

# EMERGING DESIGN CONCEPTS

Raleigh, North Carolina  
9 February 2012

# Design and Planning Team:

## URBAN DESIGN ASSOCIATES | PITTSBURGH

---

### » Urban Design & Public Process

- » Paul Ostergaard Senior VP
- » Maggie Connor Principal
- » Ivette Mongalo-Winston Project Manager
- » Canan Mutlu-Akin Designer
- » Joe Skibba Illustrator

## J DAVIS ARCHITECTS | RALEIGH

---

### » Open Space, Urban Design & Development Typologies

- » Larry Zucchini Principal
- » Neil Gray Principal

## MARTIN/ALEXIOU/BRYSON | RALEIGH

---

### » Transportation

- » Bill Martin Principal
- » Andrew Topp Project Manager
- » Timothy

## RCLCO | ORLANDO

---

### » Market & Implementation Tools

- » Lisa Dilts Senior Associate

## LONG LEAF HISTORIC RESOURCES | RALEIGH

---

### » Social, Cultural & Historic Resources

- » M. Ruth Little

# Client and Core Stakeholder Group:

## CLIENT

---

» Raleigh Urban Design Center | City of Raleigh

## CORE STAKEHOLDER GROUP

---

- » North Carolina Department of Administration
- » North Carolina Department of Transportation
- » North Carolina State Fairgrounds
- » North Carolina State University
- » Centennial Authority
- » North Carolina Museum of Art
- » Rex Healthcare
- » Blue Ridge Realty
- » Highwoods Properties

# Our Team's Planning Approach:

## INVENTORY/ANALYSIS

» December 2011 - January 2012

## DESIGN CHARRETTE

» 6-9 February 2012

## REFINE OPTIONS

» February - March 2012

## FINAL RECOMMENDATION AND REPORT

» April 2012

# Charrette Week Schedule:

## MONDAY

---

- » Kick Off Meeting 6:00-8:00pm

## TUESDAY

---

- » Open Design Studio All day
- » Stakeholder Meetings Throughout the day

## WEDNESDAY

---

- » Open Design Studio All day
- » Stakeholder Meetings Throughout the day

## THURSDAY

---

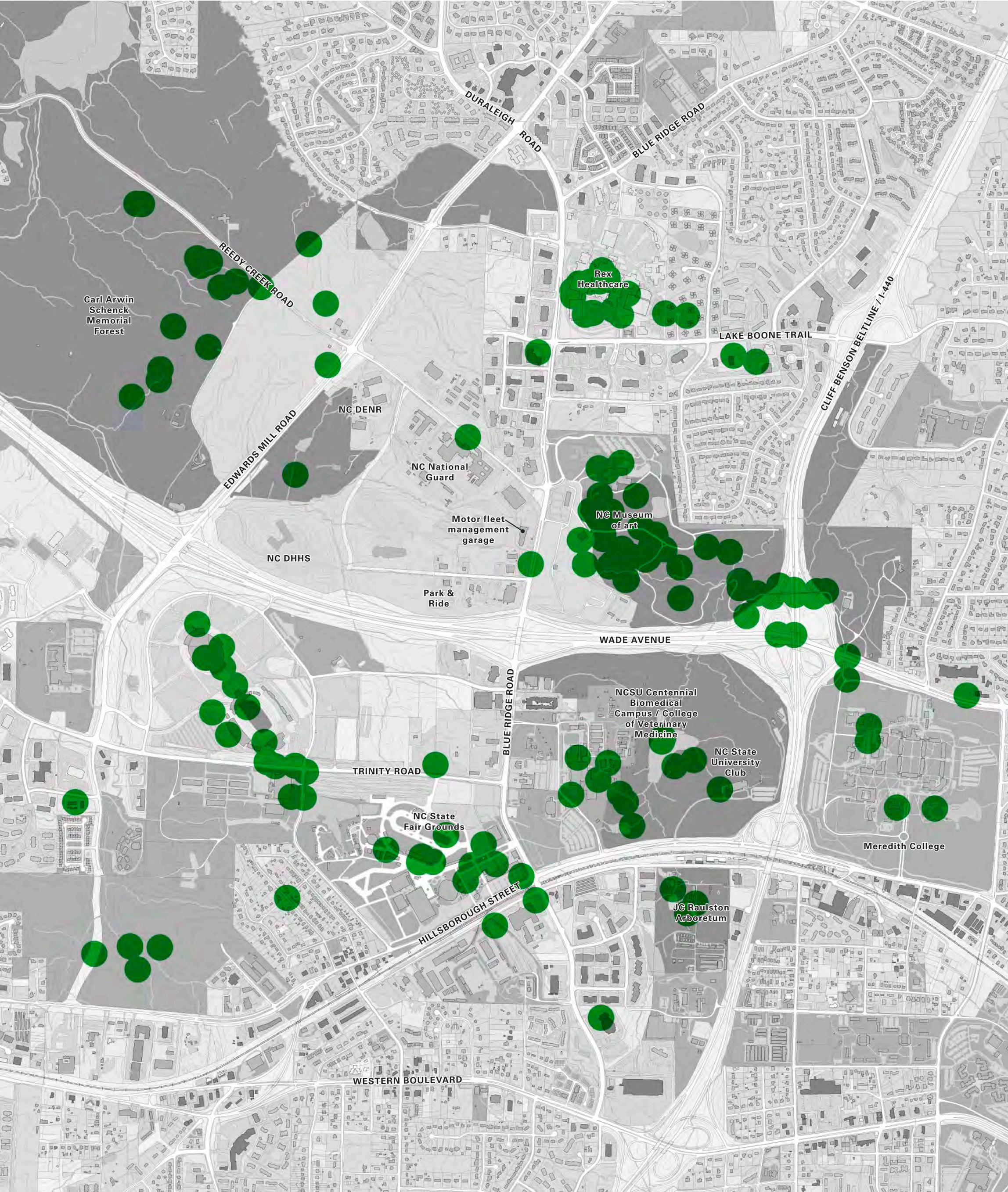
- » Open Design Studio All day
- » Public Presentation 6:00-8:00pm



# Public Feedback from Kick-Off Meeting:

## STRENGTHS

- » Cluster of Great Destinations: Fairgrounds, Stadium, RBC Center, NC Art Museum, Arboretum
- » Large Employment Base: Rex and surrounding medical offices, State facilities, NC State Veterinary College Campus
- » Surrounding Open Space: Umstead Park, Schenk Forest, Museum Park and Access to Greenways
- » Regional Location & Access to Major Thoroughfares
- » Future Light Rail Access and Stop at Hillsborough and Blue Ridge Road



Carl Arwin Schenck Memorial Forest

REEDY CREEK ROAD

DURALEIGH ROAD

BLUE RIDGE ROAD

Rex Healthcare

LAKE BOONE TRAIL

CLIFF BENSON BELTLINE / I-440

EDWARDS MILL ROAD

NC DENR

NC National Guard

Motor fleet management garage

NC DHHS

NC Museum of art

Park & Ride

WADE AVENUE

TRINITY ROAD

BLUE RIDGE ROAD

NCSU Centennial Biomedical Campus / College of Veterinary Medicine

NC State University Club

TRINITY ROAD

NC State Fair Grounds

Meredith College

HILLSBOROUGH STREET

JC Raulston Arboretum

WESTERN BOULEVARD



Carl Arwin Schenck Memorial Forest

REEDY CREEK ROAD

EDWARDS MILL ROAD

DURALEIGH ROAD

BLUE RIDGE ROAD

Rex Healthcare

LAKE BOONE TRAIL

CLIFF BENSON BELTLINE / I-440

NC DENR

NC National Guard

Motor fleet management garage

NC Museum of art

NC DHHS

Park & Ride

WADE AVENUE

NCSU Centennial Biomedical Campus / College of Veterinary Medicine

NC State University Club

TRINITY ROAD

BLUE RIDGE ROAD

NC State Fair Grounds

Meredith College

JC Raulston Arboretum

HILLSBOROUGH STREET

WESTERN BOULEVARD

# Public Feedback from Kick-Off Meeting:

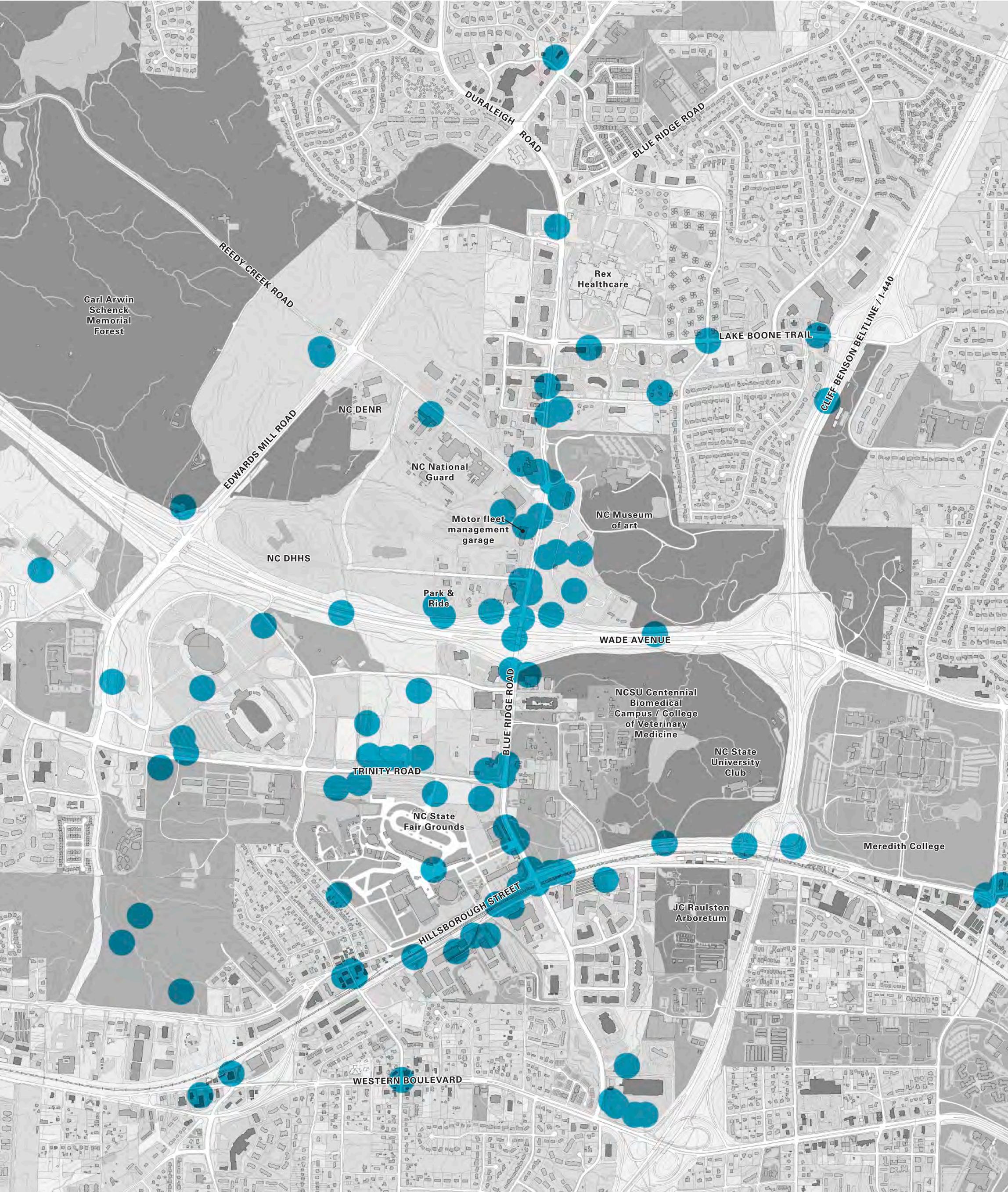
## WEAKNESSES

- » Congestion at Major Intersections (Hillsborough and Blue Ridge, Wade and Blue Ridge, Duraleigh and Edwards Mill Road, Trinity and BlueRidge)
- » Lack of Continuous Sidewalks and Safe Pedestrian Connections
- » Lack of Bike Lanes
- » Lack of Bus Services/Transit **within** the District
- » Motor Fleet Management Garage, Vehicle Yard and DOT Facilities
- » Aesthetics
- » Lack of Streetscaping or Other Landscape Strategy

# Public Feedback from Kick-Off Meeting:

## VISIONS

- » Redevelop Unattractive or Underutilized Sites: Kmart Site, Motor Fleet Site
- » Incorporate Public Art within the District
- » Potential Uses: Residential, Mixed-Use, Restaurants, Hotel
- » Improve Pedestrian Environment & Intersections
- » Increase Public Transportation
- » Make Blue Ridge Road a Destination: Urban Entertainment Zone, Medical District, “Recreational Mecca”, Art Corridor
- » Affordable Housing



Carl Arwin  
Schenck  
Memorial  
Forest

REEDY CREEK ROAD

EDWARDS MILL ROAD

DURALEIGH ROAD

BLUE RIDGE ROAD

LAKE BOONE TRAIL

CLIFF BENSON BELTLINE / I-440

Rex  
Healthcare

NC DENR

NC National  
Guard

Motor fleet  
management  
garage

NC Museum  
of art

NC DHHS

Park &  
Ride

WADE AVENUE

NCSU Centennial  
Biomedical  
Campus / College  
of Veterinary  
Medicine

NC State  
University  
Club

TRINITY ROAD

BLUE RIDGE ROAD

NC State  
Fair Grounds

Meredith College

HILLSBOROUGH STREET

JC Raulston  
Arboretum

WESTERN BOULEVARD

# Emerging Design Themes:

## THEME 1

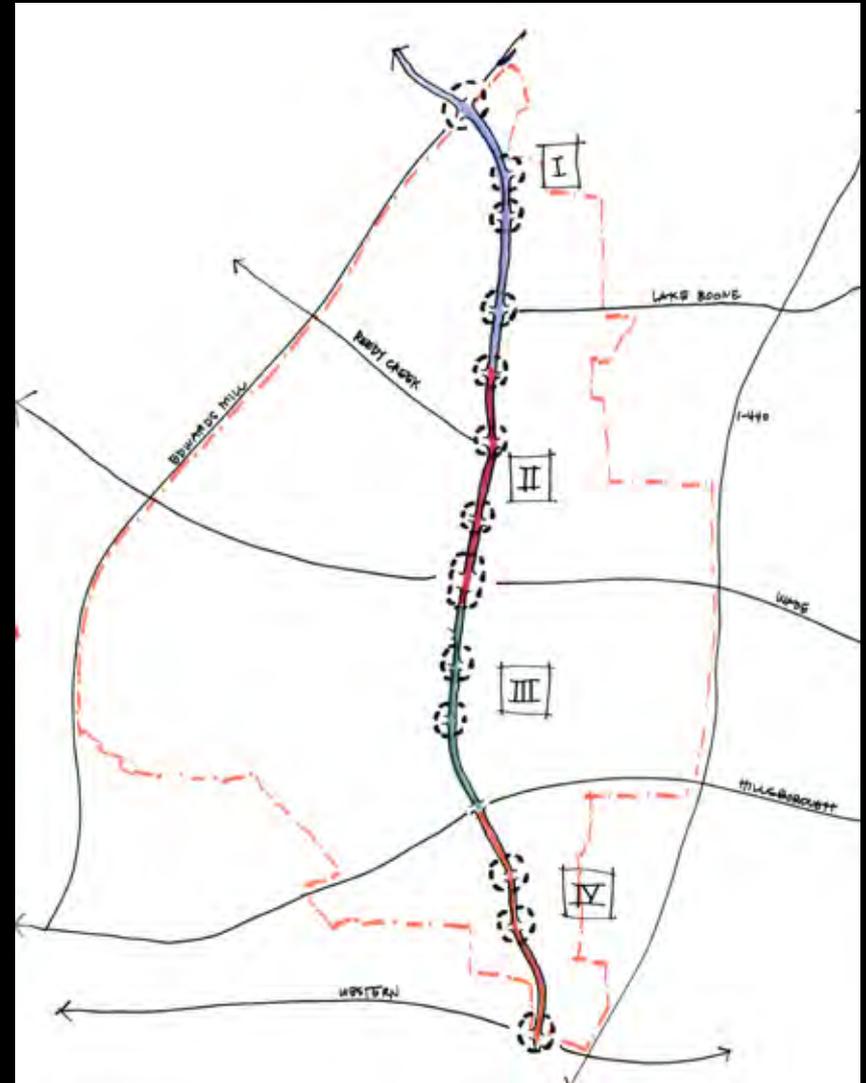
- » Provide local connections to improve safety and circulation while providing a framework for future development.



# Emerging Design Themes:

## THEME 2

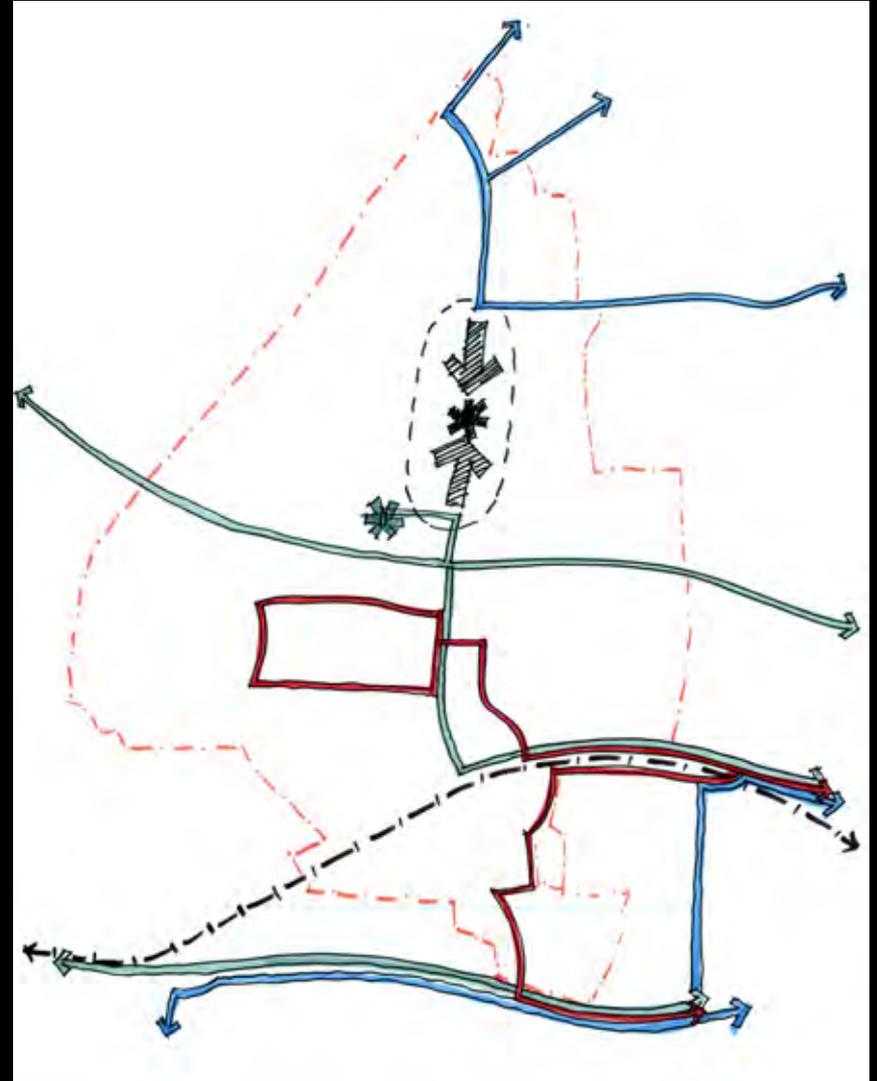
- » Transform Blue Ridge Road's Character while improving its function.



# Emerging Design Themes:

## THEME 3

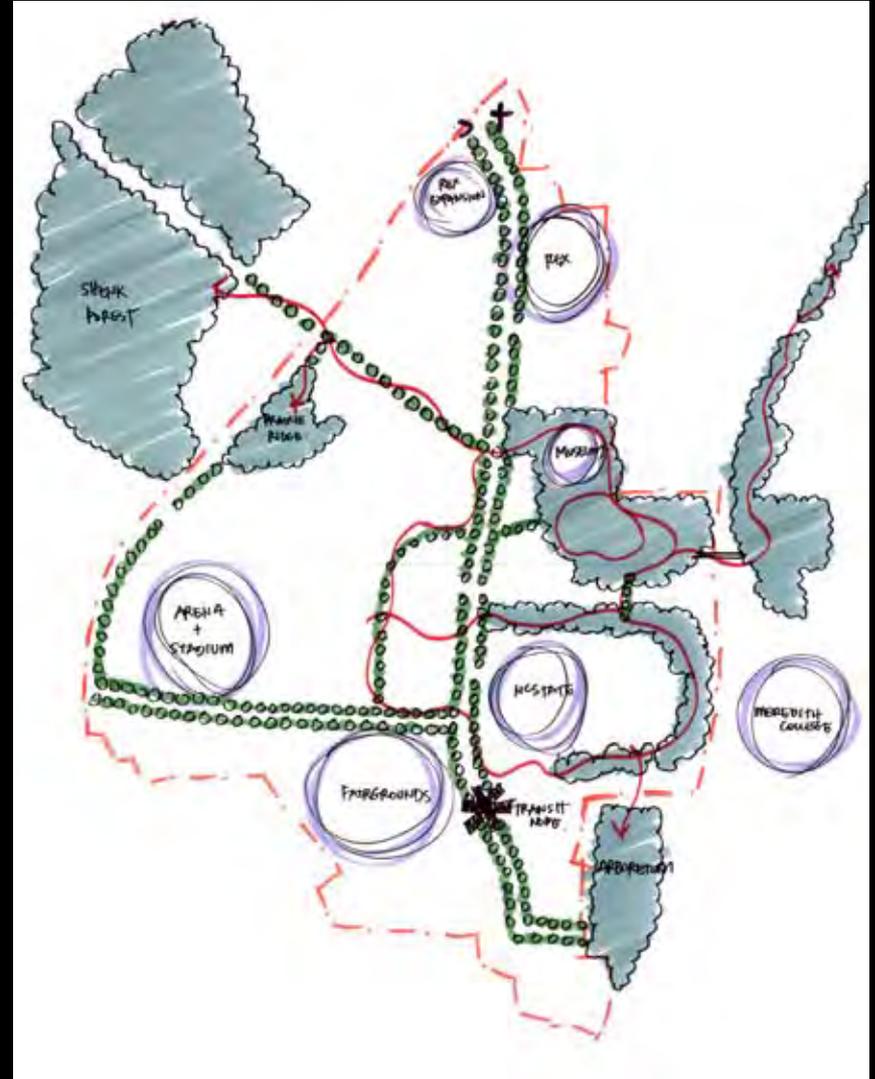
- » Overcome the “gap” in transit to complete the north-south connection



# Emerging Design Themes:

## THEME 4

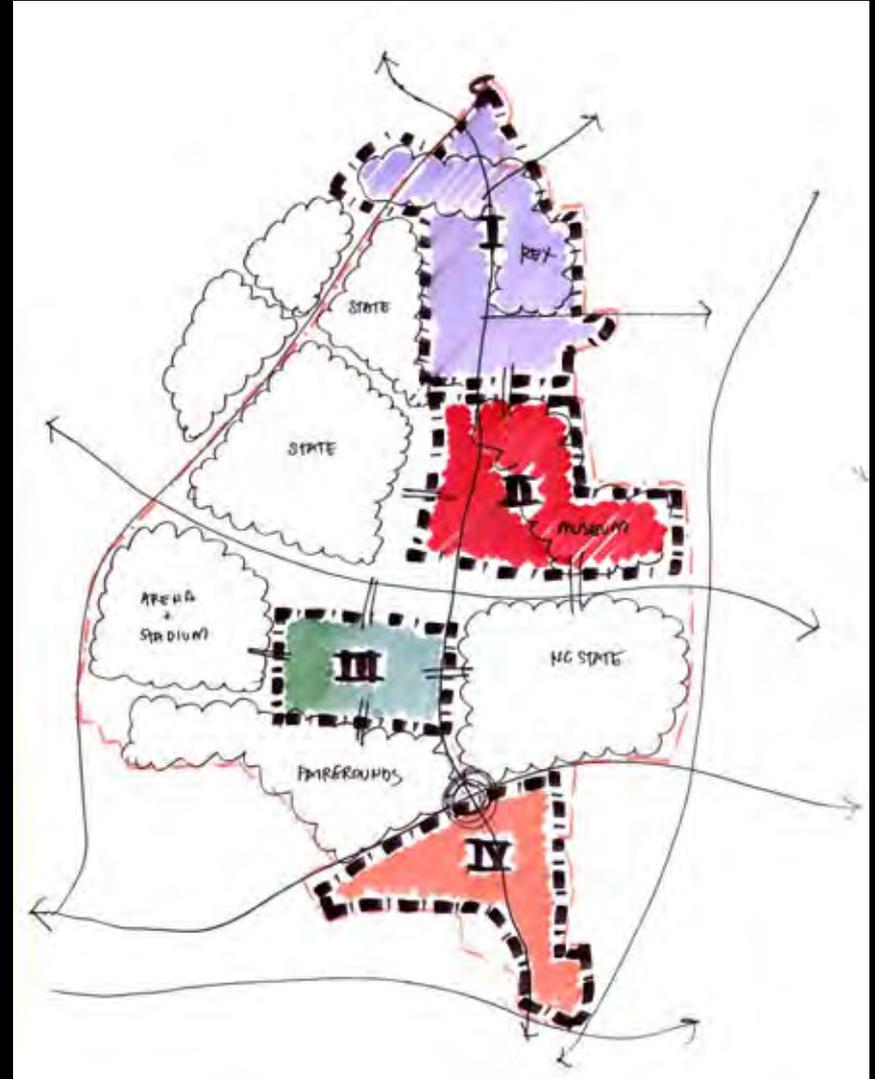
- » Connect existing natural resources and attractions with an improved network of sidewalks and multi-use trails.



# Emerging Design Themes:

## THEME 5

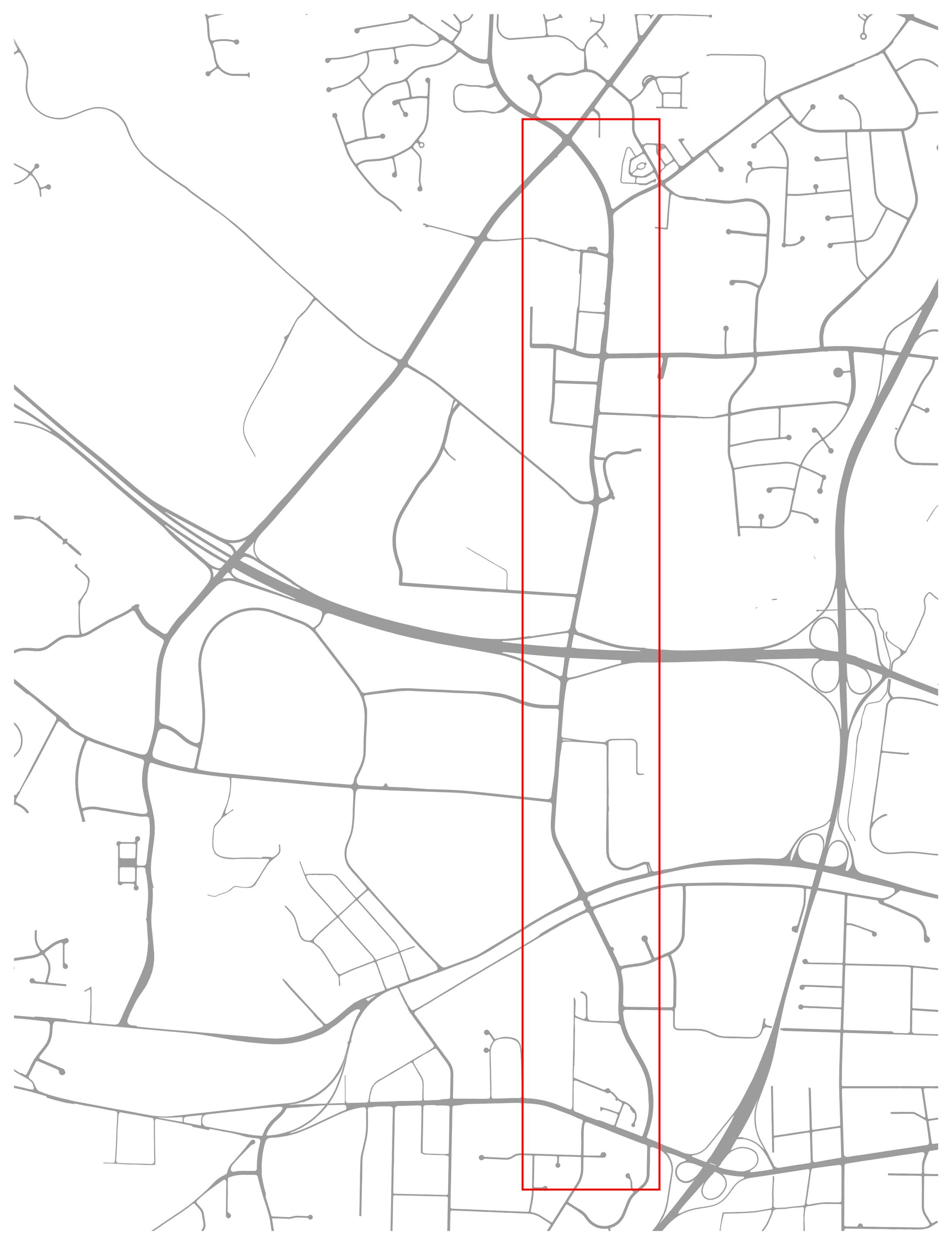
- » Target uses and development patterns to reinforce the idea of distinct districts and character areas





# TRANSPORTATION



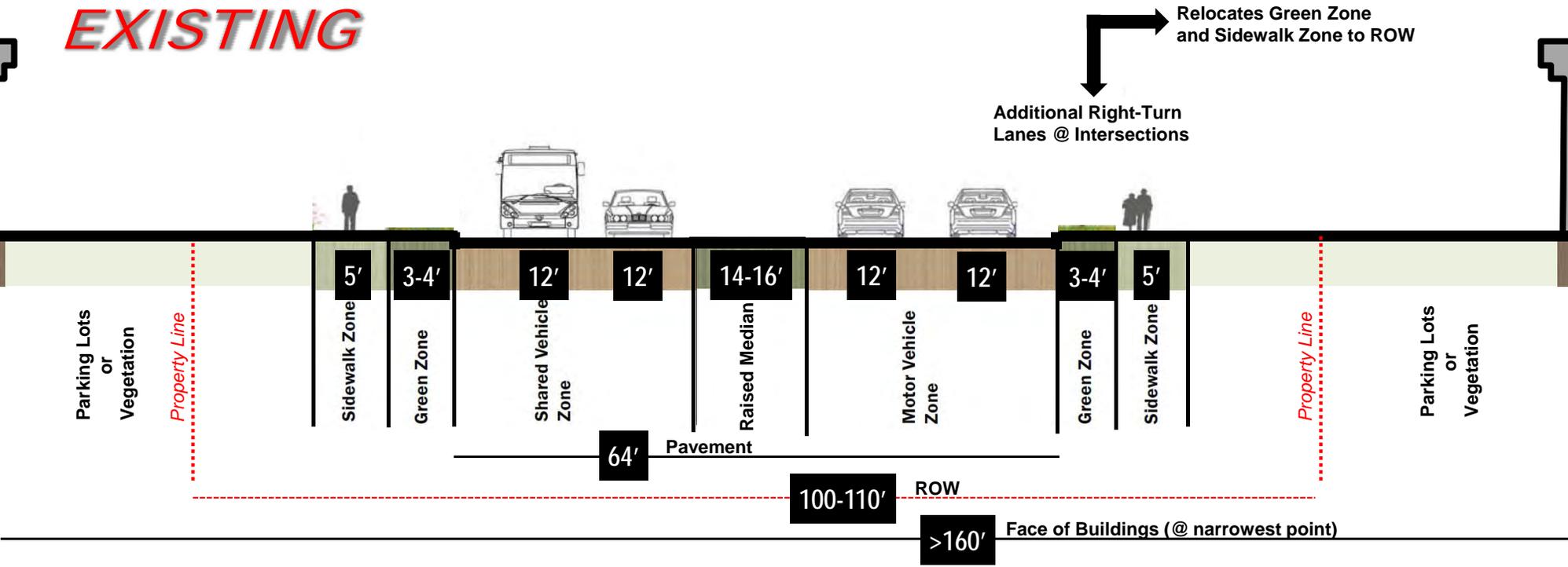


# EXISTING 4-LANE MEDIAN DIVIDED

Rex Hospital to Museum of Art

Not to Scale

**EXISTING**

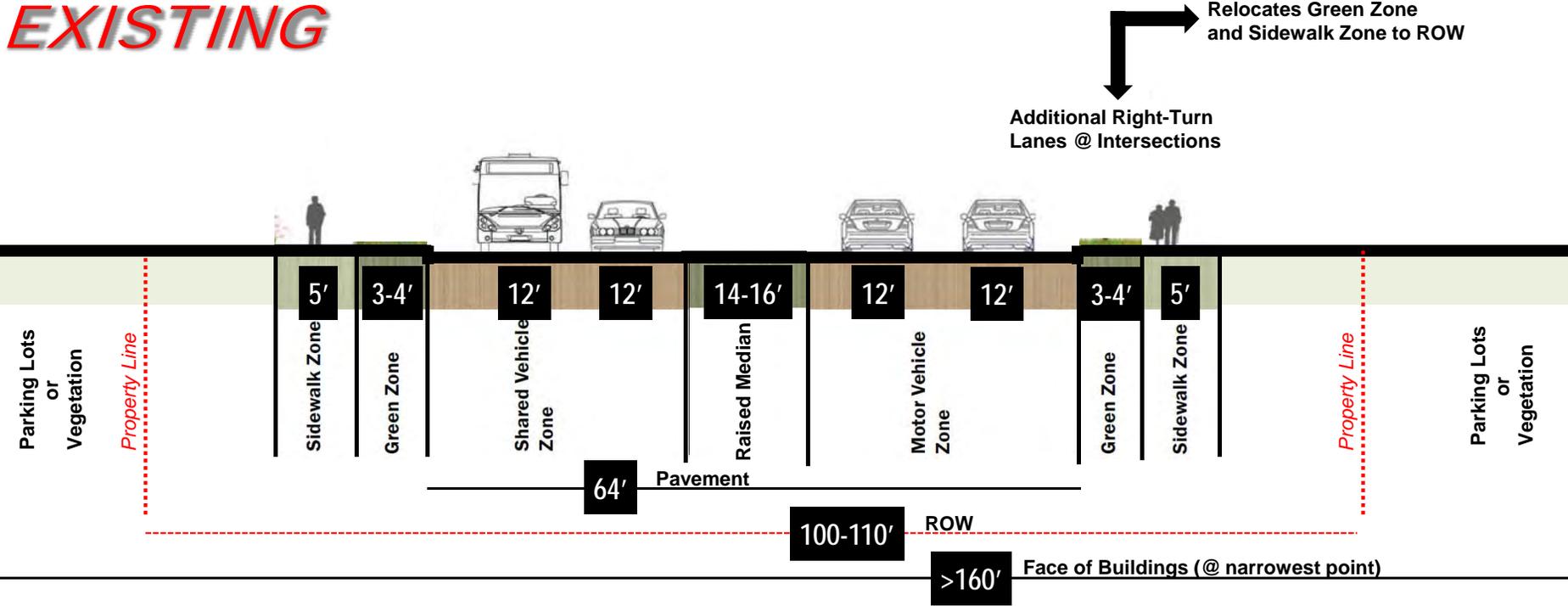


# COMPLETE STREETS CONCEPTS

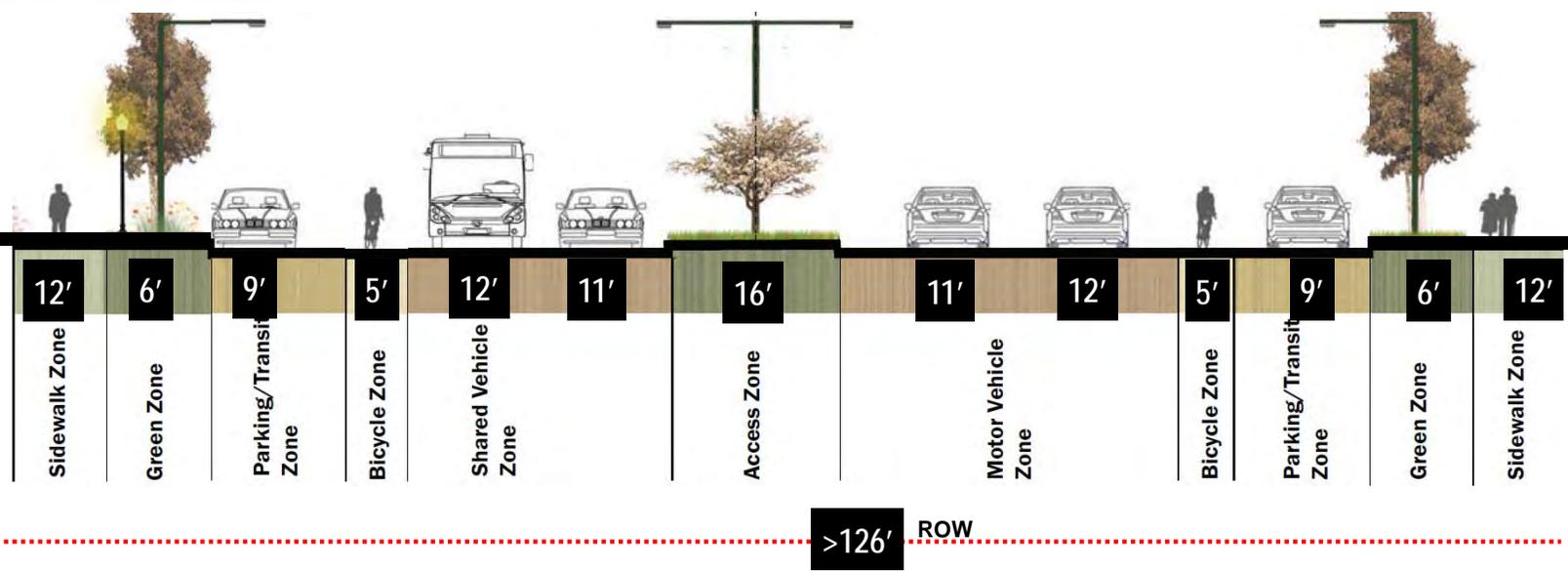
## 4-Lane Divided to Avenue

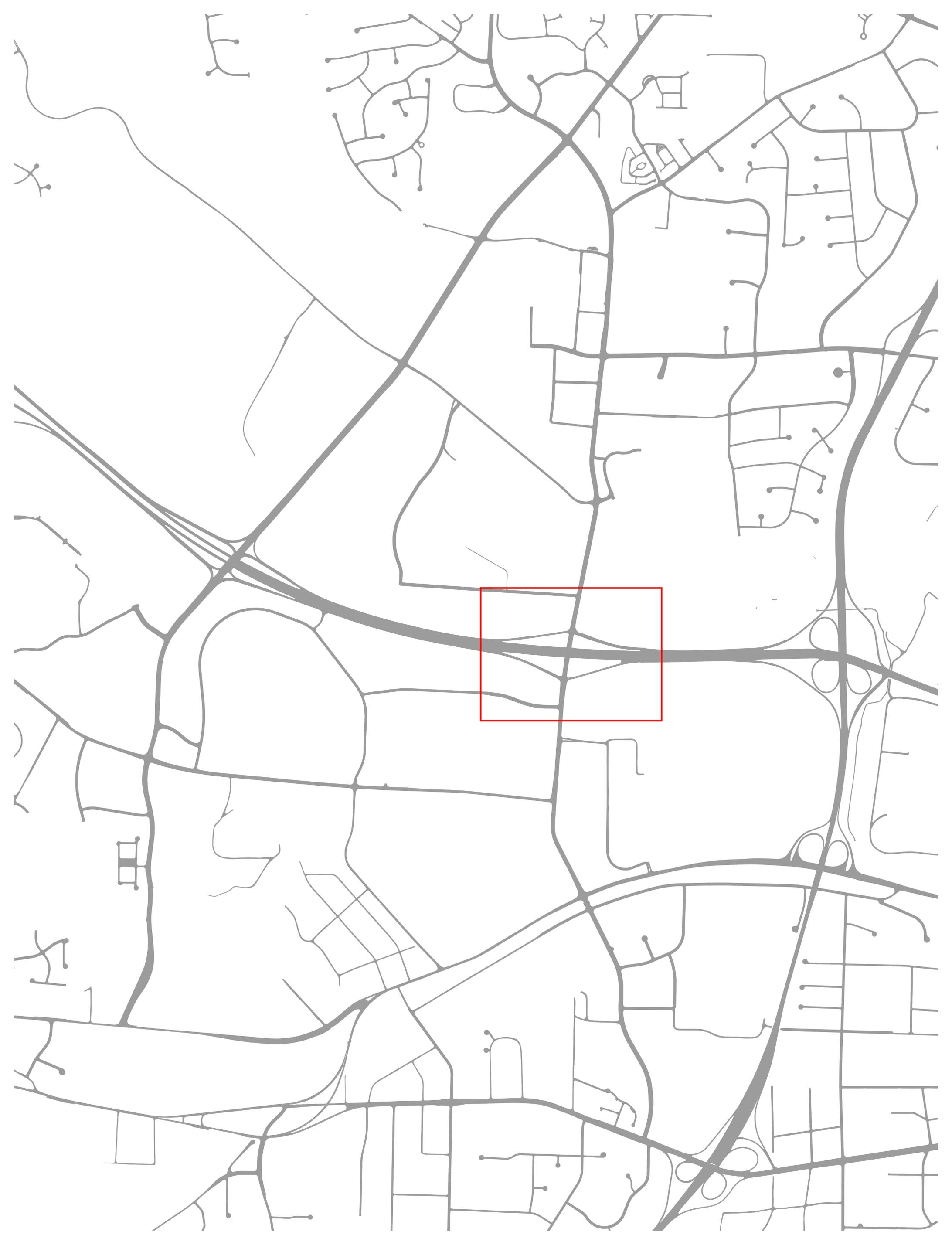
*Not to Scale*

### EXISTING



### PROPOSED





# Wade Avenue at Blue Ridge Road *Existing Interchange*



- Conventional Diamond Interchange
- Bridge Width - ~65'
- Bridge Length is ~250'
- Center to Center signal spacing ~700'

# Wade Avenue at Blue Ridge Road

## *Compressed Diamond with Adjacent Pedestrian Plazas*



### Compressed Diamond Interchange

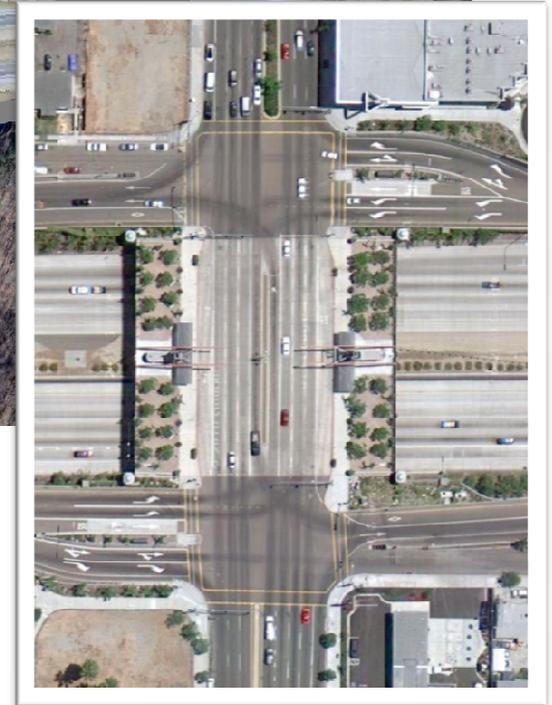
- Bridge Width – ~120' (~65' currently)
- Bridge Length – ~200' (~250' currently)
- Signal spacing – ~350' (~700' currently)

### Pros

- Pedestrian Environment
- Aesthetics

### Cons

- Cost

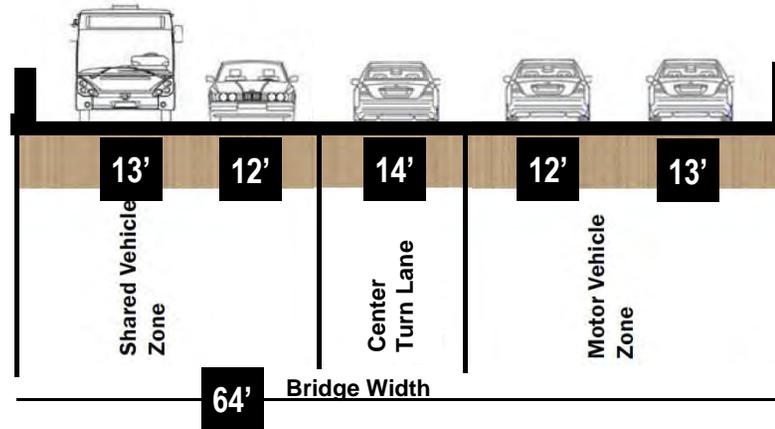


# WADE AVENUE BRIDGE

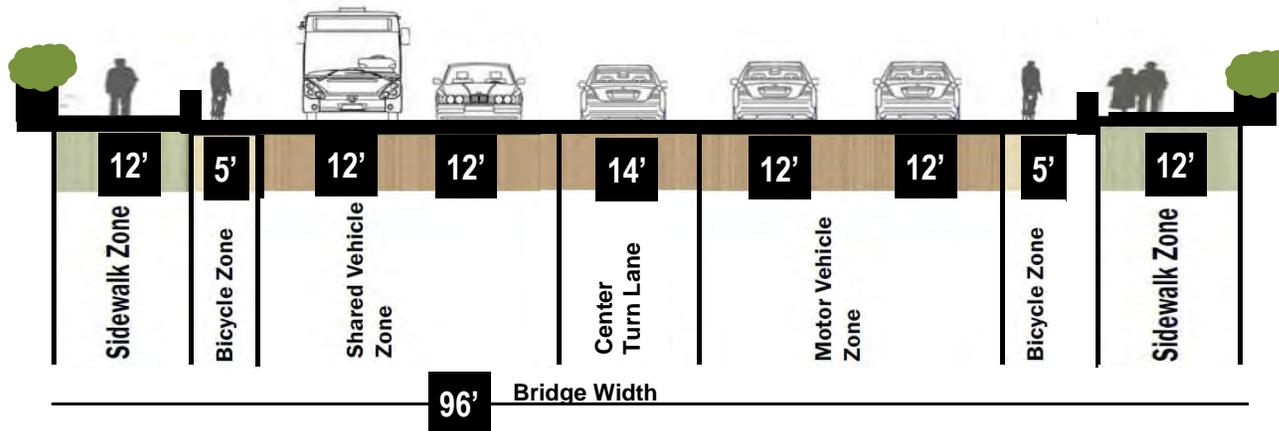
## 5-Lane Undivided

Not to Scale

### EXISTING



### PROPOSED

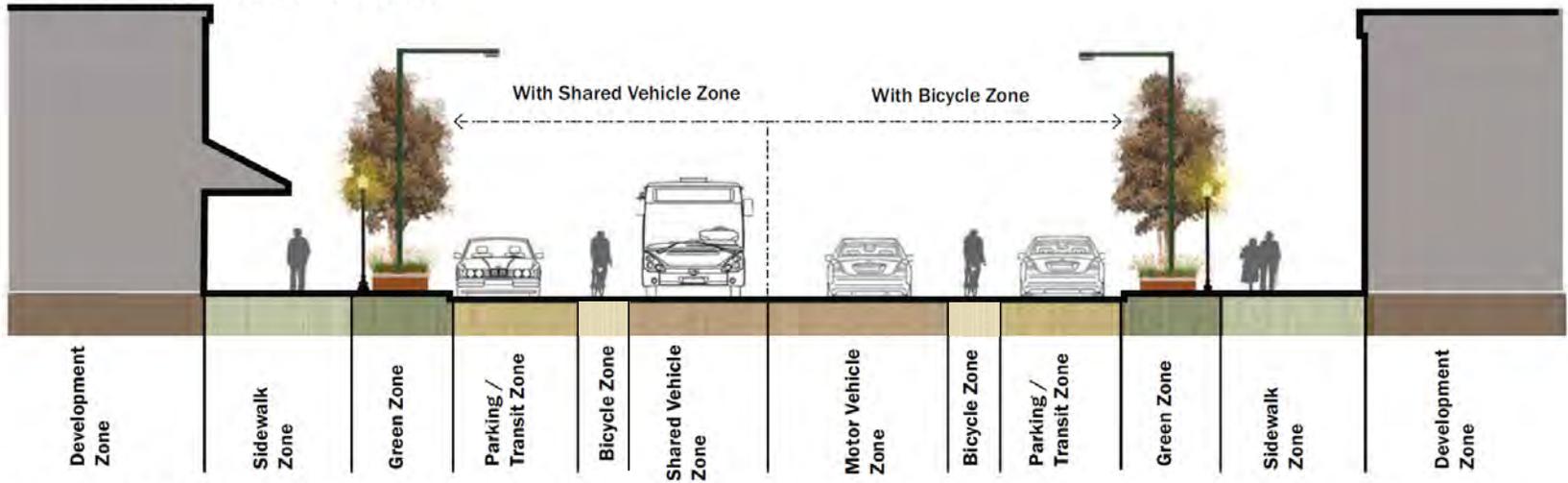






# LOCAL COLLECTOR STREETS

## ILLUSTRATIVE STREET CROSS-SECTION



## STREET COMPONENT DIMENSIONAL GUIDELINES

	Sidewalk Zone (feet)	Green Zone (feet)	Parking /Transit Zone (feet)	Motor Vehicle / Shared Vehicle Zone (lane width- feet)	Bicycle Zone (feet)
Central Business District	10' - 12' 12' - 20' in high volume pedestrian areas	6' - 8'	8' - 10'	10' - 13' (see note 4)	6' lanes (see note 4)
Urban Center / Suburban Center	8' - 12' 12' - 20' in high volume pedestrian areas	6' - 8'	8' - 10'	10' - 13' (see note 4)	6' lanes (see note 4)
Suburban Corridor / Urban Residential / Suburban Residential	8' - 10' 12' - 20' in high volume pedestrian areas	6' - 8'	8' - 10'	10' - 13' (see note 4)	6' lanes (see note 4)

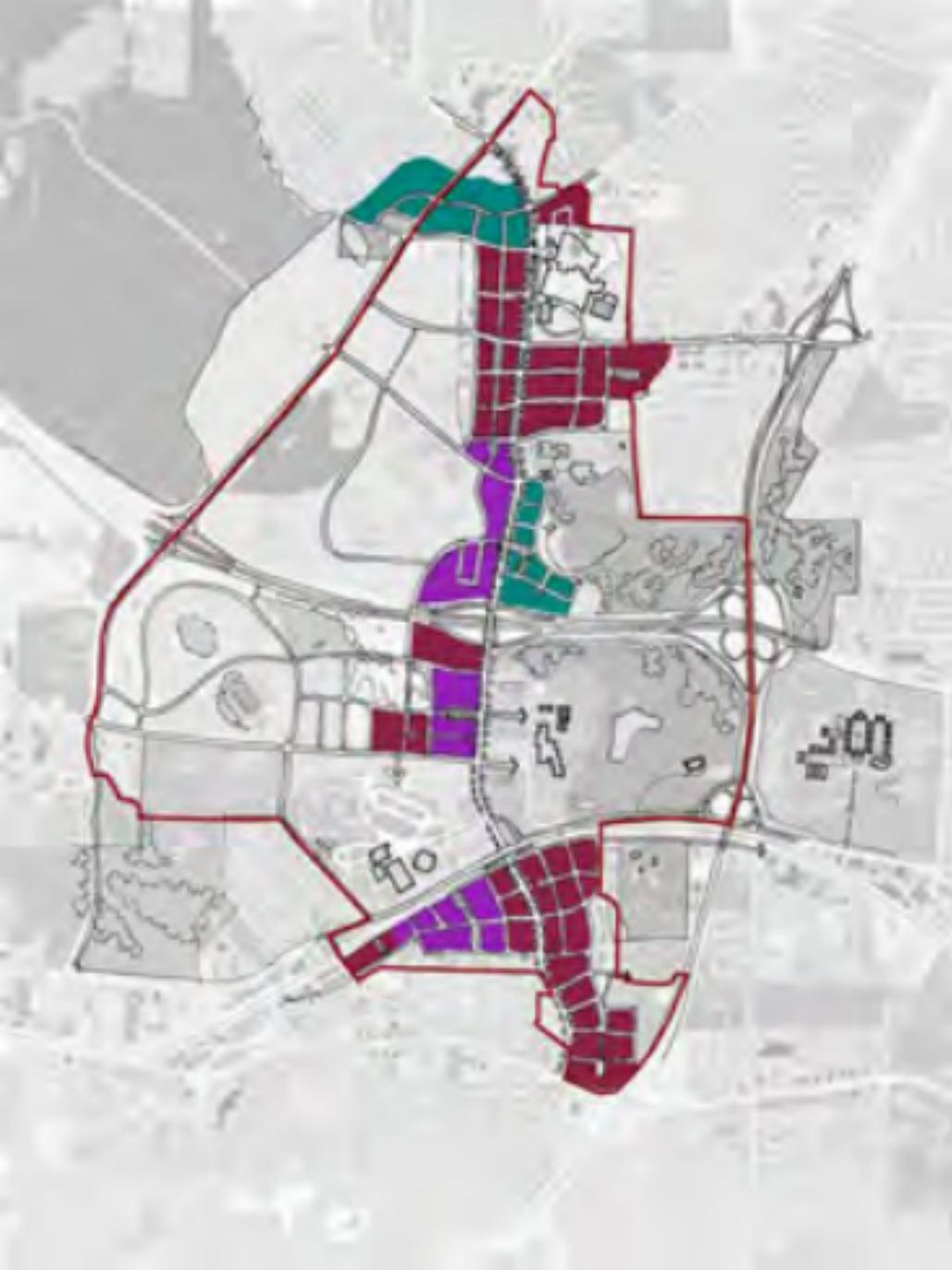
# OPEN SPACE AND TRAIL CONNECTIONS

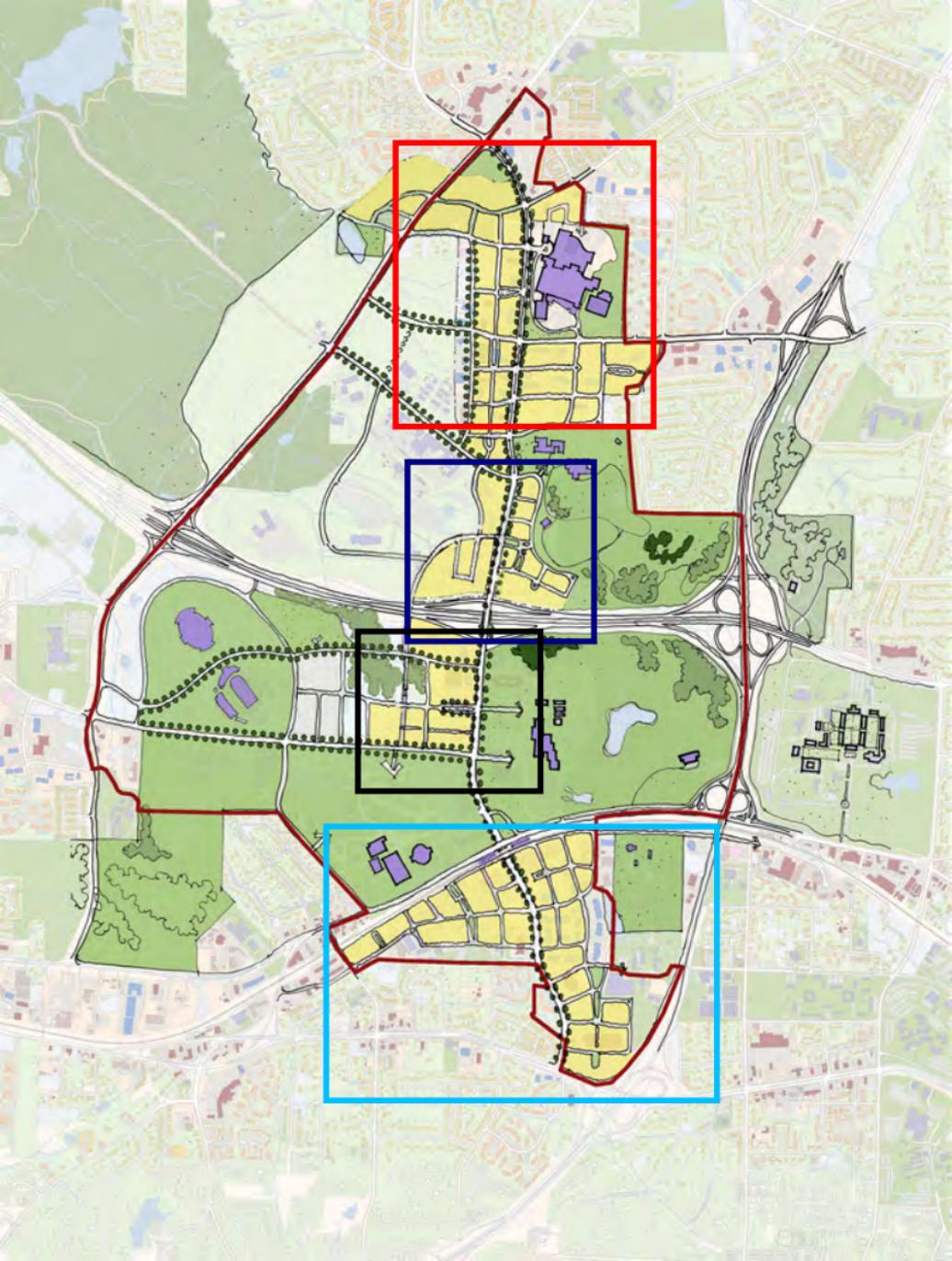




# DEVELOPMENT STRATEGY







# BENEFIT OF DISTRICT DEVELOPMENT

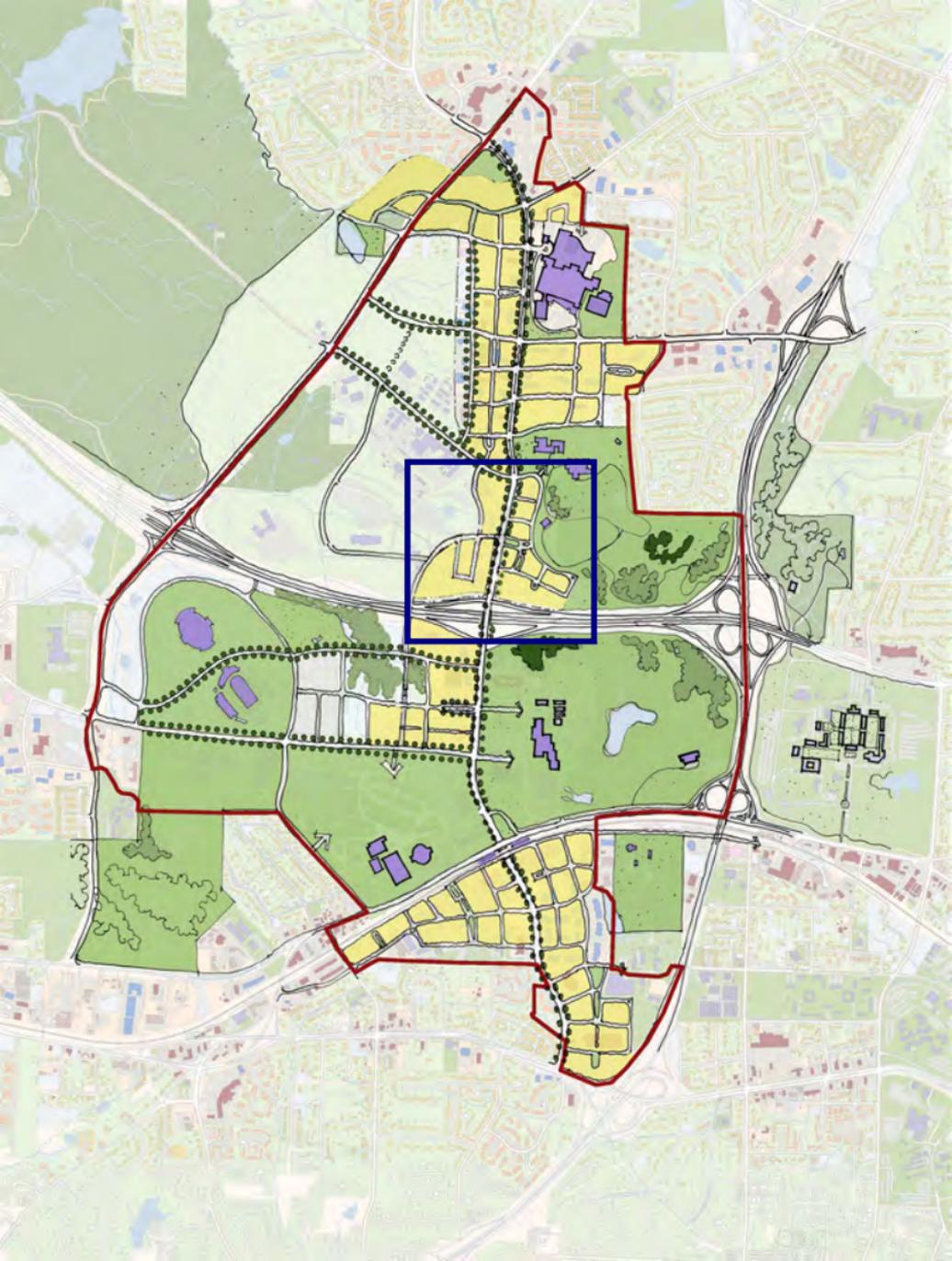
- » Density nodes are more easily served by transit
- » Each district can support unique uses that reinforce the character and needs of the users.



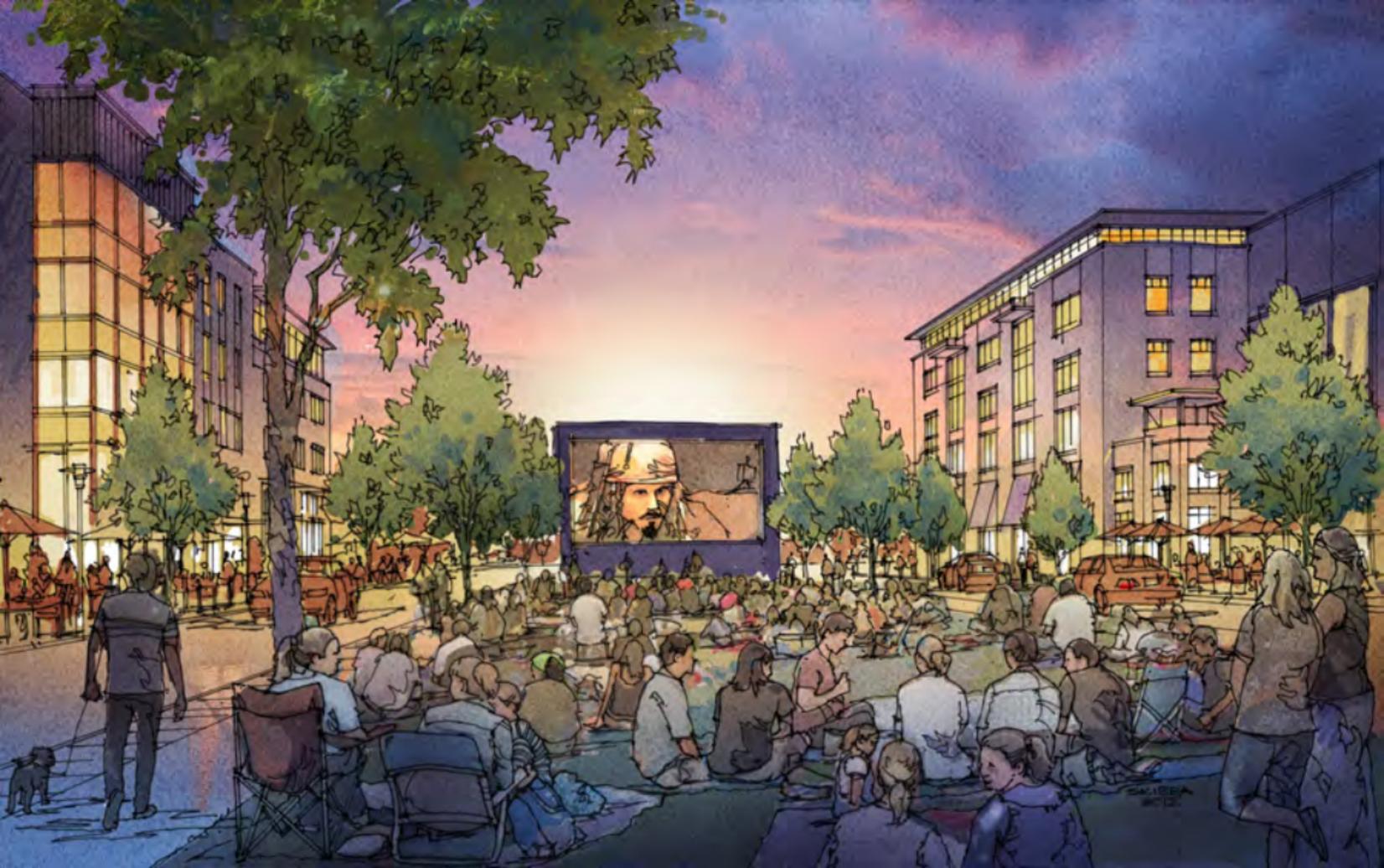


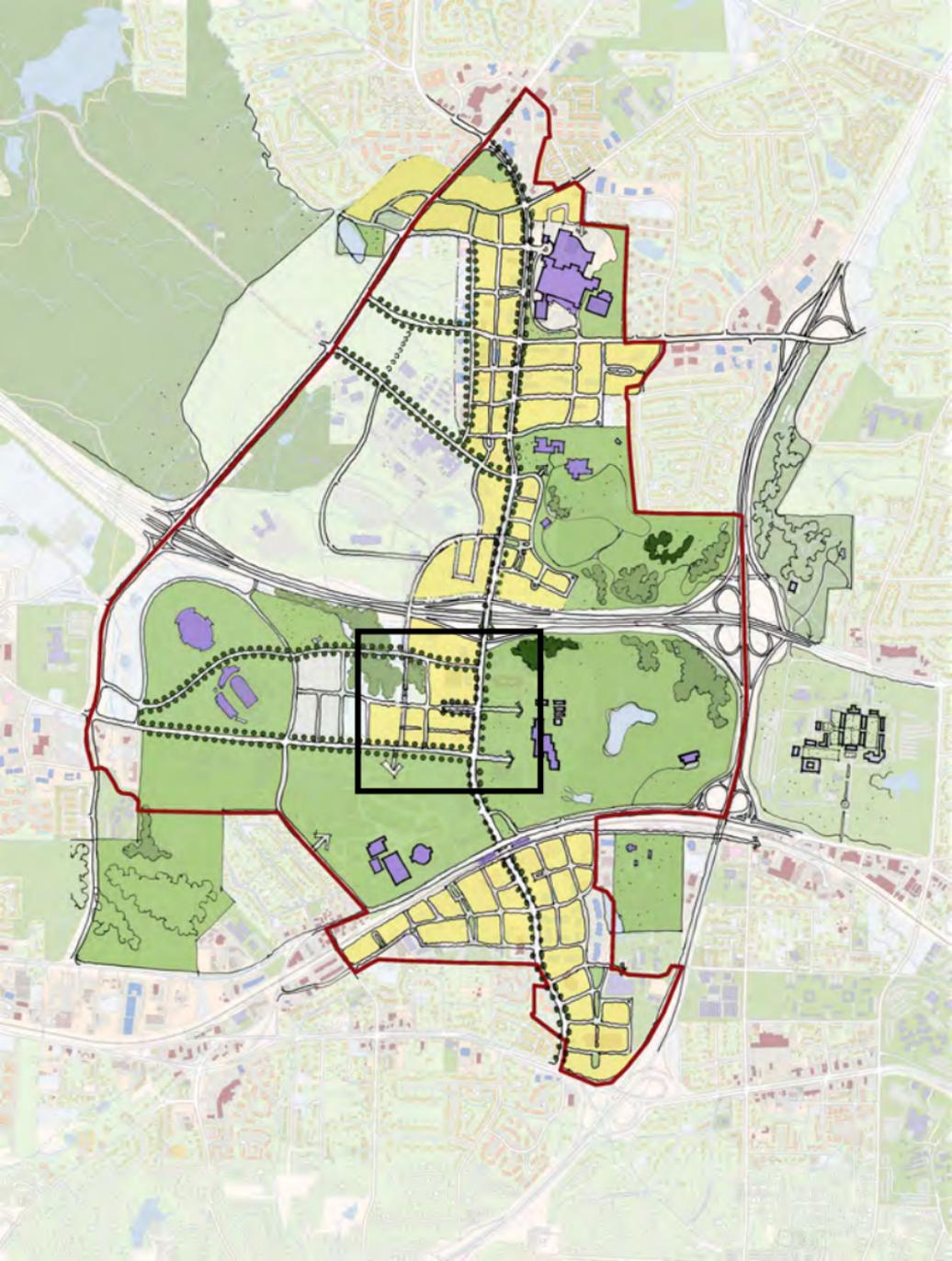






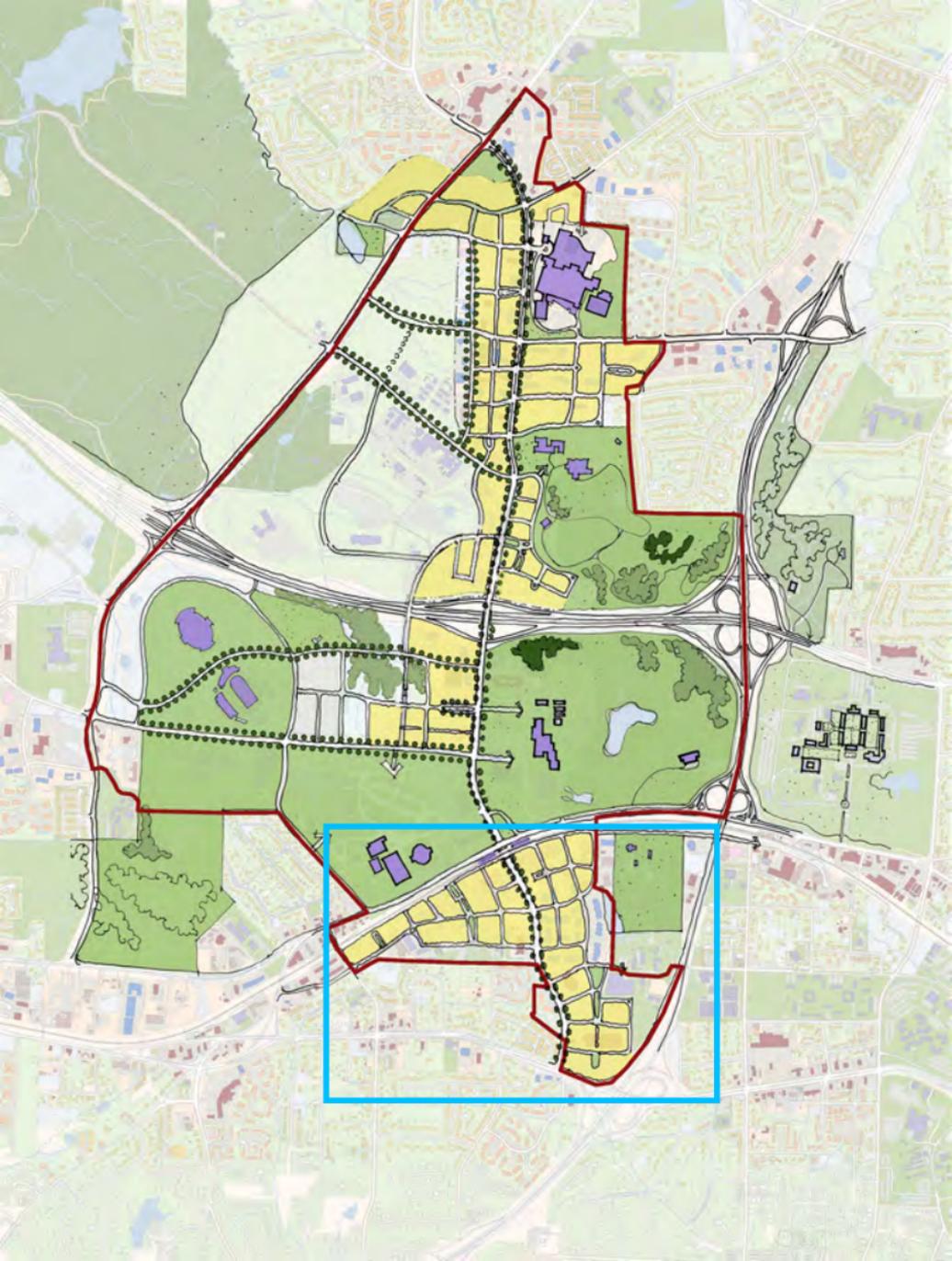


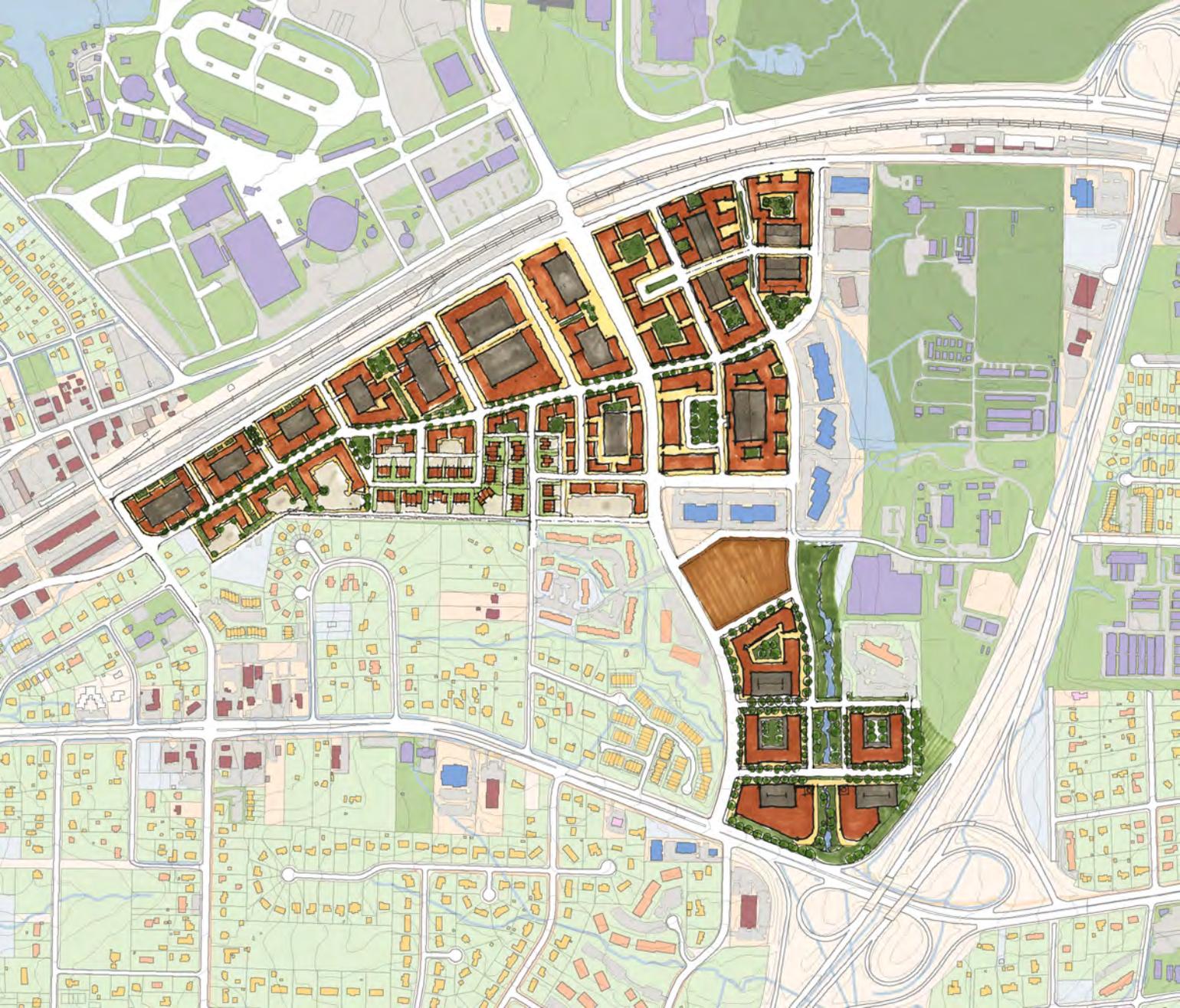












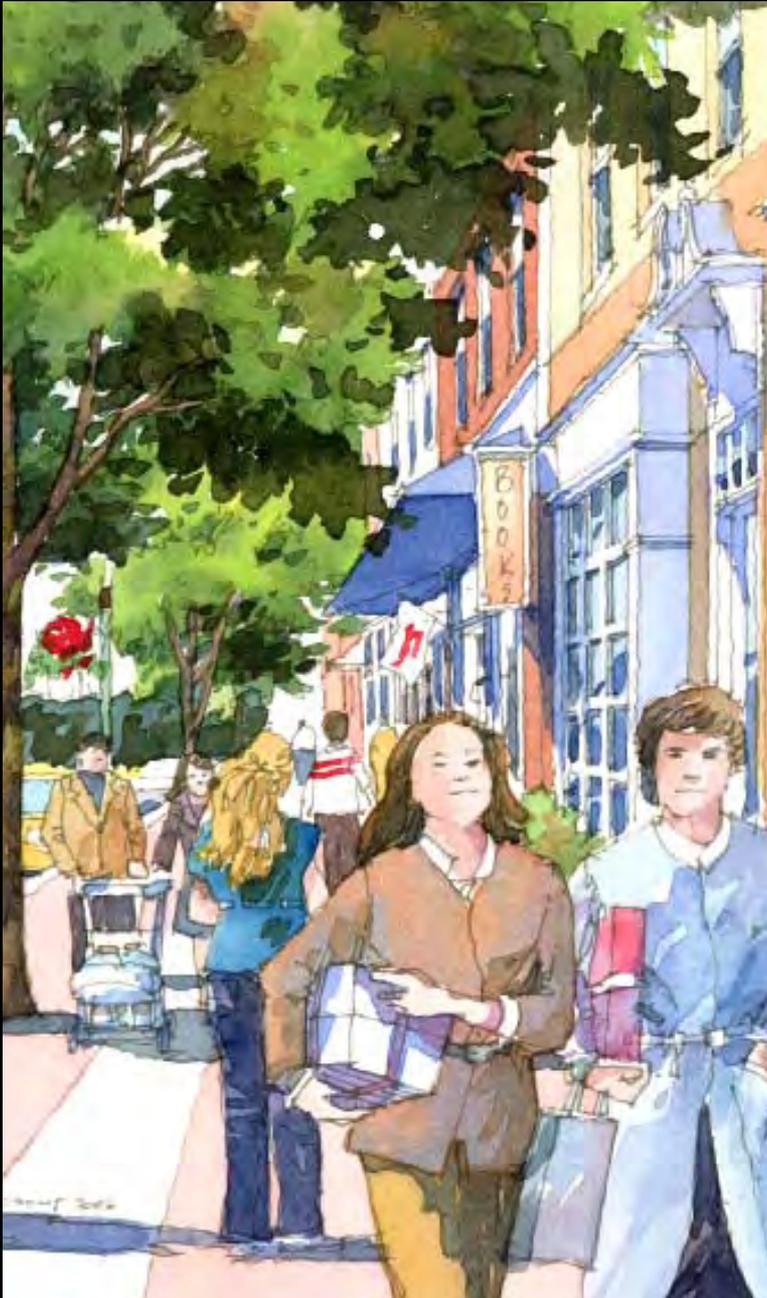




# Please give us your feedback:

## THREE SIMPLE QUESTIONS:

- » What are the strengths of the ideas you have heard? (Discuss and place three green dots on the three best ideas)
- » What are the weaknesses of these recommendations or what have we missed? (Discuss and place three red dots on your three least favorite ideas)
- » What are your priorities? (Discuss and place three blue dots on the ideas you would like to see implemented first)



## NEXT STEPS:

Final Design Recommendations  
8 March 2012 @ 6:00pm

