

Buffaloe-New Hope Planning Workshop

Results and Draft
Recommendations

Northeast CAC Meeting
November 13, 2014



Agenda

- Overview of workshop and discussion
- Staff recommendations
 - Use & Form recommendations
 - Transportation Planning recommendations

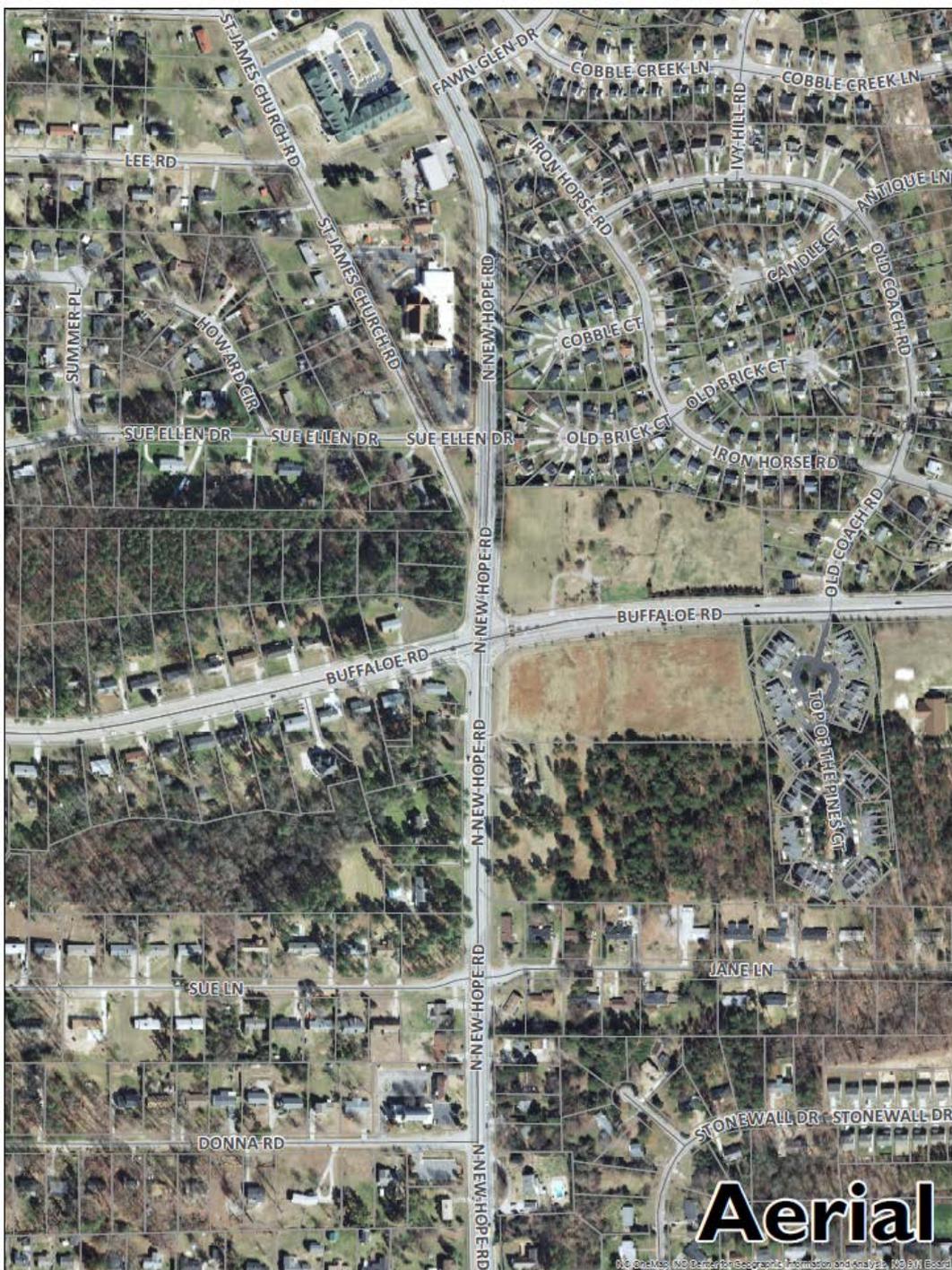
WHY DID WE HAVE A WORKSHOP?

Objective:

- To gather community input about future development of the Buffalo-New Hope area and discuss possible options for intersection improvements.

Outcome:

- To provide a documented consensus vision for the area and related recommendations for policy amendments.



- Major intersection surrounded by residential uses

COMMUNITY INPUT

Buffaloe / New Hope Planning Workshop

Pedestrian Experience/Streetscape



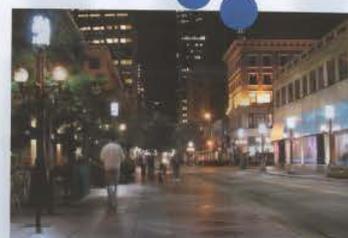
Pedestrian Crosswalk Signal 10



Pedestrian Scaled Plantings 9



StampeConcrete Crosswalk 1



Pedestrian Lighting 2



Traditional Intersection 1



Protected Bike Lane 1



Six Lane Crosswalk (No Median)



Speed Table/Crosswalk



Pedestrian/Roadway Median 4



Pedestrian Focused Sidewalks 12



Suburban Commercial Raingardens 4



Existing Conditions 2



Walkable Communities 3

COMMUNITY INPUT

Buffalo / New Hope Planning Workshop

Building Articulation and Material



Townhomes - Varying Colors/Materials/Textures



Mixed Use Office/Residential



Low Rise Office/Medical

(13)



Low Rise Office/Medical

(14)



Mid-Rise Residential



Row Homes - No Yard

(2)



Strip Mall - Suburban



Modular Townhomes - Landscaped Setback



Townhome Variation - Greenspace/Courtyard



On Street - Live Above Mixed Use

(1)



Low Rise - Mixed Use Retail/Office

(9)



Suburban Apartment Building

COMMUNITY INPUT

1. **Identify Community Vision** - *What do you love about your community?*

What do you want to protect/preserve?

- Quiet, safe, and friendly community
- Convenient location (close to amenities)
- Rural character, greenery, and wildlife
- Single family residential character

What do you want to see that is not there now?

- Development that is an amenity and that neighbors will use
- More pedestrian and bike-friendly
- Park, café, community garden, fitness center, mixed use

COMMUNITY INPUT

2. **Identify Constraints & Issues** - *Are there any issues at the intersection and surrounding area? Traffic? Bicycle and pedestrian access? Safety?*

- *Safety is an issue for all modes, vehicles, pedestrians, and bicyclists*
- *Crosswalks, sidewalk maintenance, trees/greenery maintenance*
- *Bike lanes needed*
- *Better bus amenities needed (shelters/benches)*
- *More/better lighting needed*
- *Reduce speed of traffic*
- *Traffic back-up at intersection*

COMMUNITY INPUT

3. **Identify Opportunities** - *What do you see as opportunities for the intersection and area? Land Use/Zoning, Height, Frontage Type, Street Type?*
- *Range of uses mentioned: single family, drug store, urgent care or vet, fitness center, office, townhouses, bakery/coffee shop, small grocery, community center, library, active adult center, dog park, café, park or walking trails.*
 - *No 24 hour use, no service stations, no high traffic uses*
 - *Not much support for apartments or rental units*
 - *Worries about vacant retail space in the future*
 - *Buffers: Adequate buffers from neighborhood needed (noise, pollution)*
 - *Height: Most supportive of 2 stories; some were supportive of 3 story max*
 - *Frontage: Split on type of frontage: some wanted buildings close to street with parking behind, others were in favor of parking in front*

PRELIMINARY RECOMMENDATIONS

Use & Form

- Guidance and considerations in the event of future rezoning:
 - Reference for applicants and decision makers
 - Range of **community preferred uses**: single family, drug store, urgent care or vet, fitness center, office, townhouses, bakery/coffee shop, small grocery, community center, library, active adult center, dog park, café, park or walking trails
 - Preferred **height** of 2 – 3 stories
- Amend **Urban Form Map** to designate Buffaloe and New Hope as Urban Thoroughfares at their intersection (vacant or non-residential parcels only); Parking Limited frontage recommended
- Pursue text change to development code to **limit fuel sales** as a use in the Neighborhood Mixed Use zoning district

PRELIMINARY RECOMMENDATIONS

Transportation Planning

- **Programs/Policy**
 - Recommend to NCDOT the **installation of pedestrian signals and crosswalks** at the intersection
 - Evaluate the warrants for **bus stop amenities** within study area
 - Partner with NCDOT to **conduct a safety analysis** of the intersection, as well as determine if improvements are needed
 - Evaluate Buffalo Rd as a **high priority bicycle route** during the Comprehensive Bicycle Plan Update in 2015
 - Evaluate existing landscaping for **sidewalk obstruction** and perform maintenance if required

PRELIMINARY RECOMMENDATIONS

Transportation Planning

- **Projects**
 - Repair **existing sidewalk damage** along Buffaloe and New Hope
 - Complete **a safety evaluation** of Top of the Pines Court for any needed improvements
 - Pursue **installation and upgrade LED streetlights** in the vicinity of the intersection

NEXT STEPS

- Finalize draft report and post online early December
- 30-day public comment period to gather feedback
- Revised report presented to City Council in early 2015