

**Blue Ridge Corridor Study**  
**February 9, 2012 Presentation**  
**Supplemental Comments**

*As of March 8, 2012*

# Comments #1

Tom (NCSU landscape architect) and I also had a good conversation about connecting the greenway under Wade Avenue to create a really big loop through the Vet School campus, utilizing the district road plan. I show Maggie this and she agreed. It might be an exciting idea to depict. please let me know if you have questions, thoughts etc... I am also available to come a meet if helpful. best,  
Dan Daniel P. Gottlieb Director of Planning and Design North Carolina Museum of Art 919.664.6818  
[dgottlieb@ncartmuseum.org](mailto:dgottlieb@ncartmuseum.org) learn about the Museum Park  
[http://www.ncartmuseum.org/museum\\_park/visit\\_park/](http://www.ncartmuseum.org/museum_park/visit_park/) deliveries: 2110 Blue Ridge Road, Raleigh, NC 27607 mail: 4630 Mail Service Center, Raleigh, NC 27-699-6494 email correspondence to and from this address are subject to the North Carolina Public Records Law and may be disclosed to third parties. "E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official."  
</grant.meacci@raleighnc.gov</dgottlieb@ncartmuseum.org

**Hasch, Trisha**

---

Comments #2

**From:** Thomas Skolnicki <tjskolni@ncsu.edu>  
**Sent:** Thursday, February 16, 2012 1:20 PM  
**To:** Hasch, Trisha  
**Cc:** Kevin MacNaughton; Michael Harwood; Lisa Johnson; Tom Kendig; Eugene Bressler; Ralph Recchie  
**Subject:** Blue Ridge Corridor Charrette comments  
**Attachments:** CharretteComments-2012-02-16\_BRC.pdf

Trisha,

Attached are comments regarding the charrette concept shared with the stakeholders on February 10th. Please let me know if you need clarification on any of these items. Regarding the overhead power easement north of William Moore Drive, we are still trying to locate a document that shows that recorded easement. As soon as we put our hands on it, I will forward it to you.

--  
**Tom Skolnicki, RLA, ASLA**  
University Landscape Architect

NC State University  
Office of the University Architect  
Campus Box 7519  
Raleigh, NC 27695  
e: [tom\\_skolnicki@ncsu.edu](mailto:tom_skolnicki@ncsu.edu)  
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February 16, 2012

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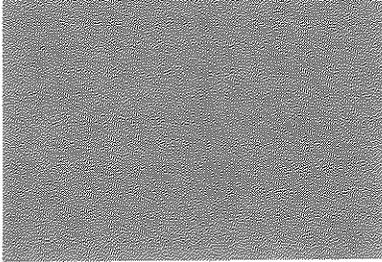
Trisha Hasch, MUP  
Raleigh Urban Design Center  
Department of City Planning  
133 Fayetteville Street | Suite 100  
Raleigh, NC 27601

Subj: Blue Ridge Road Corridor Charrette Comments

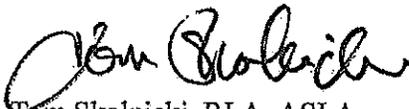
Dear Trisha:

It is my pleasure to share comments from NC State University staff and faculty regarding the draft plan created during the charrette activities. We are generally supportive of the concept, and have the following comments for the team's consideration.

1. Maintaining a signalized intersection at Trinity Road and Blue Ridge Road is critical to university operations.
2. During the charrette process, there was some discussion as to whether or not the State Highway Patrol (SHP) facilities would be relocated. In past discussions with the university, the State Highway Patrol staff was supportive of the Trinity Road extension since relocation of all SHP facilities except for the communications tower were consistent with SHP long range plans. The extension of Trinity Road will become the ceremonial entrance to the Centennial Biomedical Campus and the College of Veterinary Medicine.
3. The suggestion of a slight realignment to the south of William Moore Drive would compromise building sites that are critical to the full build out of 2.19M GSF on Centennial Biomedical Campus. The land to the north of William Moore Drive is encumbered by an overhead power easement, and is not available for building sites. We are not opposed to the creation of a new street extending west toward Carter-Finley Stadium, but request that the new street be aligned with the existing William Moore Drive intersection.
4. We support the suggested pedestrian connection between the North Carolina Museum of Art park and Centennial Biomedical Campus. Part of the pasture on the campus must remain secured, providing adequate physical separation between publicly accessible facilities, but we believe that this could be achieved. We also suggest a second pedestrian connection to link Centennial Biomedical Campus with the east side of the Beltline, perhaps to the existing greenway at the perimeter of Meredith College.

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5. The corridor has a unique mix of art, medicine, technology, and entertainment. It also is blessed with a wealth of green space, within which the urban fabric of the city is carried. Through the strategic preservation and celebration of the abundant and varied green space in the corridor, this plan has the potential to demonstrate the notion that Raleigh is a city within a park. The success of the existing pedestrian bridge over the Beltline suggests that there is a culture in Raleigh that values green space and the positive experience that arises by pulling apart some pedestrian paths from the road system. Development of a more robust path system that is separate from the vehicular road system could become a signature element of the Blue Ridge corridor and for Raleigh in general.

Sincerely,

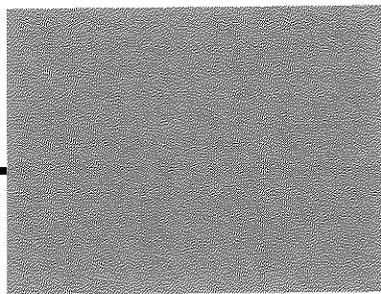


Tom Skolnicki, RLA, ASLA  
University Landscape Architect

cc: Kevin MacNaughton  
Michael Harwood  
Lisa Johnson  
Tom Kendig  
Gene Bressler  
Ralph Recchie

Hasch, Trisha

Comments #3



**From:** Hopkins, Joey <jhopkins@ncdot.gov>  
**Sent:** Friday, February 17, 2012 9:05 AM  
**To:** Hasch, Trisha  
**Cc:** Bowman, John W; Mundt, Leza W  
**Subject:** RE: Blue Ridge Road Design Charrette Follow up Reminder -- Draft Plan Comments

Trisha,

Thanks for the reminder. I saw Bill Martin yesterday afternoon and mentioned this to him, but thought I would share with you also. The working draft continues to show Beryl Road within the RR r/w. It is my understanding that the RR prefers this to be removed/relocated at some point in the future. I realize that this will probably be many years from now and we are leaving it in the RR r/w under the Hillsborough/Blue Ridge grade separation project, but I think our plan should show it removed.

Let me know if you have any questions.

Thanks,

Joey

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**From:** Hasch, Trisha [<mailto:Trisha.Hasch@raleighnc.gov>]

**Sent:** Thursday, February 16, 2012 5:30 PM

**To:** 'elizabeth.chesnut@us.army.mil' ([elizabeth.chesnut@us.army.mil](mailto:elizabeth.chesnut@us.army.mil)); [toni.coats@us.army.mil](mailto:toni.coats@us.army.mil); Alan Wolf; Bander, Anne G; Bowers, Kenneth; Partin, Brenda; Byfield, Brian; Chad Lefteris; Charles Leffler; Davis, Claudine B; Dan Gottlieb; Knight, David; Fleggas, Speros; Gene Bressler; Jane Doggett; Jeff Merritt; Jessie Taliaferro; Joe Meir; Qubain, Joseph; Kevin McLaughlin; Kumar Tivedi; Lamb, Eric; Leza Mundt; Lisa Schiller; Meacci, Grant; Mike Bruff; Alford, Natalie; Morris, Paul F; Sallie Newton; Silver, Mitchell; Stuart Levin; Tom Skolnicki; Tracey Humphries; Victor Meir; Wyatt, Wesley V; Weaver, Derrick G; Midkiff, Eric; Thorpe, Gregory J; Bennett, Jay A; Hopkins, Joey; Nance, Jon G; Bruff, Michael S; Simmons, Patrick B; Worley, Paul C; Thomas, Roger D; Walston, Scott W (TPB); Humphries, Tracey C; Bowman, John W

**Cc:** Alley, Elizabeth; Baldwin, Jennifer; Bryant, Scott; Eatman, David; El-Amin, Fleming; Felton, Sharon; Gao, Jorge; Grant, Michele; Hair, Aaron; Kennon, Mike; Larry Zucchini; Lauer, Martha; Lebsack, Victor; Massengill, Robert; McKoy, Rotonda; McNamara, Shawn; Niffenegger, Jed; Pettibone, Carter; Potts, Lisa; Hayes, Rhonda; Sandeep, Dhanya; Senior, Mark; Shouse, David; Stankus, Martin; Stark, Rachel; Thigpen, Sally; Wingo, Stan

**Subject:** Blue Ridge Road Design Charrette Follow up Reminder -- Draft Plan Comments

Dear Core Stakeholders,

As discussed at last Friday's meeting (Feb 10), the UDA team would like your comments on the working draft plan created during Charrette week by tomorrow.

As you know, the short timeframe was established in order to give them time to prepare for the March 8 public meeting.

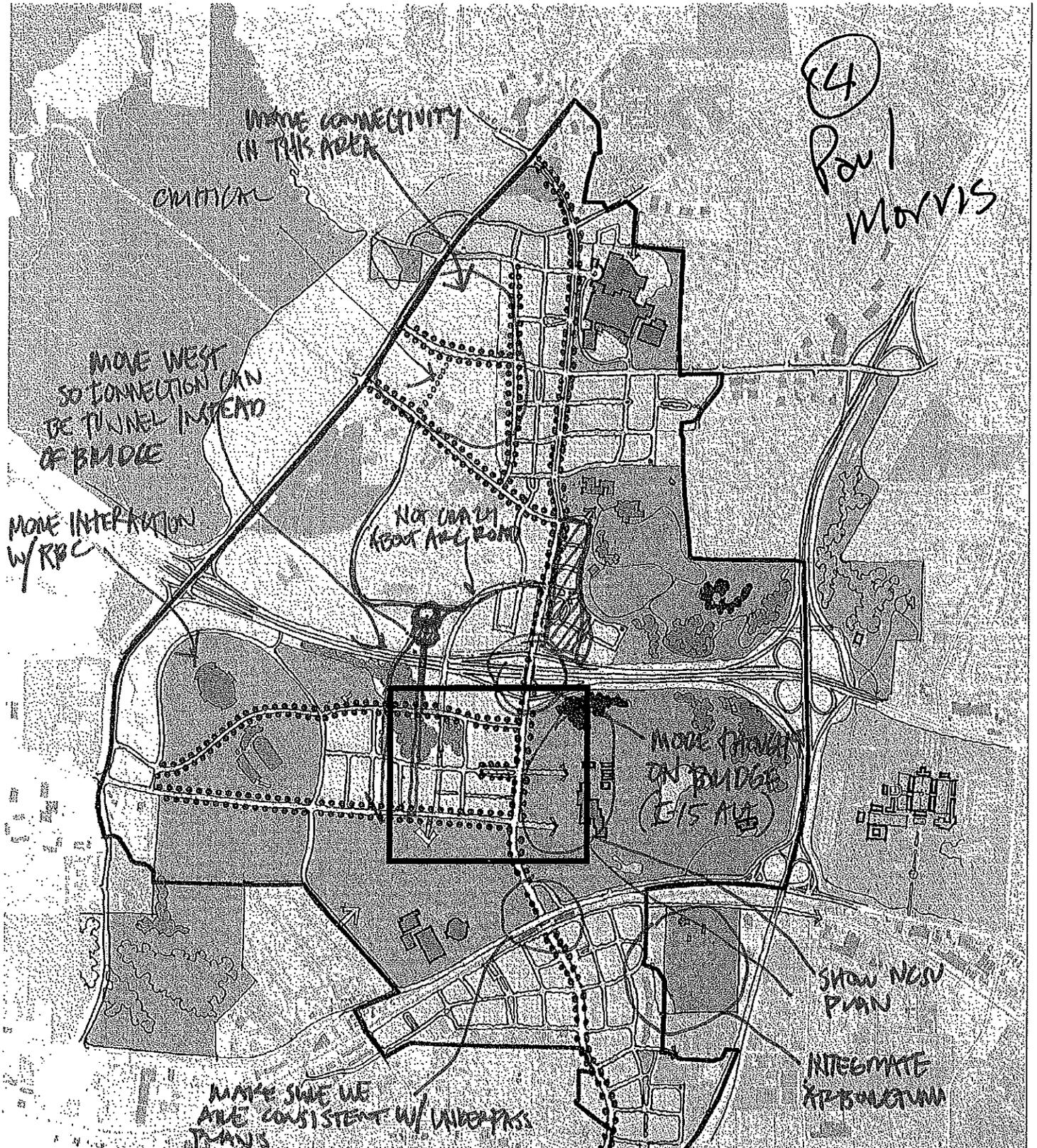
Thank you to those who have already submitted comments.

Let me know if you need additional time or information.

Thank you,

Trisha

**Trisha L. Hasch**, MUP  
Urban Planner  
Raleigh Urban Design Center



- KEY MAP OF DISTRICT ROAD TYPOLOGIES (INCLUDING WADE, EDWARDS MILL, ETC)
- MORE DTL ON BRR ROAD SECTION / URBAN DESIGN + BUS STOP/EXTENSIONS.
- LAYER THAT CLEARLY DEPICT SYSTEMS (PED, BIKE, TRANSIT)

## Hasch, Trisha

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**From:** jlteach <jlteach@bellsouth.net>  
**Sent:** Friday, February 17, 2012 3:46 PM  
**To:** Hasch, Trisha  
**Cc:** jmerritt@centauth.com  
**Subject:** Re: Blue Ridge Road Design Charrette Follow up Reminder -- Draft Plan Comments

Comments #15

Hi Trisha -

We at the Centennial Authority are very pleased with the work that has been done so far. A few things to keep in mind:

- A recreational/entertainment draw for the area, and a need of our hockey team (and possibly NC State) is a recreational ice rink. It would be ideal for such a use to be on the block bordered by Trinity and Blue Ridge, so it would be an easy walk from the Arena.
- Residential uses in this block are not as compatible with the Arena as office and hotel. A full service hotel in the block would be fabulous.
- Wide sidewalks leading to and from the Arena and football stadium are preferred.
- Any transit connector (rubber tire or otherwise) should come right down the road between the Arena and the football stadium.

That's all I can remember right now - Jeff and I will let you know if we come up with anything else!

Jessie

----- Original Message -----

**From:** Hasch, Trisha  
**To:** 'elizabeth.chesnut@us.army.mil' (elizabeth.chesnut@us.army.mil) ; [toni.coats@us.army.mil](mailto:toni.coats@us.army.mil) ; Alan Wolf ; Anne Bander ; Bowers, Kenneth ; Brenda Partin ; Brian Byfield ; Chad Letteris ; Charles Leffler ; Claudine Davis ; Dan Gottlieb ; David Knight ; Fleggas, Speros ; Gene Bressler ; Jane Doggett ; Jeff Merritt ; Jessie Taliaferro ; Joe Meir ; Joseph Qubain ; Kevin McLaughlin ; Kumar Tivedi ; Lamb, Eric ; Leza Mundt ; Lisa Schiller ; Meacci, Grant ; Mike Bruff ; Natalie Alford ; Paul Morris ; Sallie Newton ; Silver, Mitchell ; Stuart Levin ; Tom Skolnicki ; Tracey Humphries ; Victor Meir ; Wesley Wyatt ; Derrick Weaver ; Eric Midkiff ; Greg Thorp ; Jay Bennett ; Joey Hopkins ; Jon Nance ; Mike Bruff ; Pat Simmons ; Paul Worley ; Roger Thomas ; Scott Walston ; Tracey Humphries ; Wally Bowman  
**Cc:** Alley, Elizabeth ; Baldwin, Jennifer ; Bryant, Scott ; Eatman, David ; El-Amin, Fleming ; Felton, Sharon ; Gao, Jorge ; Grant, Michele ; Hair, Aaron ; Kennon, Mike ; Larry Zucchini ; Lauer, Martha ; Lebsock, Victor ; Massengill, Robert ; McKoy, Rotonda ; McNamara, Shawn ; Niffenegger, Jed ; Pettibone, Carter ; Potts, Lisa ; Hayes, Rhonda ; Sandeep, Dhanya ; Senior, Mark ; Shouse, David ; Stankus, Martin ; Stark, Rachel ; Thigpen, Sally ; Wingo, Stan  
**Sent:** Thursday, February 16, 2012 5:29 PM  
**Subject:** Blue Ridge Road Design Charrette Follow up Reminder -- Draft Plan Comments

Dear Core Stakeholders,

As discussed at last Friday's meeting (Feb 10), the UDA team would like your comments on the working draft plan created during Charrette week by tomorrow.

As you know, the short timeframe was established in order to give them time to prepare for the March 8 public meeting.

Thank you to those who have already submitted comments.

Let me know if you need additional time or information.

Thank you,

**Hasch, Trisha**

Comments #6

**From:** Hasch, Trisha  
**Sent:** Monday, February 20, 2012 1:53 PM  
**To:** 'ivette.mongalo@urbandesignassociates.com' (ivette.mongalo@urbandesignassociates.com)  
**Cc:** 'maggie.connor@urbandesignassociates.com' (maggie.connor@urbandesignassociates.com); 'Larry Zucchini'; Meacci, Grant; 'Claudine Davis' (Claudine.Davis@ncagr.gov)  
**Subject:** BRR - Comment #6 Claudine Davis - State Fairgrounds

It was brought up at the Feb 9 meeting but, to reiterate, people need to get from one side of Hillsborough to the other. Throughout the year, not just during the Fair, people park in the dirt lot and walk.

**We need wide sidewalks throughout the area to accommodate ever-growing crowds for events throughout the year.** It is not just the Fairgrounds. Access and sidewalks are increasingly important for Carter Finley and the RBC.

Note that people park all the way down to 440 and on side streets throughout the area. They also park on both sides of Trinity. From these locations, they walk all the way to Carter Finley and the RBC as well as the Fairgrounds.

**Trisha L. Hasch**

Urban Planner  
Raleigh Urban Design Center  
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[www.raleighnc.gov/urbandesign](http://www.raleighnc.gov/urbandesign)

Comments #7 from NCMA



Comment #8

**Hasch, Trisha**

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**From:** Hasch, Trisha  
**Sent:** Wednesday, March 07, 2012 7:39 AM  
**To:** Lefteris, Chad  
**Subject:** RE: Blue Ridge Road District Study Comments due

Chad, the video montage is still in the works with our communications staff. Several have been completed. Sorry for the delay. They all should be complete soon. I'll keep you posted. Trisha

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**From:** Lefteris, Chad [Chad.Lefteris@rexhealth.com]  
**Sent:** Tuesday, March 06, 2012 6:17 PM  
**To:** Hasch, Trisha  
**Subject:** RE: Blue Ridge Road District Study Comments due

Hi Trisha, thanks for the reminder.

As you know I (and Rex) wholeheartedly support, endorse, (and any other word you can come up with) this work, however after digging further into some of the proposed street networks that were show dissecting our acreage at Macon Pond Road and Blue Ridge (and Edwards Mill) I am very concerned about how that will hamper our future flexibility on that site specifically. I realize we are super early in the process hence my hesitation to even bring it up, especially since I agree with the concepts 100%. Since the consultants were in, I've taken several different massing studies that we have completed for the site (that we call the Macon Pond Road site) and it just become very difficult.

So, I'm writing to see what is the best way for me to share that comment with the design team now that I have been able to do a bit more review. I also realize that this has the chance of sounding like any other "simple minded" developer who doesn't want anything restricting their future plans, however in our case we have some real plans for that site and the street "grid" as proposed would force us to really change what we had planned to offer there and limit our future growth potential towards Edwards Mill Road.

As always, thank you for your expertise and assistance as I am very open to alternatives.

Ps: what ever happened with the video montage that you shot here and elsewhere about the history of the corridor etc?

Chad

Chad T. Lefteris  
Vice President, Support Services  
Rex Healthcare  
919.784.2242

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**From:** Hasch, Trisha [mailto:Trisha.Hasch@raleighnc.gov]  
**Sent:** Tuesday, March 06, 2012 3:53 PM  
**To:** Wolf, Alan; Anne Bander; Bowers, Kenneth; Brenda Partin; Brian Byfield; Lefteris, Chad; Charles Leffler; Claudine Davis; Dan Gottlieb; David Knight; Fleggas, Speros; Gene Bressler; Ivette Mongalo; Jane Doggett; Jeff Merritt; Jessie Taliaferro; Joe Meir; Joseph Qubain; Kevin McLaughlin; Kumar Tivedi; Lamb, Eric; Larry Zucchini; Leza Mundt; Schiller, Lisa; Maggie Connor; Martin Stankus; Meacci, Grant; Mike Bruff; Natalie Alford; Paul Morris; Sallie Newton; Silver, Mitchell; Levin, Stuart, M.D.; Tom Skolnicki; Tracey Humphries; Victor Meir; Wesley Wyatt; Alley, Elizabeth; Baldwin, Jennifer; Bryant, Scott; Eatman, David; El-Amin, Fleming; Felton, Sharon; Gao, Jorge; Grant, Michele; Hair, Aaron; Bolas,



Comments #9

North Carolina  
Department of Administration

Beverly Eaves Perdue, Governor  
Moses Carey, Jr., Secretary

Speros J. Fleggas, Deputy Secretary  
Government Operations

March 7, 2012

Trisha L. Hasch  
Urban Planner  
Raleigh Urban Design Center  
Department of City Planning  
133 Fayetteville Street, Suite 100  
Raleigh, NC 27601

Re: Blue Ridge Road District Study Comments

Dear Ms. Hasch:

Thank you for the opportunity to participate and comment on the preliminary proposed Blue Ridge Road Corridor Study recommendations. The Department of Administration has received comments from the Department of Agriculture and Consumer Services, the Department of Transportation, the Department of Public Safety, the North Carolina National Guard and the State Highway Patrol. Further, the Department has examined the proposed plan as a property holder itself. And we have reviewed the recommendations in the context of the 2007 State Government Master Plan and recent directives involving the location and future of other State agencies. We are pleased to offer the following comments.

It was our understanding that the identification of realistic, actionable recommendations was the intended primary outcome of the Blue Ridge Road District Area Study plan. The district area plan concept must recognize the Blue Ridge Corridor contains assets of national, state-wide and regional significance and use; rather than viewing the exercise as a City scope of work. The state-owned properties located along Blue Ridge Road are unique assets that benefit all the citizens of the North Carolina. In some instances, the benefits of the state-owned properties within the corridor district may outweigh the perceived negative aesthetic impacts.

A goal of the Blue Ridge Road Corridor District Area Study is to "link & integrate current land-use and future master plans". The Department feels that there was insufficient time devoted to a review and evaluation of the 2007 State Government Facilities Master Plan to develop an appreciation for the area designated as the Research and

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12

Development District, Blue Ridge Campus. As such, the study's exhibit titled "Previous Master Plans" needs to be amended with a level of detail consistent with the other master plans used for the study. The study should have used the 2022 Vision Plan, rather than the land use concept plan, from the 2007 State Government Facilities Master Plan in compiling and overlaying the details of the State's master plan for the study. The State's Master Plan builds upon the planning that has occurred over many years by the leaders of the State and incorporates informed strategic decisions for the State's growth and utilization of its resources in an efficient manner. The State's goals for the Blue Ridge Campus are to take advantage of the existing services and support facilities, build upon the current employee base and provide sites for office consolidation focused around State Government.

The Blue Ridge Road campus accommodates a diversity of uses. The Master Plan acknowledges that there are State facilities nearing the end of their functional life and that there are service facilities that are candidates for relocation off campus to increase the efficiency of operations or to consolidate services. As a result, one of the State's goals, as stated in the Master Plan, is to grow the existing density of development in a more efficient manner to provide for economy of scale in regards to services, facilities and knowledge base. There is also an understanding that coupled with the change in use and density for this area, employee services will be incorporated into the proposed growth plans adding to the character of the area.

The 2012 City of Raleigh/Blue Ridge Road Study produced many positive recommendations that are consistent with the State's Master Plan for this area. The Department can support development of the Blue Ridge Road Corridor with a mixed-use of office and retail with considerations weighted to the State for complete flexibility to maximize utilization of the State's land. The need for enhanced bus service on Blue Ridge Road from Western Blvd to Rex Hospital and connector bus service is supported by the Department. The proposed pedestrian/bike paths connecting the Museum of Art at Reedy Creek Road to Umstead State Park to the extent it does not traverse through property allocated to the North Carolina National Guard, Highway Patrol or DHHS or negatively impact traffic flows during events is supported. It is our understanding that the pedestrian/bike path currently following Reedy Creek Road is acceptable and is used by the National Guard for condition training.

The Master Plan stated that with the exception of the Old Polk Youth Institution and agricultural activities, much of the Blue Ridge Road area development occurred over the last three decades. The vision and concept of the 1995 Master Plan called for removal of inappropriate facilities, protection of the Wade Avenue corridor and buffer for Schenk Forest and open space protection. The 1995 Master Plan also planned for Special Development Districts within the state owned property boundaries. Several key projects have been constructed in the designated special development districts: DHHS State Lab for Public Health and the Medical Examiners Office, NC National Guard Joint Forces Headquarters and Emergency Operations Center, and the Prairie Ridge Nature Center. The remaining special development district designated by the 1995 Master Plan is along the west side of Blue Ridge Road.

The 2007 Master Plan recognized the development potential for the west side of Blue Ridge Road in light of the activity around The RBC Center, the expansion of the Art Museum and the private development slated in the vicinity of Rex Hospital. Consistent with the stated development approach, at the direction of members of the NC General Assembly, the 2007 State Government Facilities Master Plan incorporated a site for DHHS consolidation located in the area bounded by District Drive, Blue Ridge Road and Reedy Creek Road. As shown on the proposed Corridor Plan, the

proposed relocation of District Drive would lessen the options available to the State for development and relocation of DHHS at this location.

The Department of Administration has released a tenant representation Request for Proposals dated February 24, 2012, for the relocation and consolidation of the Department of Health & Human Services, including the employees and services located on the Dorothea Dix property. The area noted on the west side of Blue Ridge Road represents a planned and viable location for a consolidated DHHS. Any proposed modifications to the current roadway network may have significant cost impact to the State in development opportunities for DHHS. Further, the District Drive extension and relocation has security impacts for the N.C. National Guard Joint Force Headquarters and Emergency Operations Center. Creating such a cut through would increase traffic adjacent to a sensitive operation and interfere with the National Guard, the Emergency Operations Center and the Highway Patrol activities and ability to respond to emergencies. The National Guard has requested reallocation of property between District Drive and Wade Avenue for construction of a complex of helipads consistent with their mission. Therefore, the Department objects and does not support the relocation of District Drive and any extension thereof since we strongly believe it is not in the best interest of the State and unrealistic as an actionable recommendation of this study as proposed.

For the above stated reasons, the Department **does not want the inclusion of the proposed extension and relocation of District Drive on any of the final documents or shown on any of the final maps produced.** However, the Department through the State Property Office, and in concert with the adjacent state agencies, is open to continued work with the consultants, stakeholders and the City for alternatives to the District Drive extension/relocation.

At this stage of the study, mitigation, mitigation plans and cost to the State for the relocation of the State's facilities have not been seriously considered or discussed in developing the preliminary district plan. For example, the preliminary cost for the relocation of Motor Fleet Management estimated to be \$20,000,000, not including the cost of the replacement land or infrastructure. The programmatic function of Motor Fleet Management is to provide vehicles to state employees in the performance of their duties, requiring a location convenient to the government center in downtown Raleigh. At some point, relocation plans and cost will need to be addressed to establish a viable plan.

Other proposed adjustments to the State's Master Plan as shown on the district plan also has impacts related to the National Guard complex. The proposed connector streets from Lake Boone Trail Extension to Reedy Creek Road create specific security and force protection concerns for the National Guard. The main entrance for heavy military vehicles is off of Gold Star Drive, the new connector between District Drive and Reedy Creek Road. Further, the National Guard utilizes this stretch of roadway as a staging area and security checkpoint. Less public traffic using this roadway as a cut thru is necessary to minimize traffic flow around the National Guard complex for safety concerns involving the Combined Services Maintenance Shop which receives a large volume of oversized wheeled and track equipment on a daily basis. Additionally, north of Reedy Creek Road, the State needs to maintain the ability to utilize the land with as much flexibility as possible.

One additional concern expressed by the National Guard involves building height limitations for development along Blue Ridge Road. Mitigation of potential risk is a main goal of the National Guard complex, including minimizing new buildings that create lines of sight/fire on the complex, restricting building heights that would allow an "over watch" position down on the complex and minimizing traffic flow in and around the facilities.

A strategically located communications tower for the Highway Patrol is on the east side of Blue Ridge Road near Trinity Road. The Master Plan of the Centennial Biomedical Campus did not include the continued use of facilities at the location by the North Carolina Highway Patrol assuming relocation. To our knowledge, there are no immediate or long range plans stated by the Highway Patrol or National Guard to relocate these facilities.

In summary, considerations must be weighted in the best interest of the State to maximize the utilization of State-owned land, including the land on the west side of Blue Ridge Road, between I-440, Reedy Creek Road and Macon Pond Road. The Department believes that the number one focus should be on the improvements to Blue Ridge Road, specifically the road crossings at Hillsborough Street and Wade Avenue including pedestrian/bike lanes along Blue Ridge Road. The State is in favor of the proposed Blue Ridge Road multi-modal transportation crossing of Wade Avenue to the extent it does not negatively impact the State's options and ability for maximum use of the property on the west side of Blue Ridge Road. The State certainly favors the beautification (streetscaping) of Blue Ridge Road and the proposed cross section improvements provided that a proper thoroughfare analysis and evaluation support such changes.

Again, thank you for the opportunity to participate in this study and to provide input and comments.

Sincerely,



Speros J. Fleggas  
Senior Deputy Secretary

cc: Maggie Connor, Urban Design Associates  
Anne Bander  
Joy Wayman

Comments #10

**Hasch, Trisha**

**From:** Shouse, David  
**Sent:** Sunday, February 12, 2012 9:18 PM  
**To:** Hasch, Trisha  
**Cc:** Potts, Lisa; Bailey, Dick; Sauer, Diane; Meacci, Grant  
**Subject:** RE: Blue Ridge Road District Study: Thank you!

Your Welcome, Trisha. Just wanted to follow up with a few summary comments below.

- The character of existing public open space in the BR district is currently viewed by most as somewhat "passive". I suspect this view is shared by the public as well as the management agencies, although the NCMA Park's concerts and trails blend this idea. Unfortunately, any new development will bring additional pressure on nearby NCSU's Schenck Forest to accommodate public use outside its mission as a teaching and research unit. New residents will seek out trails and open space to roam and exercise their families and pets.
- The Parks and Recreation Department does not currently recognize new residential as a planned use in this area, so no acquisitions are being considered. As new development is being planned it would be appropriate to look for cooperative agreements for providing public open space and the recreation elements to accommodate new residents, employees and visitors.
- The elements for the health and wellness (i.e. recreation) of residents and employees of the BR district should include indoor and outdoor, intergenerational opportunities for both passive respite and active living choices beyond the sidewalks and bike lanes that facilitate transportation. For instance, playgrounds, bocce courts, gardens, and sports courts and wellness centers could be considered.
- The use of open space impact fees will be appropriate if residential units are added. Wade Ave. appears to separate two benefit districts at this time. More study of fees should be considered as long as they benefit the Public.
- Because Blue Ridge is just that – a ridge - any new development will have a profound effect on adjoining lands from storm water runoff. This has already been found to be the case at Prairie Ridge Ecostation (which is not on a ridge, but a sloping hillside into a valley!). Just think of the impact on the NCMA site and the headwaters of House Creek.

Thanks for letting Parks and Recreation be a part of your planning efforts. Larry has some summary material and my contact information if I can be of additional service. We look forward to the March meeting.

David

David Shouse, *Senior Park Planner*  
City of Raleigh Parks and Recreation  
PO Box 590, Raleigh NC 27601  
919-996-4788  
[David.Shouse@RaleighNC.gov](mailto:David.Shouse@RaleighNC.gov)  
[Raleigh Parks & Rec on the Internet](#)



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**From:** Hasch, Trisha  
**Sent:** Friday, February 10, 2012 1:12 PM  
**To:** Bonilla, Carlos; Sams, John; Hassinger, Holi; Felton, Sharon; Hayes, Rhonda; Gao, Jorge; Sheppard, Aaron; Stark, Rachel; 'emily.blackwell@gmail.com'; Pettibone, Carter; Hinton, Willa; McKoy, Rotonda; Lancaster, Ann-Marie; Adler, George; Sandeep, Dhanya; Potts, Lisa; Baldwin, Jennifer; Lamb, Eric; Potts, Lisa; Shouse, David; Saa, Janet; Maughan, Grayson; Sweden, Marianne; Bryant, Scott; Bryant, Alfreda; El-Amin, Fleming; Hodge, Eric; Tully, Tania; Thomas, Karyn; Kirkpatrick, Jayne; Boyette, John; Bergman, Barbara

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Comments #11



STATE OF NORTH CAROLINA  
DEPARTMENT OF CRIME CONTROL AND PUBLIC SAFETY  
JOINT FORCE HEADQUARTERS  
NORTH CAROLINA NATIONAL GUARD



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Joy Wayman, Real Property Agent  
State Property Office  
1321 Mail Service Center  
Raleigh, NC 27699-1321

29 September 2011

Subject: Blue Ridge Road Corridor Plan Comments

Dear Ms Wayman -

Thank you for allowing the North Carolina National Guard (NCNG) the opportunity to comment on the Blue Ridge Road Corridor Plan (the Plan) dated 28 March 2011. We have reviewed this item internally and appreciate the efforts of the planning group.

The mission of the NCNG includes providing ready forces by organizing, manning, equipping, training and deploying in support of Federal and State missions. Department of the Army physical security standards in support of this mission apply to all NCNG sites, including the locations on Gold Star Drive and Reedy Creek Road in Raleigh, both of which fall within the Plan area. Prevention and protection are the two primary concerns of physical security, both serving the security interests of people, equipment and property, and are required to be supported at all staff and command levels in peacetime, conflict and war. Physical security measures relevant to the Plan include access control procedures that preclude unauthorized entry. Unlike other state-owned properties in the Plan area such as the Museum of Art, the NC Fairgrounds and the RBC Center, the NCNG does not invite, encourage or permit entry by the general public at its locations on Gold Star Drive and Reedy Creek Road.

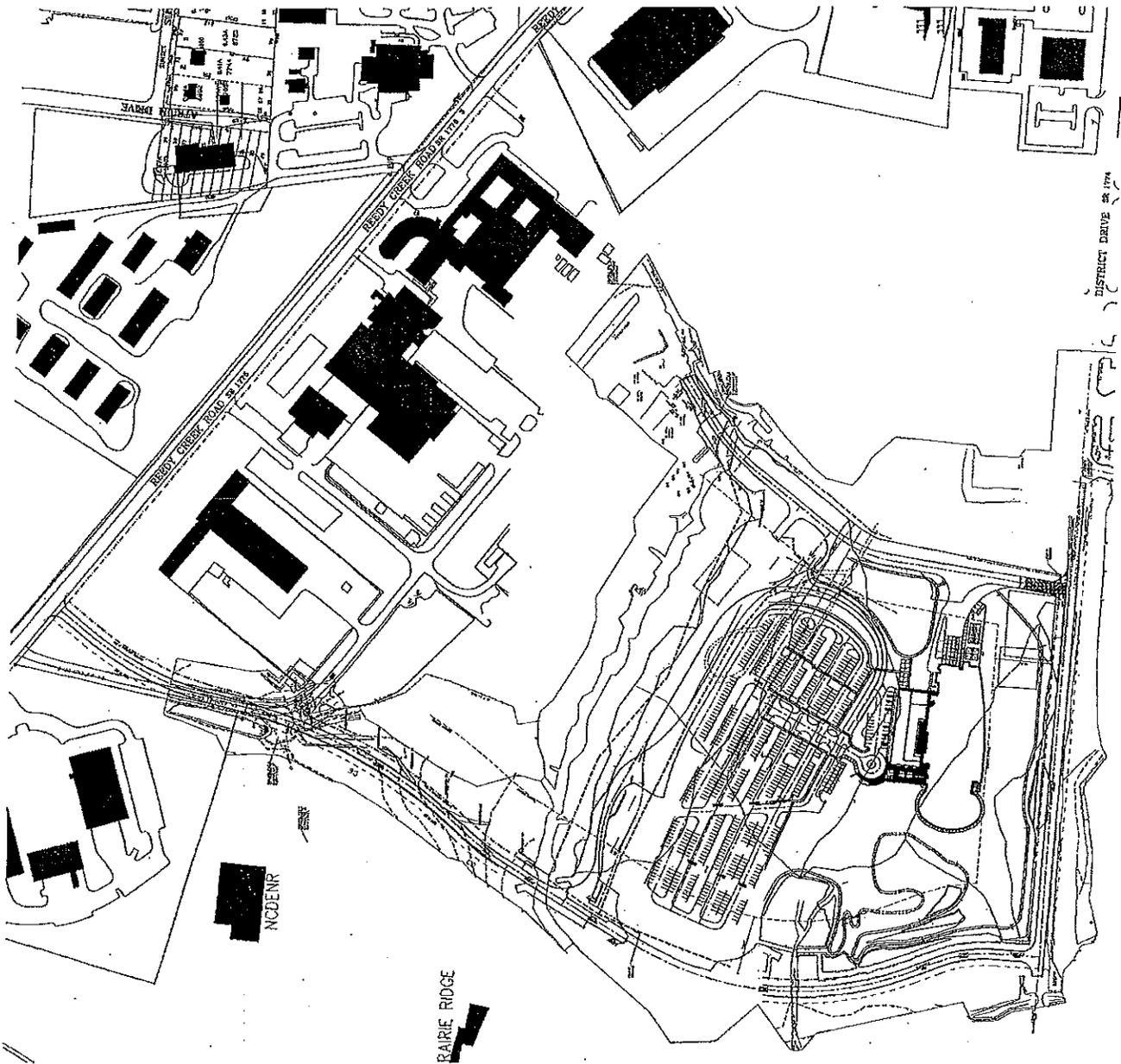
The NCNG respectfully submits the following items for consideration regarding the proposed Plan. The Plan should more accurately reflect the current improved area footprint of the NCNG and adjacent public roads as shown on the attached pdf document. Removal of the overlay "Retain Important Open Spaces" from NCNG property is recommended. Accordingly, the line for "Create Alternative Transportation Loop" is recommended to be redrawn such that it does not overlap onto NCNG property.

The NCNG has been appreciative of past working relationships with other state and local agencies and looks forward to continued participation in the Blue Ridge Corridor State Agency Property Owner Meetings.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Chesnut". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Elizabeth Chesnut, RLA  
Master Planner  
North Carolina National Guard



**Hasch, Trisha**

#  
Comment 12

**Subject:** FW: easement at CBC  
**Attachments:** Document.pdf

**From:** Thomas Skolnicki [<mailto:tjskolni@ncsu.edu>]  
**Sent:** Tuesday, February 28, 2012 2:06 PM  
**To:** Hasch, Trisha  
**Subject:** Fwd: easement at CBC

Tricia,

Our surveyor had to contact Progress Energy to find the easement on the north side of William Moore Drive. It is attached for your use. If you need more information, Tom Underhill at Progress may be of help to you.

Tom

----- Forwarded message -----

**From:** **Thomas Skolnicki** <[tjskolni@ncsu.edu](mailto:tjskolni@ncsu.edu)>  
**Date:** Tue, Feb 28, 2012 at 2:04 PM  
**Subject:** Re: easement at CBC  
**To:** [heath\\_huovinen@ncsu.edu](mailto:heath_huovinen@ncsu.edu)  
**Cc:** Rob Yaeger <[ryaeger@ncsu.edu](mailto:ryaeger@ncsu.edu)>, Ralph Recchie <[rmrecchi@ncsu.edu](mailto:rmrecchi@ncsu.edu)>

Heath,

Thank you very much for tracking this down. I will forward to my contact at City of Raleigh Urban Design Center. I am also sending to Rob so we can get it entered into AERES (if it is not already there under some other name.)

thanks,  
Tom

On Tue, Feb 28, 2012 at 1:53 PM, Heath Huovinen <[hehuovin@ncsu.edu](mailto:hehuovin@ncsu.edu)> wrote:  
Attached is the easement you were looking for...

Let me know if you need me to plot the easement on our base map.

Heath E. Huovinen, PLS L-4658  
University Surveyor  
NC State University  
(919) 515-8068  
(919) 427-4331 cell  
Campus Box 7519  
2701 Sullivan Drive - Suite 300

WAKE COUNTY, NC 310  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
06/23/2008 AT 11:39:54

BOOK:013149 PAGE:00277 - 00282

Return to:  
HENRY DICKENS  
Progress Energy  
100 E. Davis St.  
TRIP 17  
Raleigh, NC 27602

NORTH CAROLINA

EASEMENT

WAKE COUNTY

This EASEMENT made as of the date set forth in notary acknowledgment below, from the STATE OF NORTH CAROLINA, hereinafter referred to as GRANTOR, to CAROLINA POWER & LIGHT COMPANY, a North Carolina public service corporation, d/b/a PROGRESS ENERGY CAROLINAS, INC., hereinafter referred to as PEC;

WITNESSETH:

THAT WHEREAS, North Carolina State University, have authorized and approved the granting of this easement by the STATE OF NORTH CAROLINA for the purpose herein set forth; and

WHEREAS, the execution of this EASEMENT for and on behalf of the STATE OF NORTH CAROLINA has been duly approved by the Council of State by a resolution duly adopted at a meeting held in the City of Raleigh, North Carolina, on the 4<sup>th</sup> day of December, 2007.

NOW THEREFORE, GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid by PEC, the receipt whereof is hereby acknowledged, does hereby grant unto PEC, its affiliates, successors, and assigns, the right, privilege, and easement to go in and upon that certain land situated in Wake County, North Carolina, and being the land described in a deed from the State Of North Carolina, acting on behalf of and at the request of its agency, the State Highway And Public Works Commission, to the University Of North Carolina, a corporation of the State Of North Carolina, dated May 24, 1939, and recorded in Book 833, Page 358, Wake County Registry; LESS AND EXCEPT any prior out-conveyances, and to construct, install, operate, utilize, inspect, rebuild, repair, replace, remove, and maintain overhead and/or underground facilities consisting of electric, communication, or other related facilities, within an easement area hereinafter defined, with the right to do all things necessary or convenient thereto, including the following:

- (a) the right of officers, agents, and workmen of PEC and its contractors to go to and from said easement area at all times over the above-described land by such route or routes, including private roads and ways then existing thereon, on foot or by conveyance, with materials, machinery, supplies, and equipment as may be desirable; provided that, except in emergencies, existing roads and ways thereon shall be used to the extent that they afford ingress and egress to and from said easement area; and to construct, reconstruct, work upon, repair, alter, inspect and in general do any other thing necessary or convenient to maintain and operate said facilities for the purpose aforesaid;
- (b) the right to install and maintain guys, anchors, grounding, counterpoise, and appurtenant devices, together with the right to install at the angle points of its overhead facilities guy wires and guy anchors outside of said easement area for the support of the structures of said overhead facilities, provided that such installation, location, and existence of such guy wires and anchors do not unreasonably interfere with GRANTOR's use of its property located outside the easement area;
- (c) the right to clear, and keep cleared, from said easement area all structures (other than fences that existed prior to this EASEMENT with the understanding that such fences may be opened and reclosed or temporarily removed and replaced, or PEC may provide suitable gates therein, all at PEC's sole cost and expense, so that PEC shall have unimpeded access along said easement area), provided however, GRANTOR may locate driveways, parking areas, and pavement within the easement area if: (i) the minimum clearance of twenty-seven (27) feet between any of PEC's overhead transmission conductors and the surface of the ground, and the minimum clearance of eighteen and one half (18.5) feet between any of PEC's overhead distribution conductors or neutral wire and the surface of the ground, is not reduced as a

- result of such improvement, grading, or other work performed by or on behalf of GRANTOR in connection therewith; (ii) no digging, excavation or other land-disturbing work (other than landscaping in accordance with subparagraph (c) of this EASEMENT) associated with the GRANTOR's paving-related improvement is conducted within ten (10) feet of PEC's existing aboveground facilities; and (iii) any such improvement and related work is constructed, performed, and maintained in a manner consistent with the National Electrical Safety Code and other applicable laws, rules, and regulations. If GRANTOR paves areas for use by vehicular or construction equipment traffic in proximity to PEC's existing aboveground facilities, then GRANTOR shall install appropriate barriers or curbing at least ten (10) feet from such existing aboveground facilities;
- (d) the right to keep said easement area cleared of undergrowth, trees, and shrubs; provided however, GRANTOR may plant low-growing trees, decorative groundcover and shrubbery, and grasses within the easement area if such plantings do not exceed a maximum of twelve (12) feet at maturity;
  - (e) the right to cut down at any time and from time to time, in PEC's discretion, any tree standing outside said easement area the length of which tree plus five (5) feet equals or exceeds the distance from the base of such tree (also known as a "danger tree") to the nearest overhead facility or to a point on the ground directly underneath the nearest overhead facility, and to cut and remove any limb or any part thereof from any tree standing outside said easement area when such limb or any part thereof protrudes or is likely to protrude into said easement area; and
  - (f) the right to construct, install, operate, utilize, inspect, rebuild, remove, and maintain structures, wires, cables, lines, conduits, markers, and other appurtenant devices in conjunction with said facilities with the right to intermingle and interchange the one with the other, and to alter, substitute for, and add other devices from time to time as PEC may deem advisable.

The aforesaid easement area herein granted more particularly described as follows:

BEGINNING at a point in a northern property line of the State of North Carolina, and the southern property line of, now or formerly, PMC, Inc., said point being located South 88 degrees 45 minutes 13 seconds East 24.47 feet from an existing iron pipe marking a corner in the eastern right of way edge of Blue Ridge Road (120' right-of-way) and the southwestern corner of, now or formerly, PMC, Inc. as more particularly described in Book 2904, Page 507 and Book 2904, Page 33, Wake County Registry; and runs thence along and with said northern property line of the State of North Carolina and said southern property line of PMC, Inc., South 88 degrees 45 minutes 13 seconds East 850.99 feet to an existing iron pipe marking the southeastern corner of, now or formerly, PMC, Inc.; thence South 88 degrees 45 minutes 13 seconds East 28.15 feet to a point; thence North 00 degrees 05 minutes 30 seconds West 50.63 feet to a point; thence North 89 degrees 54 minutes 30 seconds East 100.00 feet to a point; thence South 00 degrees 05 minutes 30 seconds East 122.99 feet to a point; thence North 88 degrees 45 minutes 13 seconds West 985.18 feet to a point; and thence North 04 degrees 48 minutes 14 seconds East 70.14 feet to the POINT OF BEGINNING, encompassing 1.697 acres, more or less, as shown on the attached copy of Sheet No. 1 of PEC Drawing No. RW-A-10248, dated December, 2007 (last modified January 29, 2008).

The parties understand and agree that this EASEMENT is subject to the following additional terms and conditions:

- (1) GRANTOR reserves the right to itself and its assigns to use the above-described easement area for any and all purposes, including without limitation those uses of GRANTOR set forth in the above subparagraphs (c) and (d) of this EASEMENT, which do not unreasonably interfere with the use of the easement area granted to PEC herein and that are consistent with the National Electrical Safety Code and other applicable laws, rules, and regulations.
- (2) GRANTOR shall not unreasonably interfere with PEC's access to or maintenance of its facilities.
- (3) Permanent or immovable buildings, mobile homes, wells, septic tanks and/or related drainfields, swimming pools, absorption pits, air strips, underground vaults, burial grounds, or burning shall not be allowed upon or within said easement area.
- (4) If GRANTOR requests that PEC's facilities be relocated onto another portion of GRANTOR's land after PEC's initial installation, then the area of such relocation shall be mutually agreeable to GRANTOR and PEC; and GRANTOR, at GRANTOR's sole expense, shall be responsible for any costs incurred by PEC to complete the relocation and remove its facilities from the existing easement area. PEC agrees to promptly repair, at PEC's expense, any damages to GRANTOR's land incurred in performing such relocation and removal that result from PEC's relocation and/or removal. In the event of such relocation, (a) GRANTOR shall convey to PEC a substitute easement for such other location containing the same terms and conditions of this EASEMENT before PEC shall commence

the relocation work; and (b) upon PEC's receipt of such substitute easement, PEC shall abandon the existing easement.

- (5) PEC reserves the right to construct future facilities within said easement area consistent with the easement rights granted herein.
- (6) All facilities installed by PEC shall be and remain the property of PEC and may be removed by it at any time and from time to time.
- (7) This EASEMENT is made subject to the condition that PEC shall properly obtain all necessary permits required by State and Federal law. Failure to obtain such permits in a timely manner shall be deemed an abandonment of said easement area and easement rights.
- (8) PEC agrees that it shall be responsible and shall promptly repair, at PEC's sole cost and expense, any damages to Grantor's land or any improvements situated thereon caused by the construction, installation, operation, utilization, inspection, rebuilding, removal, and maintenance of said facilities, and in going to and from said easement area, and PEC shall be responsible and shall promptly repair, at PEC's sole cost and expense, the breakage caused to any bridge and any damage to any road due to heavy hauling to and from said easement area.

TO HAVE AND TO HOLD the aforesaid rights, privileges, and easements unto PEC, its successors and assigns, for so long as PEC maintains its facilities and no longer. If PEC facilities are removed and not operated at the above described location for a continuous period of twelve (12) months, then the easement area and easement rights herein granted shall be deemed abandoned. The easement and rights in this EASEMENT shall run with the land and inure to the benefit of PEC and GRANTOR and their respective successors and assigns.

IN TESTIMONY WHEREOF, the STATE OF NORTH CAROLINA has caused this instrument to be executed in its name by MICHAEL F. EASELY, Governor, attested by ELAINE F. MARSHALL, Secretary of State, and the Great Seal of the State of North Carolina to be hereto affixed by virtue of the power and authority aforesaid.

STATE OF NORTH CAROLINA

By: *Michael F. Easley*  
Governor

ATTEST:

By: *Elaine F. Marshall*  
Secretary of State

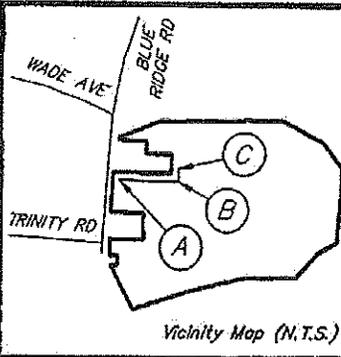


APPROVED AS TO FORM:

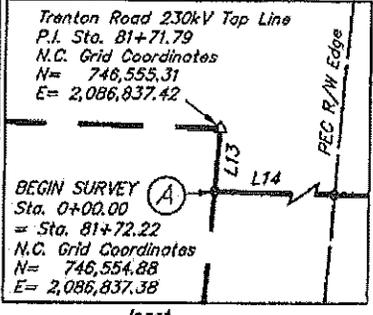
ROY COOPER  
ATTORNEY GENERAL

By: *Roy Cooper*  
Assistant Attorney General

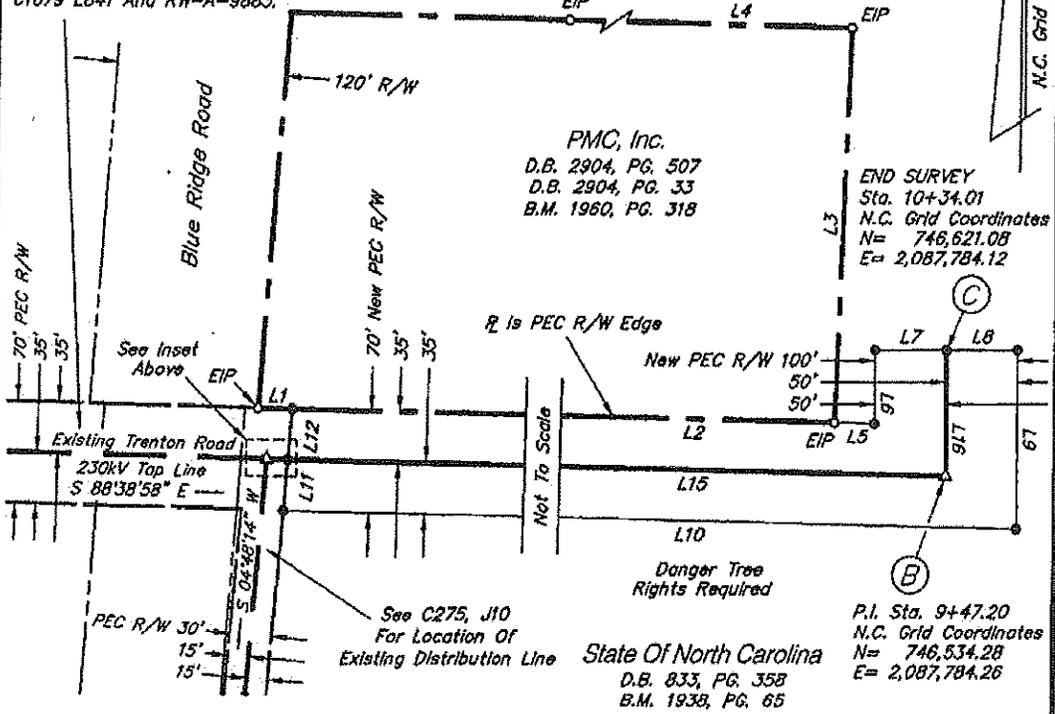
Parcel No(s) 001



LINE	BEARING	LENGTH
L1	S 88°45'13" E	24.47'
L2	S 88°45'13" E	850.99'
L3	N 02°03'33" E	273.01'
L4	N 88°42'20" W	352.36'
L5	S 88°45'13" E	28.15'
L6	N 00°05'30" W	50.63'
L7	N 89°54'30" E	50.00'
L8	N 89°54'30" E	50.00'
L9	S 00°05'30" E	122.99'
L10	N 88°45'13" W	985.18'
L11	N 04°48'14" E	35.07'
L12	N 04°48'14" E	35.07'
L13	S 04°48'14" W	0.43'
L14	S 88°45'13" E	15.03'
L15	S 88°45'13" E	932.17'
L16	N 00°05'30" W	86.81'



For Existing R/W Information See:  
C1079 L841 And RW-A-9883.



New PEC R/W Area = 1.697 Acres

This map meets the attachment rules as specified in NCGS 47-30, Paragraph M.

This map meets the attachment rules as specified in NCGS 47-30.  
The coordinate shown is North Carolina state plane grid coordinate (NAD 83) from NCGS monument TRINITY with given NAD 83 state plane coordinates of Northing 753,987.96 feet and Easting 2,087,536.67 feet.  
The station numbers and distances shown are horizontal ground distances, to convert the horizontal ground distances to grid distances multiply by the average combined factor of 0.99989521.  
I, Staley C. Smith, Professional Land Surveyor, certify that this Right of Way Survey was drawn under my supervision by deed description recorded in Book 833, Page 358; that the ratio of precision was calculated by latitude and departure and is 1:10,000+.  
Witness my hand and seal this 30th day of January, 2008.



Staley C. Smith Professional Land Surveyor L-3766  
Smith & Smith Surveyors  
1511 North Salem Street Apex, N.C. 27502  
(919) 362-7111 (919) 362-7117

Surveyor's Seal  
Last Modified: 1/29/2008 5:00 pm  
**PROGRESS ENERGY CAROLINAS, INC.**  
Right of Way Map For  
NCSU CBC 230kV Tap Line  
Across Property of  
State of North Carolina  
Scale: 1"=100'  
Location: Wake County, N.C.  
Date: DEC. 2007 Dwg. No.: RW-A-10248  
E-File: RW-A-10248-1 Sht. No.: 1

- LEGEND**
- EIP Existing Iron Pipe
  - EIR Existing Iron Rod
  - ECM Existing Concrete Monument
  - CP Calculated Point
  - Calculated R/W Intersection
  - Property Line (P) (Unsurveyed)
  - Edge of Right of Way (R/W)
  - Edge of Existing Right of Way (R/W)
  - Survey Line (S) w/ Point of Intersection (PI)
  - Center Line (CL) of Existing Line
  - Other Right of Way Boundaries
  - ▨ Right of Way to be Abandoned



BOOK:013149 PAGE:00277 - 00282

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Yellow probate sheet is a vital part of your recorded document.  
Please retain with original document and submit for rerecording.

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**Wake County Register of Deeds**  
**Laura M. Riddick**  
**Register of Deeds**

This Customer Group \_\_\_\_\_ # of Time Stamps Needed

This Document \_\_\_\_\_ New Time Stamp  
6 \_\_\_\_\_ # of Pages

25