



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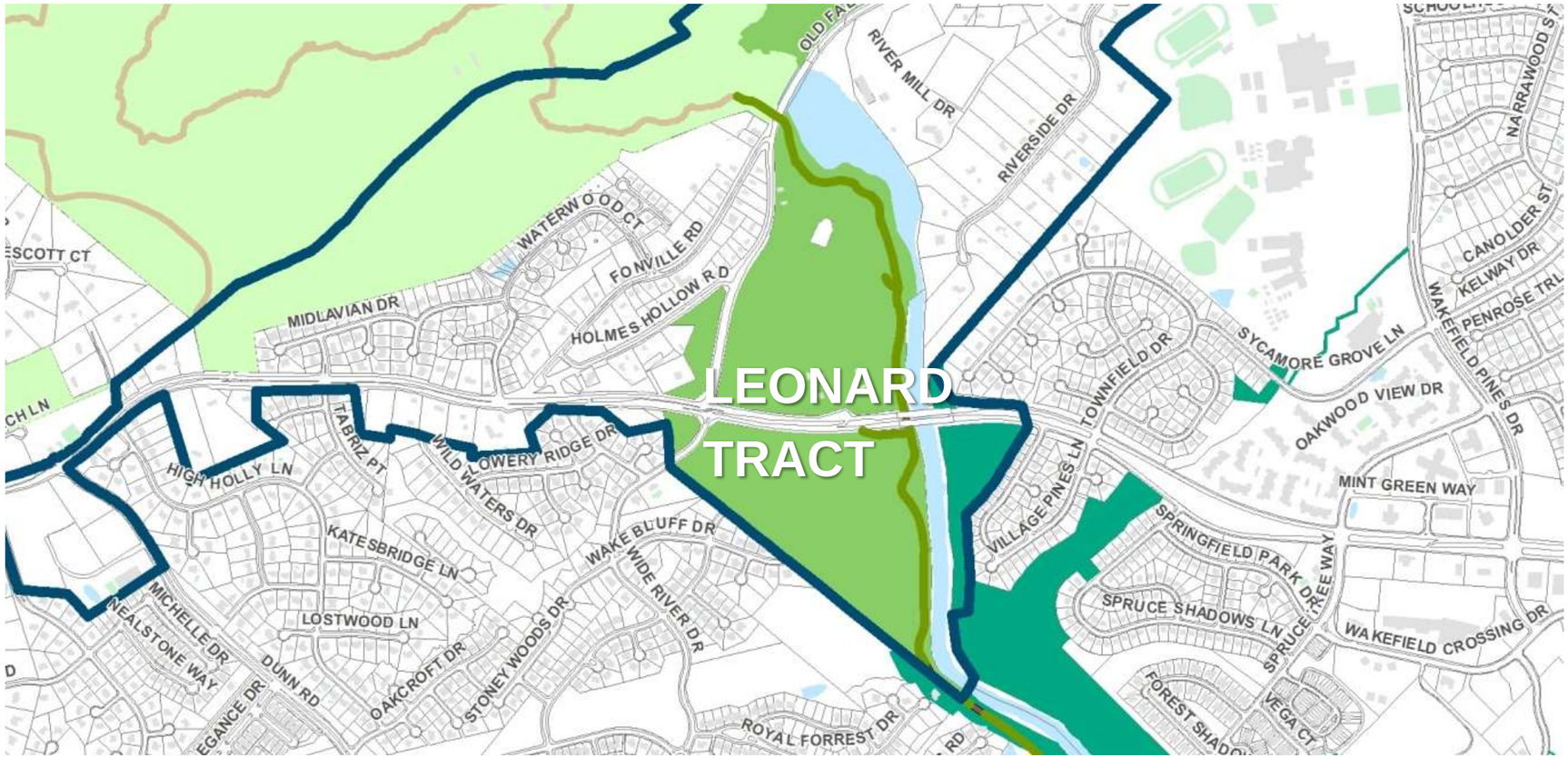
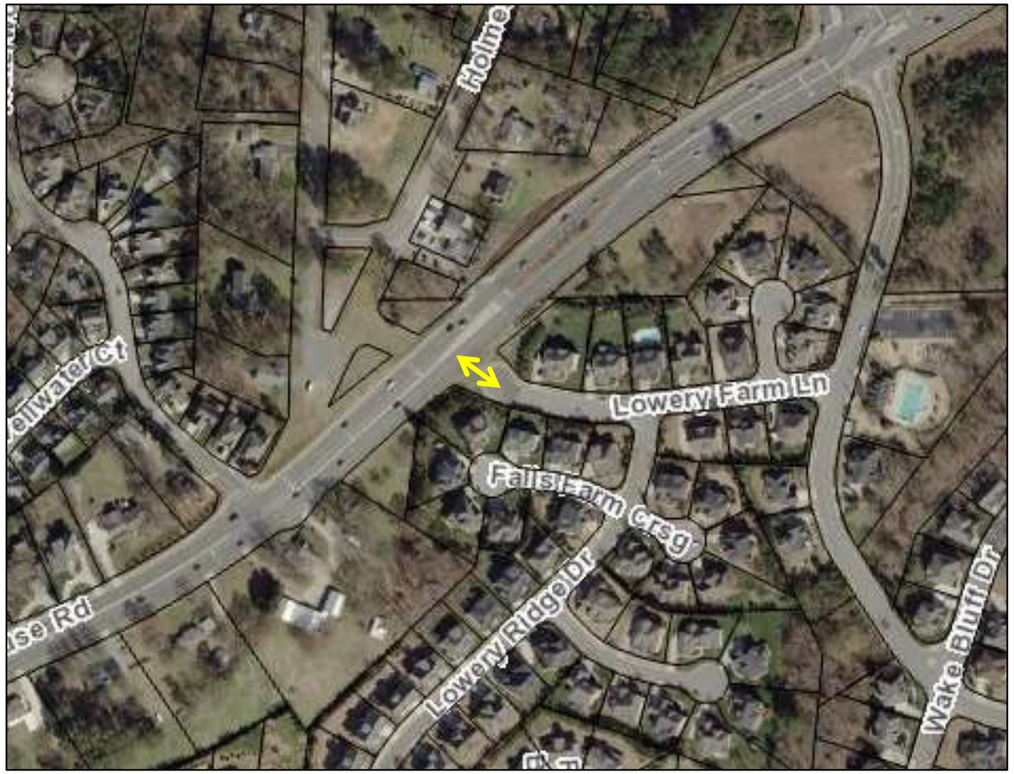
RECREATION HUB

- **Future Leonard Tract Park Development** - Develop, with public input, a plan for the creation of a city park on the Leonard Tract, either by itself or in conjunction with other city parklands and properties along the Neuse River.



RECREATION HUB

- **Falls of Neuse Multi-Use Path**
  - Construct a pedestrian and bicycle connection from Lowery Farm Lane to the multi-use path alongside Falls of Neuse Road.
  - Add crosswalk striping for multi-use path at the Galligan Family Dentistry Driveway



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RECREATION HUB

- **Wayfinding** - Provide bicycle wayfinding along Lowery Farm Lane, Wide River Drive, and Wake Bluff Drive to tie into City's existing bike network. All bicycle improvements to be consistent with the City's BikeRaleigh plan.

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RECREATION HUB

- **Falls Retail**
  - Any future restaurant or retail uses in the Falls community should be on a smaller scale appropriate to the neighborhood and users of nearby recreational amenities.
  - Buildings should be in the style and character of the existing homes in the area and maintain the sense of place created from the old mill town and the future whitewater park.
  - Uses should be limited to retail and eating establishments.
  - Existing buildings should be preserved, and any new buildings should be no taller than two stories and 35 feet and no larger than 4,000 square feet, with new impervious surfaces minimized. Hours of operation should generally follow those of the nearby recreational facilities.

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RECREATION HUB

- **Identity** - Promote and strengthen the area's identity as hub for recreational activity and natural scenery for the region. All relevant City maps or documents should refer to the area as Falls North.

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OTHER GENERAL RECOMMENDATIONS

- **FON Residential Access** - New detached residences fronting Falls of Neuse Road are discouraged.
- **FON Frontage Lots** - Small frontage lots on Falls of Neuse Road should be recombined for development rather than redeveloped individually.
- **Dehijuston/Raven Ridge Road Connection** - A new public street should connect Dehijuston Court with Raven Ridge Road.

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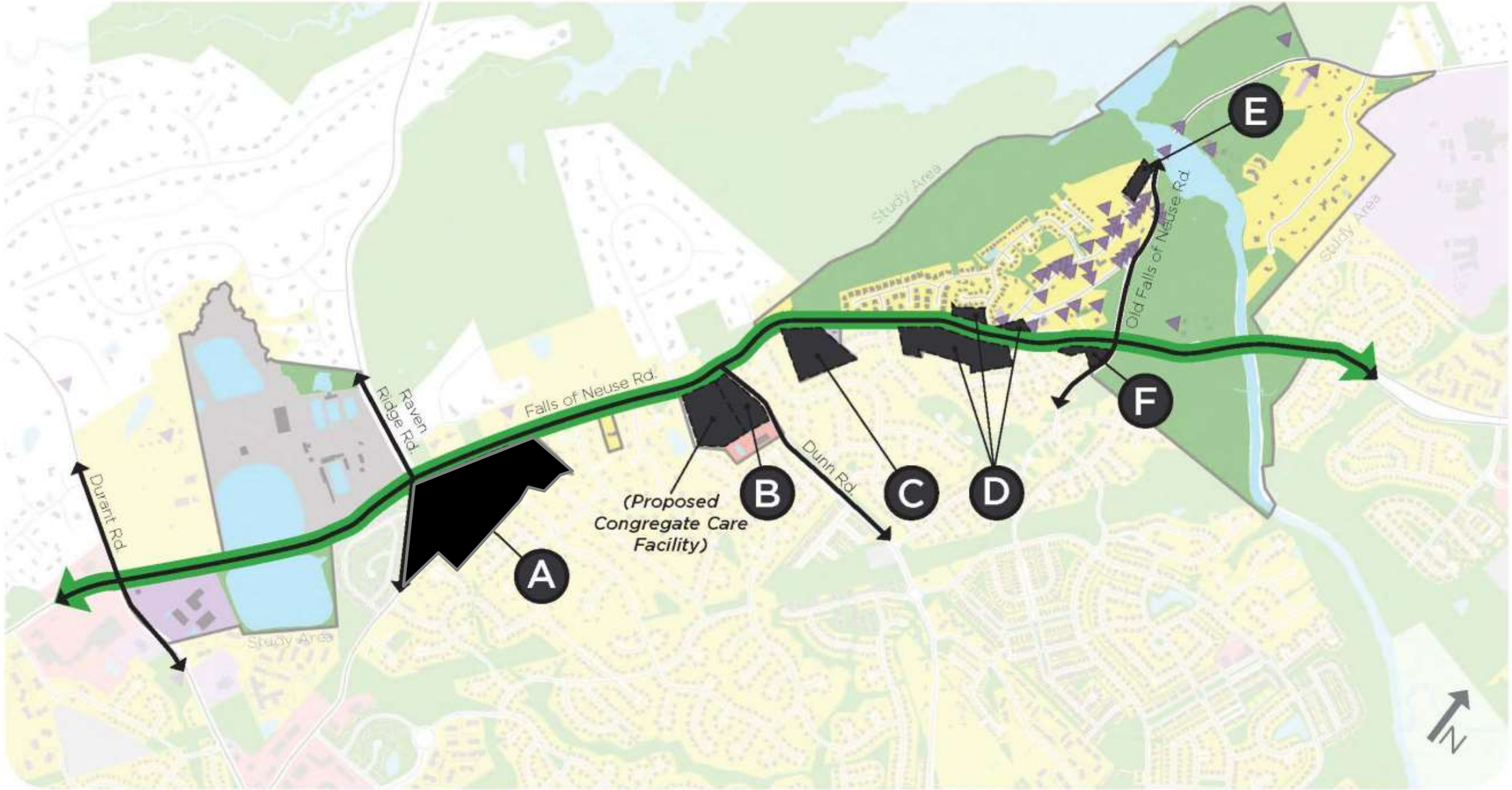
SITE-SPECIFIC RECOMMENDATIONS



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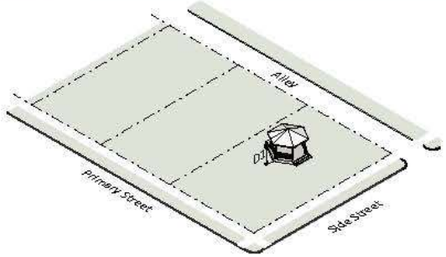
SITE F: CONCEPT AND RECOMMENDATION

PUBLIC PARKS & OPEN SPACE

Context



- Currently owned by the City of Raleigh
- Reclassify the 'Low Density Residential' to 'Public Parks and Open Space'
- Retain 'Public Parks and Open Space' land use classification for the site at the intersection of Wide River Drive and Falls of Neuse Road
- Coordinate site with future Leonard Tract Master Plan

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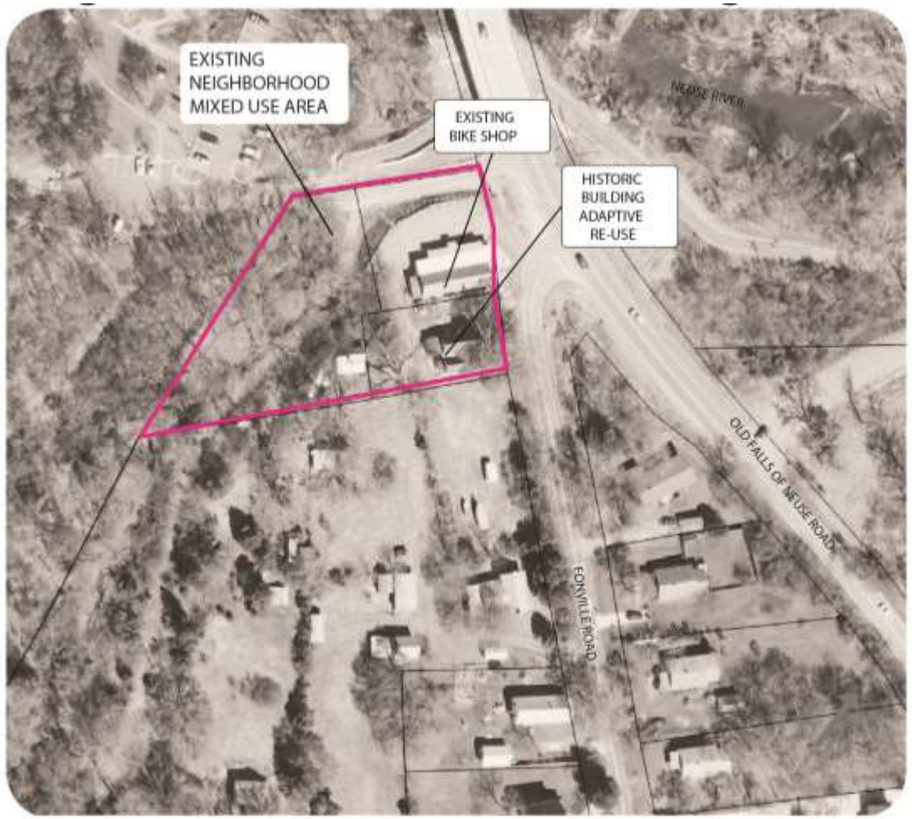
SITE E: SCENARIOS

Context

1. Neighborhood Mixed Use: Existing Area



2. Neighborhood Mixed Use: Expanded Area

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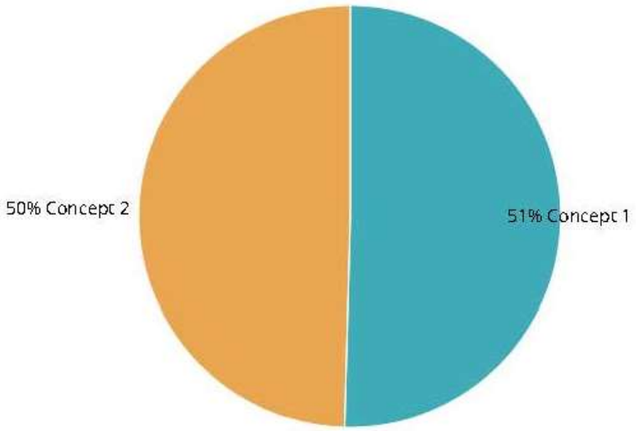
SITE E: PUBLIC INPUT

Community Workshop

Comment	Response From Each Table
Prefer Concept '1'- retain current 'Neighborhood Mixed Use' area	1, 2, 10
Prefer Concept '2'- expand 'Neighborhood Mixed Use' area	2, 3, 4, 9
Additional Comments	
More input needed from adjacent neighborhood	

Survey

5. Which scenario do you think best fits and serves Site E?



50%	Concept 1	58 ✔
50%	Concept 2	57 ✔

115 votes

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SITE E: RECOMMENDATION
HYBRID SCENARIO (SMALL EXPANSION)

Context

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SITE E: RECOMMENDATION
HYBRID SCENARIO (SMALL EXPANSION)

- Uses should be limited to retail and eating establishments.
- Existing buildings should be preserved, and any new buildings should be no taller than two stories and 35 feet and no larger than 4,000 square feet, with new impervious surfaces minimized. Hours of operation should generally follow those of the nearby recreational facilities.

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SITE D: SCENARIOS

Low Density Residential

Low & Moderate Density Residential

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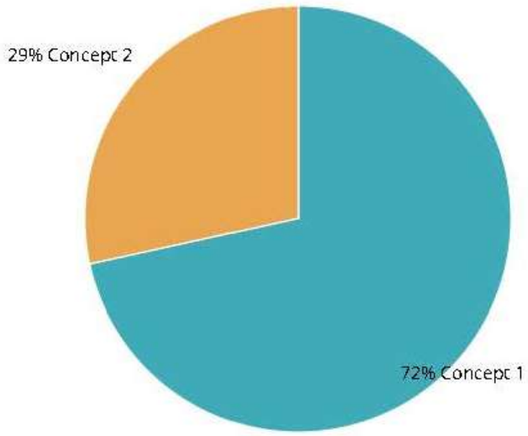
SITE D: PUBLIC INPUT

Community Workshop

Comment	Response From Each Table
Prefer Concept '1'- retain current 'Neighborhood Mixed Use' area	1, 2, 10
Prefer Concept '2'- expand 'Neighborhood Mixed Use' area	2, 3, 4, 9
Additional Comments	
More input needed from adjacent neighborhood	

Survey

4. Which scenario do you think best fits and serves Site D?



72%	Concept 1	83 ✓
29%	Concept 2	33 ✓

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SITE D: RECOMMENDATION

Context

Concept '1' - Low Density Residential

- Reclassify the sites from 'Office & Residential' to 'Low Density Residential' to support small lot / cottage court development
- Limit driveway access onto Falls of Neuse Road

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SITE C: CONCEPT AND INPUT

Office & Residential Mixed Use

Comment	Response From Each Table
Prefer concept as shown	1, 2, 3, 9
Reinforce architectural standards	3, 4
Limit building scale	4, 5
Discourage residential use	9
Office use not appropriate due to traffic-prefer low density residential. Consider connections to adjacent residential streets	10

Context

- Retain current Office & Residential Mixed-Use classification
- Small office uses encouraged
- Office buildings should be one or two stories and incorporate features such as a gable roof to blend with adjacent residential neighborhoods
- Building facades should be made of materials such as wood, stone, brick, and similar treatments to harmonize with the natural character of Falls of Neuse Road

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SITE C: RECOMMENDATION

Office & Residential Mixed Use

Context

- Retain current Office & Residential Mixed-Use classification
- Small office uses encouraged
- Office buildings should be one or two stories and incorporate features such as a gable roof to blend with adjacent residential neighborhoods
- Building facades should be made of materials such as wood, stone, brick, and similar treatments to harmonize with the natural character of Falls of Neuse Road
- Signage should not be electronic

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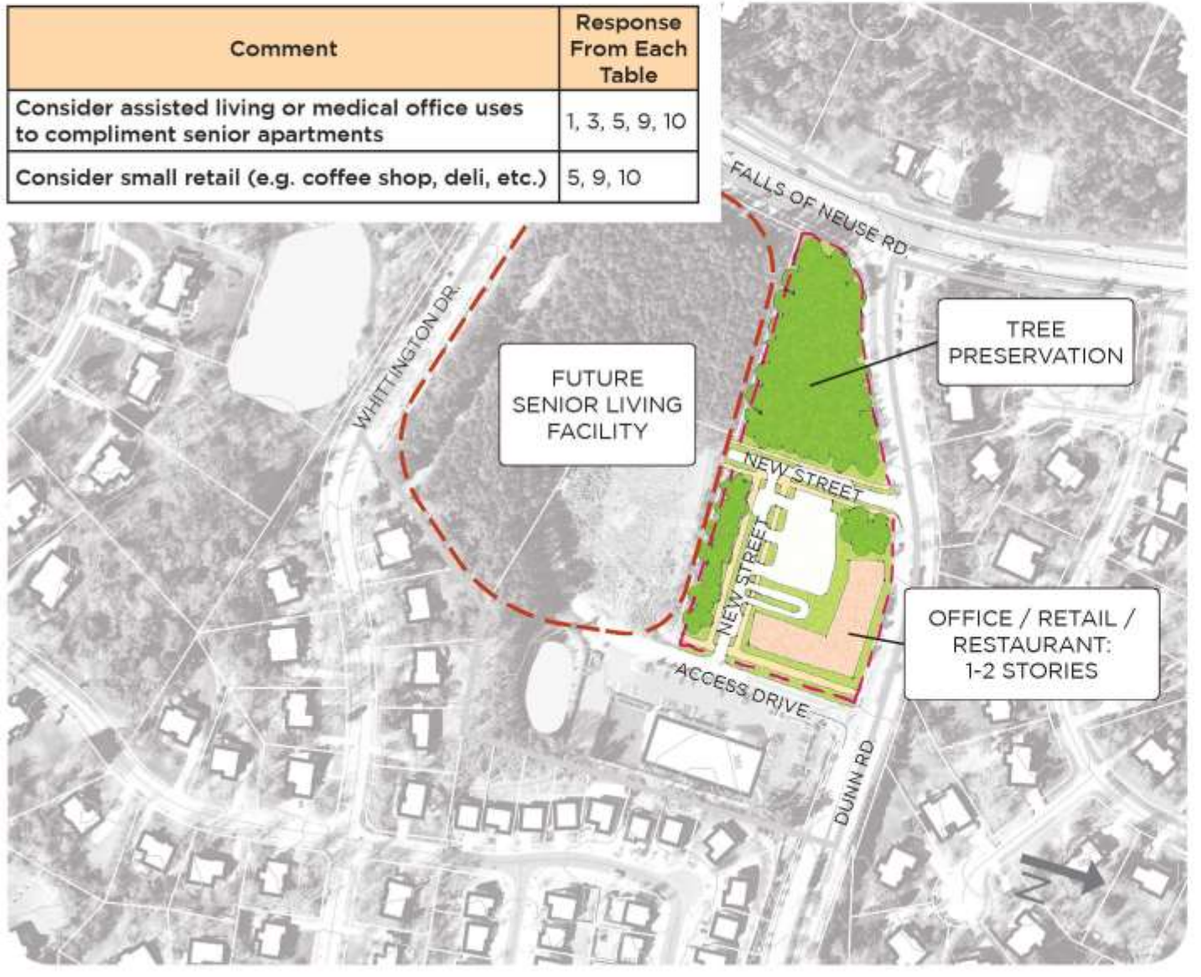
SITE B

Neighborhood Mixed Use

Comment	Response From Each Table
Consider assisted living or medical office uses to compliment senior apartments	1, 3, 5, 9, 10
Consider small retail (e.g. coffee shop, deli, etc.)	5, 9, 10



Context

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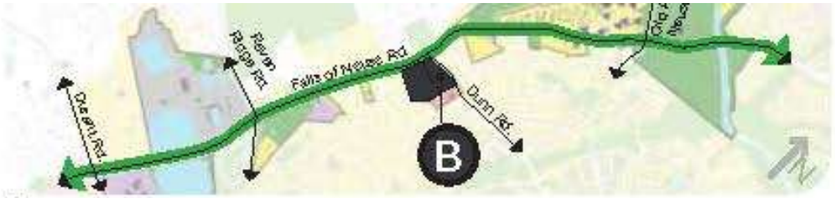
SITE B: RECOMMENDATION

Neighborhood Mixed Use



Context

Dunn Road Area

In the event of a future rezoning, the Dunn Road/Falls of Neuse Neighborhood Mixed Use Area should be developed in context with the surrounding neighborhood and with a walkable development pattern. The scale and design of buildings should reflect their surroundings. Any commercial development should include a mix of office and retail uses.

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SITE A: SCENARIOS

Context

Concept 1: Office & Residential Mixed Use

- Retains the current 'Office/Residential Mixed Use' Future Land Use classification
- Includes a mix of residential development types including multifamily, townhouses, and attached/detached single family units
- Accommodates small office uses (e.g. medical and neighborhood service offices)
- Meets 40% Tree Conservation / Reforestation Requirement per Urban Watershed requirements

Concept 2: Planned Unit Development

- Special land use scenario
- Incorporates a mix of commercial, office, and residential land uses
- Building frontage along Falls of Neuse Rd. & Raven Ridge Rd.
- Meets 40% Tree Conservation / Reforestation Requirement per Urban Watershed requirements
- Tree preservation zone between development and Falls of Neuse Rd.

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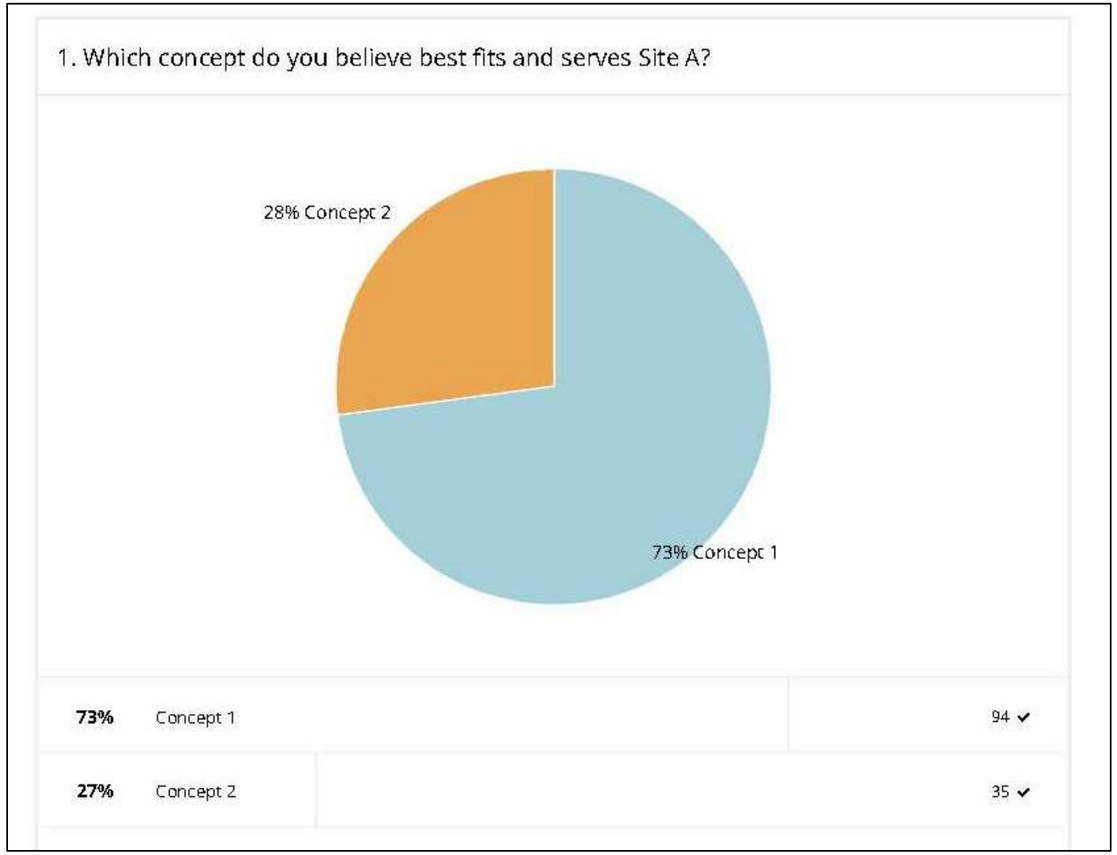
SITE A: PUBLIC INPUT

Community Workshop

Comment	Response From Each Table
Prefer Concept '1'	1, 2, 3, 4, 6
Incorporate limited/small retail uses	3, 4, 9
Consider residential only development. Would prefer moderate/low density residential over office uses.	5,10
Prefer tree preservation concept shown in Concept '2'	2,3
Limit development to two stories or 30' height	3
Consider realigning the Raven Ridge Rd. site access	1
Address light pollution using vegetated buffers between future and existing development	6
Include more parks	6
Additional Comments	
Limit street connections to adjacent neighborhoods	



*24 respondents preferred residential-only

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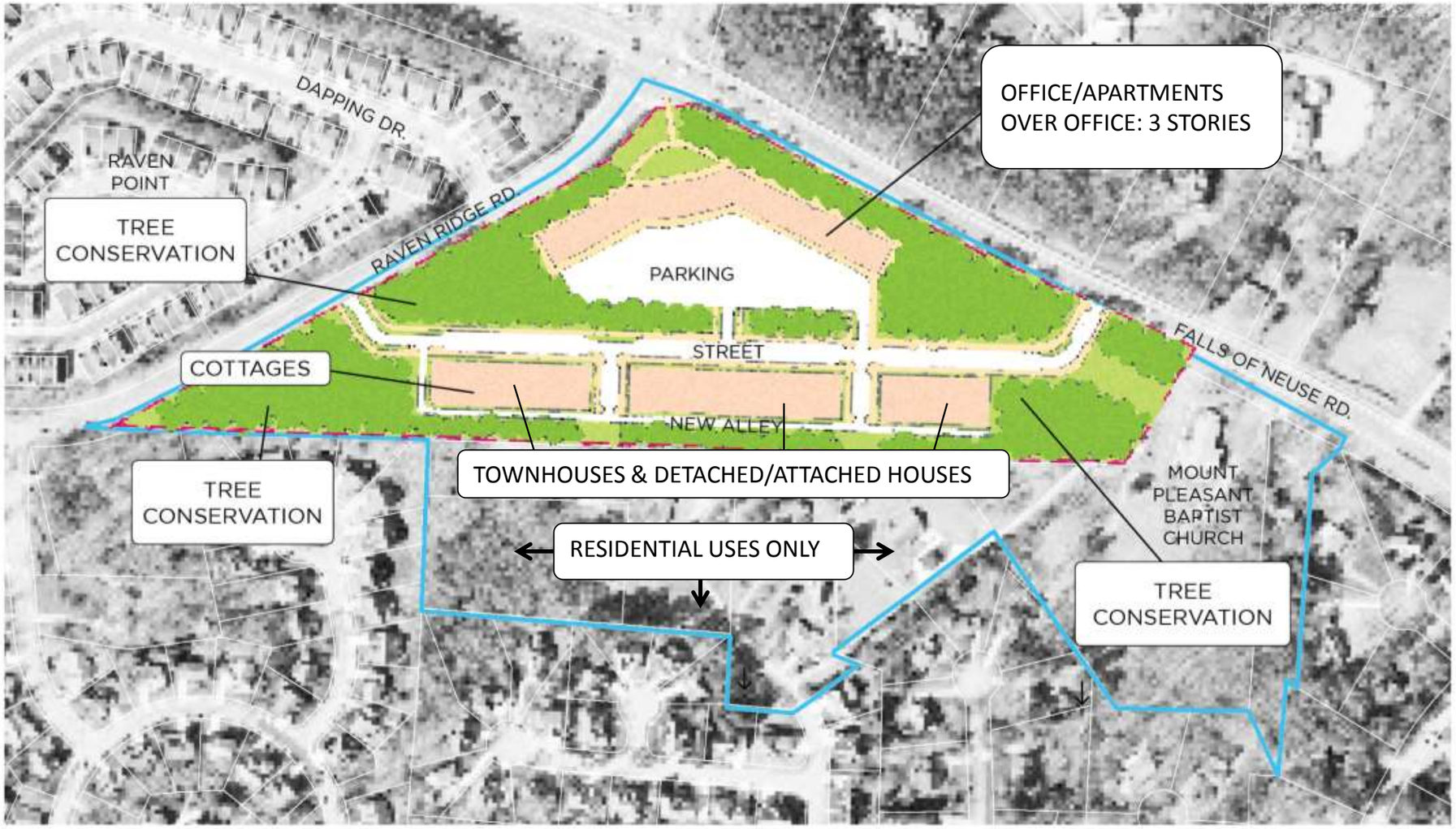
SITE A: OPTION 1



- Office and residential only
- **No retail on site**
- Office uses should be limited to 150’ of Falls of Neuse Road or Raven Ridge Road
- Residential includes **apartments over office, townhouses, duplexes, detached houses**
- Height limited to **three stories**

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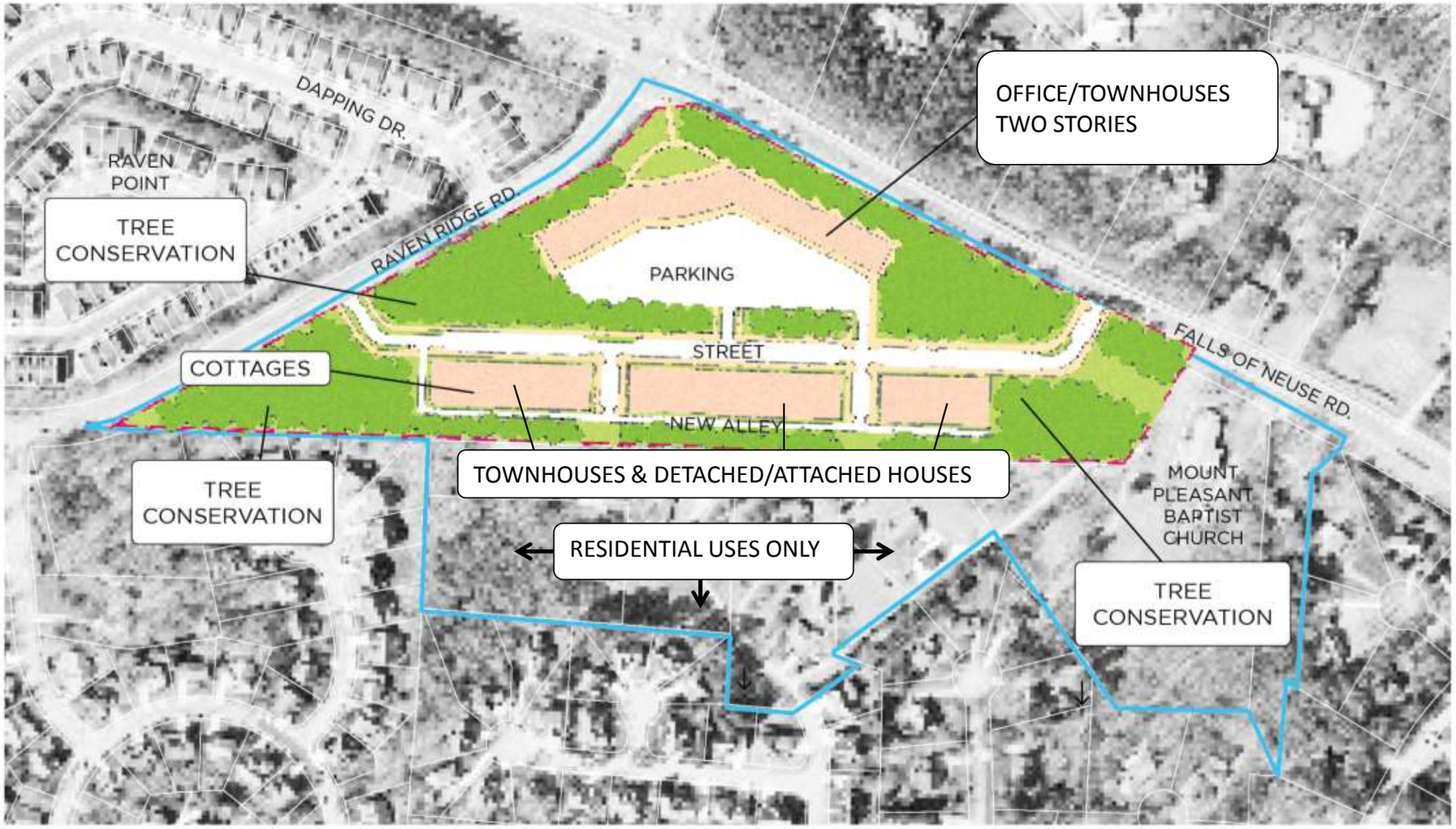
SITE A: OPTION 2



- Office and residential only
- **No retail on site**
- Office uses should be limited to 150’ of Falls of Neuse Road or Raven Ridge Road
- Residential limited to **townhouses, duplexes, or detached houses**
- Height limited to **two stories**

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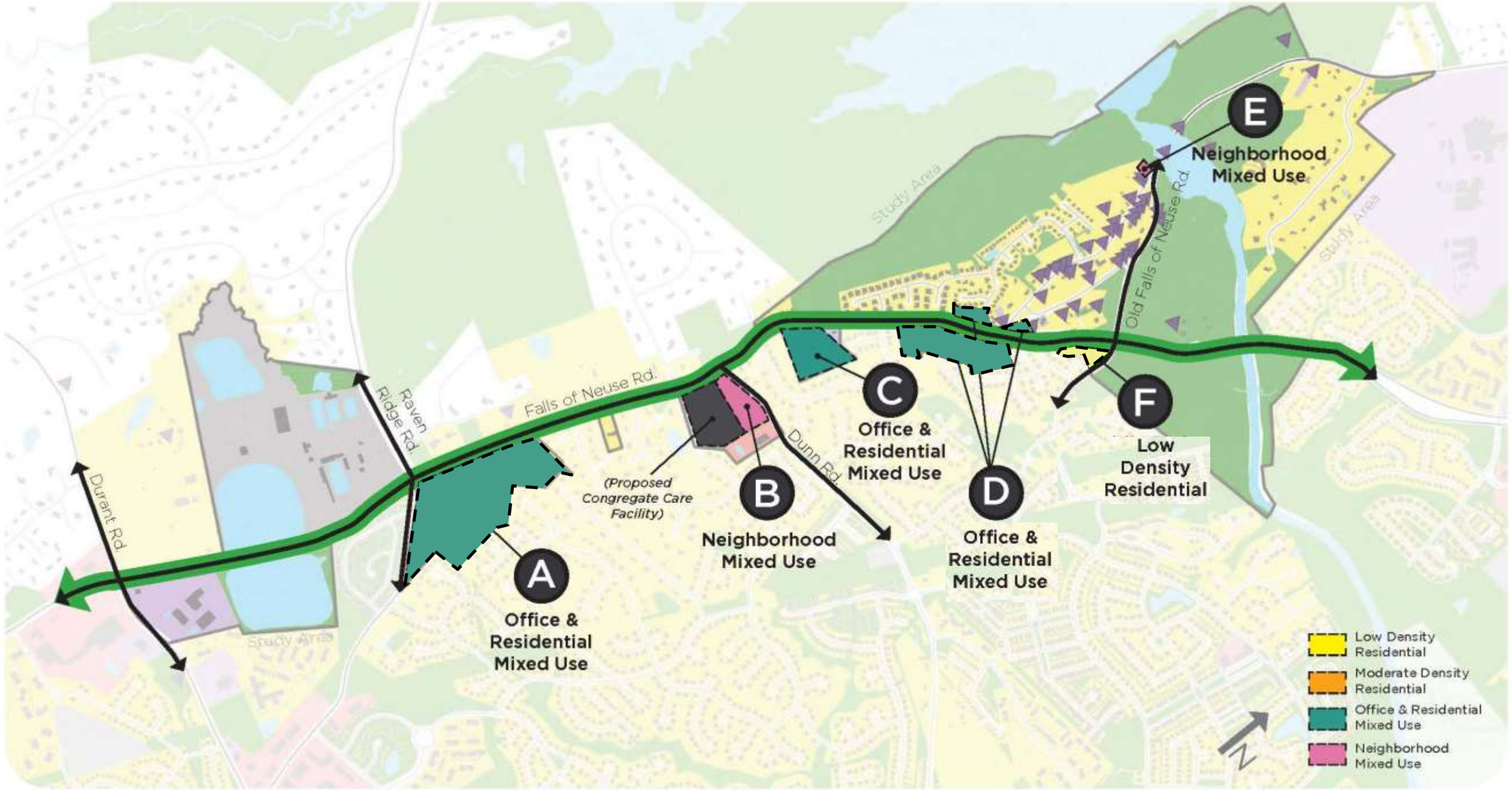
EXISTING FUTURE LAND USE MAP



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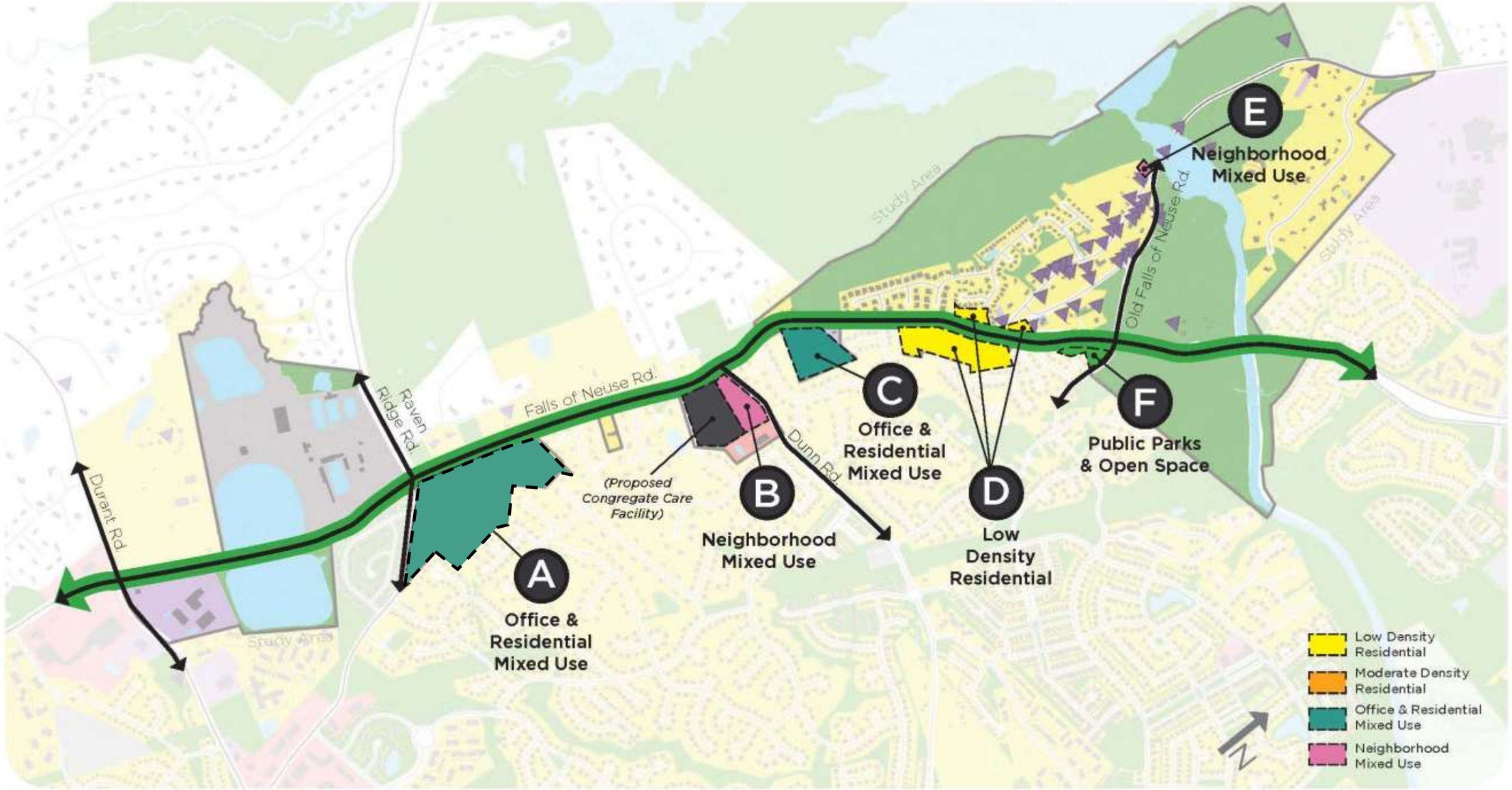
PROPOSED FUTURE LAND USE MAP



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NEXT STEPS

- Publish Draft Plan Report - September
- Available on Project Page
  - www.raleighnc.gov/planning, click on “Falls of Neuse Plan Update”
- Open for Comments
- Revisions
- Input from Confirmation Group
- Planning Commission/City Council Review

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Q&A/ADDITIONAL INPUT

- Q&A
- Questions/Comments at Tables
- Site A Options/Overall Comment Card

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