

Falls of Neuse Road Area Plan Update

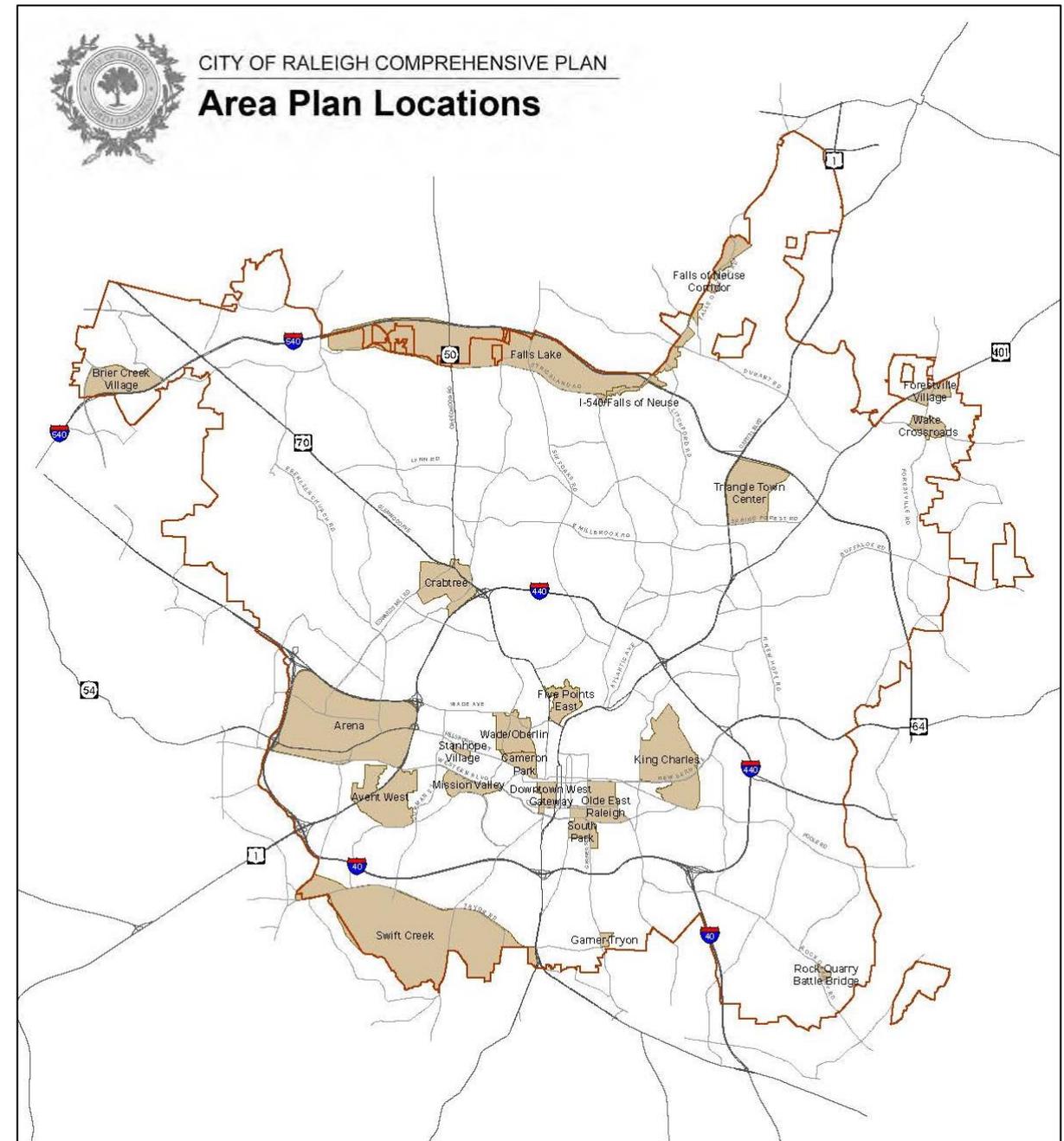
Kickoff Meeting
May 24, 2017

Agenda

- Introduction to the plan process (20 minutes)
 - Area Plans
 - Plan process
 - Public input
 - Reasons for an update
 - Plan scope
 - Existing policy/regulation
- Small group work (30 minutes)
- Small group reports (30 minutes)
- Next steps/input opportunities (5 minutes)

What is an Area Plan?

Area Plans provide detailed information and solutions to guide the future physical and regulatory characteristics for particular areas of the city.



Area Plan specifics

- Involve the community in developing a long-term vision
- Define policies and actions that will guide how the area should be maintained or changed in the future
- Identify future land uses
- Recommend future infrastructure such as improvements to sidewalks or parks
- Provide design guidance
- Often used to analyze rezoning requests

Area Plan substance

A series of **recommendations** which will be presented to City Council. The recommendations may take the form of:

- Land use amendments
- Zoning amendments
- Future transportation projects/studies
- Capital projects
- Items requiring further study

Area Plan Process

Data Gathering

Identifying Issues and Opportunities

Potential Land Use Scenarios

Final Recommendation

Plan Adoption

Implementation

You are here

Public Input

In Person

- Project Kickoff (tonight)
- CAC Presentation(s)
- Community Workshop (June 21)
- Presentation of plan
- Presentations to Commissions and City Council

Ongoing/Digital

- Project Website
- Survey (in conjunction with Community Workshop)
- Draft Plan Review/Public Comment Period

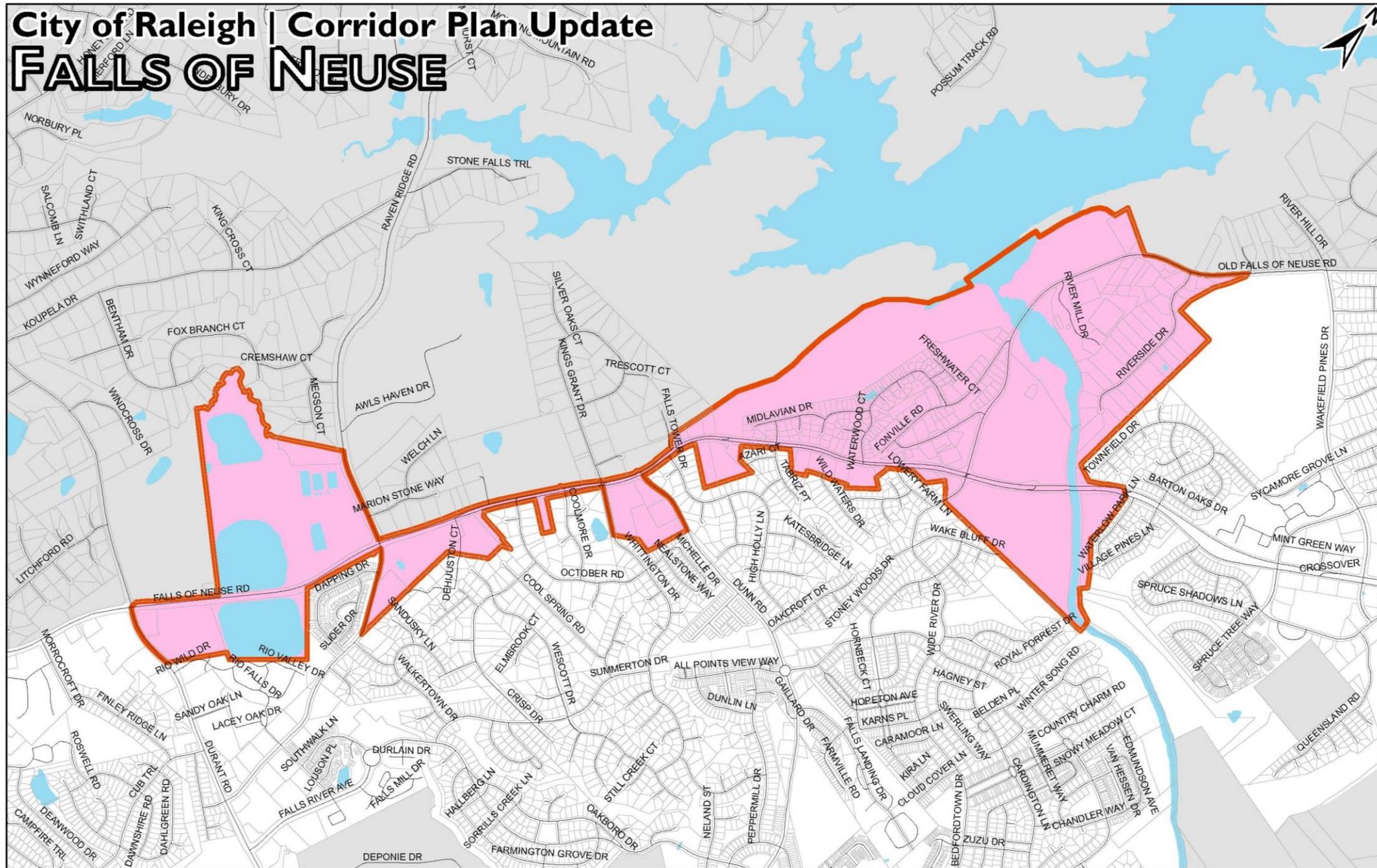
Input Process

Confirmation Group - Selected by City Council to provide oversight of planning process, ensure it is reflective of the community

Reasons for an Update

- Much of the land within the plan area has been classified as a drinking water supply watershed
- Recent land use controversies suggest a broader planning process is needed
- The widening and realignment of Falls of Neuse Road
- New recreational resources have opened, including the Neuse River Greenway and Annie Louise Wilkerson MD Nature Reserve
- The Wake County Transit Plan proposes all-day, hourly service between downtown Raleigh and Wake Forest utilizing this corridor
- The corridor is largely built-out, with only a few undeveloped sites remaining

Plan Scope



Plan Goals/Scope

- For the remaining undeveloped sites, identify land uses and scale of development that are viable in the marketplace and acceptable to the community
- Ensure that future change respects existing character
- Ensure land use policies are consistent with watershed protection
- Explore opportunities created by planned expansion of transit service
- Explore transportation improvements such as signal timing, crosswalks, sidewalks and consider potential future transportation demand.

Existing Plans and Regulation

- Falls of Neuse Area Plan
 - Adopted in 2006
 - Part of the Comprehensive Plan, provides specific guidance for this area
- Comprehensive Plan
 - Current plan adopted in 2009
 - Overall policy guide, includes Future Land Use Map and other policies that shape development and public investment
- Unified Development Ordinance and Zoning Map
 - Regulations governing development

Existing Falls of Neuse Plan

- **Falls of Neuse Corridor Character.** Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, the Falls Lake dam, and Falls Community.
- **Fonville Community Conservation.** The character and the design of new development or redevelopment in the historically-significant Falls community should reflect in material and character the unique enclave of existing homes in the neighborhood.
- **Fonville Retail.** Additional future retail catering to river activities in the Falls community should be in the style and character of the existing homes in the area and maintain the sense of place created from the old mill town and the future white water park.
- **Dunn Road Retail Area.** The Dunn Road/Falls of Neuse Neighborhood Retail Mixed Use Area should be developed in context with the surrounding single-family neighborhood and with a walkable development pattern.
- **Falls of Neuse Area Conservation.** Protect environmentally significant areas including the Falls Lake watershed, the Neuse River, slopes greater than 15%, and the 100-year floodplain along the Neuse River.

Existing Falls of Neuse Plan

- **Falls of Neuse Road Residential Access.** New detached single-family residences fronting Falls of Neuse Road are discouraged.
- **Falls of Neuse Road Frontage Lots.** Small frontage lots on Falls of Neuse Road should be recombined for development rather than redeveloped individually.
- **Falls/Durant Pedestrian & Bicycle Facilities.** Site designs within the Falls/Durant Neighborhood Retail Mixed-Use area should plan for and accommodate bicycle and pedestrian travel between development sites (excluding the water treatment plant).
- **Falls of Neuse Corridor Parking Lots.** Parking lots are encouraged to be located behind or beside buildings along the Falls of Neuse corridor.

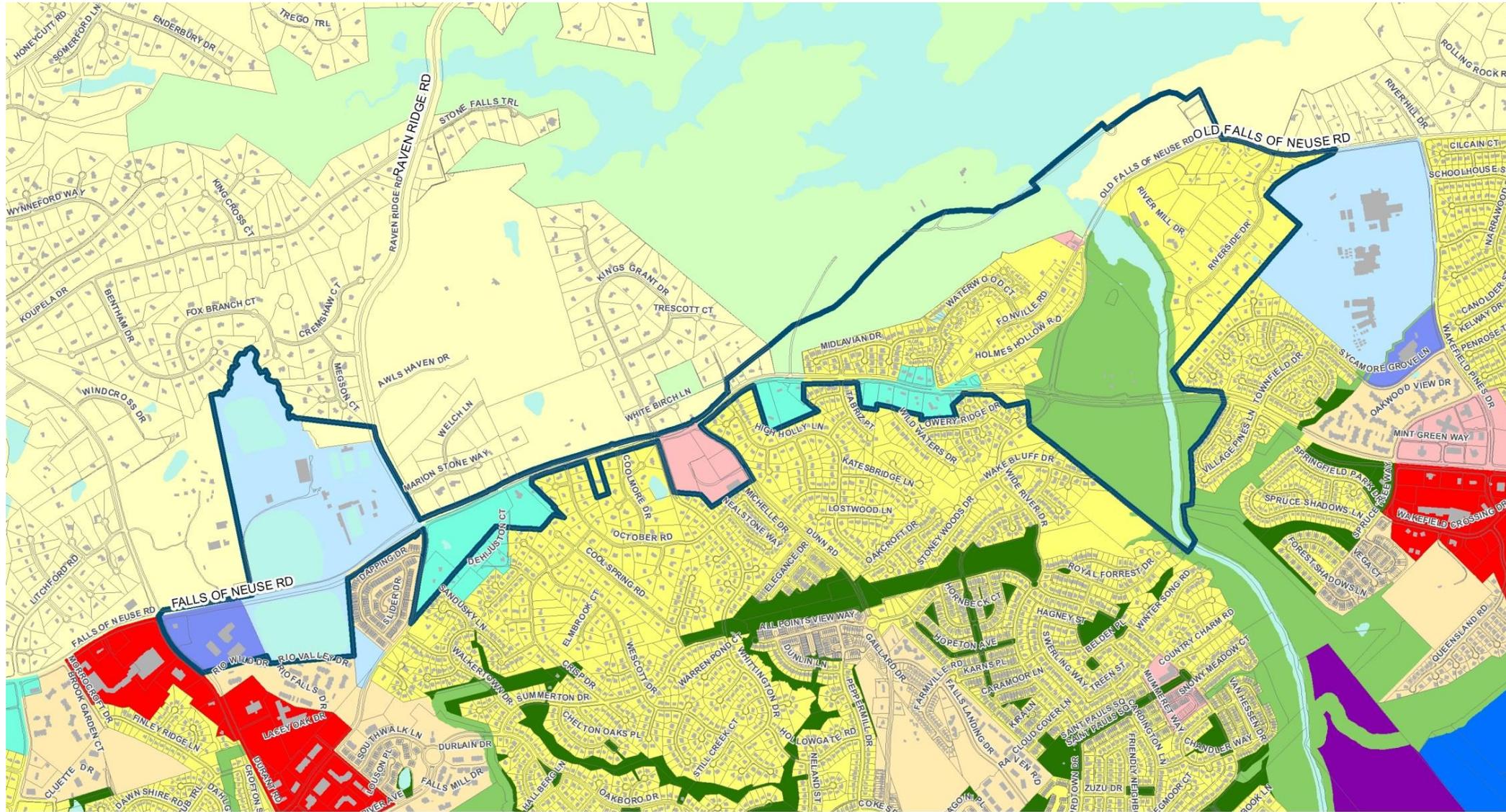
Falls of Neuse - 1999



Falls of Neuse - Today



Future Land Use Map

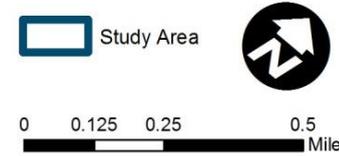
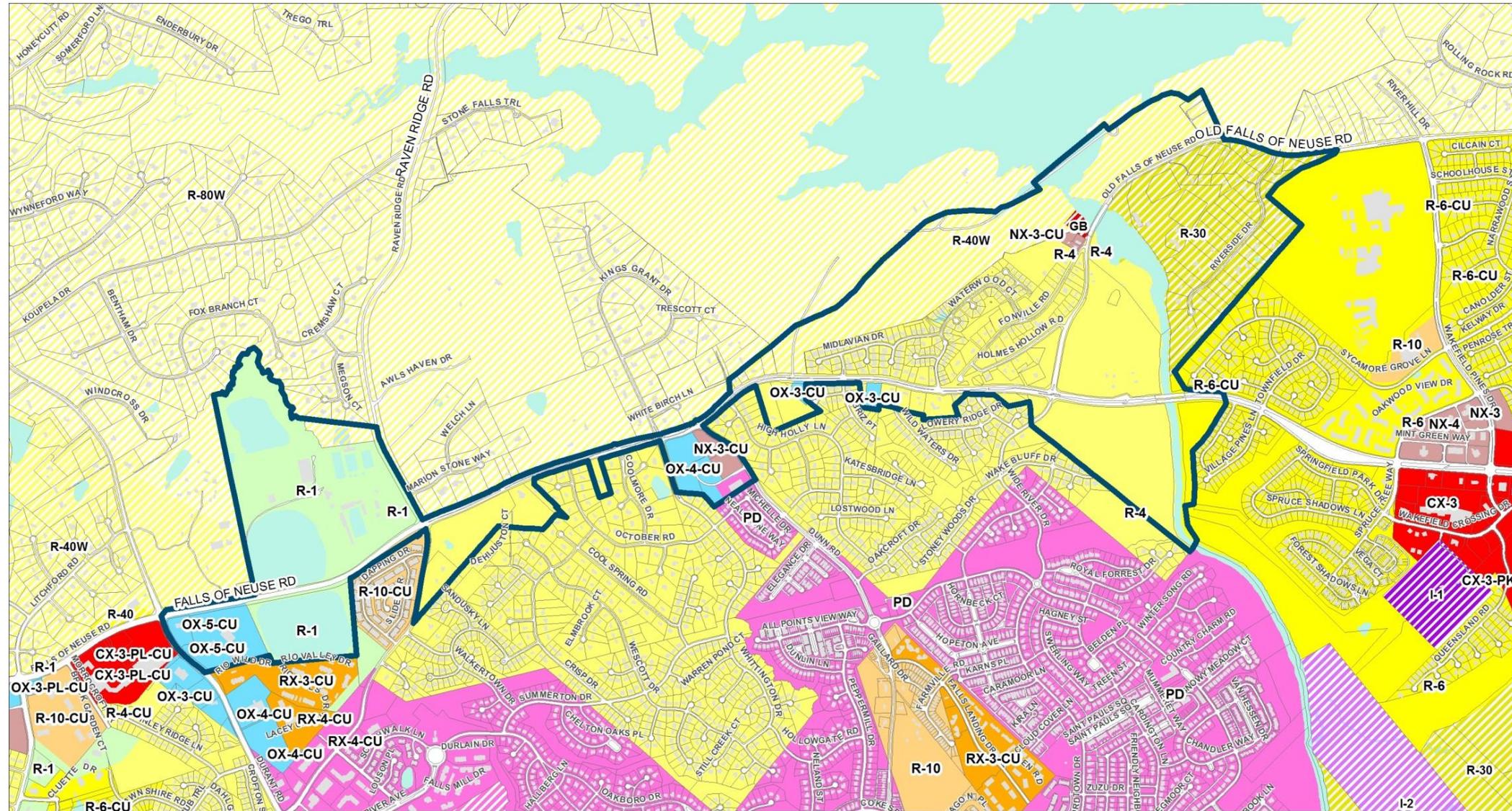


- Community Mixed Use
- General Industrial
- Institutional
- Low Density Residential
- Moderate Density Residential
- Neighborhood Mixed Use
- Office & Residential Mixed Use
- Office/Research & Development
- Private Open Space
- Public Facilities
- Public Parks & Open Space
- Federal Land
- Residential Under 1 Unit/Acre (Wake County)

Study Area

0 0.125 0.25 0.5
 Miles

Current Zoning



Tonight's goals

- Gather information
- Not looking for detailed outcomes – we'll focus on that in June
- Identifying strengths, challenges, opportunities
- Want to hear from everyone

Breakout Groups

- Review existing conditions
- Create list *and* add dots to map
- Identify strengths/places to preserve/enhance – **green dots**
- Identify weaknesses/challenges – **red dots**
- Identify opportunities – **blue dots**
- Pick someone to summarize group input
- Agree on (as much as possible) your group's top three items in each category
- We'll ask a representative from each group to come up and share

Your Thoughts

Strengths/places to preserve/enhance

- Residential Character and Community
- Trees and Buffers, nearness to nature amenities, branding of area as nature attraction
- Protect watershed for entire corridor
- Current zoning is most appropriate
- existing area plan

Weaknesses/challenges

- Traffic, especially at intersections
- Cut-through traffic
- No retail/residential mixed-use
- LED lights too bright

Opportunities

- Bike store, near dam
- Very low density residential in clusters
- Expand roadway with median, eliminate middle lane
- medical office at FoN and Dunn, Raven Ridge
- Jackson and Lowry Property-maintain as residential
- pocket parks
- townhomes at Raven Ridge

Next Steps

- Consultants will take data and create alternative scenarios
- Community Workshop – 7 p.m. on June 21, same location
 - Presentation of alternative scenarios
 - Table discussions
 - Survey
- Presentation of draft plan (mid/late summer)
- Planning Commission/City Council review (fall)
- Information: raleighnc.gov/planning

Thank you

Falls of Neuse

Area Plan Update

Kickoff Meeting: Public Input Summary



Overview

The kickoff meeting for the Falls of Neuse Area Plan update took place at Durant Middle School on Wednesday, May 24. The City publicized the event through emailed notices to city newsletter subscribers, social media including Facebook and Twitter, on the project website, and on signs posted along the corridor. The City also encouraged members of the project confirmation group to spread information on Nextdoor and similar means. Approximately 70 people attended the event.

Meeting format and process

The meeting began with a 20-minute presentation about the plan scope and goals (in terms of questions to be answered by the planning process) and current conditions (physical and policy/regulatory) in the plan study area. Attendees then split into small groups (roughly eight per table) for facilitated discussions regarding strengths, weaknesses, and opportunities in the area. Each table had a base map of the area and maps showing current zoning and the city's Future Land Use Map for the area.

Input was provided geographically (by placing dots on maps) and in list form. After a 40-minute discussion/work period, each group then presented the primary issues and opportunities they had identified.

Additional input was gathered in the form of a visual preference survey that could be done either before or after the formal meeting. The survey included 18 photographs showing various uses and building types. Participants placed dots on any types they found desirable for the study area.

Summary of input

Following the meeting, each list and map was digitally scanned. The raw information gathered has been placed on the project website (<https://www.raleighnc.gov/business/content/PlanDev/Articles/LongRange/FallsofNeuse.html>) and is summarized here.

Written issues/opportunities

This is a compilation of lists created at each table, with each different issue mentioned below. Many items on the list, such as greenways (strengths) and traffic (weaknesses) were mentioned multiple times, but are only mentioned once here, as this is intended simply as a means of covering the range of issues mentioned.

Strengths:

- Greenways
- Neighborhood aesthetics
- Existing Area Plan
- Natural resources
- Publicly owned natural areas

Examples

Strengths

- Recreational Amenities
- Open Space #1
- Park Land
- Proximity to BOTM
 - Open Space
 - Existing Retail
- Residential Character of the Corridor
- Current Area Plan is a Strength. (Residential) i.e. Protect the character of the corridor

Weaknesses

- Traffic
- Rezoning that are inconsistent w/ the comp. plan.
- Expected decline in brick/Mortar retail (Amazon effect)

Opportunities

- Dog Park
- Playground

Strengths

- residential character
- roadside vegetation
- public parkland
- greenways + green space

Challenges

- maintain residential zoning
- ensuring limit zoning changes
- parking in Leonard Tract
- maintain cross-section btw river and Durant Rd.
- limiting new traffic volume

Opportunities

- low impact office
- longer hours in Leonard Tract
- gradual density transition to office or 28 dual
- Signals at Coolmore or October
- avoid cut through traffic
- consider area-wide traffic when approving new dev.
- drainage at Rockford Road
- Red Sox Farm
- Access point of area from west side of road

Falls of Neuse

Area Plan Update

Kickoff Meeting: Public Input Summary



Strengths (continued):

- Recreational opportunities
- Neuse River
- Sense of community
- Single-family pattern of development
- The corridor in general is scenic and traffic does flow
- Roadside vegetation
- Public parks
- Older residential neighborhoods
- Church
- Historic homes
- Planned senior housing
- Current width of Raven Ridge Road
- Current grocery store access
- Falls Lake Dam
- WakeMed North Hospital

Weaknesses/Challenges

- Traffic
- New light poles are too bright
- Maintain residential zoning
- Parking at park/recreational facilities along Neuse River
- Maintain current cross-section between River and Durant Road
- Limit new traffic volume
- Drainage in some areas
- Accommodating people on bicycles at Raven Ridge
- Watershed/runoff issues
- Scape of potential development
- Traffic safety on Falls of Neuse
- Possibility of large-scale commercial development on undeveloped parcels
- Decline in traditional brick and mortar retail
- Do not want to see connection between King's Crest and Falls of Neuse or Raven Ridge roads
- No retail along the corridor
- Subsidized housing
- Declining property values if retail allowed

Opportunities:

- Senior living
- Raven Ridge (development in character of area)
- Create an identity based on recreational opportunities
- Change FLUM to residential
- Active recreation
- More bike/ped connectivity

Falls of Neuse

Area Plan Update

Kickoff Meeting: Public Input Summary



Opportunities (continued):

- Outdoor performance space/park development on city-owned property adjacent to river
- Protected bike lanes
- Public space
- Maintain watershed protection
- More engagement with Neuse River (whitewater park)
- Low density office and retail on undeveloped sites
- Signals at additional intersections
- Multifamily residential at Raven Ridge
- Historic designation for Mt. Pleasant Baptist Church
- Restaurant at/next to bicycle shop on Old Falls of Neuse Road
- Prefer residential on larger parcels just north of High Holly Lane
- Larger parcels between Tabriz Point and Lowery Farm Lane should remain residential
- Pocket parks in new development
- Medical office development
- Walking trails/walkability in residential (ADA accessible)
- Improve crosswalks at the pedestrian signal on Falls of Neuse Road and at Falls Lake Dam
- Additional signals on Falls of Neuse
- Raven + development at Raven Ridge/Falls of Neuse
- Residential/office uses at lower heights
- Low-intensity mixed-use
- Neighborhood-serving retail
- Dog park

Mapping exercises

As mentioned above, in conjunction with creating lists of issues and opportunities, participants also coded many of the issues geographically as follows:

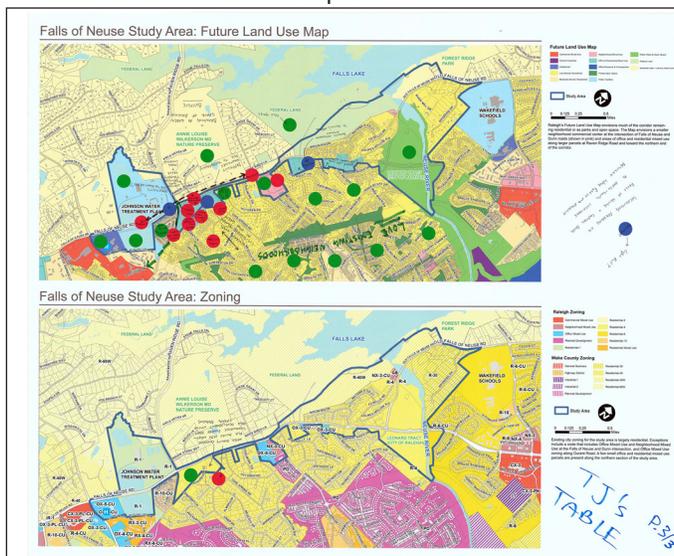
- Strengths/places to preserve/enhance – green dots
- Weaknesses/challenges – red dots
- Opportunities – blue dots

Summarizing this geographic input briefly is more difficult (all of the scanned maps, however, are available for viewing), as participants placed dots on a broad range of areas, but some patterns did emerge.

Neuse River/surrounding publicly-owned properties:

These areas received substantial numbers of green dots (indicating a desire to preserve the existing resources) and blue dots (indicating a desire in some areas to develop additional park or recreation opportunities or to provide increased access, such as in the form of additional parking). These results are not necessarily in conflict with one another.

Example



Falls of Neuse Area Plan Update Kickoff Meeting: Public Input Summary

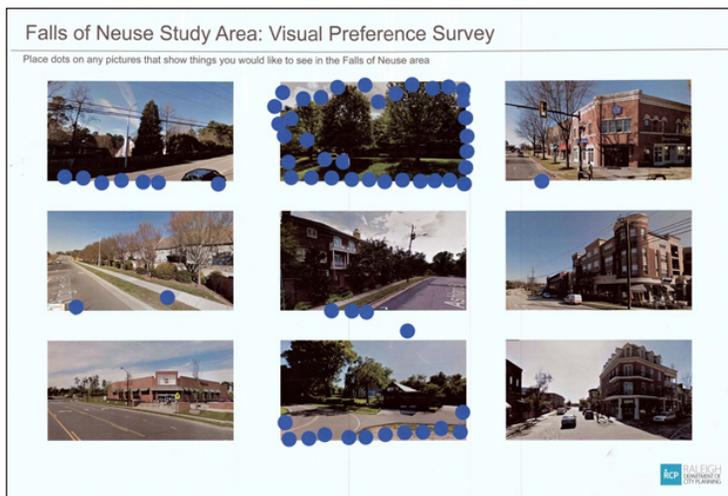


Undeveloped tracts: The area includes several undeveloped parcels, including a 17-acre site at Falls of Neuse and Raven Ridge roads and a roughly 4-acre site at Falls of Neuse and Dunn roads (two larger parcels adjacent to this area are currently vacant but are the subject of site plans for a retirement center). A group of smaller parcels on the southeast side of Falls of Neuse Road between Tabriz Point and Lowery Farm Lane falls into this category as well. Generally speaking, these also received a mix of green dots (in some cases, specifically labeled to indicate that the dots indicated residential development/character, not no development) and blue dots.

Falls of Neuse Road: The road corridor itself largely received red dots. These were generally labeled as representing traffic conditions and were often located at major intersections.

Visual Preference Survey

This exercise involved asking participants to place dots on development types they would prefer to see along the corridor. The results are shown below:



The results tend to indicate a preference for residential uses or forms (such as a house converted to office, or designed in a residential style/scale) or small-scale commercial uses. Images receiving larger numbers of dots included images of detached housing (one image showed detached housing, and participants drew in another image showing detached housing on the grouping of images above on the right), two-story townhouses, and a small existing retail business in the Falls of Neuse study area.

An additional image that received a large number of dots (top center on the grouping above on the left) showed an office building behind heavy landscaping. It is not necessarily clear whether the preference indicated by the dots on that picture was for the office use, the heavy landscaping (the office may not have been apparent to some participants) or both.



Falls of Neuse

Area Plan Update

Kickoff Meeting: Public Input Summary

Participant Feedback

Attendees received cards asking for feedback on the meeting. Of the 46 participants who responded, 40 indicated that the meeting had provided a good opportunity to shape the plan update; another five withheld judgment. All but two indicated they were likely to attend another meeting on the topic, and all but six said they were very likely to do so.

Strengths

- Greenways
- Aesthetics of neighborhoods
- 2006 Area Plan

Weakness

- Traffic

Opportunities

- Senior living (Whittington)
- Raven Ridge (develop in character)
- Create an identity based on recreational opportunities

TFC
group

PAULE
CARTER

preserve/enhance
Strengths green.

Weakness/challenges red.

Opportunities blue

- ① Nat. resources
- ② Rec. opportunities
- Neuse River

① - traffic congestion.

② change future land use map to residential

~~add~~ new light poles by City too bright.

③ active recreation.
tennis ball soccer

- 2 Sense of community
- Single family pattern.

② Lack of alternatives

- more bike/ped connectivity

greenway access

- ① Neuse River engagement / Whitewater Park
- branding as Raleighs Nat. Playground
- outdoor performance space + park development (Leonard Tract)
- protected bike lanes
- public space
- maintain
- watershed protection.

th

Strengths

- ② ~~1~~ Corridor in general. - Scenic -
the Traffic Flows - it's not Capitol Blvd.
- ② Preserve the current residential
Character of the neighborhoods

OPP

- ① Very low density retail & office for
the site is what is wanted on this site.
- ② ~~Medians~~

Challenges.

- ① Zoned mixed use currently - ~~the~~ Neighbors don't want
Residential mixed into the site. nor Retail.

- ③ Increase the greenery (Trees)
Match the rest of the corridor
(it's location specific)



Strengths

residential character
 roadside vegetation
 public parkland
 greenways + green space

Challenges

maintain residential zoning
~~ensuring~~ limit zoning changes
 parking in Leonard Tract
 maintain cross-section btw river and Durant Rd.
 limiting new traffic volume

Opportunities

low impact office
 longer hours in Leonard Tract
 gradual density transition to office or LG dev
 signals at Coolmore or October

avoid cut through traffic
 consider area-wide traffic when approving new dev.

drainage at Rocky Toad Rd Iris Farm

Access ^{going north} north of Raven Ridge from west side of FON
 Development in Wake Forest

help the flow btw WF and Raleigh

Assets

- General Residential character of the area
- Sense of community
- * Older neighborhoods → Raven Ridge
Kadleigh
Armada Hill
- Church.
- Historic homes near Church
- Senior Housing - New. (USE) - Good fit.
(3 story apt bldg) No traffic impacts
- Foxville - Historic neighborhood
- Falls Lake Recreation Area
- Newse River. Greenway + Multi-use path.
- Current zone + use is compatible. (17 acres
Raven R.
Falls)

ISSUES

- Day Care Center

~~Use diff from land use map~~

OPPORTUNITIES

- High traffic intersections marked on map
- Keep it consistent & FL
- Bicycle shop. (older home for redw.)
- Village Center - small shop

STRENGTHS

- RESIDENTIAL ZONING / NEIGHBORHOOD PRESERVATION
- TREES / BUFFERS
- ACCESS TO NATURE FACILITIES

CHALLENGES

- TRAFFIC INCREASES
 - PINCHES @ RAVEN RIDGE
 - CUT-THROUGH TRAFFIC
- TRYING TO ACCOMMODATE BIKE TRAFFIC @ RAVEN RIDGE

OPPORTUNITIES

- ~~ADDITIONAL FACILITIES~~
- NEW DEVELOPMENT TO ~~KEEP~~ SHOULD KEEP EXISTING ZONING NEIGHBORHOOD CHARACTER
- "RESIDENTIAL"

CHARACTER / Strengths & 6s

- NATURAL AMENITIES
- RESIDENTIAL
- LANDSCAPING / TREE-LINED STREETS
- CIVIC SPACE

Challenges / Opportunities

SPENCER RIDGE - CHALLENGE & OPPORTUNITY

- MEDICAL OFFICE? MULTI FAMILY RESIDENTIAL?

Historic designation - Mt. Pleasant Baptist Church
LEONARD TRACT

- CONCERNS ABOUT TRAFFIC FROM WHITEWATER PARK
- NEED FOR ADDITIONAL PARKING FOR GREENWAY TODAY

JACKSON PROPERTY

- PREFER RESIDENTIAL

LOWRY PROPERTY

- PRESERVE AS RESIDENTIAL

BIKE SHOP

- OPPORTUNITY — RESTAURANT?

Strengths

Single Family / Low Density Residential
Greenway
protected openspace / Annie Louise Wilkerson Reserve
Raven Ridge Rd current Road width / Traffic
Well serviced by Supermarket
Transition from commercial to Residential
along Falls of Neuse

Weaknesses

Weakness/challenges
Traffic impacts
Being inside the watershed / Runoff / Stormwater issues
Scale or height of potential development
Safety from Traffic safety on Falls of Neuse
potential large scale commercial development on
Vacant land

Opportunities
Residential or office type uses
lower Heights office/residential
low intensity Mixed use development
parks / playground
More Recreational opportunities
Neighborhood servicing Retail

Strengths

- Recreational Amenities
- Open Space #1
- Park Land

Proximity to BOTH

- ① Open Space
- ② Existing Retail

- Residential Character of the Corridor

- Current Area Plan is a strength. (residential)
i.e. Protect the character of the corridor

Weaknesses

① Traffic ●

② Rezoning that are inconsistent w/ the comp. plan.

③ Expected decline in brick/mortar retail ("Amazon Effect")

Opportunities

- Dog Park
- Playground

- LOCAL KAYAK RENTAL + LATER TO NATURA
- FALLS LAKE DAM (PRESERVE)
- SENIOR HOUSING (PRESERVE)

AMENITIES
IN THE
AREA

- HOSPITAL (PRESERVE)
- PRESERVE OPEN AREAS
- CLEAR ACCESS FROM SENIOR HOUSING TO HOSPITAL (ENHANCE)
- MEDICAL OFFICE DEVELOPMENT

- TRAFFIC FROM WAKE FOREST (CHALLENGE)

- WANT WALKABILITY IN RESIDENTIAL (ADA); WALKING TRAILS (OPPORTUNITY)
- IMPROVE CROSS WALKS AT PED SIGNAL
- ADDITIONAL SIGNALS ON FON & AT THE DAM (OPPOR.)

- PRESERVE RESIDENTIAL + NATURAL
- **BRANDING** FOR COMMUNITY (OPP.)
- AVOID DEVELOPMENT THAT INCREASES TRAFFIK (CHALLENGE)
- POCKET PARKS AS DEVELOPMENT OCCURS & CONNECTIONS

From
Dunn - FON
↳ turning from FON
onto Dunfury left

Traffic backs
up from 540

Entrance

Crosswalk @ dam @
ped signal @ october
@ dentist office

1) Already have 10 groc Stores in 5 mile Radius of Falls Corridor... do not need another.

*2) We love our green spaces and would love our NORTH RALEIGH FALLS CORRIDOR TO BE Branded as a "Green, Recreational Spaces"

*3) AGAINST KING'S CREST TIE IN TO DEVELOPMENT AT RAVEN RIDGE/FALLS OF NEUSE. PROTECT OUR

4) AGAINST RETAIL ALONG THE CORRIDOR. PERIOD.

5) WOULD LOVE A RAVEN POINTE 2 to be built at RAVEN RIDGE/FALLS OF NEUSE.

*6) Congestion at AM/PM RUSH HOUR ON FALLS IS ALREADY BAD

7) RAVEN RIDGE IS A TERTIARY ROAD; NOT A MAJOR ROAD.

*8) AVAILABLE LAND IN THE CORRIDOR: OUR FIRST CHOICE WOULD BE:

1) BEAUTIFUL RESIDENTIAL Development in keeping with The Corridor + protect the watershed.

SECOND CHOICE: MORE GREENSPACE

THIRD CHOICE: TOWN HOME COMMUNITY

~~FOURTH CHOICE: MAYBE OFFICE~~

9) SAFETY/TRAFFIC ON FALLS. IF RETAIL IS ALLOWED TO CREEP INTO THE CORRIDOR

10) NO SUBSIDIZED HOUSING/APARTMENTS - DOES NOT KEEP IN CHARACTER WITH THE CORRIDOR

11) Concern about declining property values. if Retail is allowed.

if Retail is allowed.

TJ'S TABLE P.1/3

CONCERN IS THAT ZONING/FLUM FOR "OFFICE" WOULD OPEN THE DOOR TO UNDESIRABLE COMMERCIAL DEVELOPMENT

12) We want to protect our water/
watershed property/properties.

13) GROWTH CENTERS ON CITY
COMPLAN ~~ARE~~ ARE
NORTH OF NEUSE RIVER;
SOUTH OF DURANT - NOT IN
THE GREEN CORRIDOR OF
FALLS it was seen as
QUIET, GREEN BEAUTIFUL,
RESIDENTIAL & WHY WE
MOVED HERE.... ALSO
WHY WE PRESENT RETAIL
ENCROACHMENT.

TJ'S
TABLE
P. 2/3

14) We want development
that keeps in character and
tone of our corridor

15) FOLLOW LEAD OF DR. WILKERSON IN
SETTING THE tone AND GUIDING THE
CHARACTER OF THIS AREA - CAPTURES
WHAT THIS COMMUNITY VALUES (OPEN
SPACE, ENVIRONMENTAL QUALITY, EXISTING
NEIGHBORHOODS)

Note: The following maps contain the results of group exercises. Participants were asked to identify importation locations on the map as follows:

- Identify strengths/places to preserve/enhance – **green dots**
- Identify weaknesses/challenges – **red dots**
- Identify opportunities – **blue dots**

Falls of Neuse Study Area: Basic Features



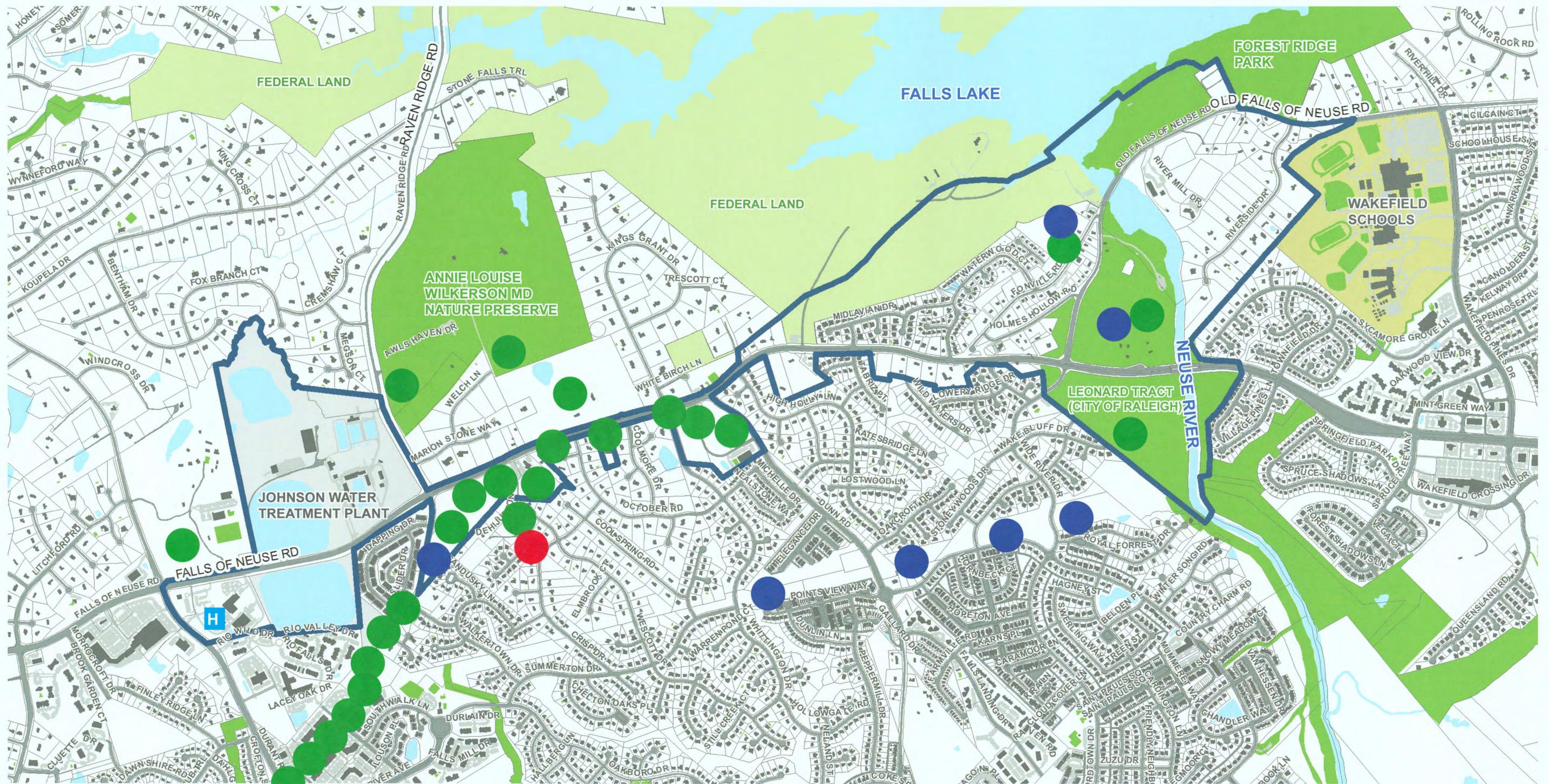
The study area, outlined in blue, extends 2.8 miles from Durant Road in the south (note that the map is angled to provide more information) to the Neuse River and Falls Lake in the north. The area includes city-owned properties at both ends (the Johnson Water Treatment Plant and properties adjacent to the river), the WakeMed North hospital, and the Falls

Lake Dam, and is adjacent to the Wakefield schools. The area also includes the historic Falls community adjacent to the river, as well as some undeveloped tracts, particularly along the east side of the corridor. Finally, Falls Lake itself and federally-owned surrounding lands make up a large portion of the area.

Primary Physical Features



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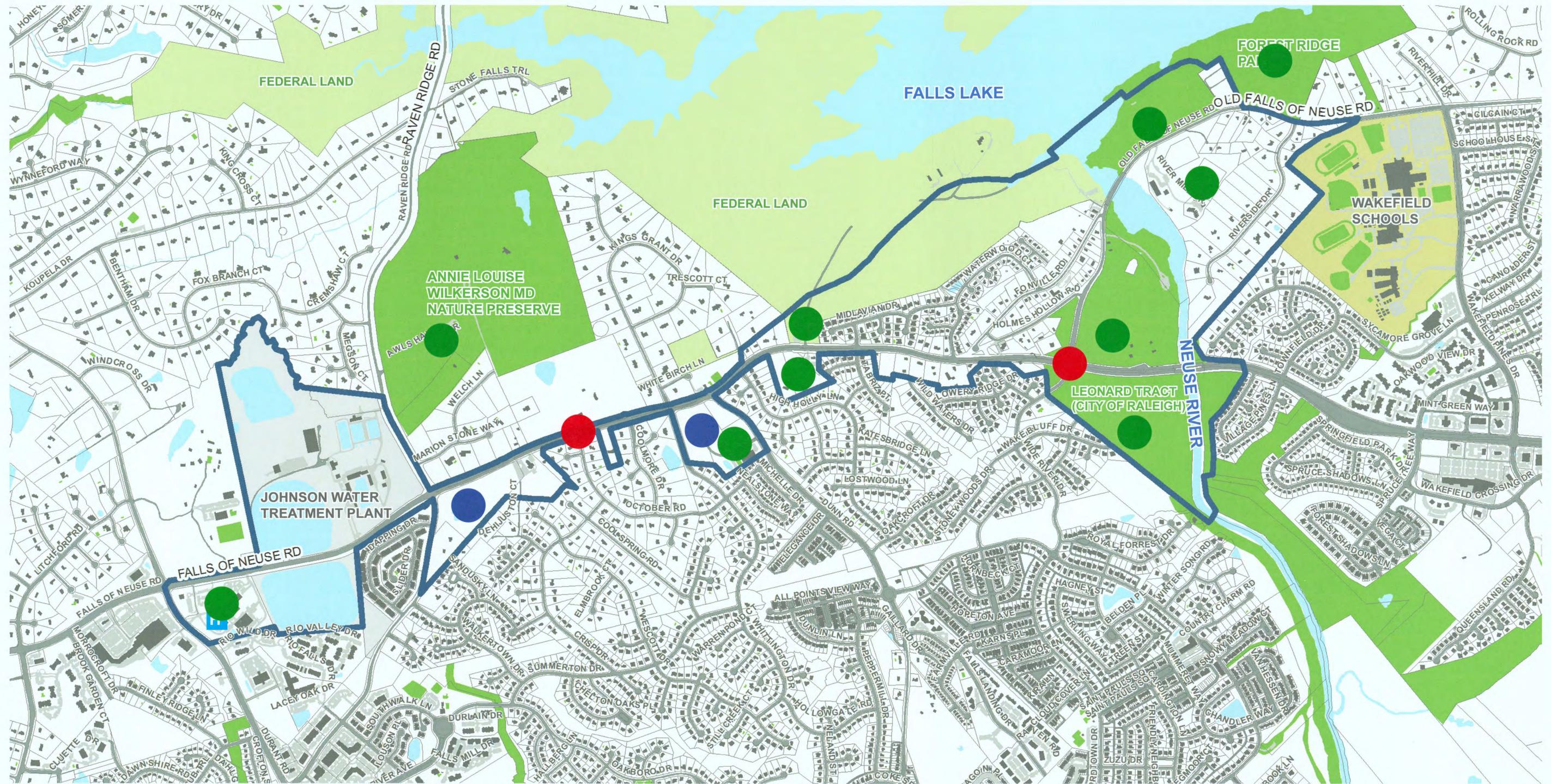
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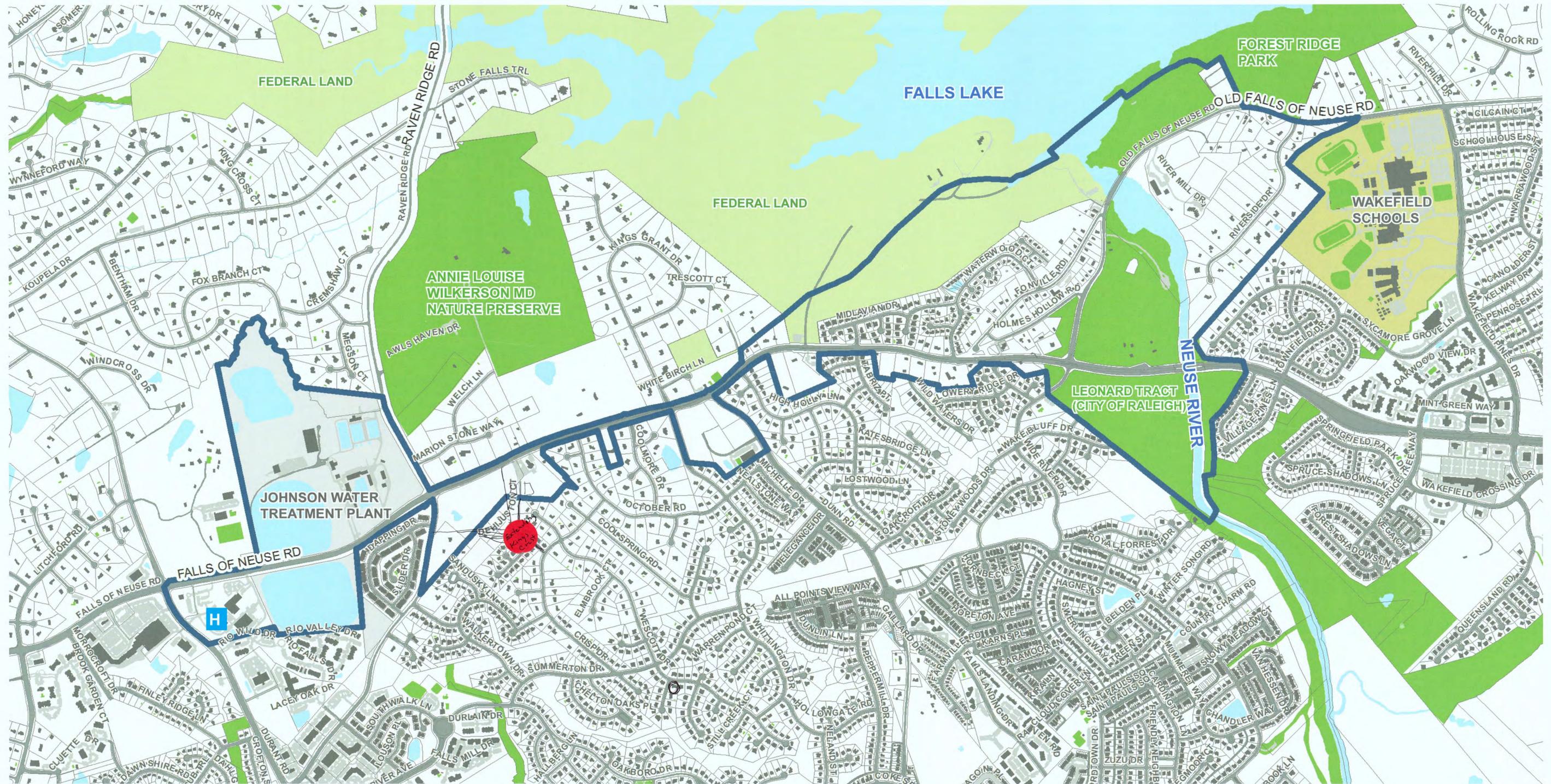
Primary Physical Features



TTC group

RAV'S TABLE

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Primary Physical Features



Falls of Neuse Study Area: Basic Features

Water treatment plant and an office park
 • greenway is the best part
 • Wakefield Commons is a disaster
 • Leonard tract is a psychological barrier
 • Falls river shopping center
 • Hwy 98/Falls of Neuse should be a whole food's Prêt à Manger (NYC)/English

• Hwy 98 MLD soccer stadium
 • need business nodes
 • sprouts juics
 • Huge general mismatch of businesses to the demographic -

opportunities

1. Connect Capital to Falls through Bedford near Burlington Mills

Benefits
 • Alleviate traffic on Capital and Falls
 • Encourage Commercial Development P4/NODES

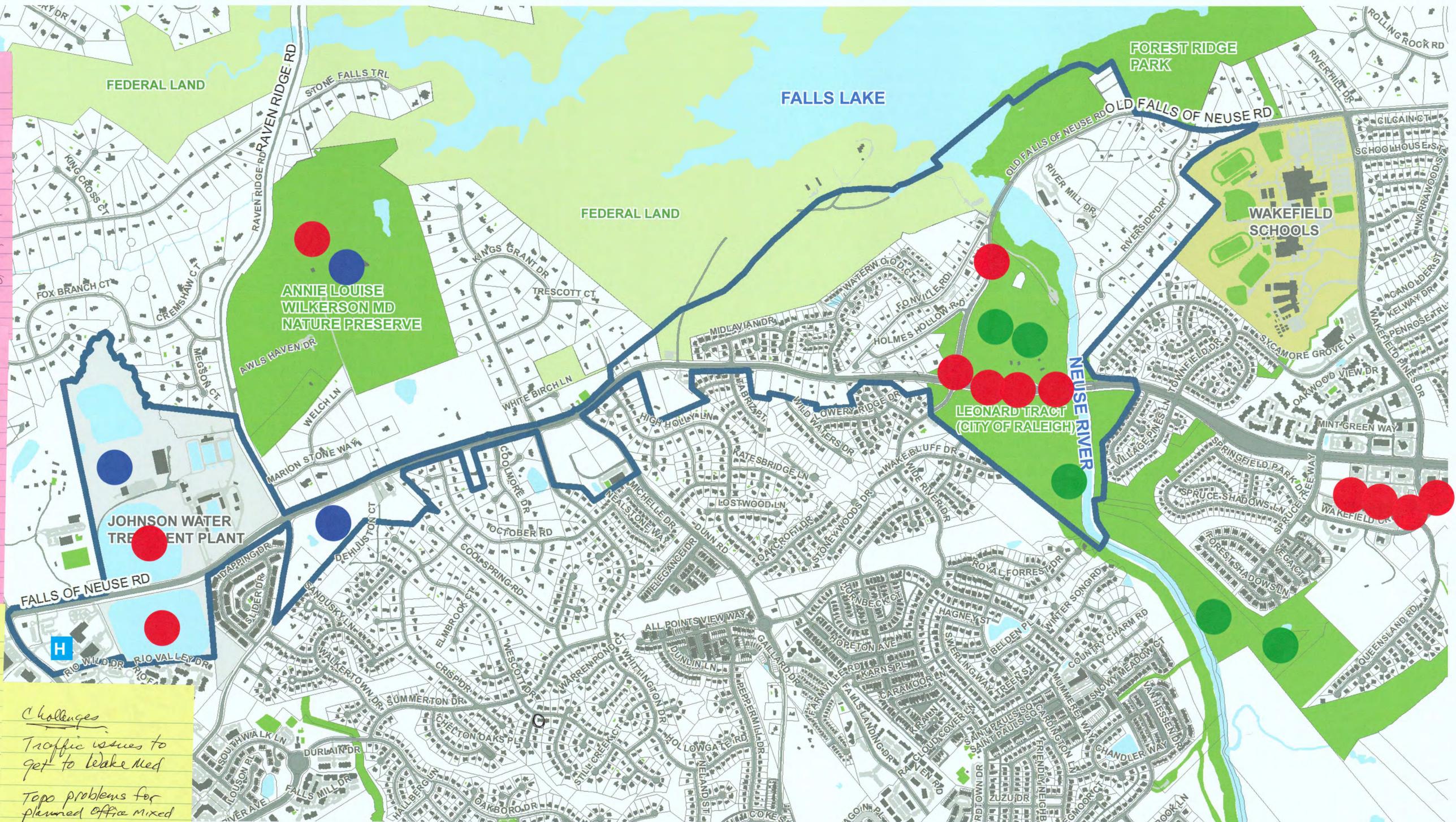
2. Across from Wakefield to increase density of Commercial

Challenges

Traffic issues to get to Wake Med

Top problems for planned office mixed use

is angled to provide
 River and Falls Lak
 city-owned properti
 Water Treatment Pl
 the river), the Wake
 med north hospital, and the Falls



Lake Dam, and is adjacent to the Wakefield schools.

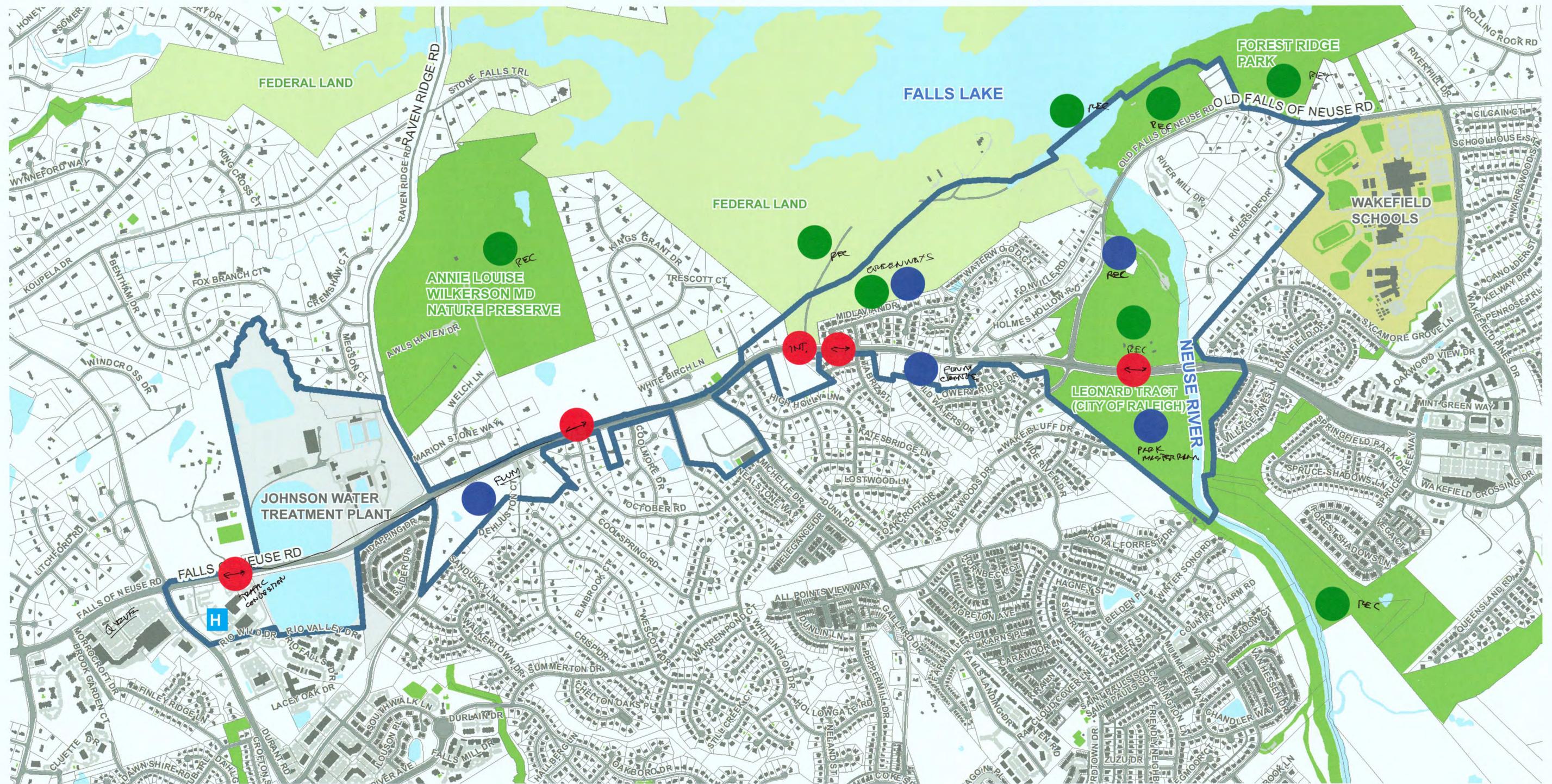
The area also includes the historic Falls community adjacent to the river, as well as some undeveloped tracts, particularly along the east side of the corridor. Finally, Falls Lake itself and federally-owned surrounding lands make up a large portion of the area.

Primary Physical Features



Falls of Neuse Study Area: Basic Features

- PUBLIC SPACE / PRESERVATION
- - SF FORMING / DEVELOPMENT
- GREAT, RESIDENTIAL SENSE OF COMMUNITY
- - BIKE LANES
- TRANSIT ORP
- - STREET LIGHT PROMINENCE



The study area, outlined in blue, extends 2.8 miles from Durant Road in the south (note that the map is angled to provide more information) to the Neuse River and Falls Lake in the north. The area includes city-owned properties at both ends (the Johnson Water Treatment Plant and properties adjacent to the river), the WakeMed North hospital, and the Falls

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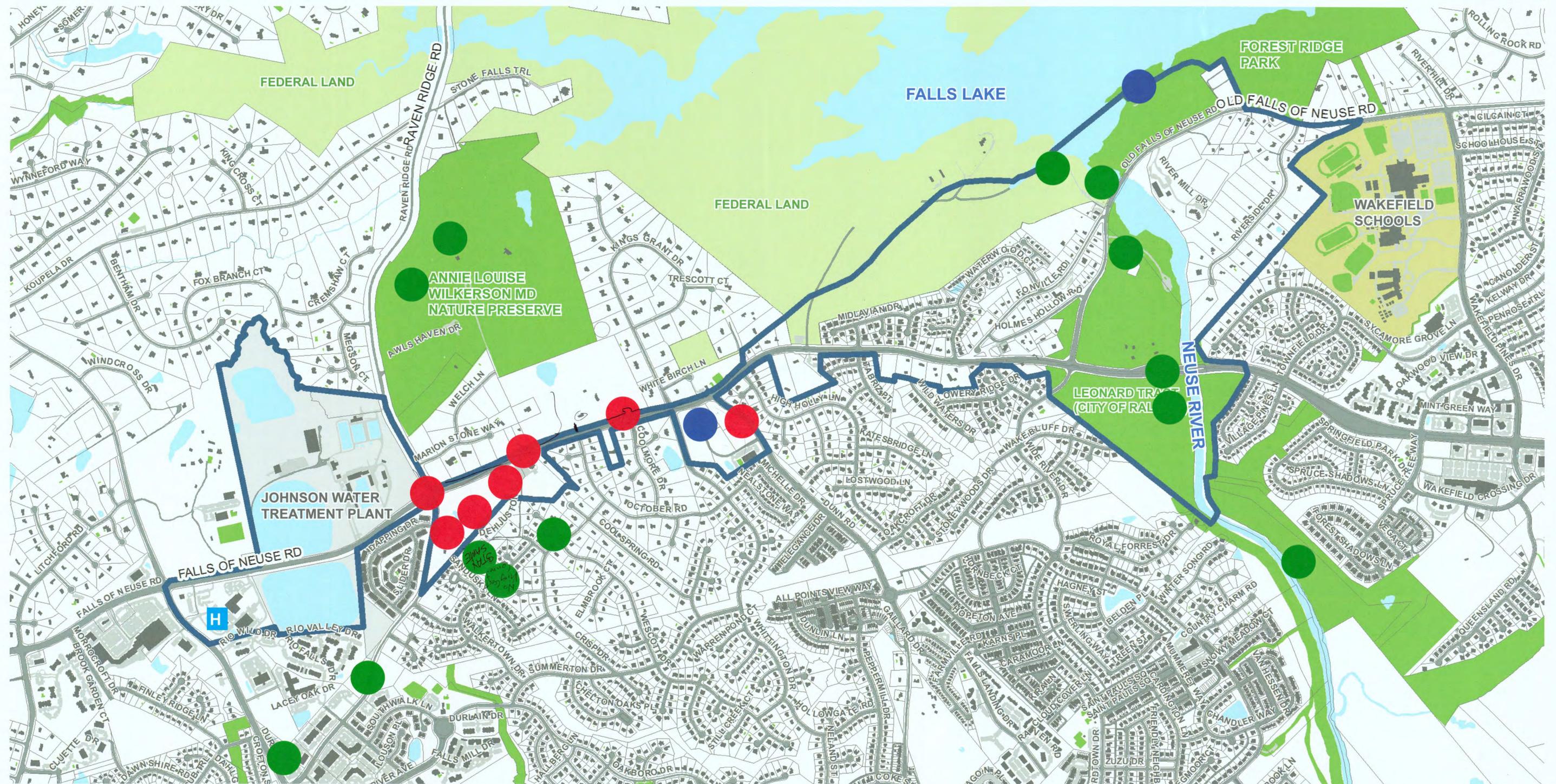
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Primary Physical Features

- | | | | |
|-----------|------------------|-----------------------|------------------------|
| Parcels | Parking Lots | Water Treatment Plant | Study Area |
| Waterways | Parks/Recreation | Federal Land | 0 0.125 0.25 0.5 Miles |
| Buildings | Streets | Schools | |

- - OUTDOOR PERFORMANCE SPACE
- - TRAFFIC CONGESTION FEW ALTERNATIVES
- - RESIDENTIAL / OPEN SPACE ADJACENT TO MANY CARS - ONE OF ONLY FEW WAYS TO GET OUT OF TOWN
- - SPORTS FACILITIES / RECREATION MAKE BETTER ACCESS TO
- - EXPANDING PRESERVATION / NATURAL AREAS
- WATERSHED PROTECTION

Falls of Neuse Study Area: Basic Features



The study area, outlined in blue, extends 2.8 miles from Durant Road in the south (note that the map is angled to provide more information) to the Neuse River and Falls Lake in the north. The area includes city-owned properties at both ends (the Johnson Water Treatment Plant and properties adjacent to the river), the WakeMed North hospital, and the Falls

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Primary Physical Features



Falls of Neuse Study Area: Basic Features



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Primary Physical Features



BRANDIE'S GROOP

Falls of Neuse Study Area: Basic Features



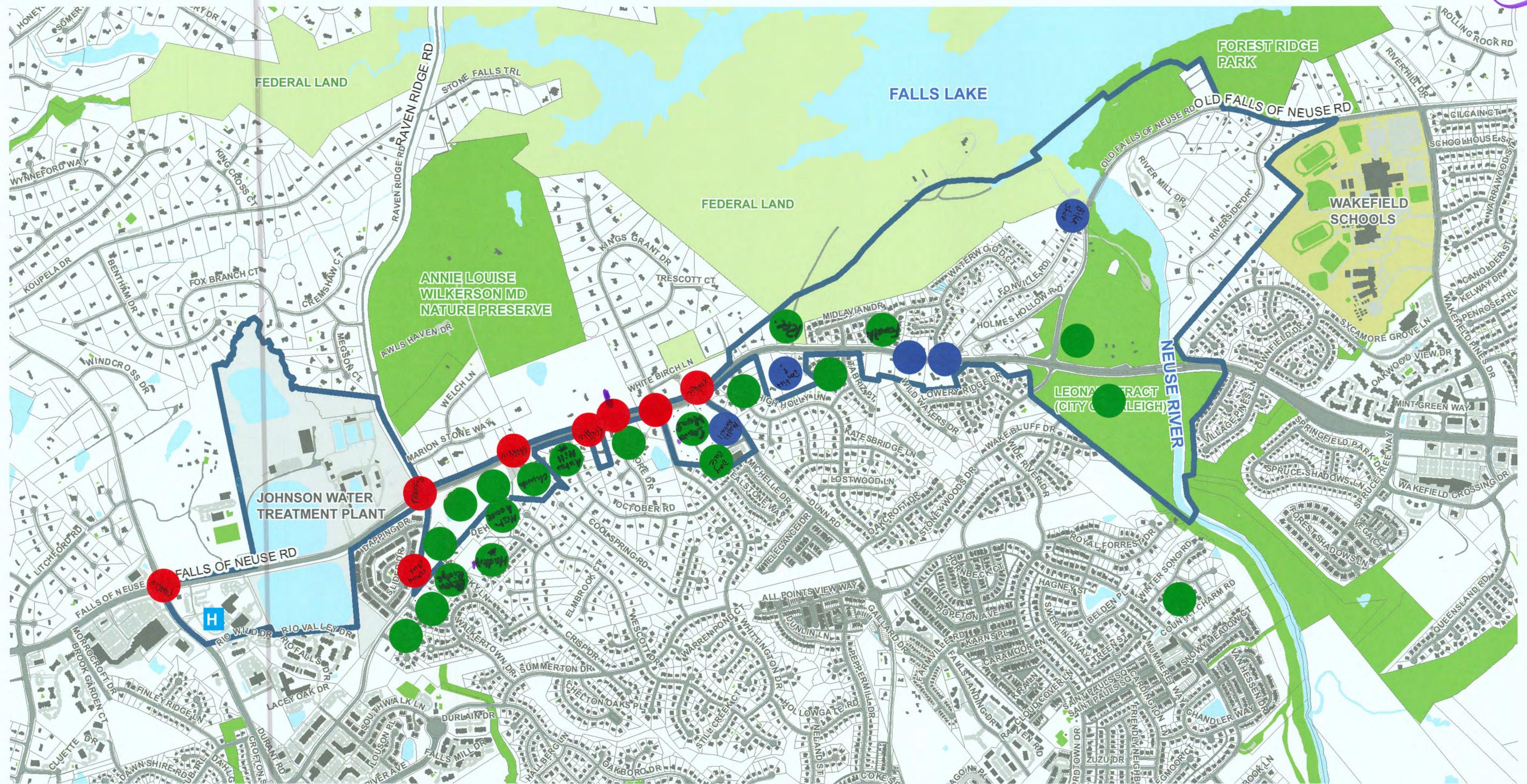
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Primary Physical Features



Falls of Neuse Study Area: Basic Features



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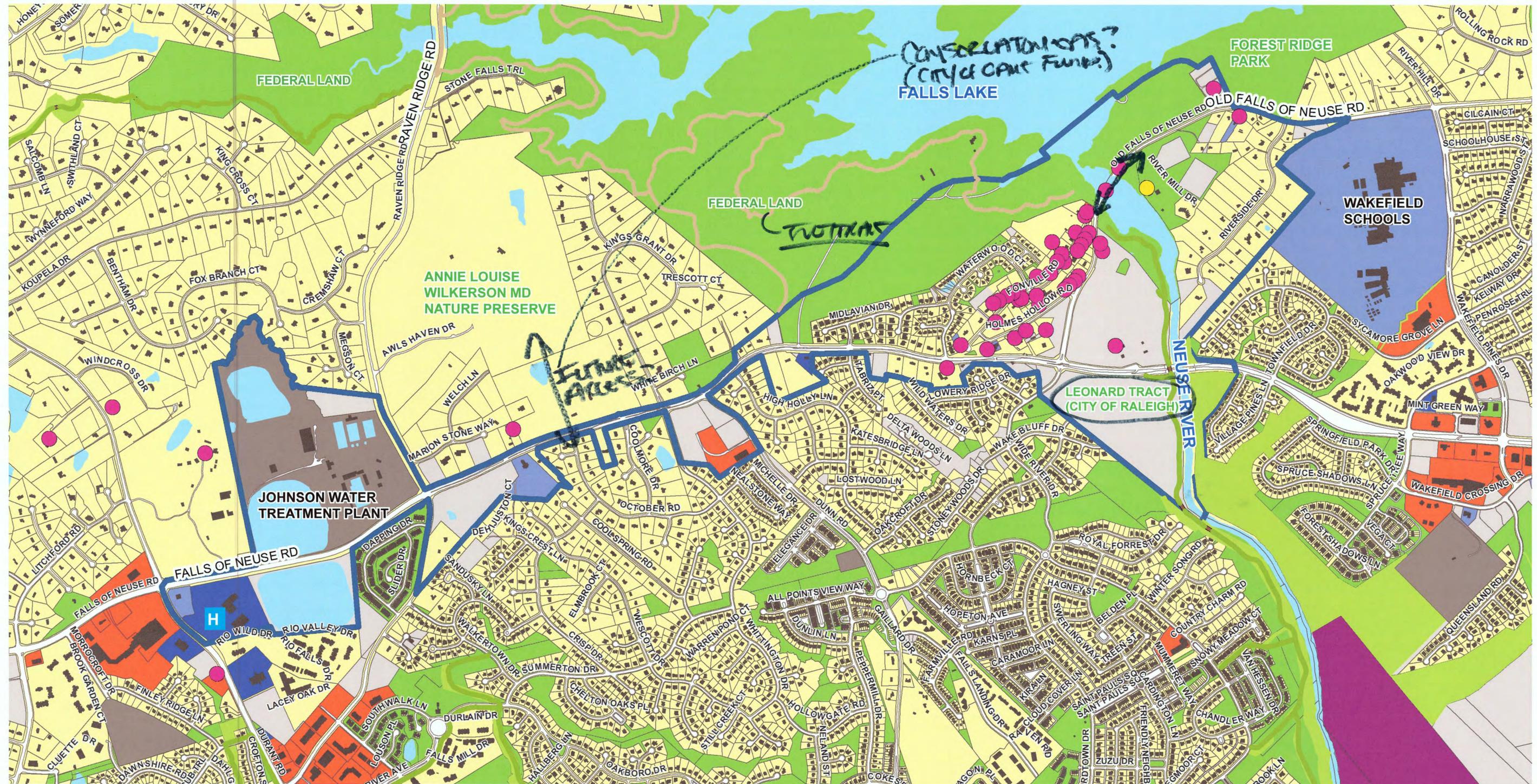
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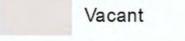
Primary Physical Features



Falls of Neuse Study Area: Base Map



Existing Land Use

	Civic		Medical
	Commercial		Parks, Open Space, Greenways
	Residential		Resource Extraction
	Utilities		Vacant

Historic Resources

-  National Register
-  Potentially Eligible for National Register

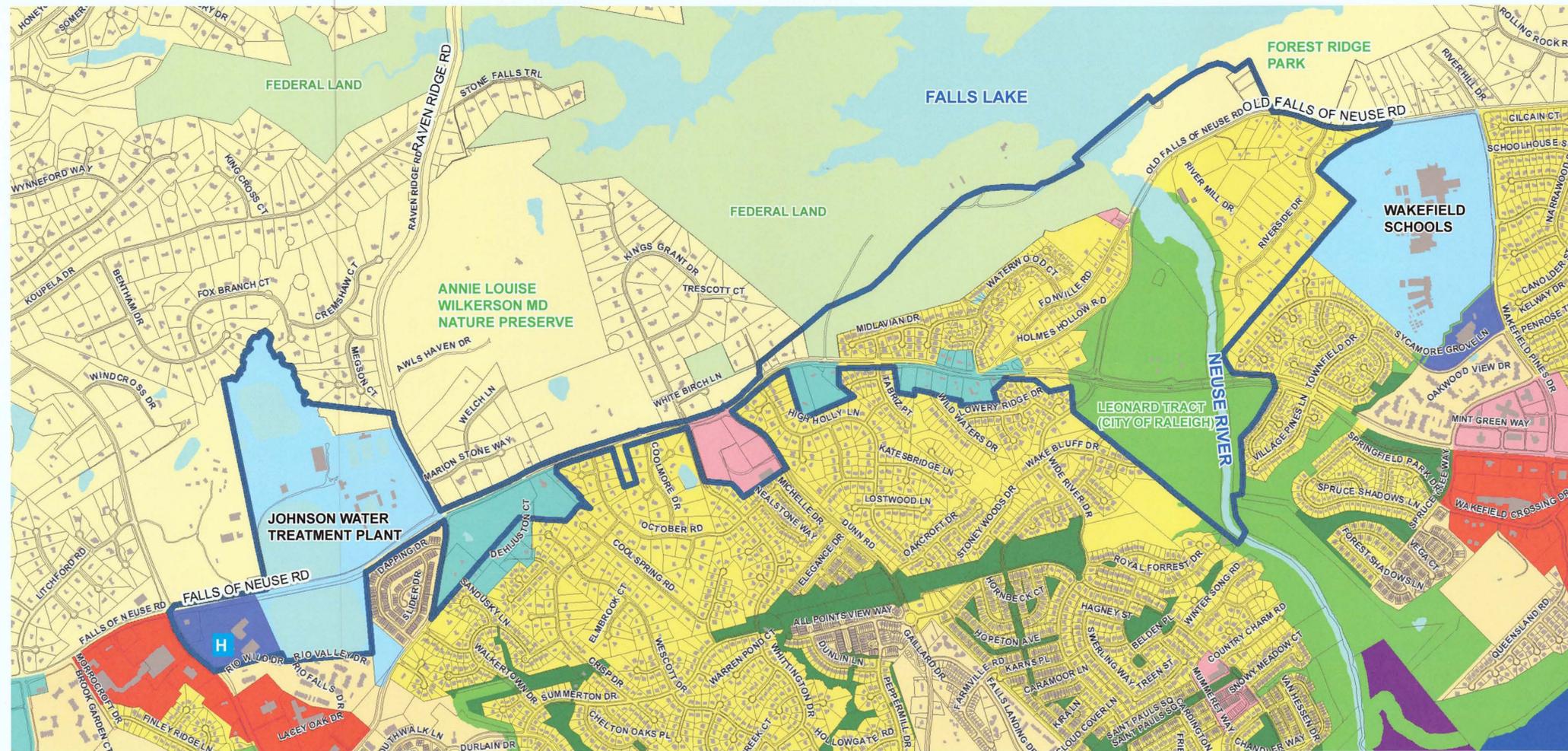
Trails

-  Greenway Trails
-  Wake County Trails

 Study Area



Falls of Neuse Study Area: Future Land Use Map



Future Land Use Map

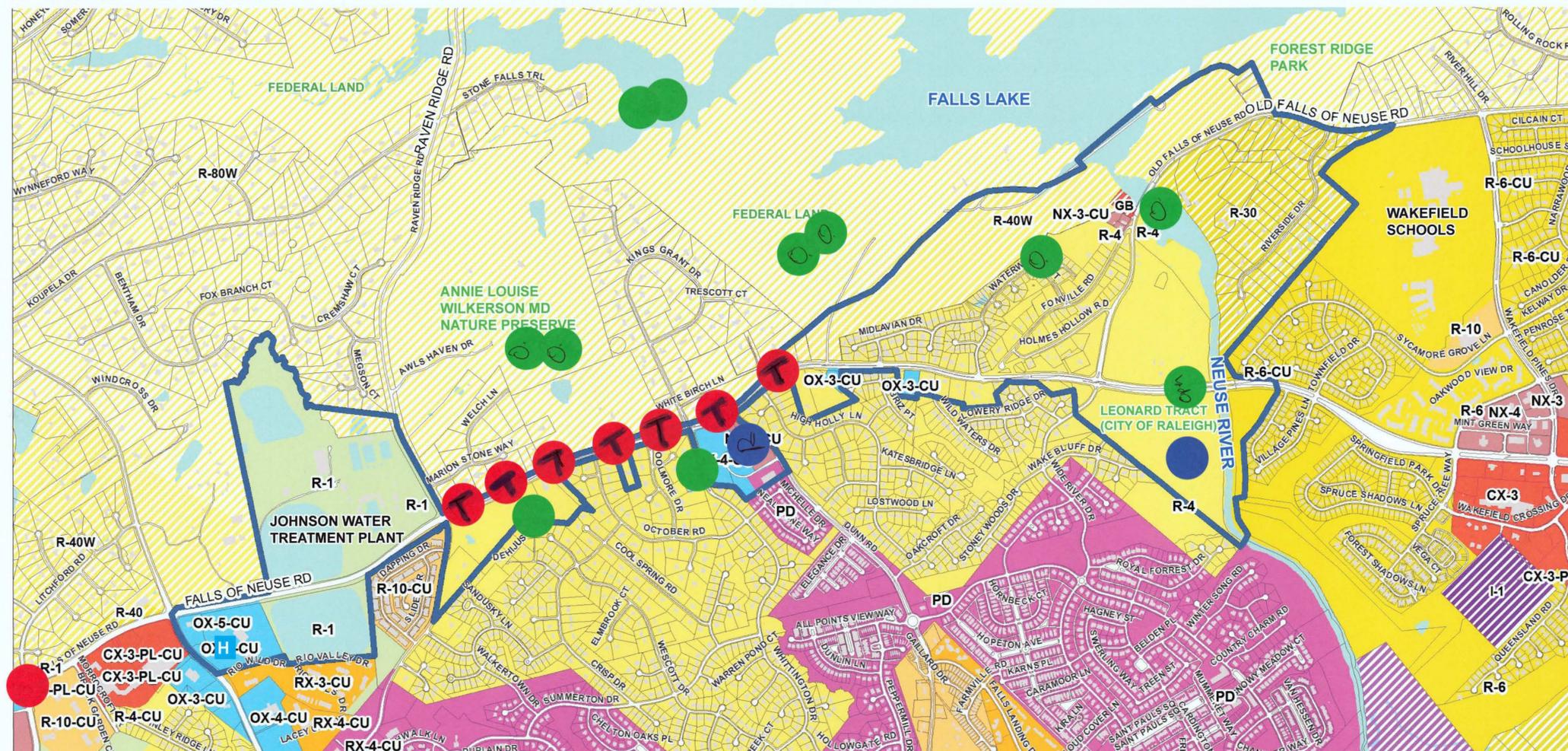
■ Community Mixed Use	■ Neighborhood Mixed Use	■ Public Parks & Open Space
■ General Industrial	■ Office & Residential Mixed Use	■ Federal Land
■ Institutional	■ Office/Research & Development	■ Residential Under 1 Acre (Wake County)
■ Low Density Residential	■ Private Open Space	■ Public Facilities
■ Moderate Density Residential	■ Public Facilities	

Study Area

0 0.125 0.25 0.5 Miles

Raleigh's Future Land Use Map envisions much of the corridor remaining residential or as parks and open space. The Map envisions a smaller neighborhood commercial center at the intersection of Falls of Neuse and Dunn roads (shown in pink) and areas of office and residential mixed use along larger parcels at Raven Ridge Road and toward the northern end of the corridor.

Falls of Neuse Study Area: Zoning



Raleigh Zoning

■ Commercial Mixed Use	■ Residential-2
■ Neighborhood Mixed Use	■ Residential-4
■ Office Mixed Use	■ Residential-6
■ Planned Development	■ Residential-10
■ Residential-1	■ Residential Mixed Use

Wake County Zoning

▨ General Business	▨ Residential-30
▨ Highway District	▨ Residential-40
▨ Industrial-1	▨ Residential-40W
▨ Industrial-2	▨ Residential-80W
▨ Planned Development	

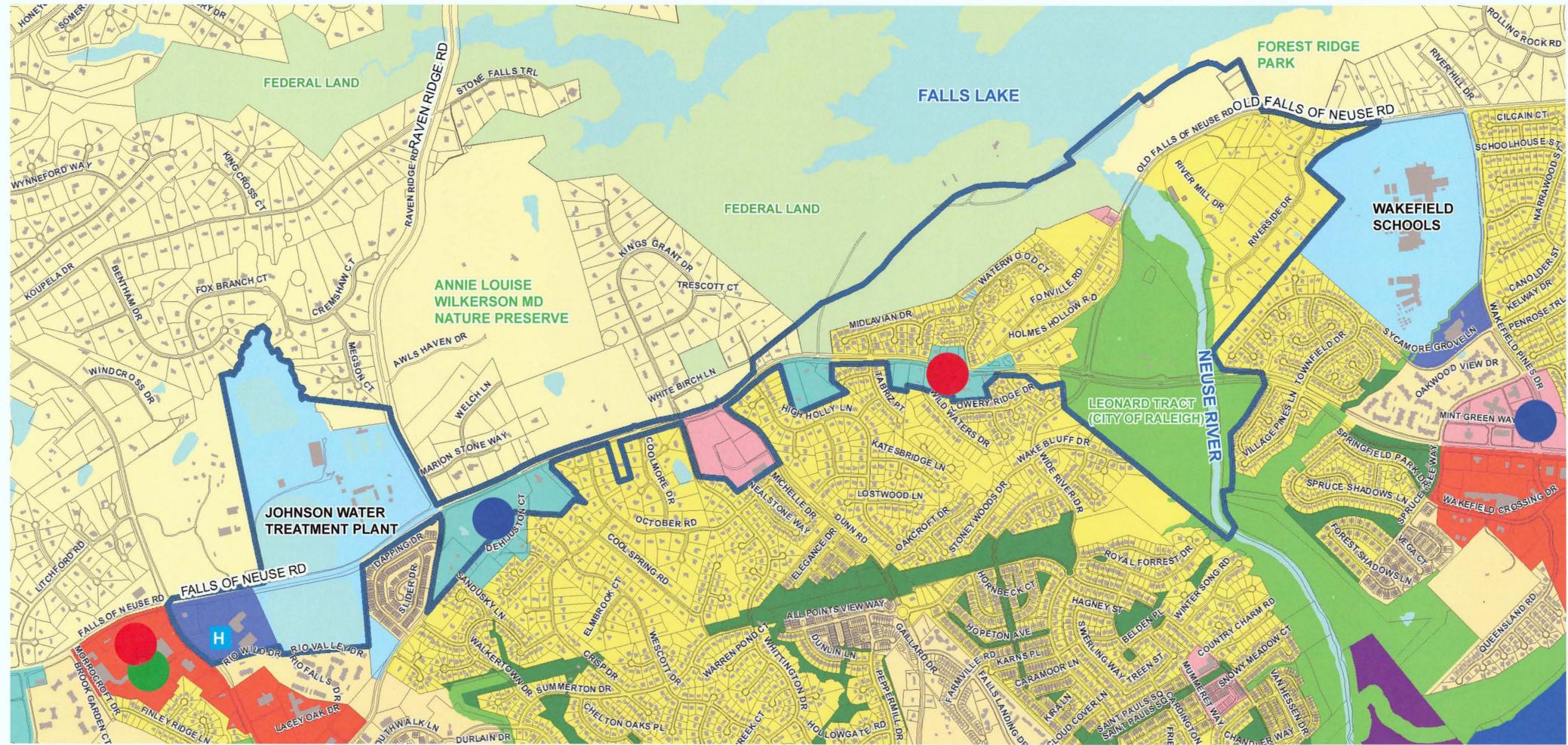
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Math's Group

Falls of Neuse Study Area: Future Land Use Map



Future Land Use Map

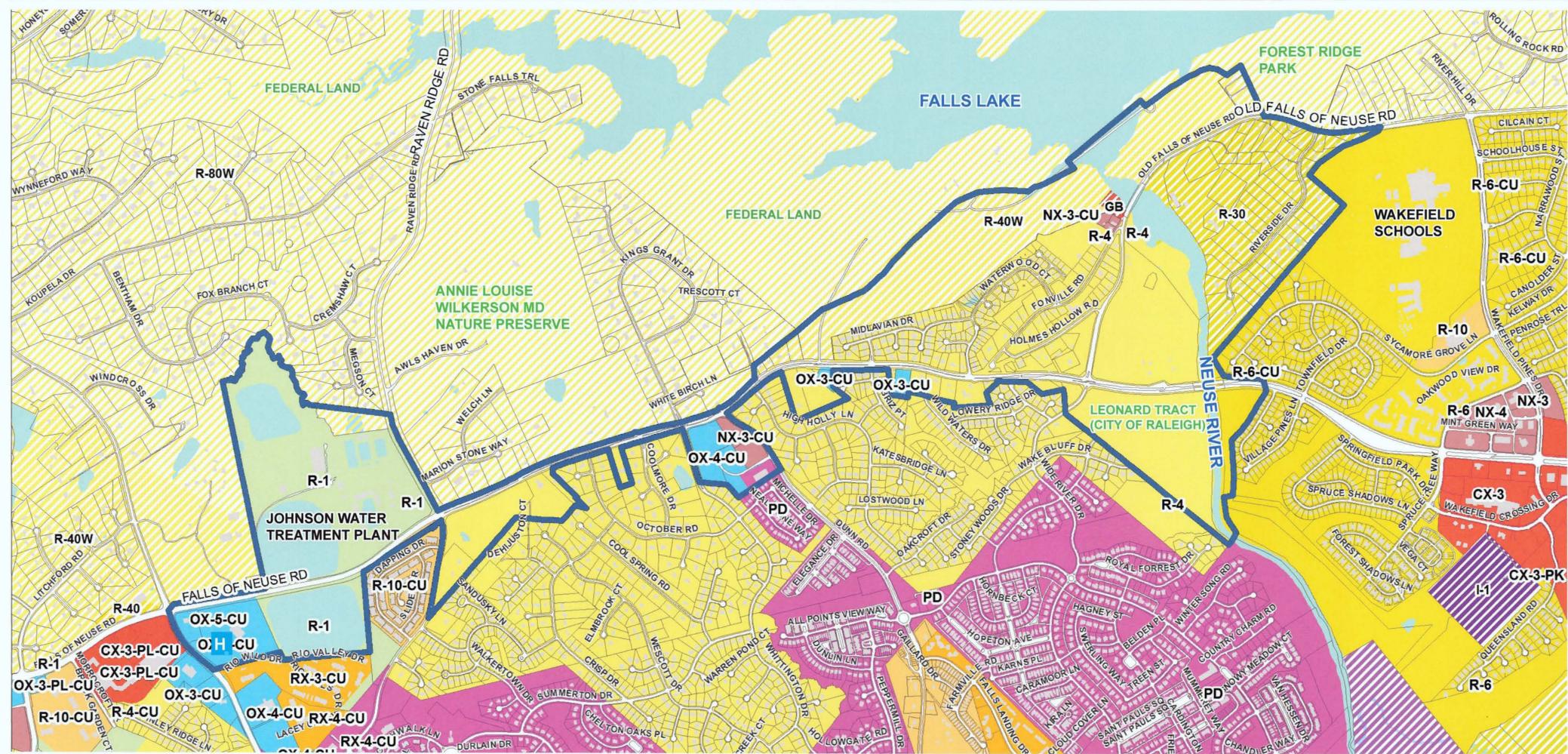
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Falls of Neuse Study Area: Zoning



Raleigh Zoning

Commercial Mixed Use	Residential-2
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Office Mixed Use	Residential-6
Planned Development	Residential-10
Residential-1	Residential Mixed Use

Wake County Zoning

General Business	Residential-30
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Industrial-1	Residential-40W
Industrial-2	Residential-80W
Planned Development	

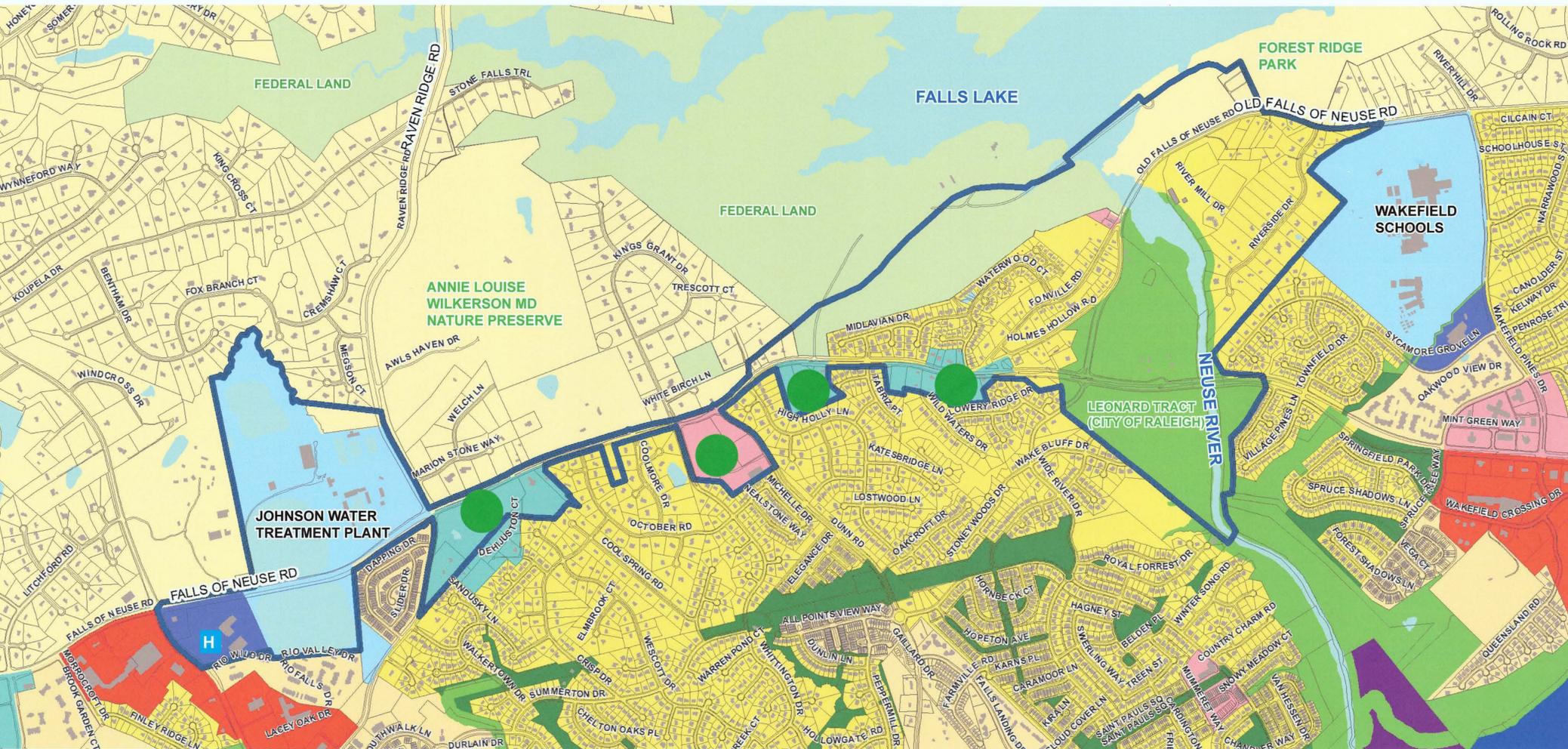
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RAY'S TABLE

Falls of Neuse Study Area: Future Land Use Map



Future Land Use Map

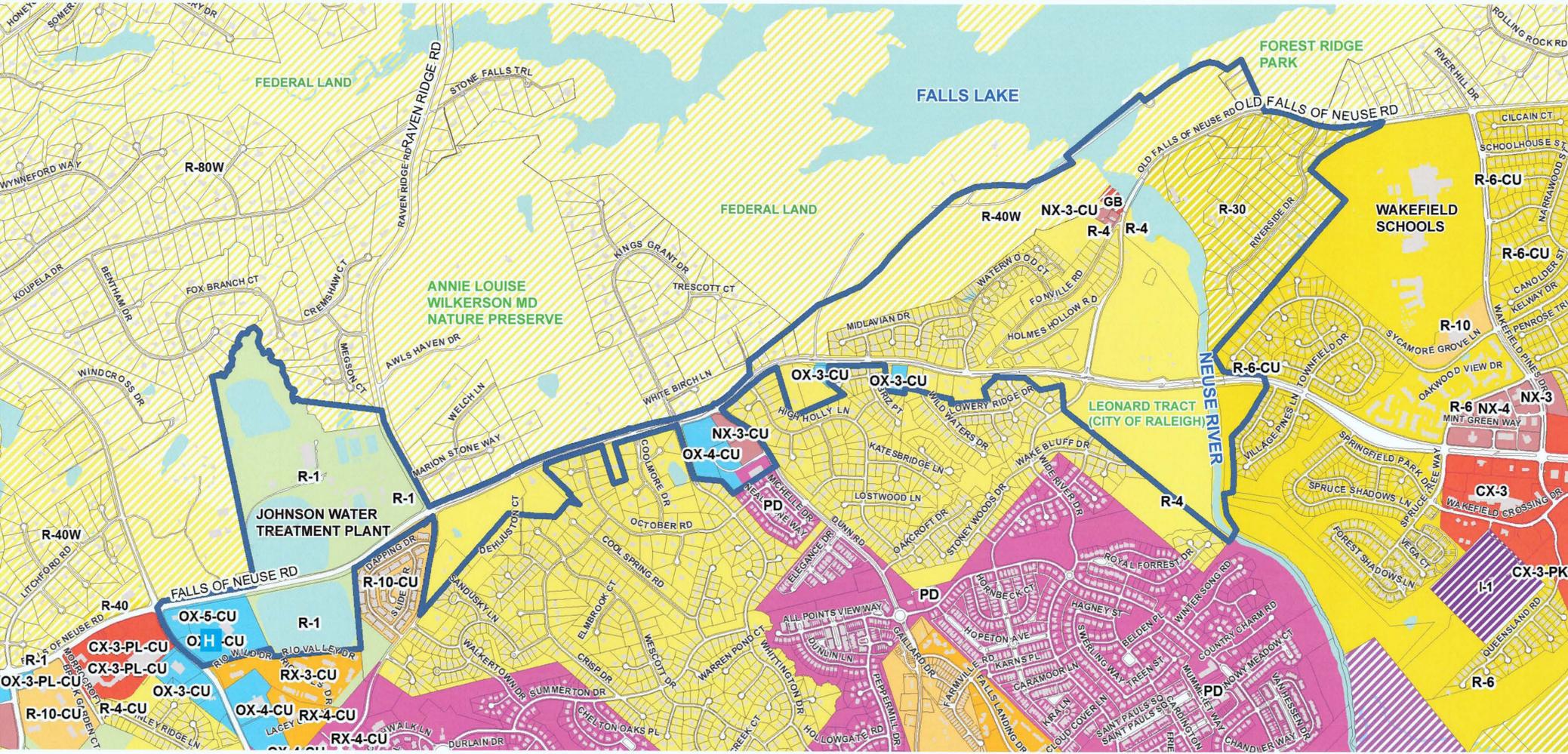
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Falls of Neuse Study Area: Zoning



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Wake County Zoning

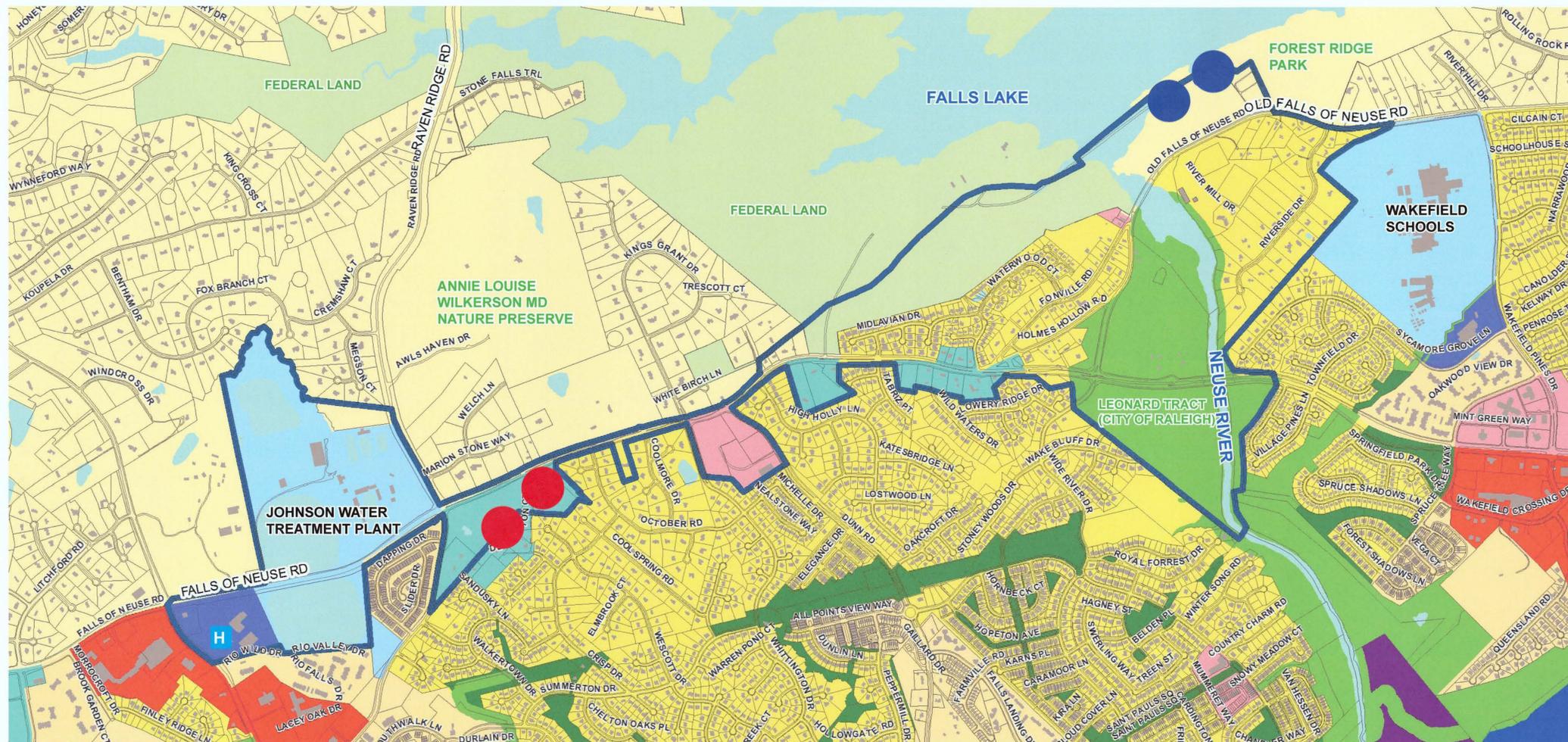
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Falls of Neuse Study Area: Future Land Use Map



Future Land Use Map

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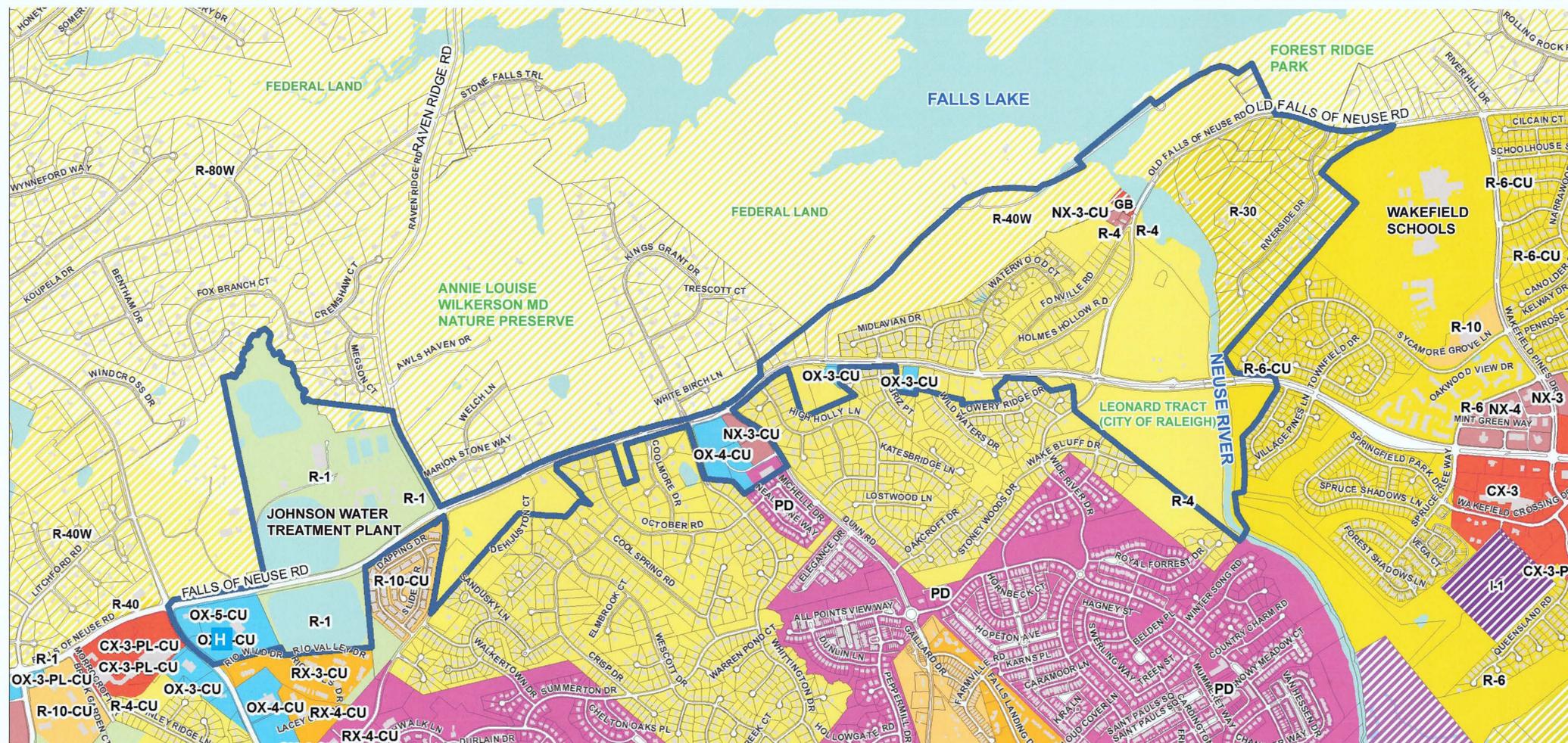
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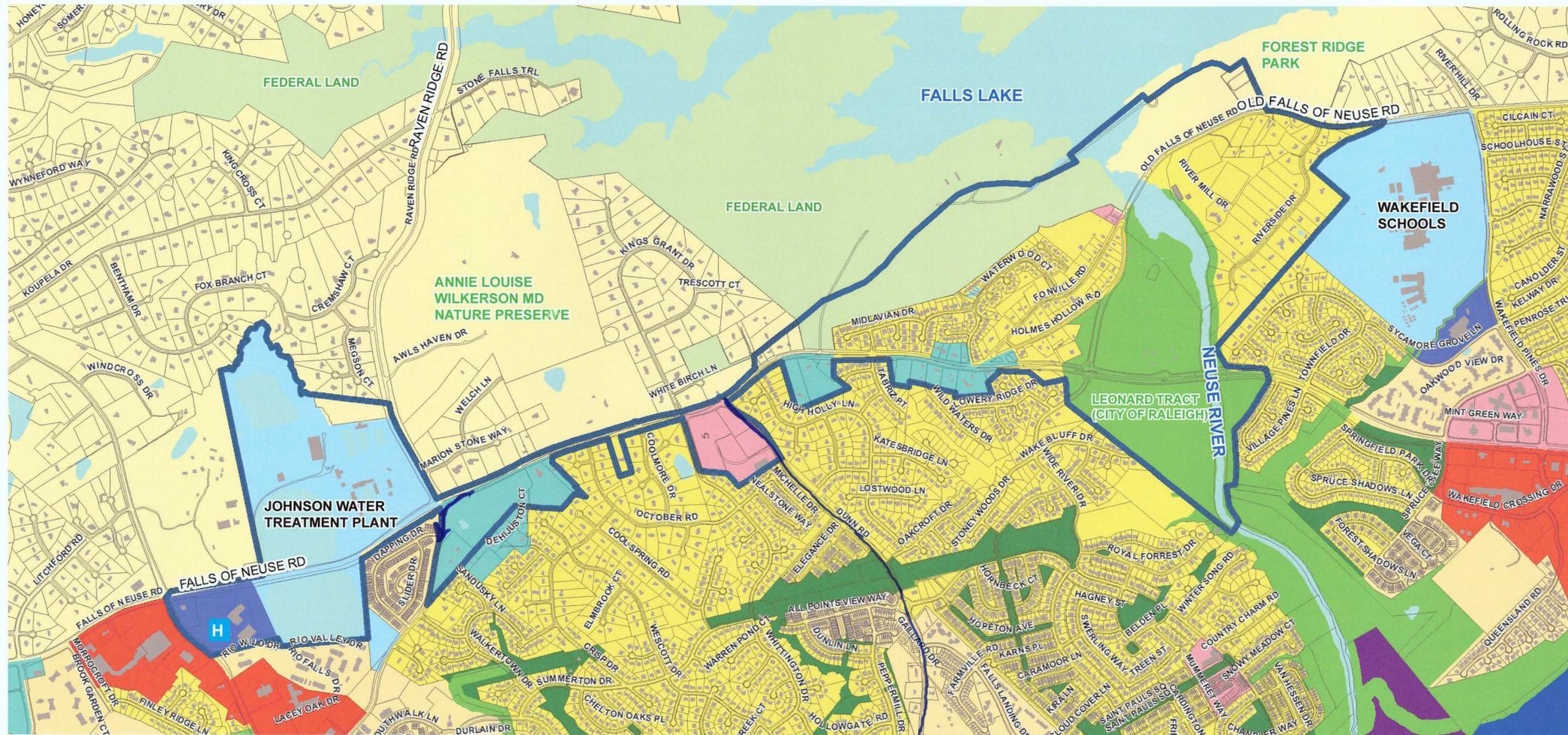
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Falls of Neuse Study Area: Future Land Use Map

2015-2020
 2020-2025
 2025-2030
 2030-2035
 2035-2040
 2040-2045
 2045-2050
 2050-2055
 2055-2060
 2060-2065
 2065-2070
 2070-2075
 2075-2080
 2080-2085
 2085-2090
 2090-2095
 2095-2100



Future Land Use Map

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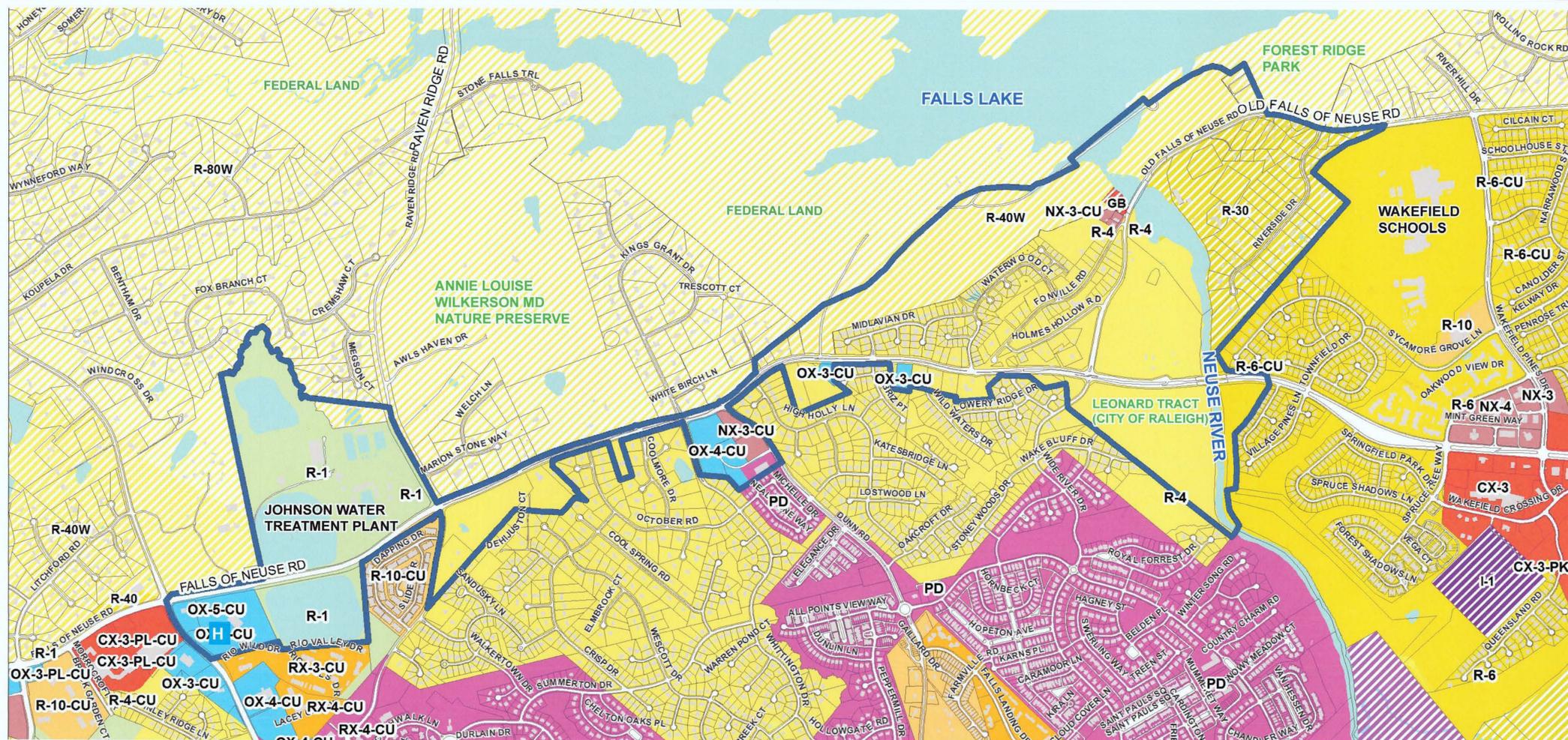
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Falls of Neuse Study Area: Zoning

↓ TO DURANT



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Wake County Zoning

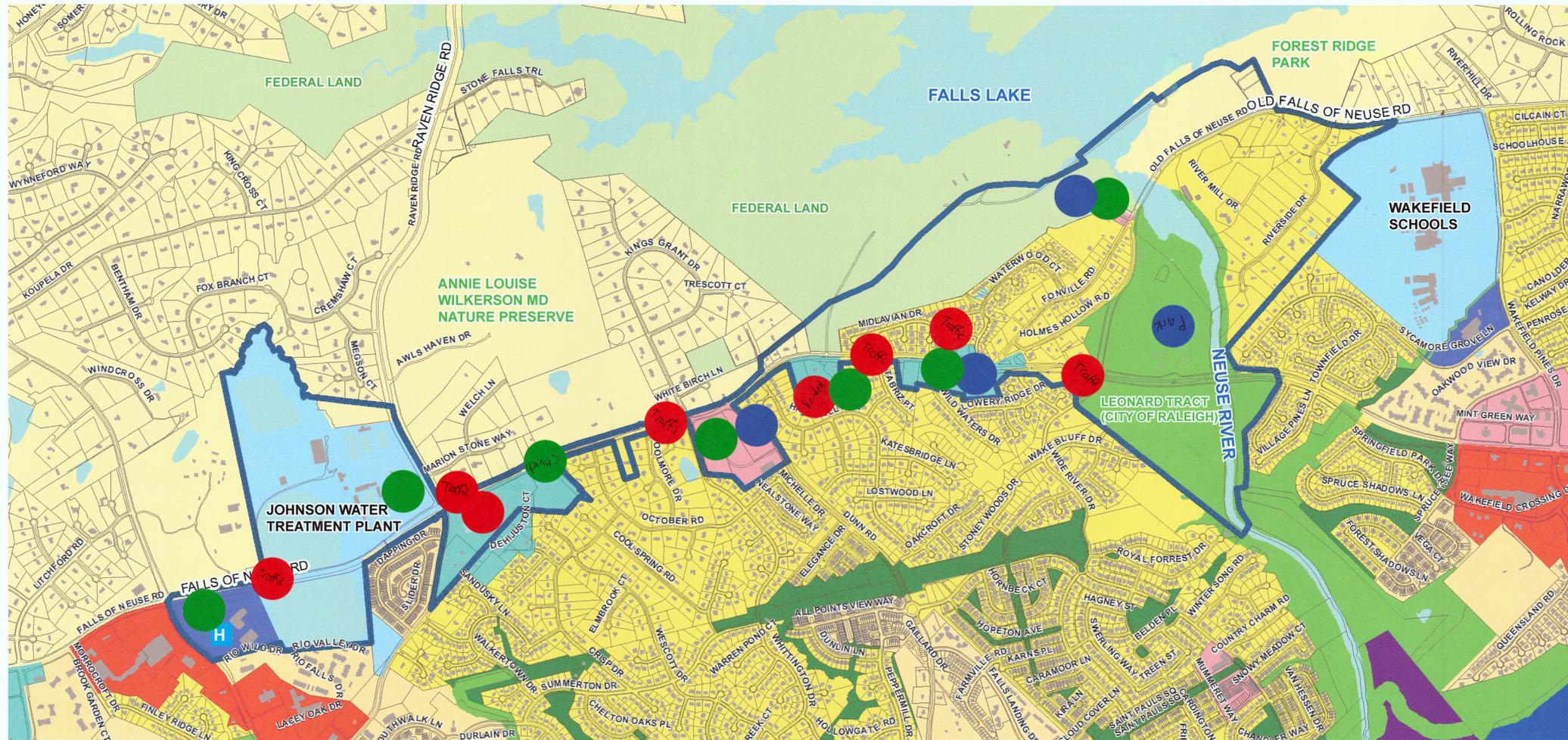
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Falls of Neuse Study Area: Future Land Use Map



Future Land Use Map

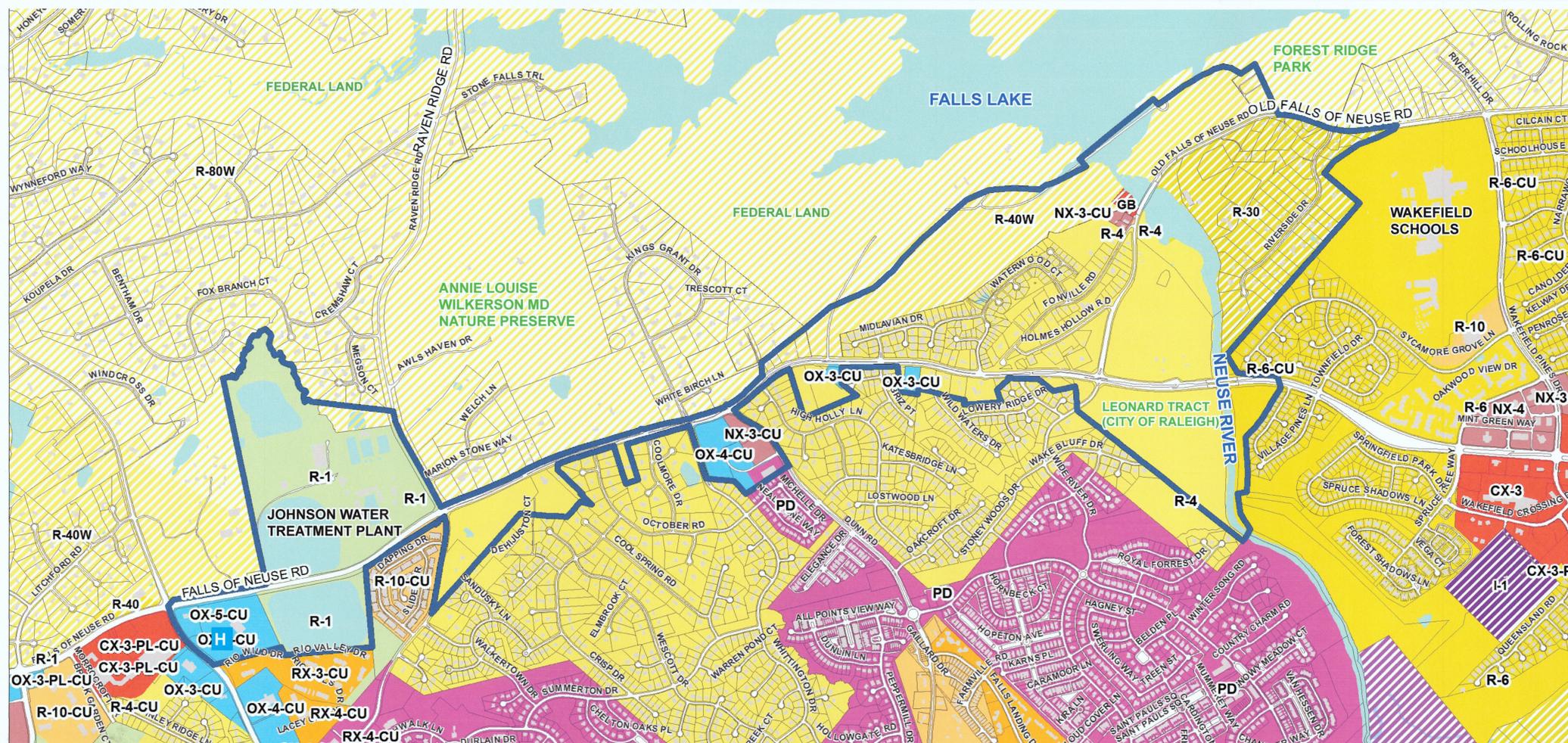
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Falls of Neuse Study Area: Zoning



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Wake County Zoning

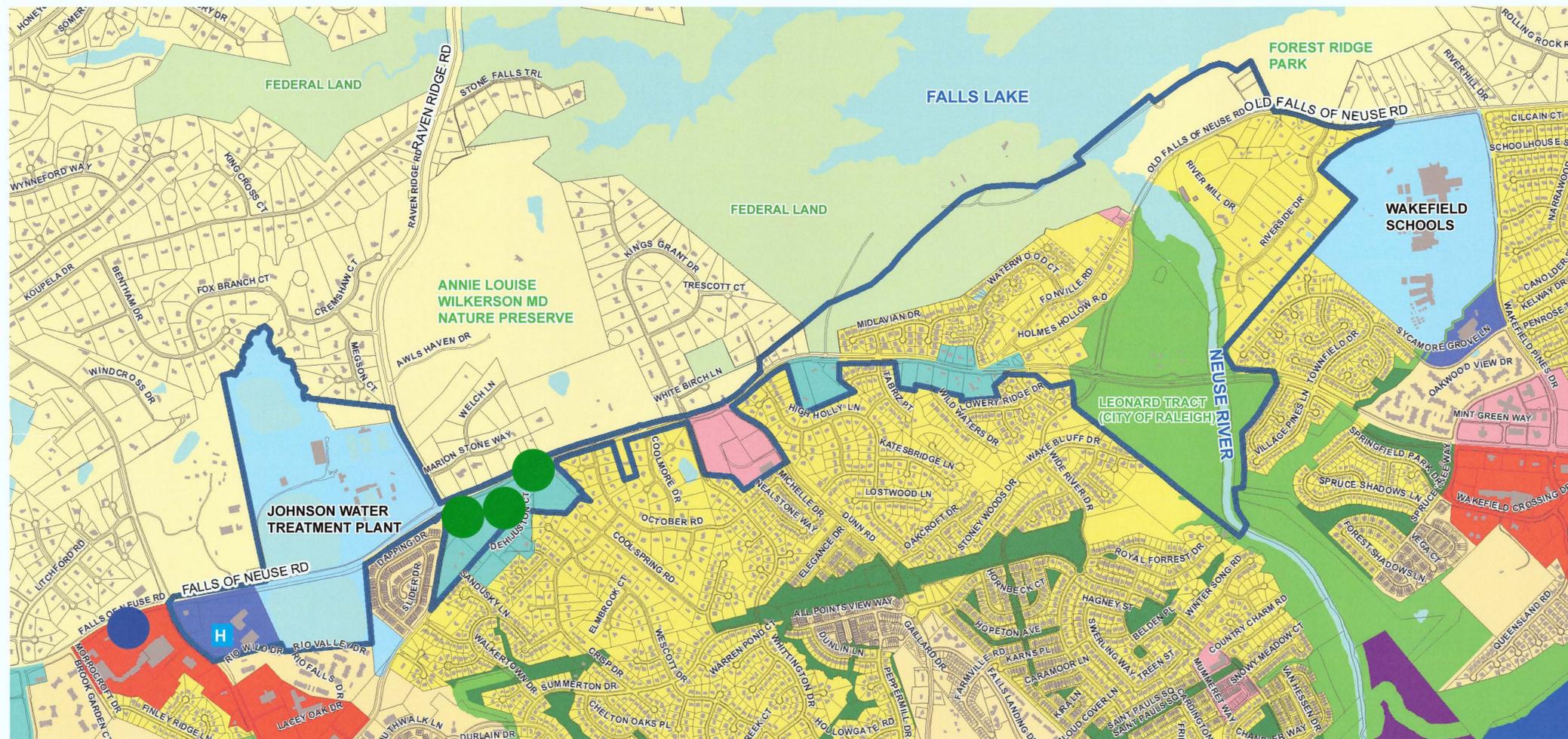
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Falls of Neuse Study Area: Future Land Use Map



Future Land Use Map

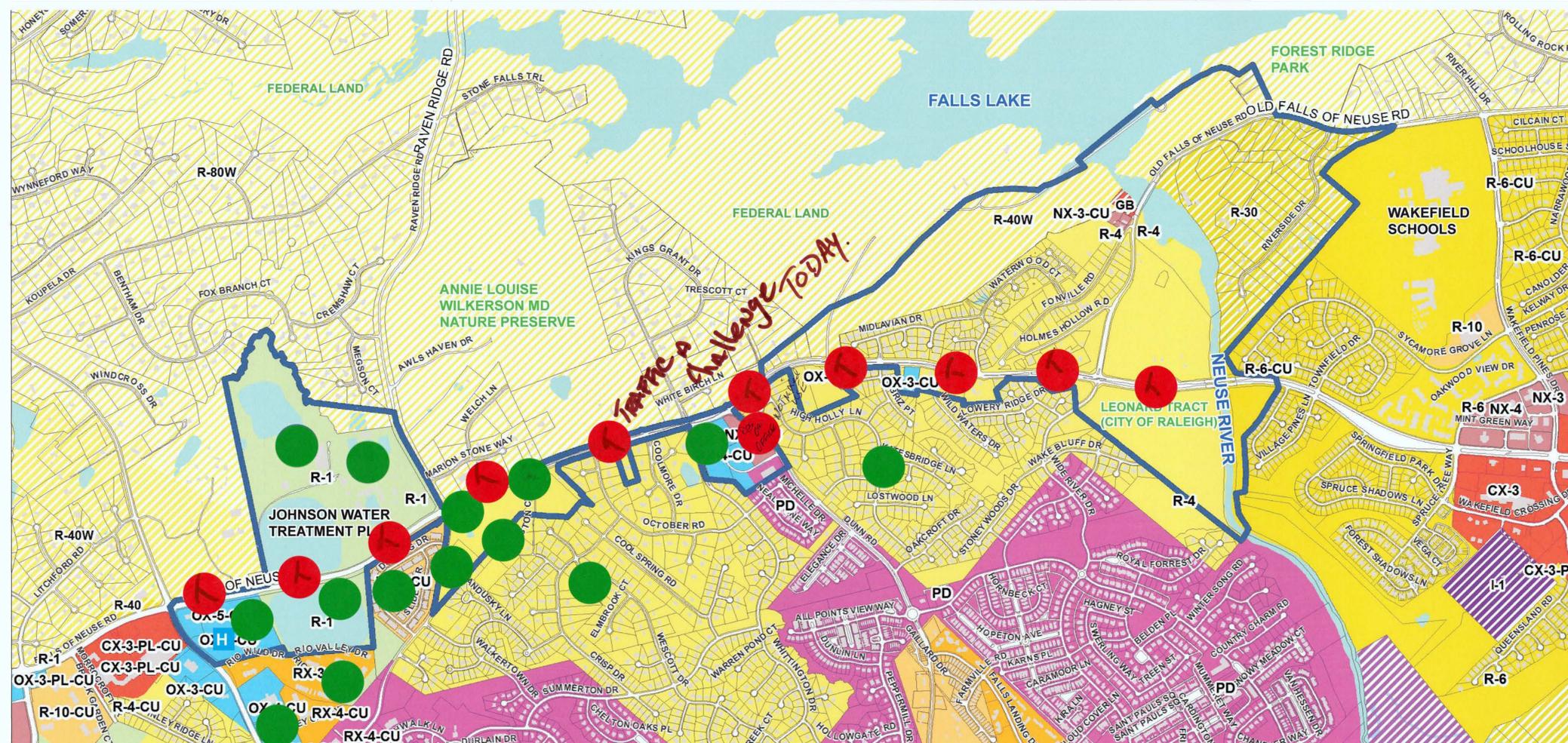
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Wake County Zoning

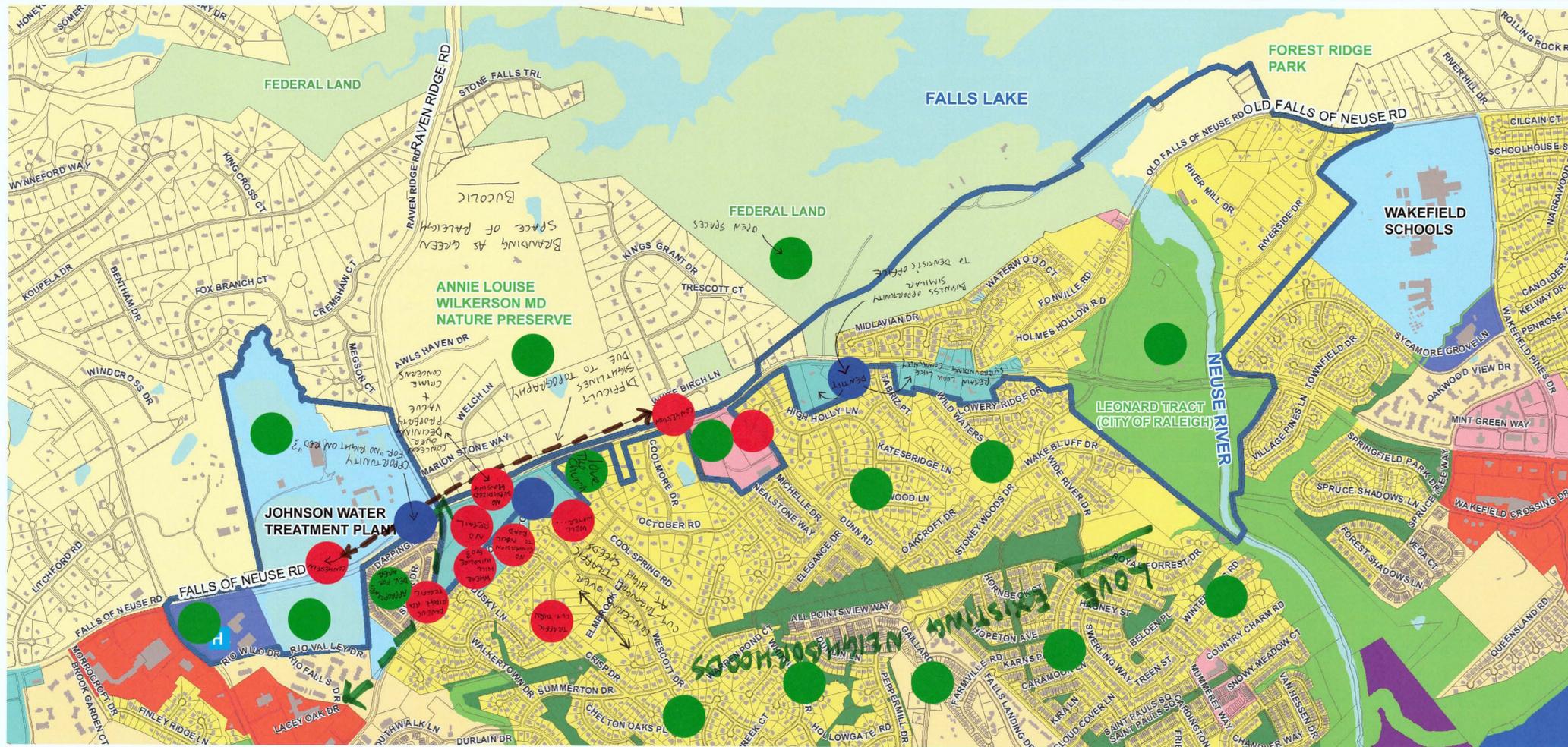
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Falls of Neuse Study Area: Future Land Use Map



Future Land Use Map

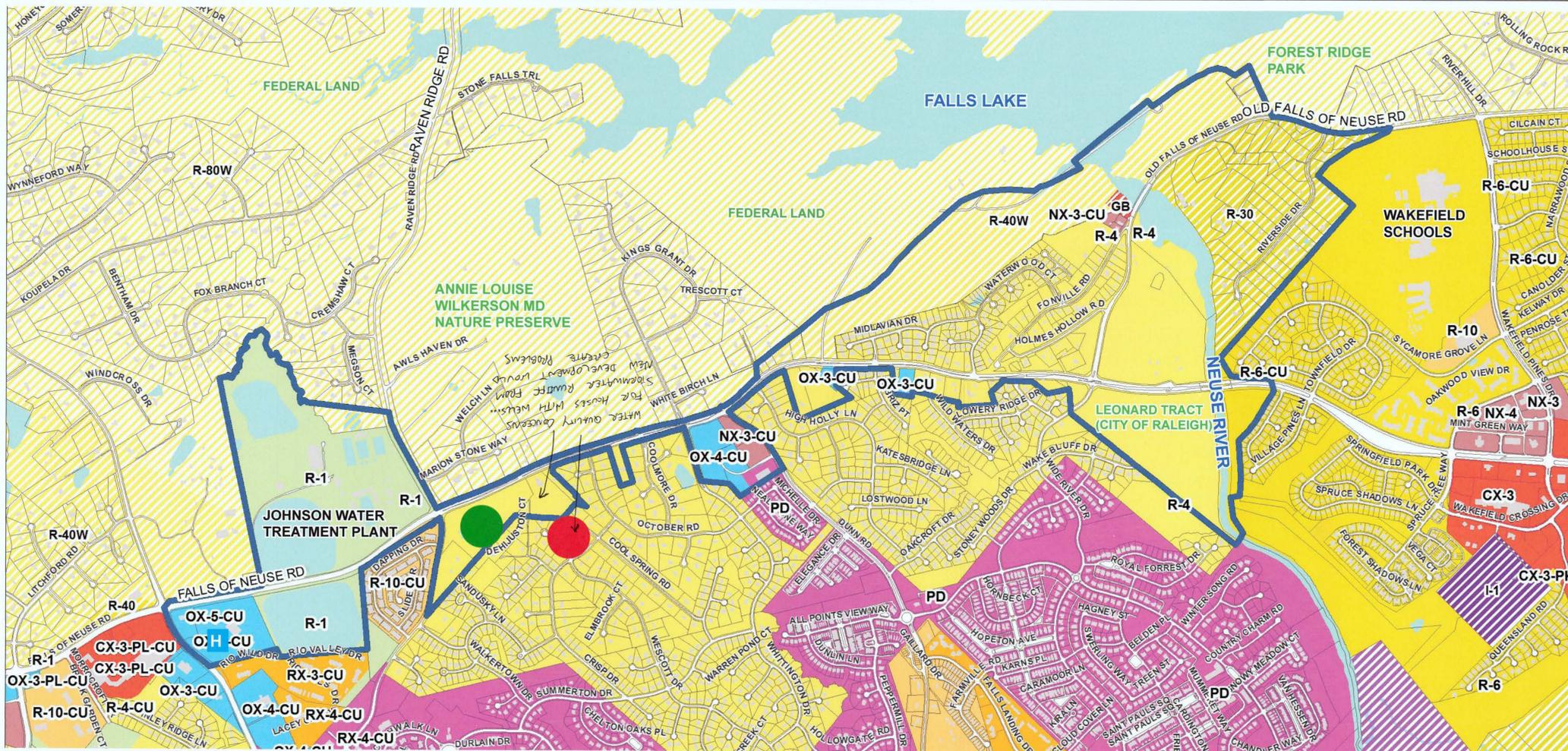
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Increasing pressure on Falls of Neuse + Capital Blvd. as north-south corridor between Wake Forest & Raleigh

Falls of Neuse Study Area: Zoning

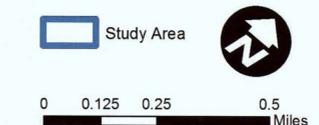


Raleigh Zoning

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- Neighborhood Mixed Use
- Office Mixed Use
- Planned Development
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Wake County Zoning

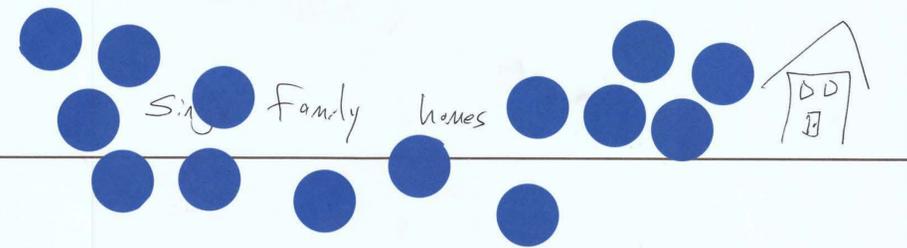
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TABLES P. 23/3

Falls of Neuse Study Area: Visual Preference Survey



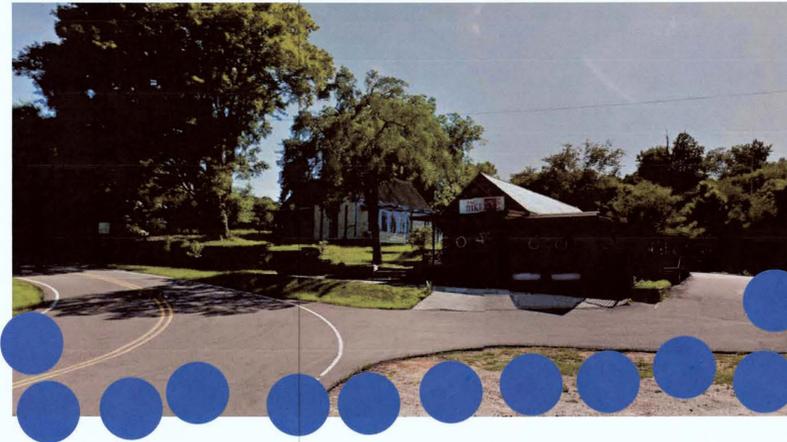
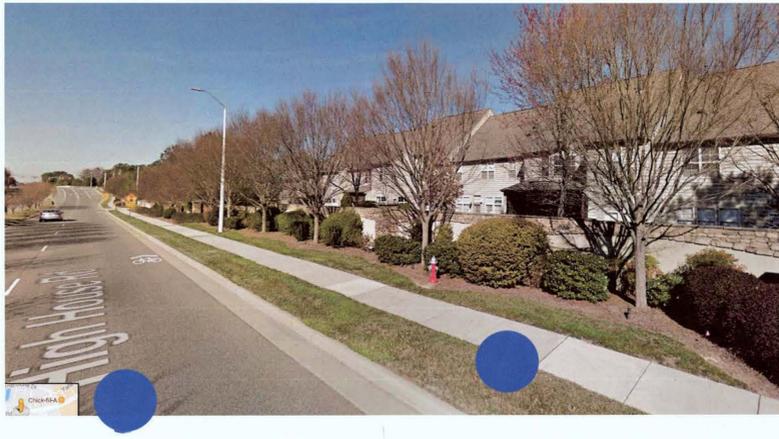
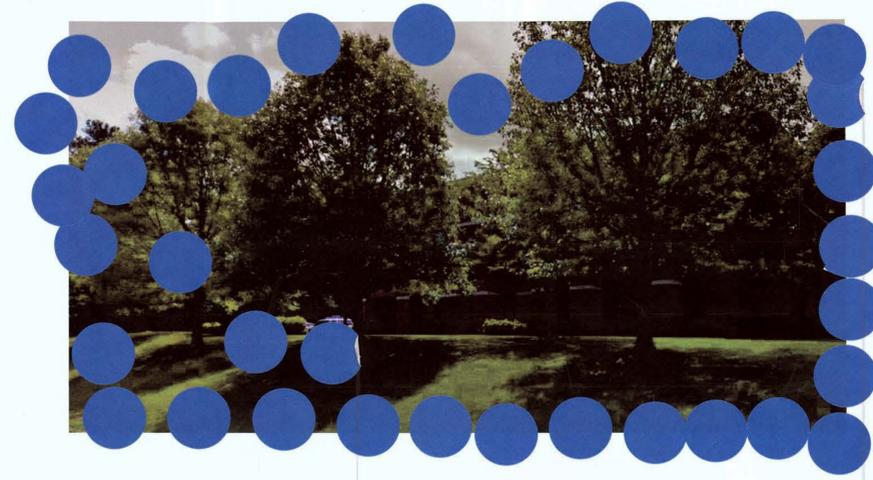
Single Family Homes

Place dots on any pictures that show things you would like to see in the Falls of Neuse area



Falls of Neuse Study Area: Visual Preference Survey

Place dots on any pictures that show things you would like to see in the Falls of Neuse area



Falls of Neuse Study Area: Where Do You Live?



The study area, outlined in blue, extends 2.8 miles from Durant Road in the south (note that the map is angled to provide more information) to the Neuse River and Falls Lake in the north. The area includes city-owned properties at both ends (the Johnson Water Treatment Plant and properties adjacent to the river), the WakeMed North hospital, and the Falls

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Primary Physical Features

- Parcels
- Parking Lots
- Water Treatment Plant
- Waterways
- Parks/Recreation
- Federal Land
- Buildings
- Streets
- Schools

Study Area

0 0.125 0.25 0.5 Miles