

# Southern Gateway Corridor Study



Draft Vision Document  
August 7, 2013





HISTORIC CARALEIGH MILLS



COMPETITIVE GAS PRICES

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## OBJECTIVE

The objective of the Kick-off Workshop was to develop a vision for the character of the roadways and adjacent land uses into the future. The information gathered in preparation for and during the workshop will provide a framework of data, observations and community input that will be used to generate momentum toward a full corridor study to occur in 2014.

## OUTCOME

The outcome of the workshop was intended to provide a clearly documented vision for the corridor area and summary report that will be used to generate donations and potential grants to fund a more detailed study.

## PRELIMINARY THEMES AND ISSUES

### Themes:

- Roadway Capacity
- Multimodal Transit Infrastructure
- Public Realm /Streetscape
- Neighborhood Character and Connection
- Building Form and Height
- Land Use/Future Land Use and Zoning

### Preliminary list of issues:

- Corridor identity and aesthetics
- Pedestrian and bicycle mobility
- Lack of east-west vehicular connection
- Underutilization of South Wilmington Street
- Lack of sidewalk connectivity on primary streets and to/within neighborhoods
- Development constraints (i.e. floodplain)
- Lack of retail and community services
- Vacant and underutilized sites

## SCOPE OF WORK

### 1. Baseline Data Report (Briefing Handbook)

Staff will prepare a report that contains background information on the study area. This book will not include a detailed inventory and analysis, which will be completed in later phases of work, but will include base maps and general information about the corridor, its history, and the overall project area.

#### Contents:

- a. Study Area
- b. Maps (zoning, land use, aerials, thoroughfare, etc.)
- c. Existing Conditions Photo Inventory
- d. Preliminary summary of themes and issues

### 2. Visioning Workshop

A public workshop will be scheduled, preferably for a venue in or near the proposed study area, to brainstorm ideas and develop a guiding vision for the corridor study. Participants will have been invited to review the scope and baseline data report in advance, and copies will be available at the meeting. A brief presentation of the scope and existing conditions will be followed by a facilitated discussion to address the issues, opportunities and vision for the study area.

#### Typical Workshop Agenda:

- a. Opening remarks and agenda
- b. Presentation highlighting issues
- c. Goal of design workshop
- d. Virtual walking tour
- e. Breakout groups (with facilitators)
  - Develop summary of issues, opportunities and ideas
  - Communicate issues, opportunities and ideas on maps
  - Identify quick fixes, if any
- f. Team report out
- g. Wrap-up
- h. Discuss next steps

### 3. Vision Document

The outcome of the workshop will be compiled into a summary report that will contain a list of study priorities, refined study area limits and recommendations that will describe the future opportunity of the area and guide the project through future phases of work.

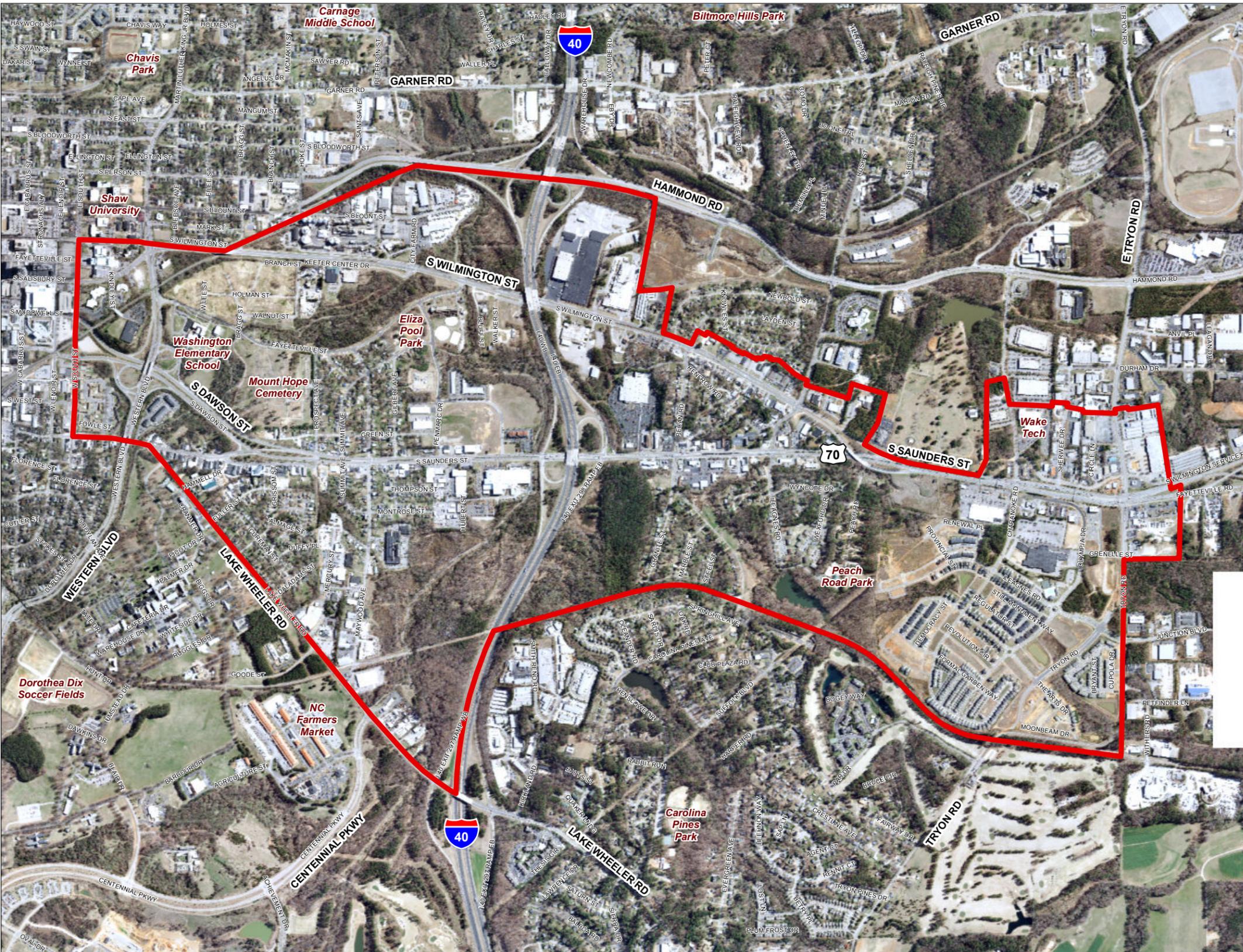
# Southern Gateway Corridor Study

## 2012 Aerial Photo

The proposed Study Area is defined by a specific boundary outlined in red on this aerial photograph. It generally runs from South Street in Downtown to the intersection of South Wilmington Street and Tryon Road and includes property on both sides of South Saunders Street and South Wilmington Street. A wider area to the west of South Saunders Street encompasses properties to Lake Wheeler Road, I-440, and the rail line.

### Legend

 Proposed Study Area



05/22/13

Scale - 1" = 0.25 mile

0 0.125 0.25 Miles



## VISIONING WORKSHOP

### CITY STAFF

George Adler	Trisha Hasch
Daniel Band	Doug Hill, AICP
Tim Bender	Dan Hoff
Stephen Bentley	Eric Lamb, PE
Ken Bowers, AICP	Grant Meacci, PLA
Gerald Daniel, AICP	Beth Nooe
Amanda Driscoll	Carter Pettibone, AICP
Vivian Ekstrom	Dhanya Sandeep

### WORKSHOP ATTENDEES

N. Bates	Stan Kiel
Jon Bertke	Michael Lattrece
Rhonda Bond	Judy Malone
Ron Boyd	Anthony McLeod
Sharon Brawley	Cara McLeod
Mary Brice	Angela Mizelle
Lawrence Carter	Brandon Moore
Mike Clough	Alice Penny
Eric Eiswerth	Victoria Peterkin
Clarence Garner	Erin Register
Michael Gierdowski	John-Paul Register
Arlene Gillman	Tom Shaheen
Ray Hannon	R. Sherron
Janesse Hill	Rodney Swink
Betty Hillman	David Waters
Rich Hillman	Jean Waters
Joseph Huberman	Dennis Weiner
Ralph Hunter	Amy Wilkinson
B. James	Francesca Winkler
Mo Johnson	
Chris Kiec	
Kate Kiec	



The workshop began with a City Staff presentation on existing conditions.



Participants developed lists of issues and opportunities, as well as alternate concepts for the future

## EXECUTIVE SUMMARY

### INTRODUCTION

On Saturday, June 9 more than 40 community members joined Staff from the Planning and Development Department for a visioning workshop at the Carolina Pines Community Center. The workshop was a kickoff for the South Saunders/South Wilmington, or Southern Gateway, Corridor Study.

After an introductory presentation by Grant Meacci and Eric Lamb on existing conditions, attendees broke out into seven tables for facilitated discussion. At each table Staff members, using maps and note pads, assisted participants in gathering ideas on current issues, positive and negative aspects of the corridor, and possible ideas for the future. Each table was then asked to present their findings to the entire group.

### KEY FINDINGS

Recommendations produced through the breakout groups were categorized by themes:

- Roadways and Intersections
- Public Realm/Streetscape
- Transit
- Parks and Greenways
- Land Use/ Future Land Use Map
- Development Opportunities

### QUICK FIXES

From the recommendations, action items, or “quick fixes” to address more immediate issues were identified:

- Increased police presence in neighborhoods
- Add greenway connection to Centennial Campus across Lake Wheeler
- Paint bike sharrows on South Saunders Street
- Add left turn lanes at Chapanoke Road intersection
- Add landscaping throughout study area
- Install traffic calming bump outs
- Add medians/pedestrian refuges along S Saunders Street
- Add gateway signage and public art near Tryon Road intersection
- Establish 35 mph speed limit on (new) Tryon Road

## ASSETS

Participants in the workshop were asked to compile a list of assets that the corridor possesses.

- Views of Downtown
- Access to I-440 and Downtown
- Accessibility - well connected
- Community centers and parks
- Carolina Pines Park
- Eliza Pool Park
- Peach Road Park
- Proximity to Dorothea Dix campus and open space
- Greenways in area
- Watershed and wetlands – Lakes and ponds
- Memorial Auditorium
- Washington Elementary Schools
- Mount Hope Cemetery
- Bain Water Treatment Plant building
- Renaissance Park Neighborhood – master planned community
- Future location/realignment of Tryon Road
- Vegetation in median as you approach downtown
- Vacant land at I-40 & Saunders
- Farmers Market
- The Healing Place
- Montlawn Memorial Park
- Historic nature of Caraleigh Neighborhood
- Older residential areas
- Shopping centers at Chapanoke/Olympia (including Asian Market)
- Earp's Seafood
- Credit Union (at Hammond and Chapanoke)
- Wake Tech facility
- SPCA nearby
- Economies of Scale-cheapest gas prices
- Vegetation in median as you approach downtown

## ISSUES

Breakout groups at the workshop generated a list of area features they viewed as issues or weaknesses that needed to be addressed.

### ROADWAYS AND INTERSECTIONS

- Western/MLK/McDowell/Dawson intersection
- Lack of East-West connection at Lake Wheeler Rd./Centennial intersection
- I-440 and South Saunders intersection – appearance of median and entrance/exit ramps
- Lack of connectivity for Ileagnes Road near Peach Road park
- Hard to get in and out of businesses along corridor
- Lack of access to South Saunders Street for retail zoned parcels on the west side, South of Wilmington/Saunders intersection
- Intersection of (current) Tryon Road and Ileagnes Road/Junction Drive – sight-lines/hill
- Tryon Road too narrow west of railroad/project boundary
- Tryon & Ileagnes-Traffic concerns; stoplight needed
- Tryon Road/Ileagnes Road intersection
- Wilmington Street and South Saunders Street intersection is problematic
- South Saunders Street coming into downtown needs work
- MLK/Wilmington Street intersection
- One way on Wilmington Street north of MLK
- Wilmington Street is under utilized, lack of interchange with I-440
- South Saunders/Lake Wheeler Road intersection – odd angle, needs improvement
- Limited Access-to downtown/bike/pedestrian
- Access/safety/unsightly South Saunders between Pecan and Ileagnes Road
- Lack of stoplights in neighborhoods
- Bridge at Tryon Road and railroad
- Wilmington Street Service Road/Chapanoke Road intersection
- Numerous signalization needs
- Wilmington Street is one-way in Downtown
- Potholes on South Saunders Street near I-440 intersection
- Only one turn lane to west bound Chapanoke from Wilmington Street (need 2)
- Wilmington Street and Tryon Road intersection is dangerous
- Left turn into Renaissance Park townhomes from current Tryon Road is dangerous
- Speed limit too high on Tryon Road west of railroad

### PUBLIC REALM/STREETScape

- Lack of sidewalk along South Saunders Street
- Lack of sidewalk on South Wilmington Street (south of Saunders flyover)
- Lack of sidewalks/multi-use path on Saunders/Wilmington near intersection
- Lack of crosswalks and medians in corridors
- Lack of sidewalks in numerous locations – corridors and neighborhoods
- Lack of sidewalks and bike lanes along Tryon Road west of railroad

### PUBLIC REALM/STREETScape *cont.*

- Lack of sidewalk along South Saunders Street
- Lack of sidewalk on South Wilmington Street (south of Saunders flyover)
- Lack of sidewalks/multi-use path on Saunders/Wilmington near intersection
- Lack of crosswalks and medians in corridors
- Lack of sidewalks in numerous locations – corridors and neighborhoods
- Lack of sidewalks and bike lanes along Tryon Road west of railroad

### PARKS AND GREENWAYS

- Safety and lighting on greenways
- Identification/signage for greenway in various locations
- Lack of greenway connection to southern portion of the study area
- Greenway access is limited, lack of parking
- Isolated greenways west of South Saunders Street

### NEIGHBORHOOD CHARACTER

- Empty lots in neighborhoods
- Pedestrians hit/narrow streets/no sidewalks in neighborhoods
- Blighted areas in neighborhood near Peach Rd./Ileagnes Rd.
- Not community-oriented
- Bain area neglected
- Caraleigh neighborhood split by South Saunders Street



View of Cargill Plant from South Wilmington Street

**CRIME/SAFETY/NUISANCE**

- Property at Southwest corner of Wilmington and Walker Streets
- Litter, noise, and nuisances around shopping center on Olympia Drive
- Homeless shelter
- Homeless camps – various locations
- Unsafe pockets between Renaissance Park and Downtown
- Drug use/prostitution
- Foot traffic to market
- Crime/ lack of police presence for Norfolk Avenue neighborhood

**DEVELOPMENT CHARACTER ALONG CORRIDORS**

- Stigma/perception is an issue and barrier
- South Saunders is blighted area
- Character of development along South Saunders
- Parcels along South Wilmington Street are underutilized, many empty businesses/plants
- Shopping center on Olympia Drive/Chapanoke Road
- High concentration of auto shops near South Saunders/McDowell/Dawson intersection
- Numerous car lots and pawn shops on both corridors
- Lack of nearby grocery and drug stores
- Lack of destination businesses
- Retail businesses and shopping centers are dated-needs upgrades
- Dog food plant
- Zoning issues in area on Lake Wheeler Road across from Dorothea Dix campus
- Lack of good shopping centers

Breakout groups at the workshop generated a list of opportunities they viewed as ways to improve the corridor.

- Improve the look and perception of the corridor
- Consider name and street type change for South Saunders Street
- Continue beautification efforts to help with business attraction
- Extend eastern boundary of study area to Hammond Road
- Increase focus on bicyclists and pedestrians and their connection to Downtown
- Create sidewalk and pedestrian connections throughout the study area, both in corridors and in neighborhoods
- Use of Complete Streets
- Increase focus on Wilmington Street – make it more walkable and bikeable
- Attract more retail and services to the area, such as grocery stores, drug stores, restaurants, coffee shops, post office and destination businesses
- Increase number of residents, businesses, and employees
- Increased City focus on: Zoning, Law Enforcement, Public and Private Investment
- Opportunities for older residential neighborhoods
- Create additional housing in area
- Increase affordable housing
- More accountability from City



## DEVELOPMENT & PROGRAM IDEAS

Ideas developed at the workshop were compiled and categorized into the different project themes.

### ROADWAYS/INTERSECTIONS

- Improve I-440/South Saunders Street intersection
- Connect Ileagnes Road along/through Peach Road Park
- Create East/West roadway connection, extension of Centennial Parkway to Wilmington Street
- Try to divert more traffic to Hammond Road
- Road diet for South Wilmington Street
- Turn South Wilmington Street into bike boulevard
- Create street connection between cul-de-sac street on Hammond Road to Wilmington Street through neighborhood
- Install double turn lanes onto west bound Chapanoke from Wilmington Street
- Re-stripe lanes on Chapanoke Road west of Wilmington
- Decrease speed limit on Tryon Road (west of railroad)
- Add stoplight at Saunders and Hubert/Waterworks Street
- Add stoplight at Tryon Road and Ileagnes Road

### PUBLIC REALM/STREETScape

- Add sidewalks and improved pedestrian/bicycle access on South Saunders Street
- Create pedestrian bridges across South Saunders Street, Saunders/Wilmington Street intersection, near Tryon Road intersection
- Add landscaping along South Wilmington Street
- Install medians in South Saunders for pedestrian refuges
- Install sidewalk and bike lanes on Tryon Road west of railroad
- Create bike boulevard on South Wilmington Street

### TRANSIT

- Increase frequency of bus service to Downtown
- Establish express bus to downtown for Wake Tech, workers, special events
- Expand/extend R-Line in to study area
- Transit service to airport

### PARKS AND GREENWAYS

- Establish a dog park in study area
- Enlarge Eliza Pool Park across street to vacant parcels
- Improved greenway connection to Eliza Pool Park
- Greenway connection under I-440 at railroad
- Expand Peach Road Park towards lake and rail line

### PARKS AND GREENWAYS *cont.*

- Create greenway trailhead at Wilmington St. and City Farm Rd with parking
- Add parking for existing greenways
- Establish greenway connection (s) along Norfolk Southern railroad and creek to connect to southern portion of study area
- Walkable watershed opportunity for Walnut Creek watershed
- Create park in wetlands area near I-440 intersection
- Create greenway connections to/from southern portion of the study area, including: From Renaissance Park to Carolina Pines Park, Renaissance Park to Downtown (railroad right of way), Railroad right of way to Carolina Pines Park

### LAND USE/FUTURE LANDUSE MAP

- Southwest quadrant of I-440 and South Saunders Road intersection, change to Regional Mixed Use / Future Landuse Map district
- Improve infill and accessibility for properties fronting on South Saunders

### DEVELOPMENT OPPORTUNITIES

- Redevelopment underway for Walnut Terrace property
- Major redevelopment site for Penmarc properties at Northeast quadrant of I-440 and South Saunders intersection
- Redevelopment opportunities for large shopping centers at Chapanoke Road/Olympia Drive
- Historic Bain Water Treatment Plant - keep historic building, create open space art park
- Large vacant site at Southwest quadrant of I-440 and South Saunders intersection
- Vacant properties on west side of South Wilmington Street south of Saunders/Wilmington intersection
- Vacant lots adjacent to Renaissance Park - stores, coffee shops, etc.
- Properties on north side of Chapanoke Road, east of Wilmington Street
- Redevelopment opportunities for old Coke bottling plant and other industrial buildings on Wilmington Street

### PROGRAM IDEAS

- Rebranding opportunity for South Saunders image/streetscape improvements
- Create zip code welcome wagon program
- Expand community outreach

# Southern Gateway Workshop Summary Map

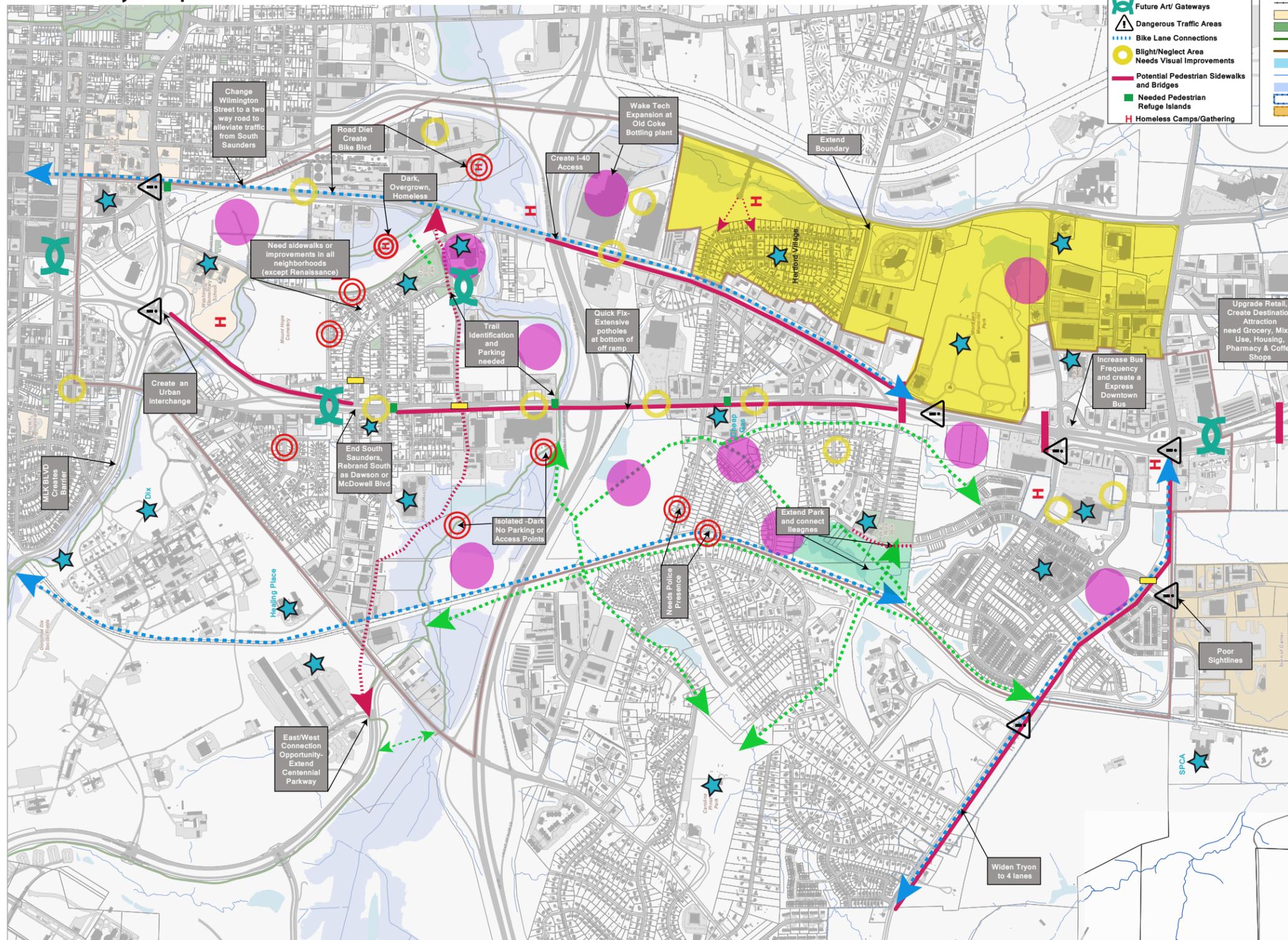


0 400 800 1,600 2,400 Feet

06/02/13



	Add Stoplight		Proposed Study Area
	Public Safety Concerns		Parcels
	New Greenway Connections		Streets
	Potential Redevelopment Sites		Buildings
	New Street Connections		Sidewalks/Driveways/Parking
	Assets		Railroads
	Future Art/ Gateways		Schools
	Dangerous Traffic Areas		Parks
	Bike Lane Connections		Greenways
	Blight/Neglect Area Needs Visual Improvements		Greenway Trail Structures
	Potential Pedestrian Sidewalks and Bridges		Bodies of Water
	Needed Pedestrian Refuge Islands		Streams/Rivers
	Homeless Camps/Gathering		Floodplain
			Raleigh City Limits
			Garner Town Limits



## APPENDIX

The appendix contains the comments and maps generated by the various breakout tables at the visioning workshop.

### BREAKOUT TABLE 1

#### ASSETS

- Bain Water Treatment Plant building
- Future location/realignment of Tryon Road

#### ISSUES

- MLK/McDowell/Dawson Intersection – needs to be flattened/at grade
- East-West connection at Lake Wheeler Rd./Centennial intersection
- Safety and lighting on greenway
- Identification/signage for greenway near Waterworks building
- Property at Southwest corner of Wilmington and Walker streets
- I-440 and South Saunders intersection – appearance of median and entrance/exit ramps
- Lack of connectivity Ileagnes Road near Peach Road park
- Lack of access to South Saunders for retail zoned parcels on west side south of Wilmington/Saunders intersection
- Lack of sidewalks/multi-use path on Saunders/Wilmington near intersection
- Litter, noise, ad nuisances around shopping center on Olympia Drive
- Intersection of (current) Tryon Road and Ileagnes Road/Junction Drive – sightlines/hill
- Tryon Road too narrow west of railroad/project boundary
- Lack of greenway connection to southern portion of the study area

#### OPPORTUNITIES

- End South Saunders at McDowell/Dawson intersection, create boulevard to the south
- Redevelopment site at Southwest quadrant of I-440 and South Saunders Road intersection, change to RMU FLUM district
- Redevelopment site at Penmarc properties/Northeast quadrant of I-440 and South Saunders intersection
- Redevelopment opportunities for large shopping center properties at Chapanoke Road
- Greenway connection along railroad and creek to connect to southern portion of study area
- Divert traffic to Hammond Road
- Grocery store and/or drug store in the area
- Dog Park in area

#### QUICK FIXES

- Add bike sharrows on South Saunders Street
- Add left turn lanes at Chapanoke Road intersection
- Add light at Ileagnes/(new) Tryon Road intersection
- 35 mph speed limit on (new) Tryon Road
- Greenway connection to Centennial Campus across Lake Wheeler Road





## BREAKOUT TABLE 2

### ASSETS

- Renaissance Park neighborhood
- Water features-Raleigh Municipal Lake
- Community Centers and parks especially Peach Road Park, Carolina Pines, Eliza Pool
- Vegetation in median as you approach downtown
- Proximity to downtown
- Greenways & parks
- Vacant land at 1-40 and South Saunders
- Farmers Market complex

### ISSUES

- Tryon & Ileagnes-Traffic concerns; stoplight needed
- Character of development along South Saunders
- Wilmington & South Saunders intersection
- Western & McDowell/South Saunders intersection-cloverleaf is bad
- Zoning issues in area on Lake Wheeler across from Dorothea Dix

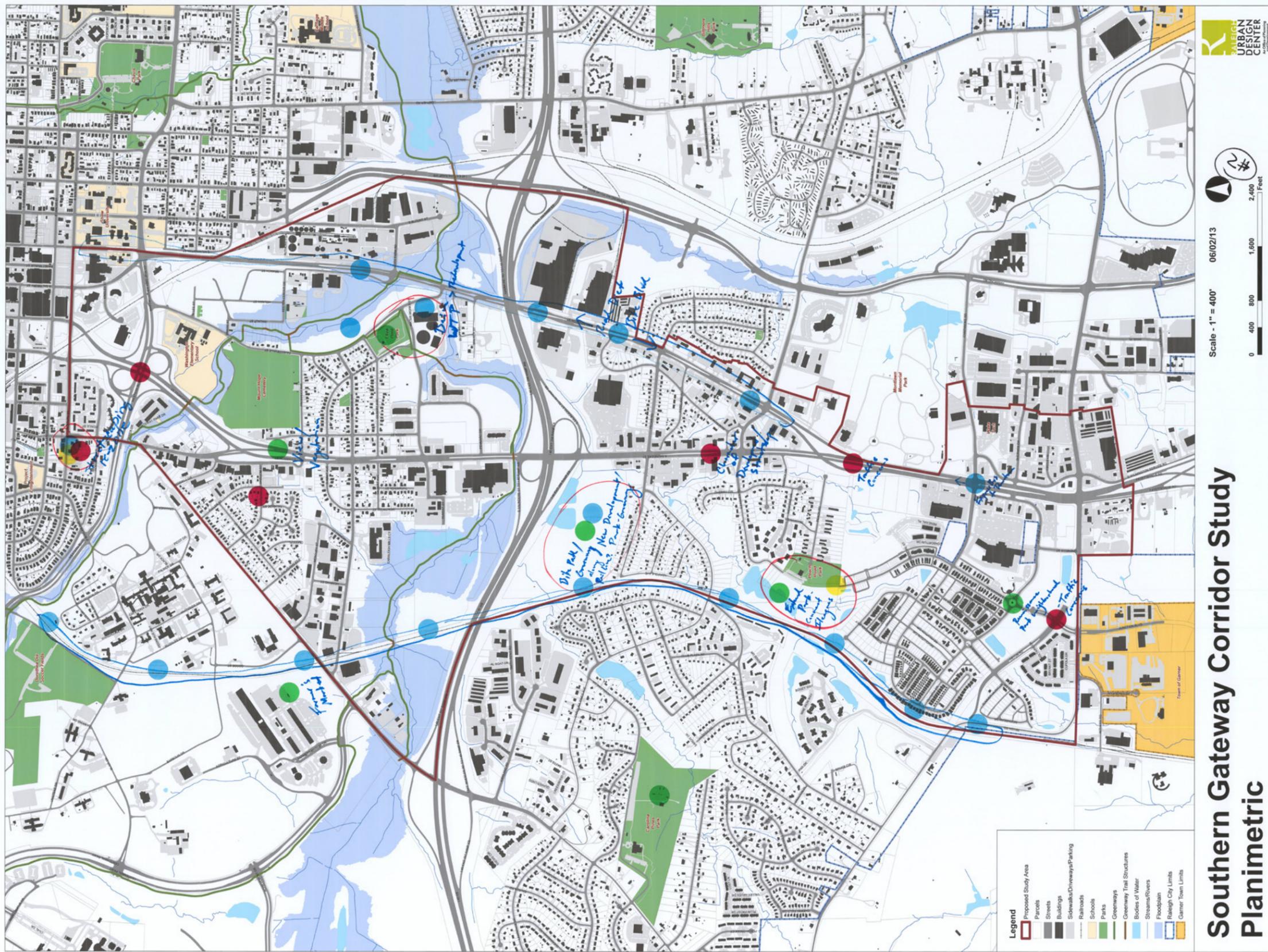
### OPPORTUNITIES

- Express bus to downtown (perhaps on S. Saunders)
- Expand/extend R-Line
- Wilmington St.-Road Diet-Bike Boulevard
- Bain Water Treatment Plant-redevelopment-keep historic building
- Bicycle Path/Greenway along Norfolk Southern railroad
- Some kind of North/South bikeway
- Expand park around Eliza Pool Park towards train tracks
- Open space Art Park/Venue @ Bain Water Treatment
- Connect Ileagnes along/through Peach Road Park

### QUICK FIXES

- Extension of South Street to improve connectivity
- Streetscape improvements
- Add stoplight at Tryon & Ileagnes intersection





**Southern Gateway Corridor Study  
Planimetric**

### BREAKOUT TABLE 3

#### ASSETS

- View of downtown
- Farmers Market
- Renaissance neighborhood-Master Planned (mixed type of communities)
- Carolina Pines Park
- Mt. Washington School
- The Healing Place
- Economics of Scale-cheapest gas prices,
- The Memorial Auditorium
- Montlawn Memorial Park
- Historic nature of Caraleigh
- Greenway
- Historic- Treatment Plant Building
- Eliza Pool Park
- Accessibility is a strength-well connected
- Greenways could be an asset if improved and made safe
- Dix and open space proximity-greenway

#### ISSUES

- South Saunders coming into downtown needs work
- No amenities
- Greenway access limited, lack of parking
- Crime/ lack of police presence for Norfolk Ave neighborhood
- Crime/safety on greenways
- One way on South Wilmington Street north of MLK
- Western/MLK/McDowell/Dawson intersection
- South Saunders/Lake Wheeler Road intersection – odd angle, needs improvement
- Lack of landscaping on South Wilmington Street
- South Wilmington Street is underutilized, lack of interchange with I-440
- Parcels along South Wilmington Street are underutilized
- Caraleigh neighborhood split by South Saunders Street
- High concentration of auto shops near South Saunders/McDowell/Dawson intersection
- Lack of sidewalk along South Saunders
- Isolated greenways west of South Saunders

#### OPPORTUNITIES

- Sidewalks and improved ped/bike access on South Saunders Street
- Pedestrian bridges across South Saunders Street, Saunders/Wilmington Street intersection, near Tryon Road intersection
- Redevelopment opportunities
- Walnut Creek watershed has walkable watershed opportunity
- Parking for greenway
- Landscaping along South Wilmington Street
- Opportunity to make Wilmington Street a walkable and bikeable corridor
- Greenway connection to Eliza Pool Park
- Improve I-440/South Saunders intersection
- Improve infill and accessibility for properties fronting on South Saunders
- Transit to airport

#### QUICK FIXES

- Add landscaping
- Add pedestrian refuges along South Saunders
- Add gateway signage and public art near Tryon Road intersection
- Increased police presence in neighborhoods



## BREAKOUT TABLE 4

### ASSETS

- Mount Hope Cemetery
- Eliza Pool Park
- Caraleigh Neighborhood
- Bain Treatment Plant Building
- Greenways
- Peach Road Park
- Renaissance Park Neighborhood
- Access on I-440

### ISSUES

- MLK/Wilmington Street intersection
- Homeless camps
- Safety/lighting on greenways
- Pedestrian/bike safety on South Saunders Street
- Chapanoke/Olympia/South Wilmington Street intersection – litter, parties, access
- Shopping center on Olympia/Chapanoke
- Bain area neglected

### OPPORTUNITIES

- East/west road connection, extension of Centennial Parkway to Wilmington Street
- Greenway connection under I-440 at railroad
- Extend boundary
- Rebrand opportunity for Saunders/improvement streetscape along South Saunders
- Redevelopment sites: Penmarc properties; SW quadrant of I-440 and Saunders intersection; properties on west side of Saunders; south of Saunders/Wilmington intersection; redevelopment of Chapanoke/Olympia shopping center properties
- Extend eastern boundary of study area to Hammond Road

### QUICK FIXES

- Add stoplight at South Saunders and Hubert/Waterworks Street





## BREAKOUT TABLE 5

### ASSETS

- Access to 40 to Downtown
- View of Downtown-Differs between Wilmington/South Saunders

### ISSUES

- MLK intersection is a barrier
- Limited access
- Access-to downtown-Bike/Pedestrian
- Lack of nearby grocery store
- Lack of nearby drug store
- Lack of destination businesses
- East/West pedestrian connects
- Shopping dated-Needs upgrades
- No greenway connector from South
- Greenway safety
- Bike and Pedestrian
- Hard to get in and out of businesses
- Mapping is dated, need newer data
- Unsafe pockets between Renaissance Park and Downtown
- Stigma/perception is an issue and barrier
- Organic change has not come with the adjacent area

### OPPORTUNITIES

- Focus more on Wilmington
- More accountability
- Express bus uses
- Wake Tech
- Special Events
- Workers
- More people=more walkers=more RPD=more safe
- Zip Code-welcome wagon
- Destination business (anchor)
- South Saunders to Wilmington St. connector
- City focus (Proactive)
- Zoning
- Law enforcement
- Money (public/private)
- Effect
- Change name-Dawson all way
- Continue beautification:
- Just plain flowers, shrubs, trees

### OPPORTUNITIES *cont.*

- Help with business attraction
- Opportunity-What is the future for older residential
- Add upgraded restaurants: Local, Character, NO chains
- Focus on bike and pedestrian

### QUICK FIXES

- South Wilmington Street
- Points along South Saunders and South Wilmington (some intersections)





## BREAKOUT TABLE 6

### ASSETS

- Farmers Market
- Dorothea Dix – open space, activity center, potential for great park
- Earp's Seafood
- Eliza Pool Park
- Washington Elementary School
- Older residential areas (1950's subdivision)
- Watershed –Lakes and ponds
- Memorial Park
- Credit Union (at Hammond and Chapanoke)
- Wake Tech facility
- Asian Market/Shopping Center
- Renaissance Park Neighborhood
- Future alignment for Tryon Road through Renaissance Park
- SPCA
- Access to greenway at Eliza Pool Park

### ISSUES

- Dog food plant
- Homeless shelter
- Homeless camps
- Drug use/prostitution
- Lack of stoplights in neighborhoods
- Empty businesses/plants on Wilmington Street
- Numerous car lots and pawn shops on both corridors
- Empty lots in neighborhoods
- Pedestrians hit/narrow streets/no sidewalks in neighborhood south of I-440 and west of South Saunders
- Blighted areas in neighborhood near Peach Road/Ileagnes
- Lack of connection for Ileagnes Road (at Peach Road Park)
- Lack of sidewalk on South Saunders and South Wilmington (south of Saunders flyover)
- Homeless camps/trash/nuisances near shopping centers on Chapanoke/Olympia
- Foot traffic to market
- Bridge at Tryon Road and railroad
- Tryon Road/Ileagnes Road intersection
- Wilmington Service Road/Chapanoke intersection
- Vacant lots on Chapanoke
- Hooker motel/hooks walking
- Lack of connection between Renaissance Park and Downtown

### ISSUES cont.

- Wilmington one-way in Downtown
- Lack of medians on South Saunders for pedestrian refuge
- Homeless shelter/camps near greenway
- Not community-oriented
- Lack of good shopping centers
- Lack of greenways in southern portion
- Lack of crosswalks across corridors
- Lack of street lighting on Tryon
- South Saunders is blighted area
- Lack of sidewalks in numerous locations
- Walking for Elementary School-hard to get around
- Mayview to Fayetteville need sidewalks
- Homelessness
- Progress Energy-Can't drive or walk
- Need signalization
- Shaw University/Washington Elementary-Pedestrian nightmare
- No travel on Wilmington Street because there is no exit to beltline

### OPPORTUNITIES

- Wetlands – butterfly farm, nature center
- Access to Downtown
- Redevelopment of Walnut Terrace
- Wake Tech expansion on Wilmington St.
- Old Coke Plant and other industrial buildings on Wilmington Street – redevelopment
- Street connection between cul-de-sac street off Hammond to Wilmington Street through neighborhood
- Park in wetlands area near I-440 intersection
- Ileagnes Road connection at Peach Road Park
- Development of lots on Chapanoke Rd. east of Wilmington Street
- Development opportunities for large lot adjacent to Renaissance Park
- Redevelopment of shopping center lots at Chapanoke/ Olympia
- Complete streets
- Wilmington Street – bike boulevard, road diet
- Create bike/pedestrian trail along North/South rail line
- Wilmington Street road diet (near Downtown)
- Connect Renaissance Park to Downtown
- Expand Peach Road Park towards Lake and rail line
- Enlarge Eliza Pool Park across street to vacant parcels
- Convert Bain Waterworks Building to Arts Center (redevelopment opportunities)
- Create greenway trailhead at Wilmington and City Farm Road
- Install medians in South Saunders for pedestrian refuges



## BREAKOUT TABLE 6 cont.

### OPPORTUNITIES cont.

- Greenway connection to southern portion
- Need good shopping centers
- Add greenways in southern portion
- Additional street lighting on Tryon Road
- Add crosswalks
- Increase frequency of bus service to Downtown
- A lot of community outreach
- Need affordable housing
- Need more housing developments
- Need sidewalks everywhere
- Need coffee shops
- Need a CVS
- Need more mailboxes-Nearest Post Office is on Tryon Road
- Need walking paths
- Create bike trails along Norfolk/Southern rail
- Add bike boulevard on Wilmington Street
- Try to attract more people with development, streetscape etc.
- Pedestrian connections
- East/West connection from Centennial Parkway
- Need good shopping centers

### QUICK FIXES

- Traffic calming bump outs
- Cross South Saunders needs median





## BREAKOUT TABLE 7

### ASSETS

- Renaissance Park – trees and sidewalks
- Memorial Park

### ISSUES

- Potholes on South Saunders near I-440 intersection
- Lack of sidewalks and bikes into Downtown on South Saunders corridor
- Turn lane to west-bound Chapanoke from Wilmington Street (need 2)
- Homeless camps in woods near Renaissance Park
- Wilmington/Tryon Road intersection is dangerous
- Left turn into Renaissance Park townhouses from current Tryon Road is dangerous
- Lack of sidewalks and bike lanes along Tryon Road west of railroad
- Speed limit too high on Tryon Road west of railroad
- Lack of street lighting on Tryon Road

### OPPORTUNITIES

- Facelift for South Saunders Road corridor – streetscape/plantings
- Connect sidewalk/bikeway to Downtown
- Increase frequency of bus service to Downtown
- Greenway connection from Renaissance Park to Carolina Pines Park
- Greenway connection from Renaissance Park to Downtown (railroad right-of-way)
- Greenway connection from railroad right-of-way to Carolina Pines Park (Carolina Pines Avenue and lake/creek)
- Install double turn lanes onto west-bound Chapanoke from Wilmington Street
- Restripe lanes on Chapanoke west of Wilmington Street
- Opportunity for stores, coffee shops, etc at vacant sites near Renaissance Park
- Install sidewalk and bike lanes on Tryon Road (west of railroad)
- Decrease speed limit on Tryon Road (west of railroad)
- Additional street lighting on Tryon Road

