

Buffaloe-New Hope Planning Workshop

September 30, 2014



ACKNOWLEDGEMENTS

A Special thanks to:

Our host, St. James United Methodist Church

Agenda

- | | |
|-------------|--|
| 5:00 – 5:30 | Welcome and Registration |
| 5:30 – 5:45 | Introduction & Scope |
| 5:45 – 6:00 | Visual Preference Survey |
| 6:00 – 7:15 | Breakout Group Discussion <ul style="list-style-type: none">• Community Vision and Assets• Constraints & Issues• Opportunities |
| 7:15 – 8:00 | Small Groups Report Back |
| 8:00 – 8:30 | Questions, Wrap Up, and Next Steps |

WHY ARE WE HERE?

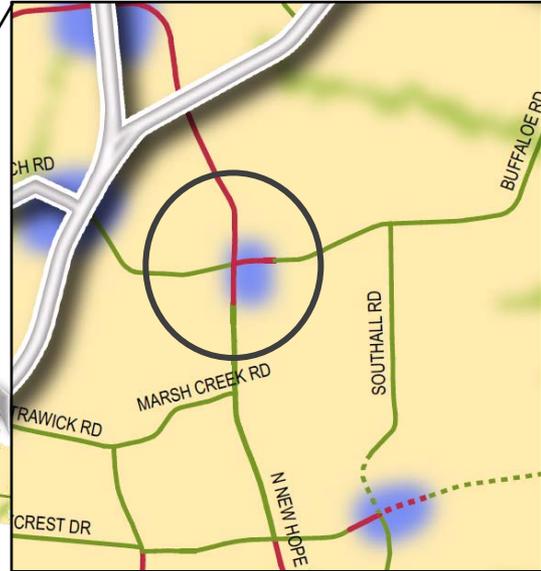
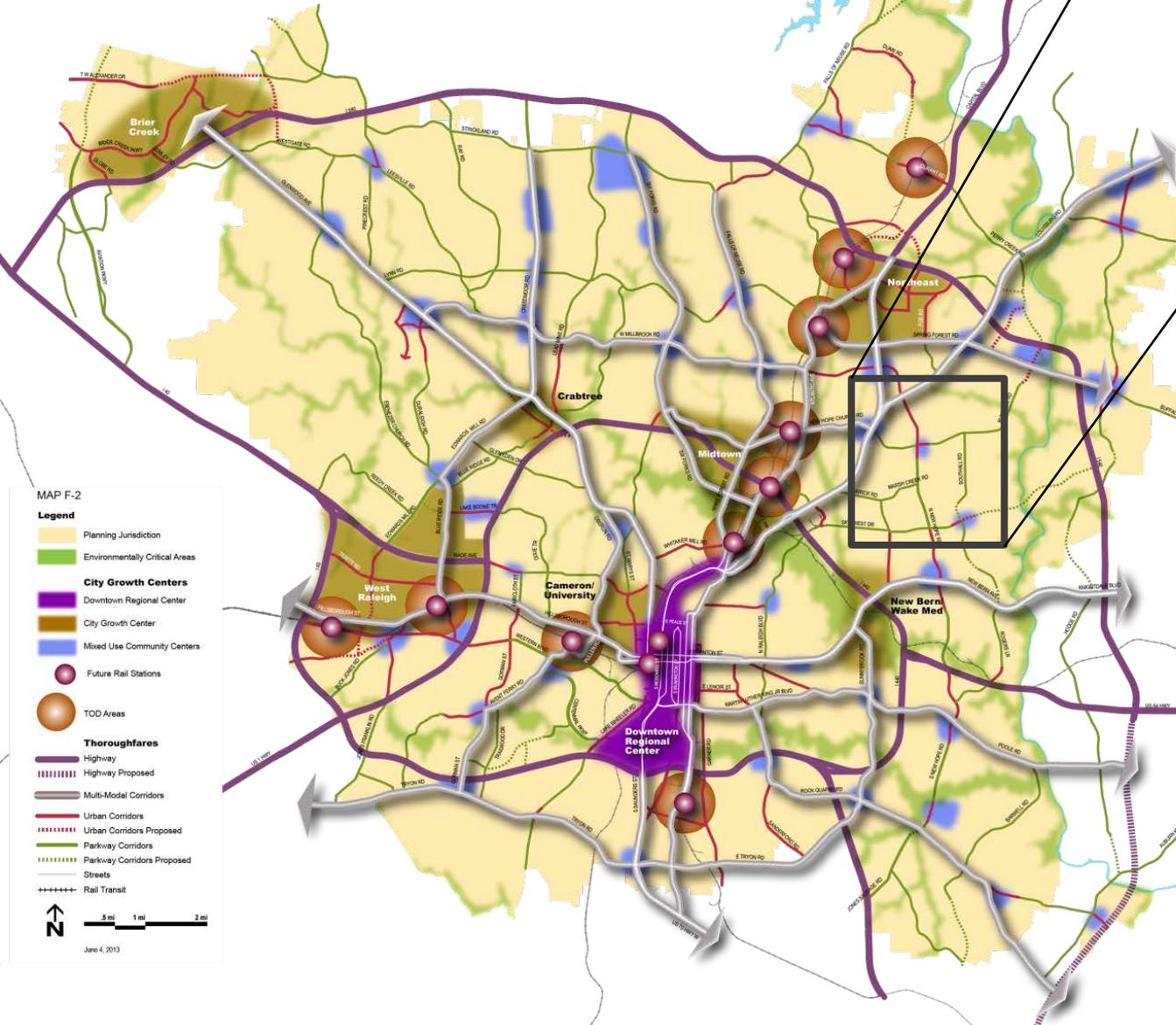
Objective:

The objective of this Workshop is to gather community input about future development of the Buffalo-New Hope area and discuss possible options for intersection improvements.

Outcome:

The outcome of the workshop is intended to provide a documented consensus vision for the area and related recommendations for policy amendments.

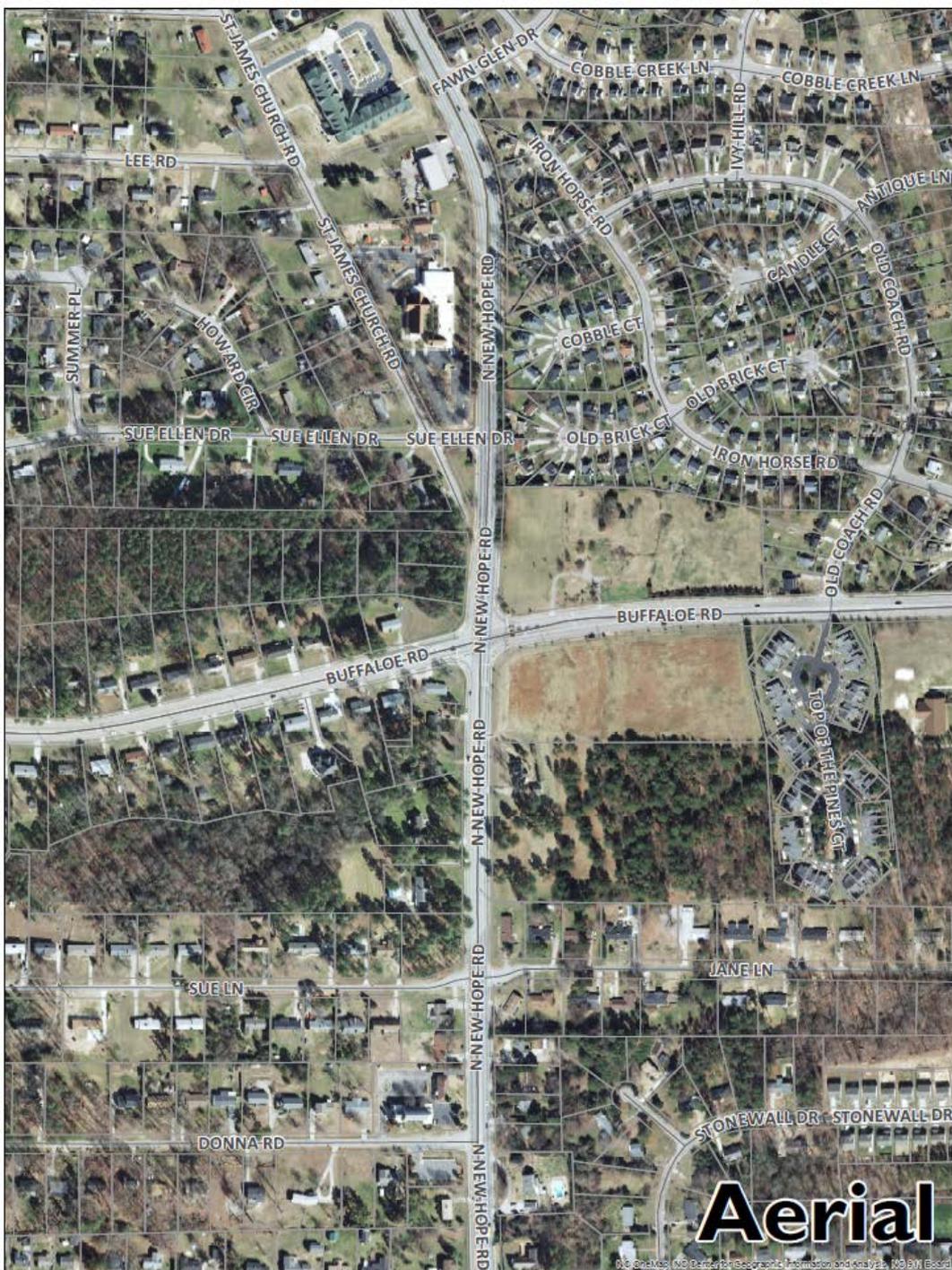
RALEIGH COMPREHENSIVE PLAN
Growth Framework



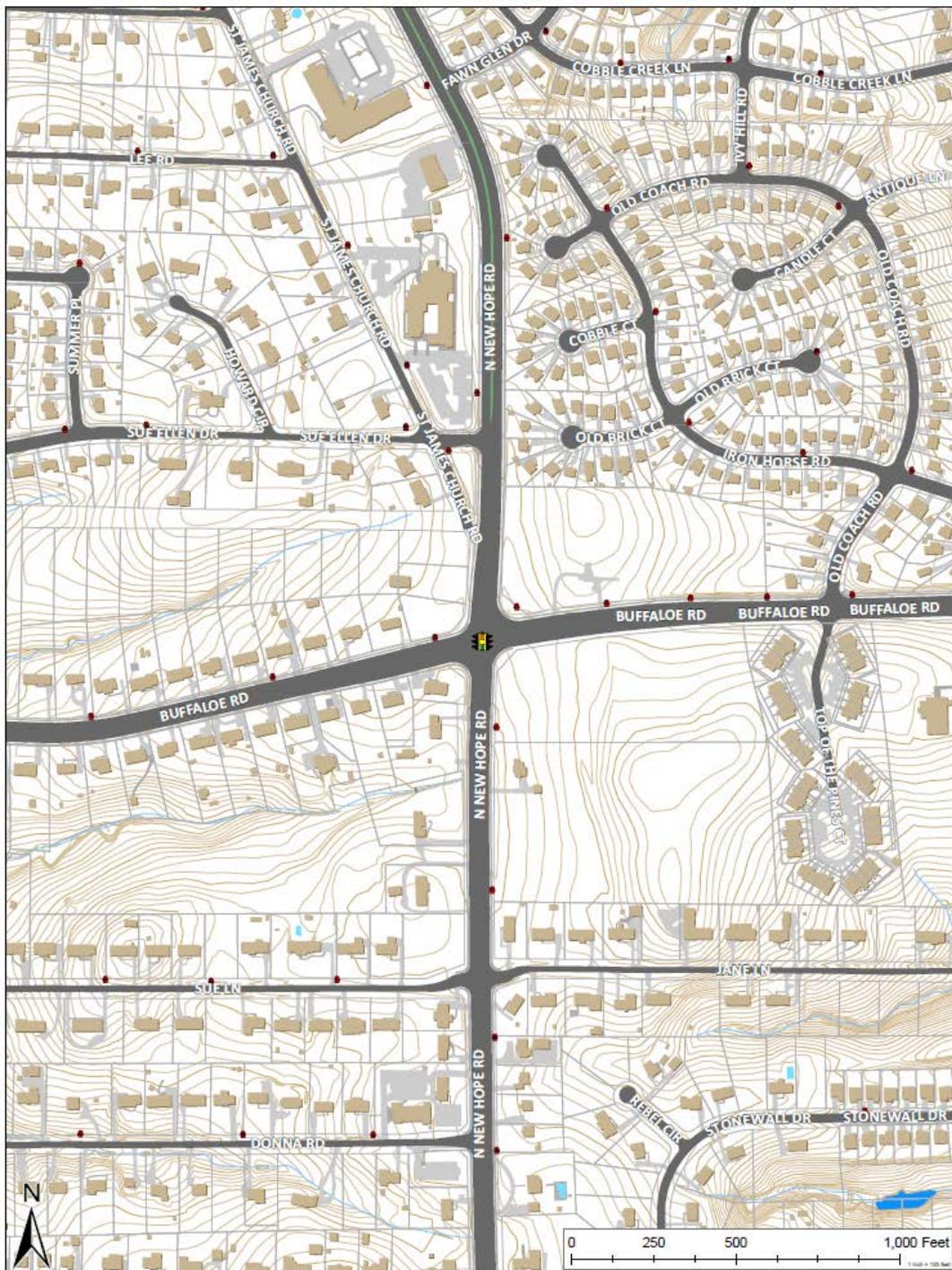
Mixed use community centers

- Located generally at places where transit and urban corridors intersect
- Targeted for infill development and improvements to urban design & connectivity intended to make them more integrated, walkable centers

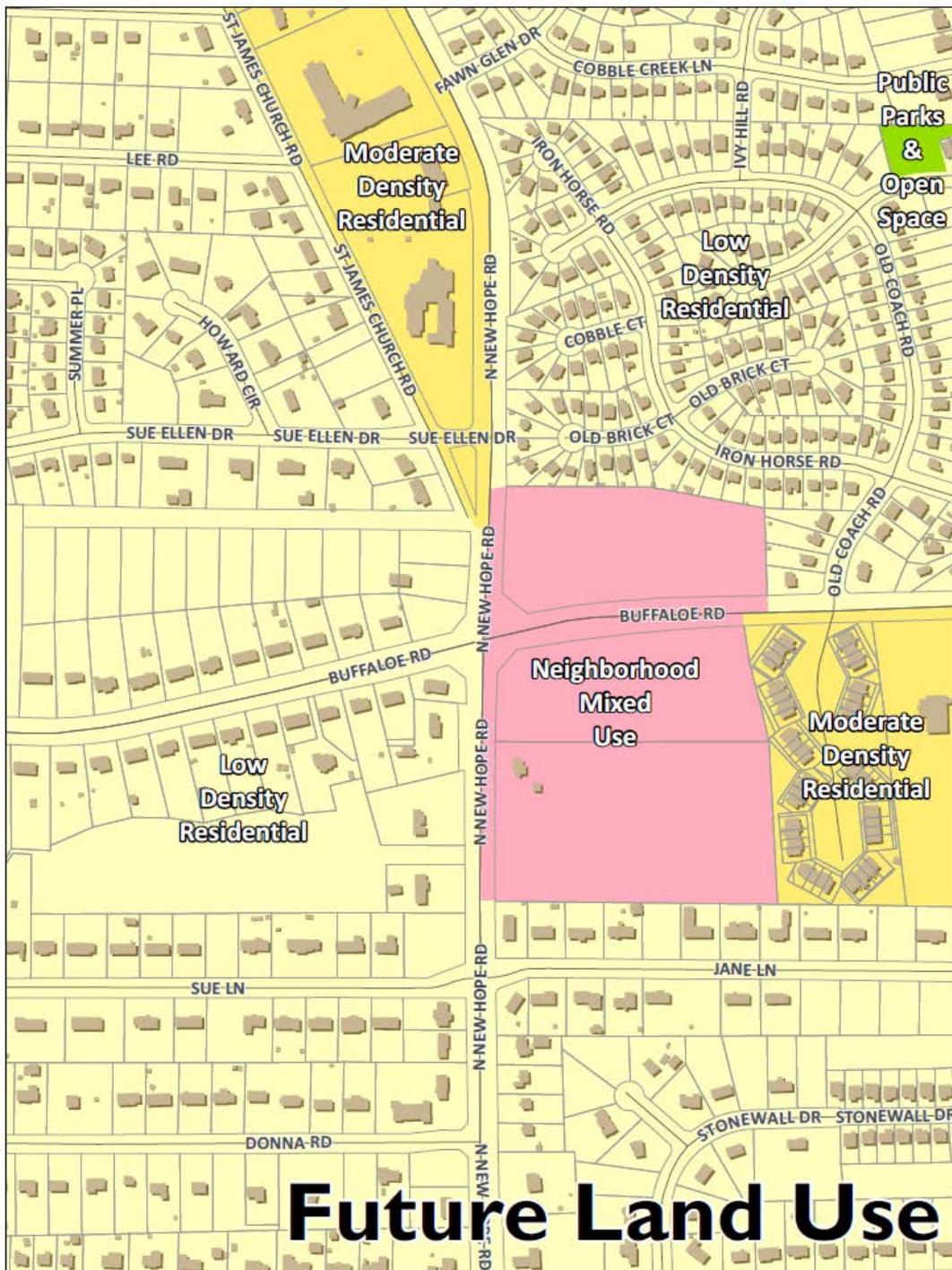
MAP F-2
Legend
 Planning Jurisdiction
 Environmentally Critical Areas
City Growth Centers
 Downtown Regional Center
 City Growth Center
 Mixed Use Community Centers
 Future Rail Stations
 TOD Areas
Thoroughfares
 Highway
 Highway Proposed
 Multi-Modal Corridors
 Urban Corridors
 Urban Corridors Proposed
 Parkway Corridors
 Parkway Corridors Proposed
 Streets
 Rail Transit
 0 1 2 mi
 June 4, 2013



- Major intersection surrounded by residential uses



- Street network and development pattern
- Lack of connectivity particularly in the northeast

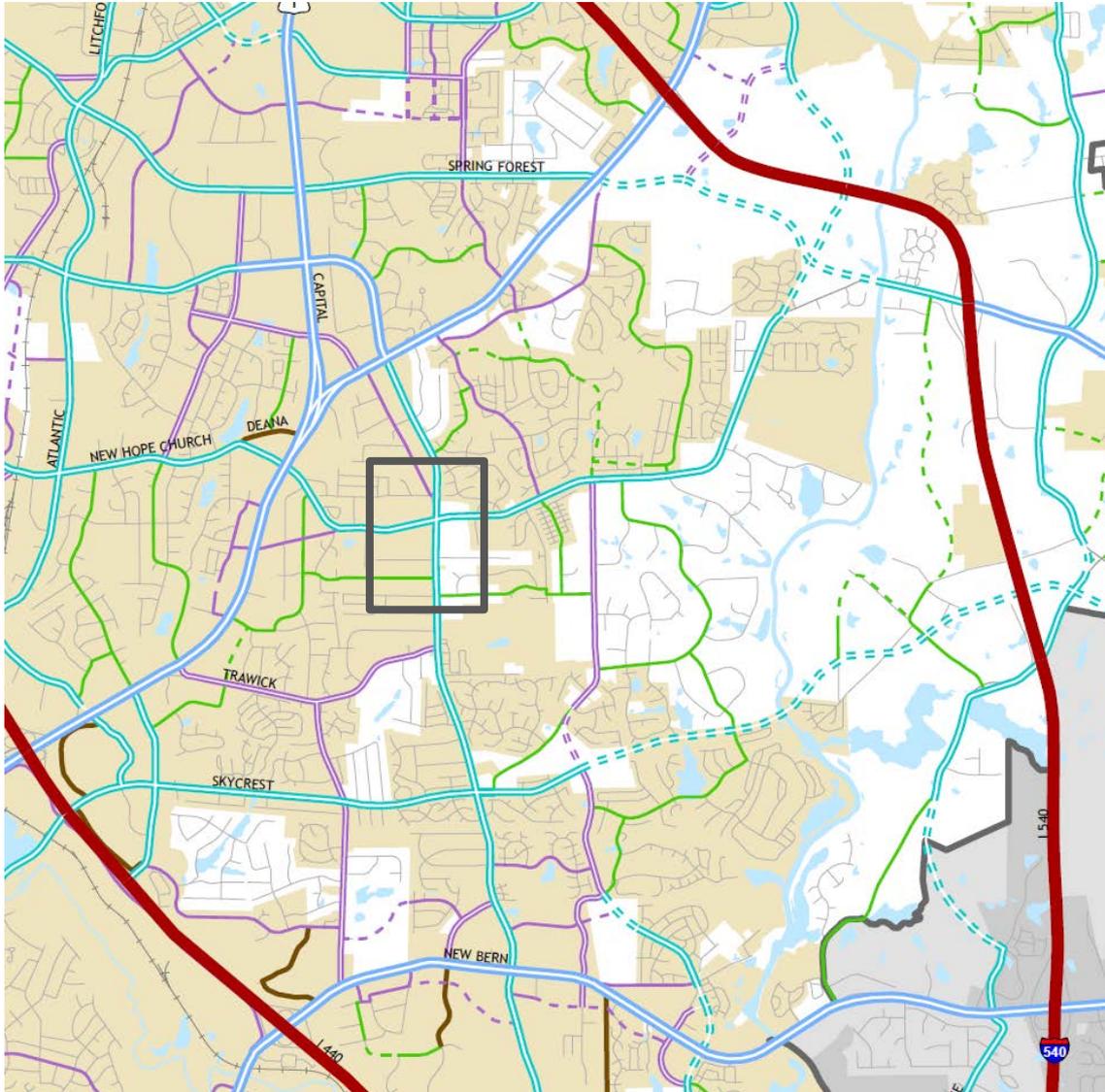


- Future Land Use = long-term vision for land use
- Neighborhood Mixed Use
 - Applies to neighborhood shopping centers and pedestrian-oriented retail districts.
 - Service area generally one mile or less.
 - Typical uses = corner or convenience stores, restaurants, bakeries, drug stores, dry cleaners, small professional offices, retail banking.
 - Residential & mixed use projects with upper story housing are also supported.



- Residential districts
 - Residential-4, Residential-6, and Residential-10
 - Number refers to density; R-6 limits density to 6 units per acre

STREET PLAN



A. Sensitive Area Streets

- Sensitive Area Parkway
- - - Sensitive Area Parkway Proposed
- Sensitive Area Avenue
- - - Sensitive Area Avenue Proposed

B. Local Streets

- Neighborhood Street
- - - Neighborhood Street Proposed
- Multifamily Street
- - - Multifamily Street Proposed

C. Mixed Use Streets

- Avenue 2-Lane, Undivided
- - - Avenue 2-Lane, Undivided Proposed
- Avenue 2-Lane, Divided
- - - Avenue 2-Lane, Divided Proposed
- Avenue 3-Lane, Parallel Parking
- - - Avenue 3-Lane, Parallel Parking Proposed
- Main Street, Parallel Parking
- - - Main Street, Parallel Parking Proposed
- Main Street, Angle Parking
- - - Main Street, Angle Parking Proposed

D. Major Streets

- Avenue 4-Lane, Parallel Parking
- - - Avenue 4-Lane, Parallel Parking Proposed
- Avenue 4-Lane, Divided
- - - Avenue 4-Lane, Divided Proposed
- Avenue 6-Lane, Divided
- - - Avenue 6-Lane, Divided Proposed
- Multi-Way Boulevard, Parallel Parking
- - - Multi-Way Boulevard, Parallel Parking Proposed
- Multi-Way Boulevard, Angle Parking
- - - Multi-Way Boulevard, Angle Parking Proposed

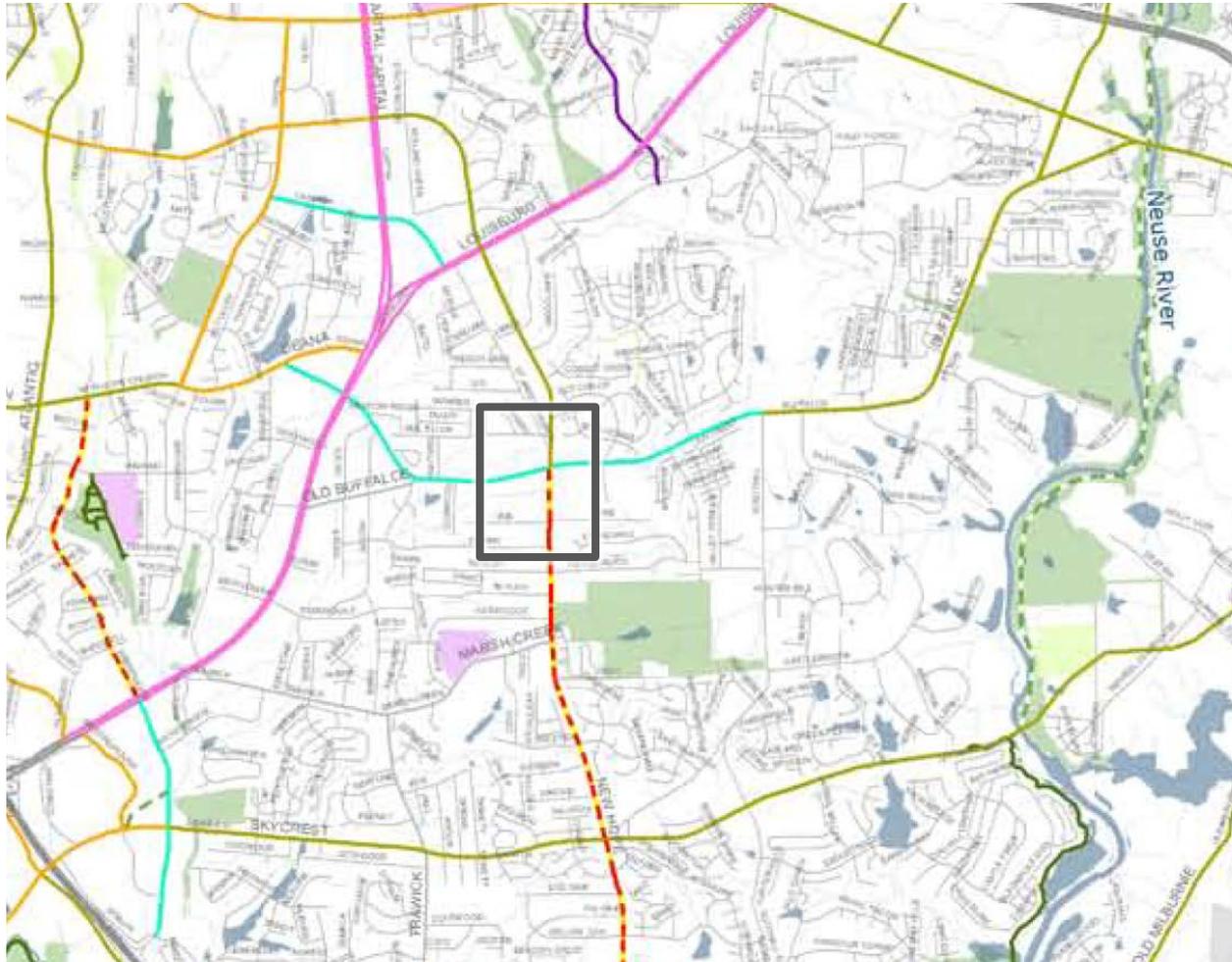
E. Industrial and Service Streets

- Industrial Street
- - - Industrial Street Proposed

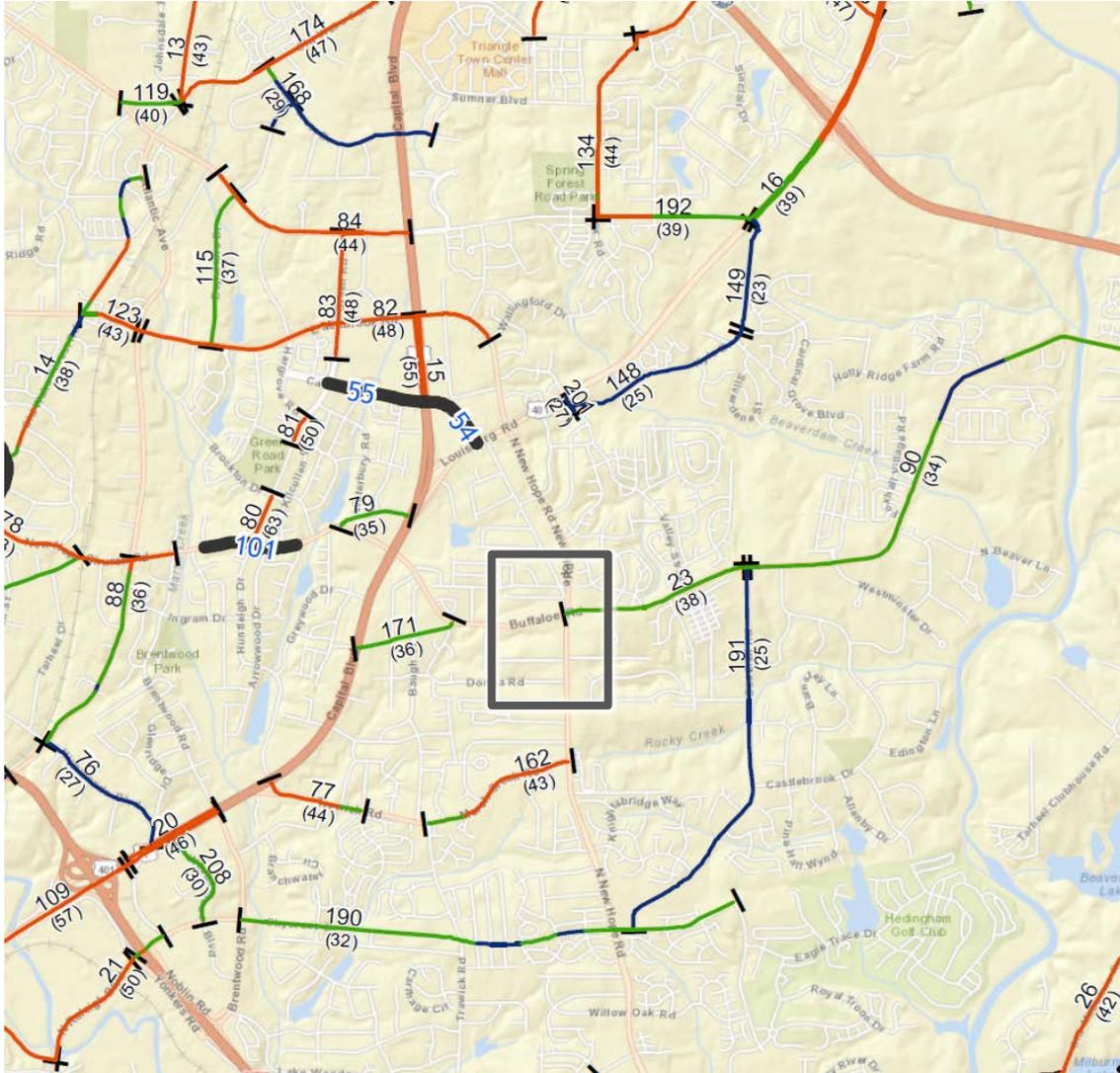
Other Streets

- Limited Access Highway
- - - Limited Access Highway Proposed

2009 BICYCLE TRANSPORTATION PLAN



2013 PEDESTRIAN PLAN

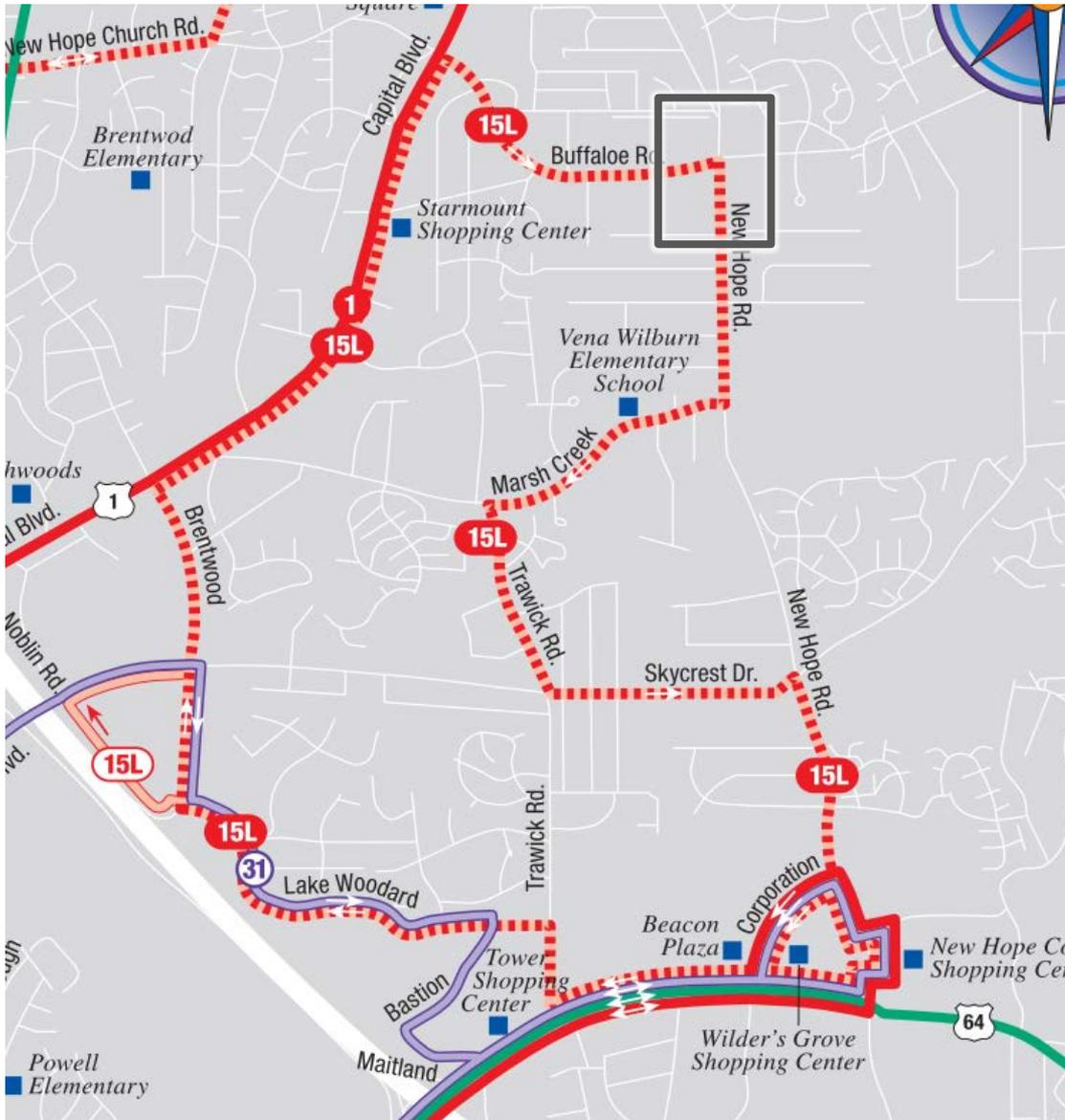


Sidewalk Project Scores

- 15 - 30
- 31 - 40
- 41 - 65
- Extra-Territorial Jurisdiction
- 13 Committed Project

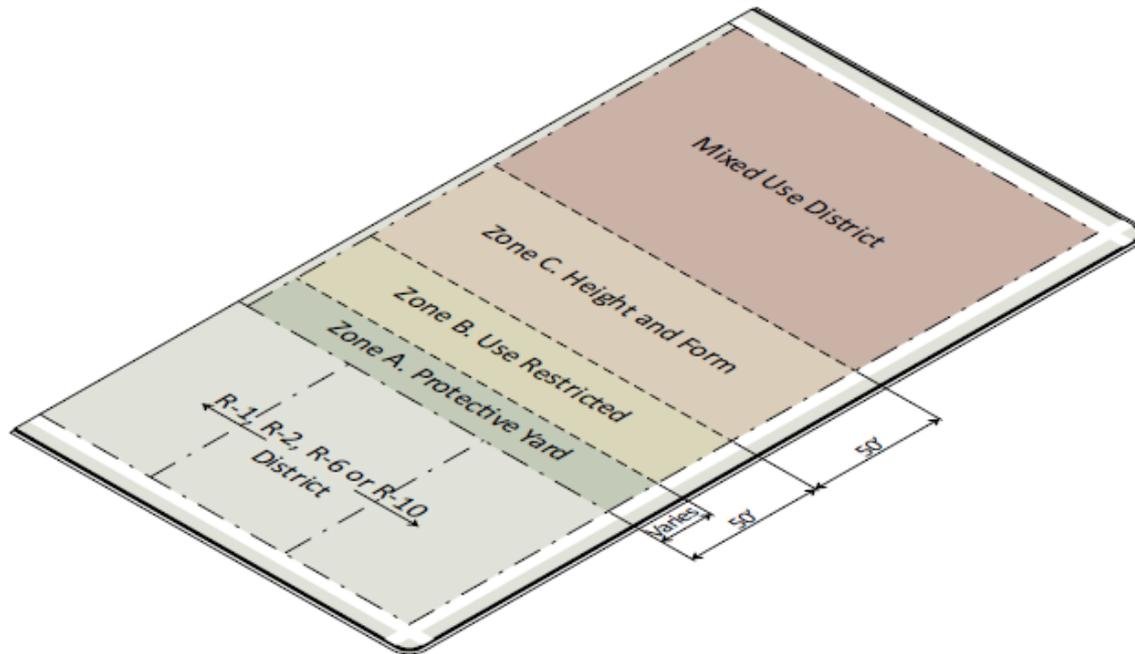
Map ID	Rank	Score (Average)	Street Name	From	To	Length (ft)	Scope
23	105	38.500	BUFFALOE RD	N New Hope Rd	Southall Rd	4263.05	Major Street Improvement
77	52	43.750	TRAWICK RD	Capital Blvd	Broadlands Dr	2239.47	Sidewalk Only
79	137	35.000	DEANA LN	New Hope Church Rd	Capital Blvd	1611.58	Sidewalk Only
90	143	34.000	BUFFALOE RD	Southall Rd	I-540	12626.70	Sidewalk Only
148	197	24.600	KYLE DR	Louisburg Road	Eagles Landing Drive	4303.89	Major Street Improvement
149	204	23.000	KYLE DR	Eagles Landing Drive	Louisburg Road	2628.51	Major Street Improvement
162	62	43.222	MARSH CREEK RD	New Hope Road	Trawick Road	3591.22	Major Street Improvement
163	36	47.000	N NEW HOPE RD	New Bern Avenue	Neuse River Bridge	5678.86	Major Street Improvement
171	132	35.800	OLD BUFFALOE RD	Capital Blvd	Buffaloe Road	2245.53	Major Street Improvement
190	151	32.190	SKYCREST DR	Brentwood Road	Southall Ext Road	11280.62	Major Street Improvement
191	186	25.462	SOUTHALL RD	Buffaloe Road	Skycrest Road	9447.89	Major Street Improvement
201	184	27.000	VALLEY STREAM DR	Louisburg Road	Valley Cove Court	386.38	Sidewalk Only

TRANSIT



- Served by 15L Connector Route
- Connections to Capital Blvd (1) and New Bern Ave (15)

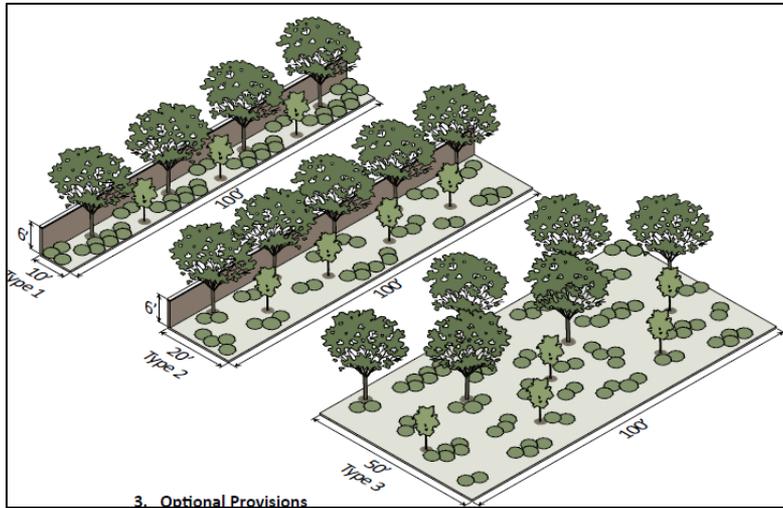
NEIGHBORHOOD TRANSITIONS



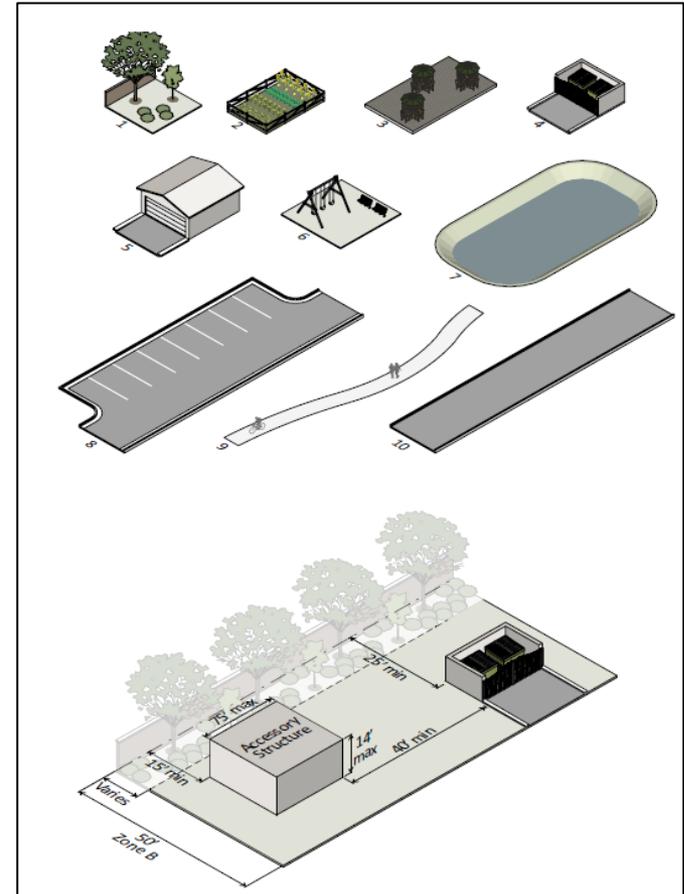
- UDO addresses the transition from mixed use districts to residential districts
- 3 parts: Zone A, Zone B, Zone C

NEIGHBORHOOD TRANSITIONS

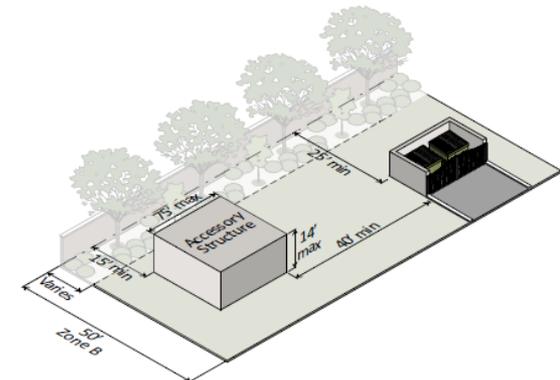
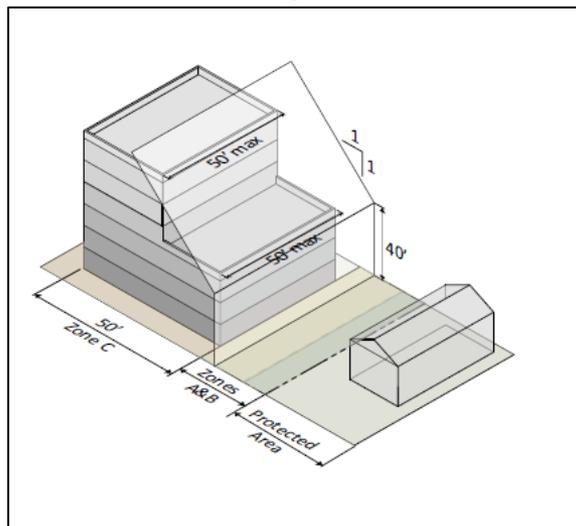
Zone A: Protective Yard



Zone B: Use Restricted



Zone C: Height and Form



VISUAL PREFERENCE

- 2 posters: Pedestrian Experience/Streetscape and Building Style and Materials
- For each poster, place a dot next to the image that you like the most

BREAKOUT GROUPS

1. Identify Community Vision (25 mins)

- What do you love about your community?
- What do you want to protect/preserve?
- What do you want to see that is not there now?

2. Identify Constraints & Issues (25 mins)

- Are there any issues at the intersection and surrounding area? Traffic? Bicycle and pedestrian access? Safety?

3. Identify Opportunities (25 mins)

- What do you see as opportunities for the intersection and area?
 - **Land Use/Zoning** - What are appropriate land uses?
 - **Height** - How tall should buildings be?
 - **Frontage Type** – Should buildings be set up to the street, set back behind parking lots? A mixture? What types of frontages should be used where?
 - **Street Type** – Buffalo and New Hope Roads are classified as 4-lane Avenue divided. New streets might be part of future development – what type should they be?

GROUP DISCUSSION – TOPIC 1

1. Identify Community Vision (25 mins)

- What do you love about your community?
- What do you want to protect/preserve?
- What do you want to see that is not there now?

GROUP DISCUSSION – TOPIC 2

2. Identify Constraints & Issues (25 mins)

- Are there any issues at intersection and surrounding area? Traffic? Bicycle and pedestrian access? Safety?

GROUP DISCUSSION – TOPIC 3

3. Identify Opportunities (25 mins)

- What do you see as opportunities for the intersection and area?
 - **Land Use/Zoning** - What are appropriate land uses?
 - **Height** - How tall should buildings be?
 - **Frontage Type** – Should buildings be set up to the street, set back behind parking lots? A mixture? What types of frontages should be used where?
 - **Street Type** – Buffalo and New Hope Roads are classified as 4-lane Avenue divided. New streets might be part of future development – what type should they be?

NEXT STEPS

- Summarize Workshop results
- Report documents:
 - Tonight's conversation - community vision, constraints, and opportunities
 - Recommended policy amendments
- Draft report presented to CAC and posted online
- Public comment period to gather feedback
- Revised report presented to City Council