MIDTOWN-ST. ALBANS AREA PLAN: CONFIRMATION GROUP MEETING 1

Oct. 1, 2018

TODAY'S AGENDA

- Introductions
- The role of the group
- Project purpose and goals
- Current conditions
- Where we are in the process/next steps
- Discussion: public input techniques and goals

THE ROLE OF THE GROUP

- Two key tasks:
  - Ensure that the planning process is open and provides opportunity for all relevant stakeholders to have a voice
  - Ensure that the input received is reflected in the plan
- Group does not have final responsibility for the plan, but member participation and input is critical for project success

Specific responsibilities:

- Attend group meetings during the course of the study to preview public event discussions and to review input received
- Attend public meetings/workshops held during the study
- Confirm that the final product aligns with input and area needs

SCHEDULING

- Meeting before and after big events
- When is the best time of day for meetings?
- What are good locations for group meetings and larger project meetings?
- Next meeting: Second full week of November

MIDTOWN-ST. ALBANS: PURPOSE

- Consider transportation demand created by known development projects
- Analyze whether existing transportation infrastructure is sufficient and consider a range of means for accommodating demand, including future transit investments
- Include an emphasis on pedestrian improvements, including street connectivity, greenways, and sidewalks
- Explore placemaking and urban design improvements
- Land use issues may be considered in some subareas

PLAN AREA

Map Created: 4/30/2018

Parcel
Building
Road
Rail Lines
School
Park
Water
Proposed Study Area

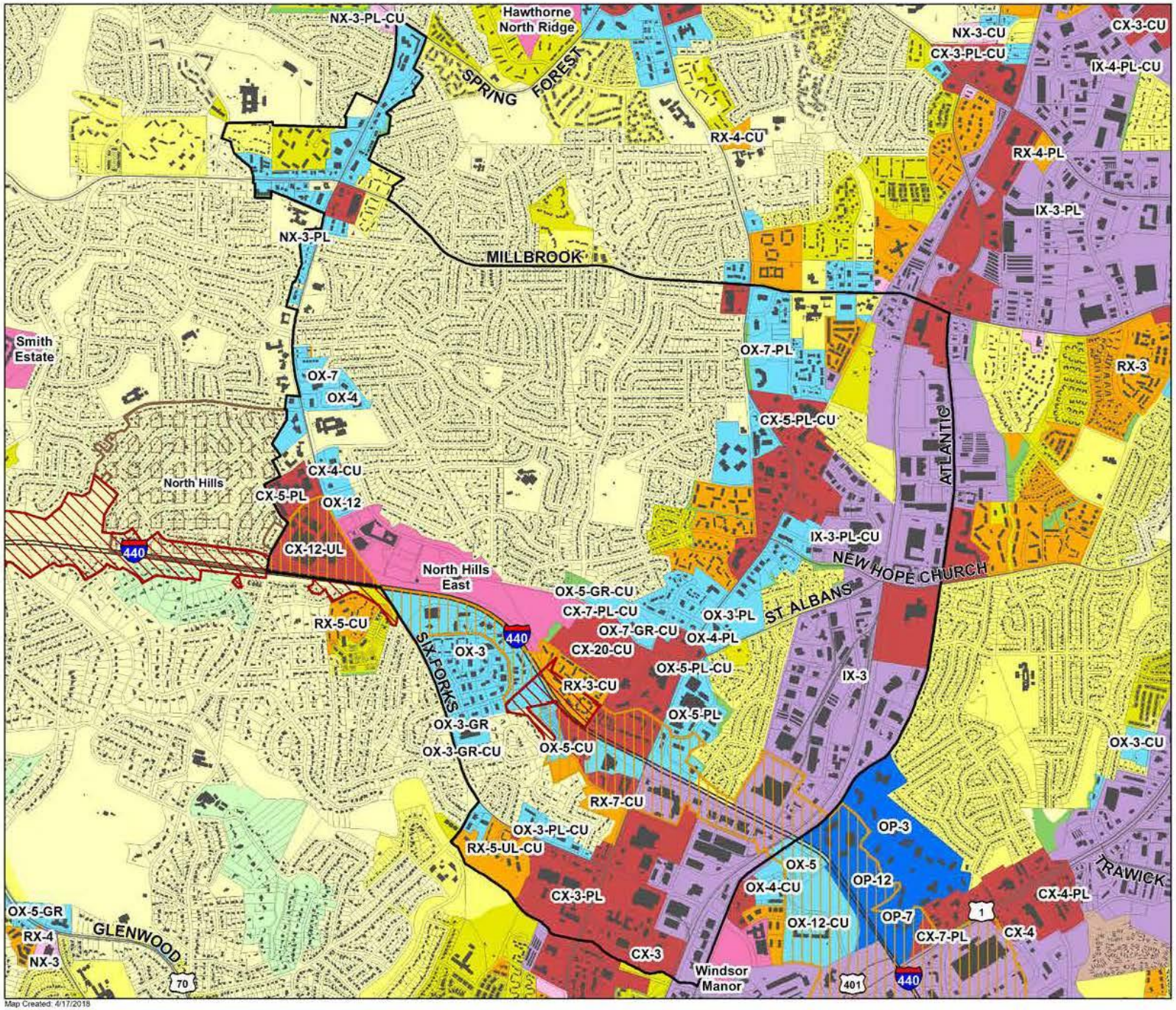
The study area extends from Atlantic Avenue in the east, Crabtree Creek in the south, Six Forks Road to the west, and East Millbrook Road to the north. The study area extends along Six Forks Road until Lynn Road.

MIDTOWN-ST. ALBANS
AREA PLAN

N

0 0.25 0.5 0.75 1 Mile

ZONING



Map Created: 4/17/2018

- Residential-2
- Residential-4
- Residential-6
- Residential-10
- Residential Mixed Use
- Neighborhood Mixed Use
- Commercial Mixed Use
- Industrial Mixed Use
- Office Mixed Use
- Office Park
- Planned Development
- Conservation Management
- Manufactured Housing
- NCOD
- SHOD-1
- SHOD-2
- Proposed Study Area

Zoning is the legal tool to regulate the use of land, building size, height, and setbacks. Much of the study area is zoned for low density residential, Industrial Mixed Use, Office Mixed Use and Commercial Mixed Use. Many of the mixed-use districts along Wake Forest Road have a Parking Limited frontage. SHOD overlay districts surround I-440 in the south of the study area.

MIDTOWN-ST. ALBANS
AREA PLAN

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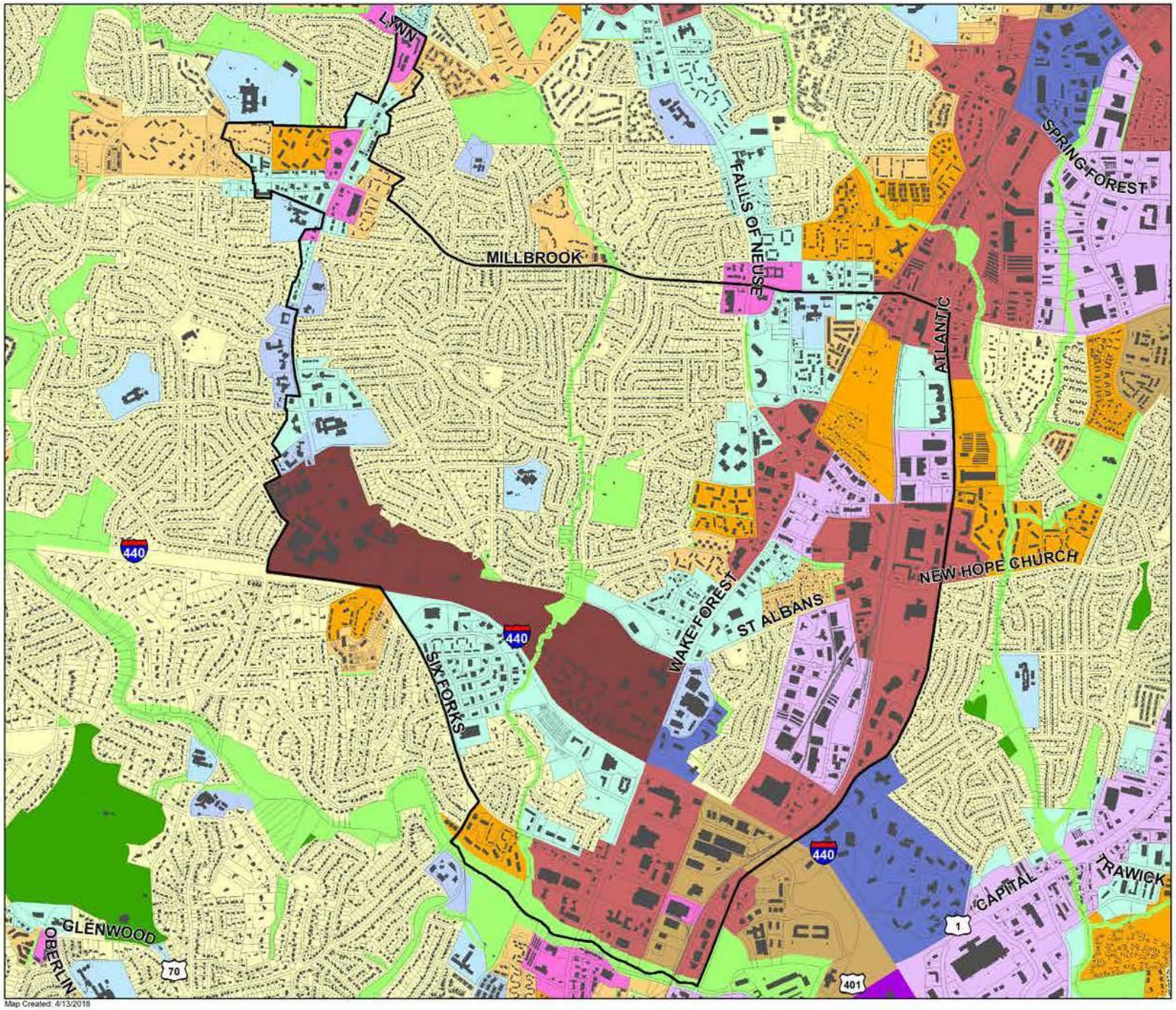
FUTURE LAND USE



Map Created: 4/13/2018

- Rural Residential
- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed Use
- Office & Residential Mixed Use
- Community Mixed Use
- Regional Mixed Use
- Business & Commercial Services
- Office/Research & Development
- Institutional
- Private Open Space
- Public Parks & Open Space
- Public Facilities
- General Industrial
- Proposed Study Area

The Future Land Use Map is a policy in the Comprehensive Plan that lays out the intended distribution and intensity of land in the next 20 years to achieve the plan's goals. Much of the study area is designated as Low Density Residential, Regional Mixed Use, Office & Residential Mixed Use, and Community Mixed Use. More information about Future Land Use designations can be found in the Land Use chapter of the Comprehensive Plan.

MIDTOWN-ST. ALBANS
AREA PLAN

RCP
RALEIGH DEPARTMENT OF CITY PLANNING

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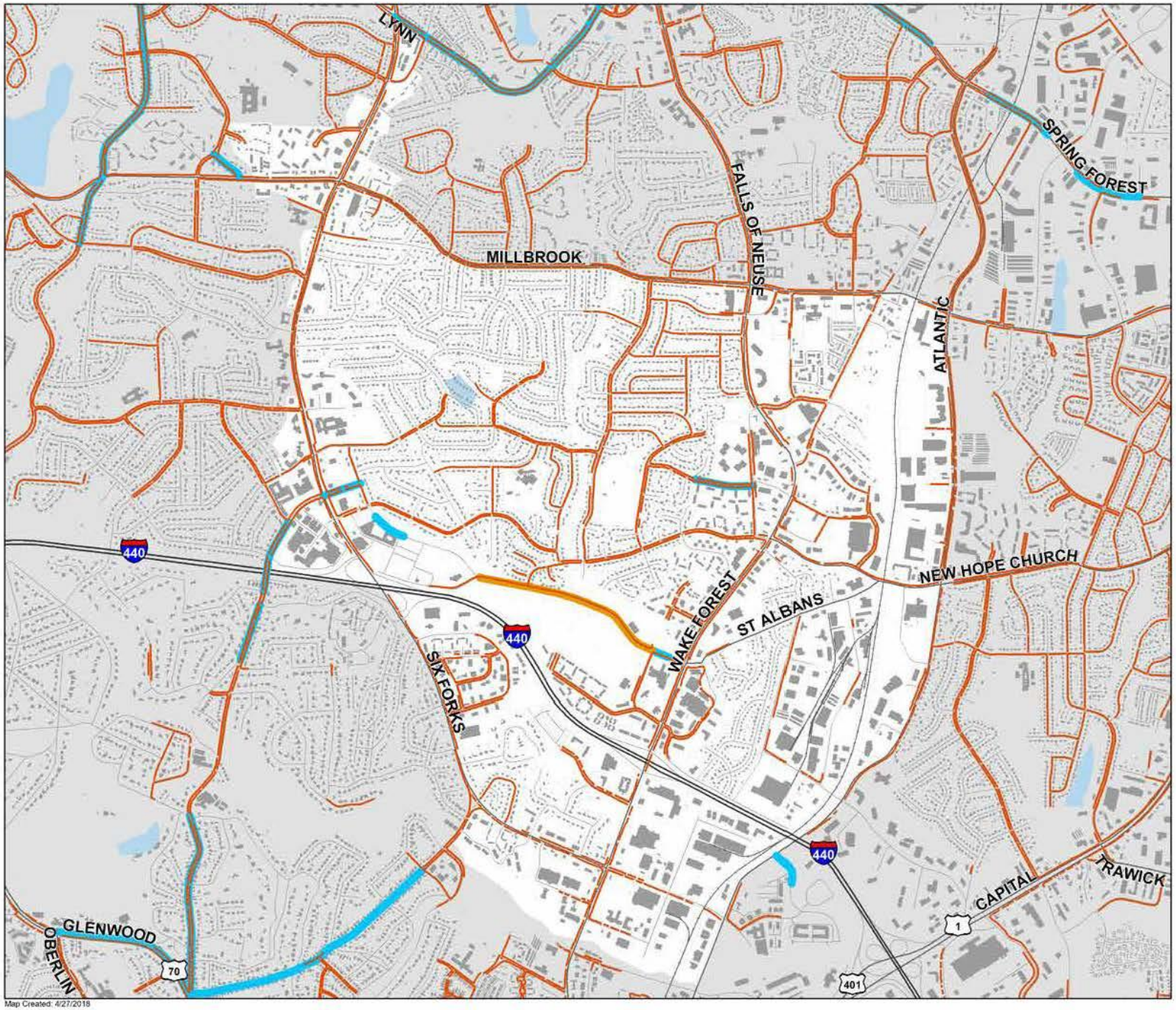
0 0.25 0.5 0.75 1 Mile

SIDEWALKS/ BIKE LANES



Map Created: 4/27/2018

Sidewalk

Bicycle Lane

Buffered Bicycle Lane

Proposed Study Area

Sidewalks currently exist along many of the streets in the study area. There are limited bicycle facilities. Lassiter Mill Road, St Albans Drive, and Steinbeck Drive stand out.

MIDTOWN-ST. ALBANS AREA PLAN

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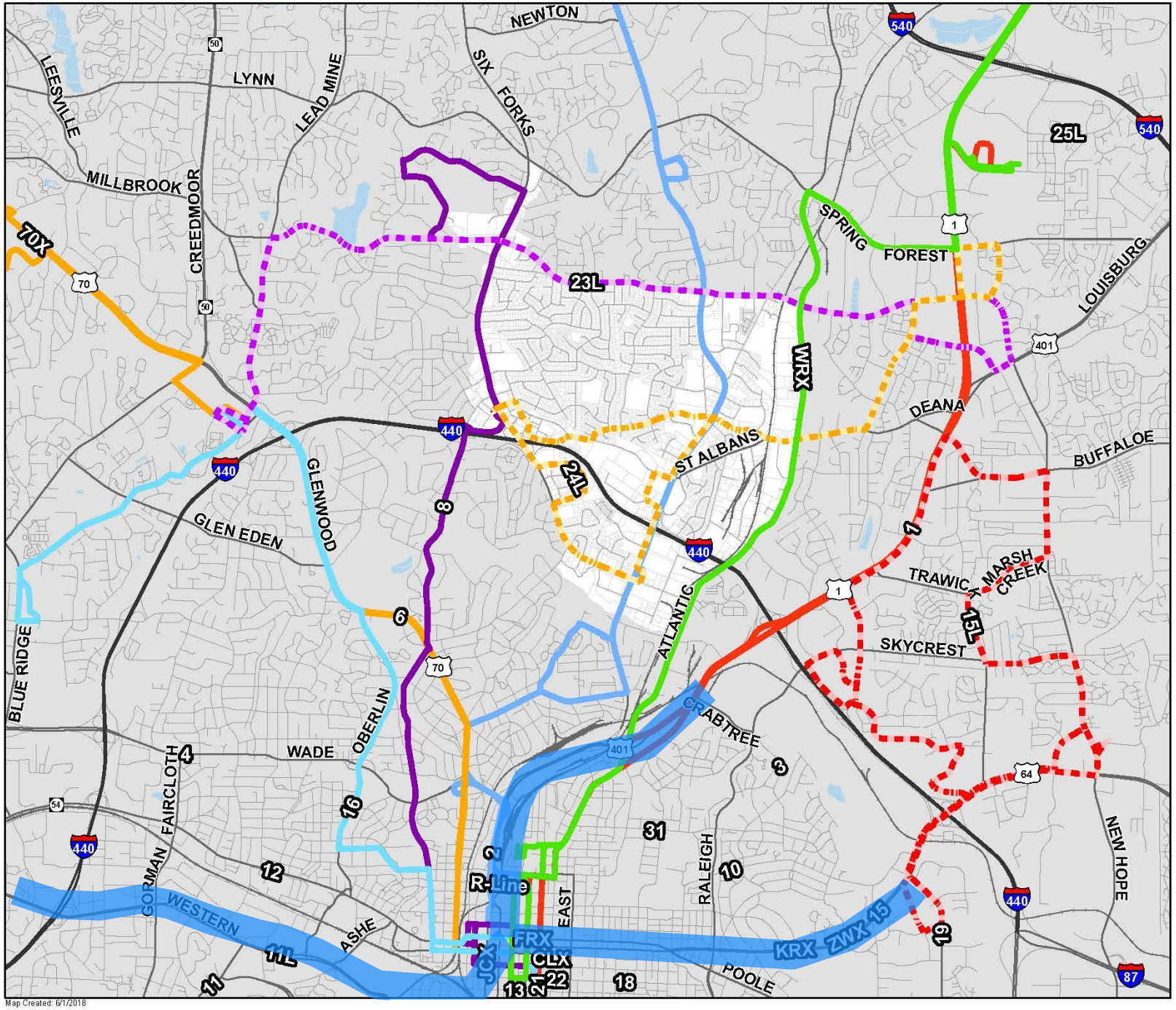
BUS ROUTES



Map Created: 6/1/2018

Bus Rapid Transit Corridors (planned)

Proposed Study Area

Routes Serving Midtown

- 1
- 15L
- 16
- 2
- 23L
- 24L
- 6
- 8
- WRX

GoRaleigh and GoTriangle bus lines serve the study area. These routes see over 200,000 boardings annually, with Route 8 and Route 2 being the most frequently used. Atlantic Avenue and Capital Boulevard are identified in the Wake County Transit Plan as Frequent Network Corridors. This is a network intended to provide all-day frequent local bus service to compliment the Bus Rapid Transit Corridor south of the study area.

MIDTOWN-ST. ALBANS AREA PLAN

RCP RALEIGH DEPARTMENT OF CITY PLANNING

N

0 0.55 1.1 1.65 2.2 Mile

STREET CONNECTIVITY

Map Created: 4/30/2018

This map illustrates the existing street grid in the Midtown/St. Albans area. While the Beltline provides extensive access to and through the area, it disrupts the street grid within the area.

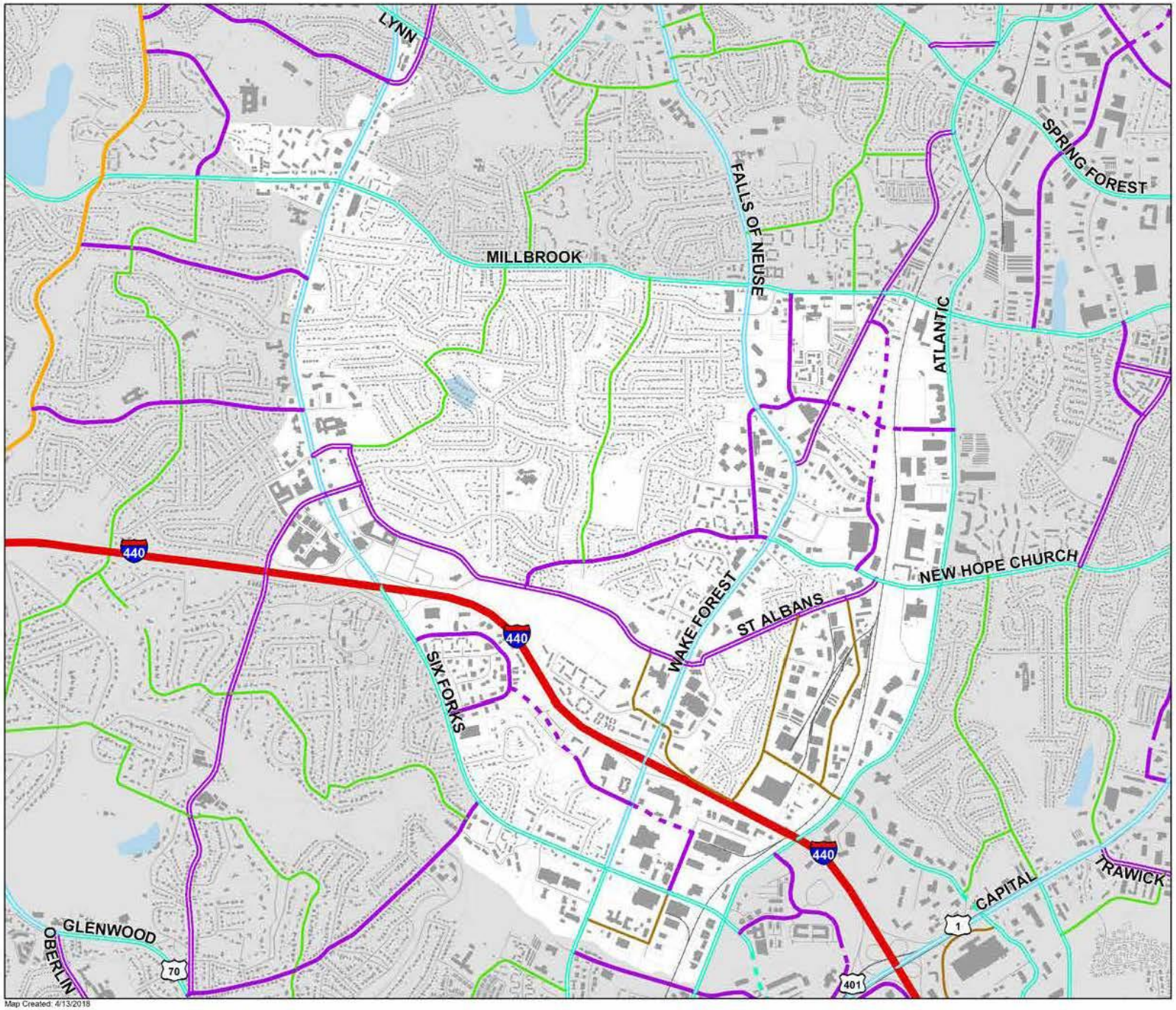
For contrast, the same total area at three other locations in Raleigh is shown above. They illustrate a much denser, connected street network than currently exists in the study area.

MIDTOWN-ST. ALBANS
AREA PLAN

N

0 0.1 0.2 0.3 0.4 0.5 Mile

STREET PLAN



Map Created: 4/13/2018

- Avenue 2-Lane, Divided
- Avenue 2-Lane, Undivided
- Avenue 2-Lane, Undivided Proposed
- Avenue 3-Lane, Parallel Parking
- Avenue 4-Lane, Divided
- Avenue 4-Lane, Divided Proposed
- Avenue 4-Lane, Parallel Parking
- Avenue 6-Lane, Divided
- Industrial Street
- Industrial Street Proposed
- Limited Access Highway
- Neighborhood Street
- Sensitive Area Avenue
- Proposed Study Area

The Street Plan is a component of the regional Comprehensive Transportation Plan. New connections proposed in the Street Plan include connecting Wake Towne Drive between Barrett Drive and Industrial Drive as a 2-Lane Avenue and extending Pacific Drive and Craftsman Drive as 2-Lane Avenues.

MIDTOWN-ST. ALBANS
AREA PLAN

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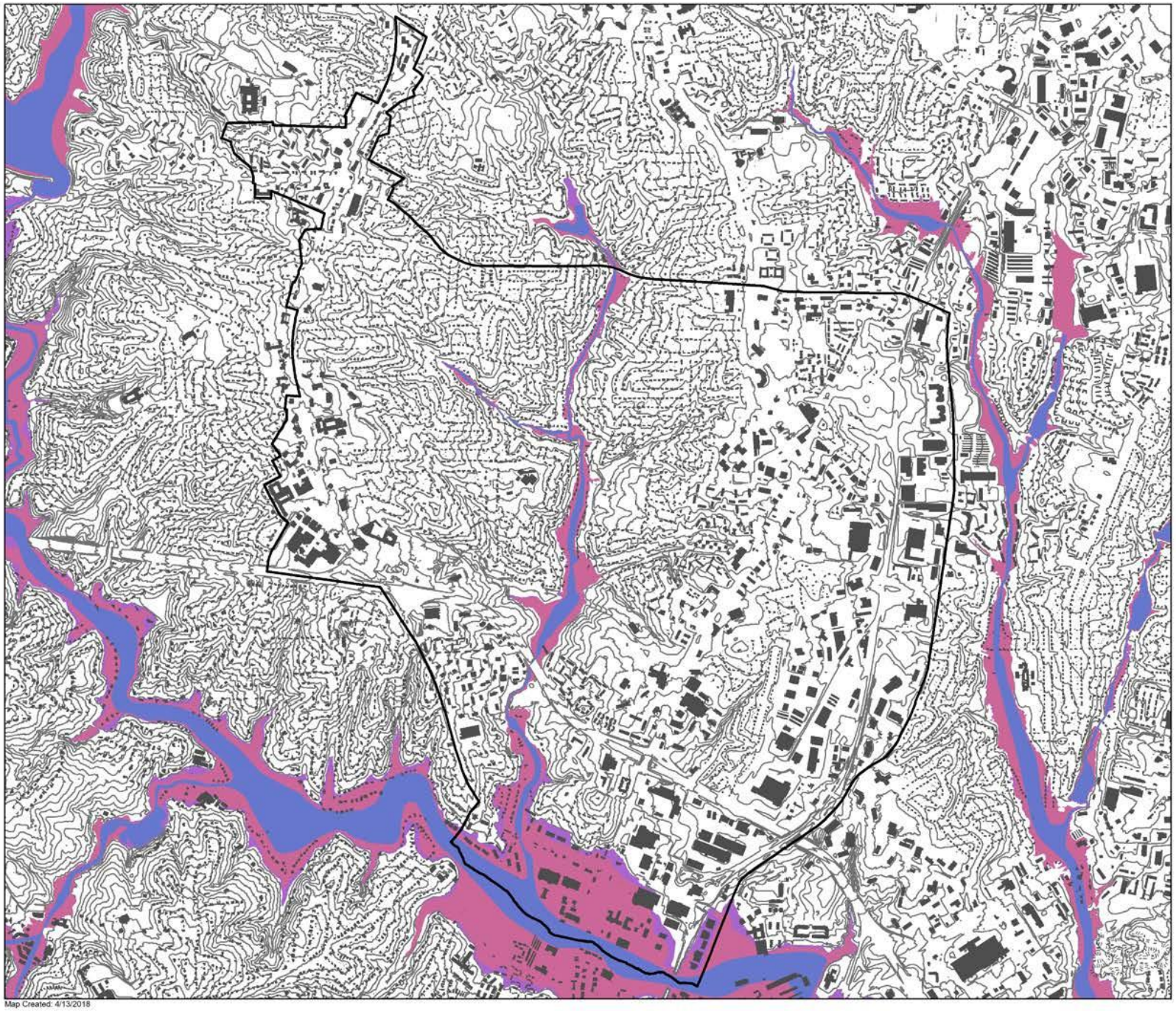
N

0 0.25 0.5 0.75 1 Mile

FLOODPLAIN



Map Created: 4/13/2018

Topography (10' contour)

0.2% chance OR 1% (future conditions)

1% annual chance of flood

Floodway

Proposed Study Area

Crabtree Creek marks the southern boundary of the study area, and floodplain covers a significant area north to E Six Forks Road. Floodplain associated with Big Branch Creek is relatively smaller in area.

MIDTOWN-ST. ALBANS
AREA PLAN

RCP
RALEIGH DEPARTMENT OF CITY PLANNING

N

0 0.25 0.5 0.75 1 Mile

PLAN PHASES/KEY DATES: PLAN DEVELOPMENT

1) Visioning: Preliminary Visioning Events (June 2018)

2) Current/Future Conditions

- Current/Future Condition Analysis (July-December 2018)
- Community Meetings: Current Conditions (December 2018). Three meetings + online information and survey
- Confirmation Group meets before (in November) and after (in January)
- Issues and Opportunities report issued in February

3) Options

- Developing and testing alternate transportation and land use scenarios
- Community Workshops: Design Alternatives (May 2019). Three meetings + online information and survey
- Confirmation Group meets before (in March) and after (in June)

PLAN PHASES/KEY DATES: FINALIZE AND ADOPT

4) Finalize Recommendations/Implementation Strategy

Public meeting/online presentation of draft recommendations (July 2019)

Confirmation Group meets after (in July/August 2019)

Final report (Sept.-Oct. 2019)

Confirmation Group meets after to discuss adoption phase

5) Adoption

Planning Commission and City Council Review (fall 2019)

Confirmation Group can participate as individuals or group

CURRENT STATUS/NEXT STEPS

VISIONING EVENT SUMMARY

Community outreach

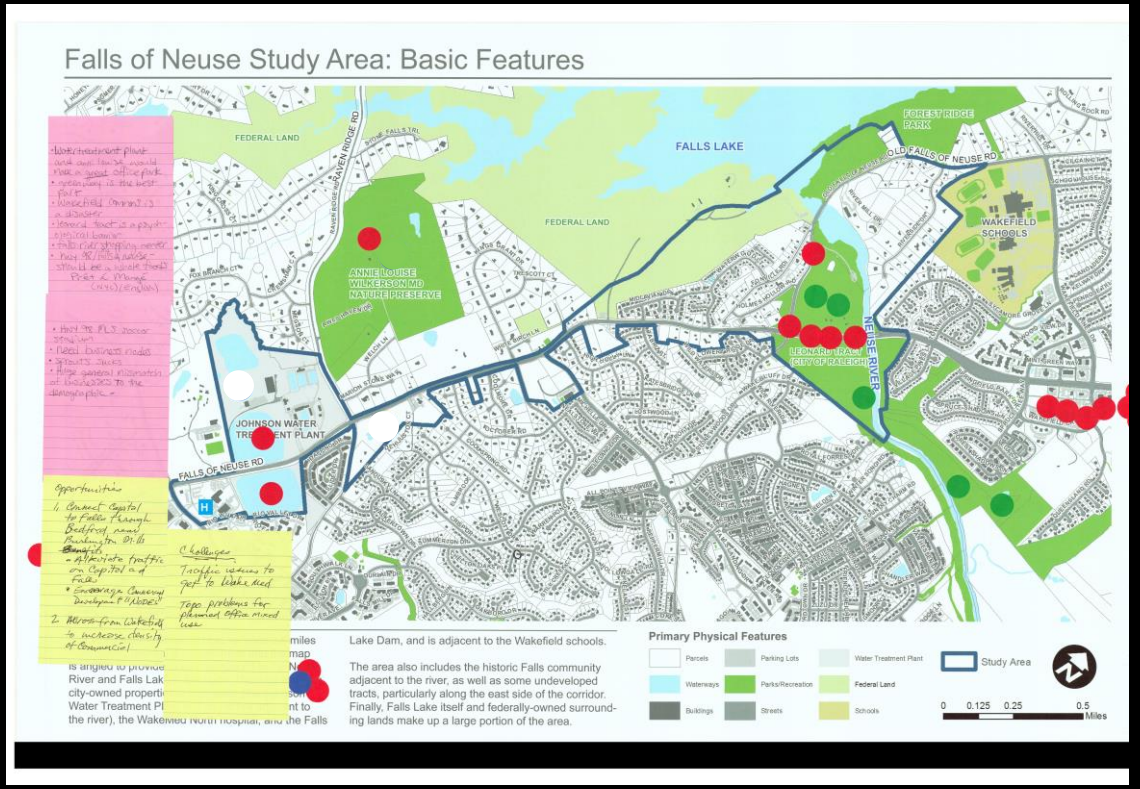
3 in-person events, including two Saturday events

1 month of online survey activity

400+ total participants

WHAT DO YOU LIKE ABOUT MIDTOWN? (15 MIN)

- Place green dots on the map on places you like. Write or sticky note what it is you like about that place
- If it's something that applies across the area, write it on the chart
- Discuss with your table, but you don't have to agree before you put a dot down
- We have lots of dots.



- It should look basically like this

ISSUES BY TOPIC

1) Transportation: The effect of traffic on local streets (66)

2) Transportation: Walking or bicycling (51)

3) Transportation: Getting around on transit (46)

4) Housing (types, location, affordability) (33)

5) Streetscape improvements (33)

6) Creating or improving parks/public spaces (30)

7) Transportation: Getting around by car (30)

8) Land uses (29)

9) Stormwater (27)

10) Design of new development (27)

11) Transitions to residential areas (27)

ISSUES BY GEOGRAPHY

Mapping exercise used by both survey and in-person meetings

Dot Exercise

(287 Total Points)

- Places that need help (173)
- Places that we like (114)
- Pathways that need help (57)
- Parcel
- Building
- Road
- Rail Lines
- School
- Park
- Water
- Proposed Study Area

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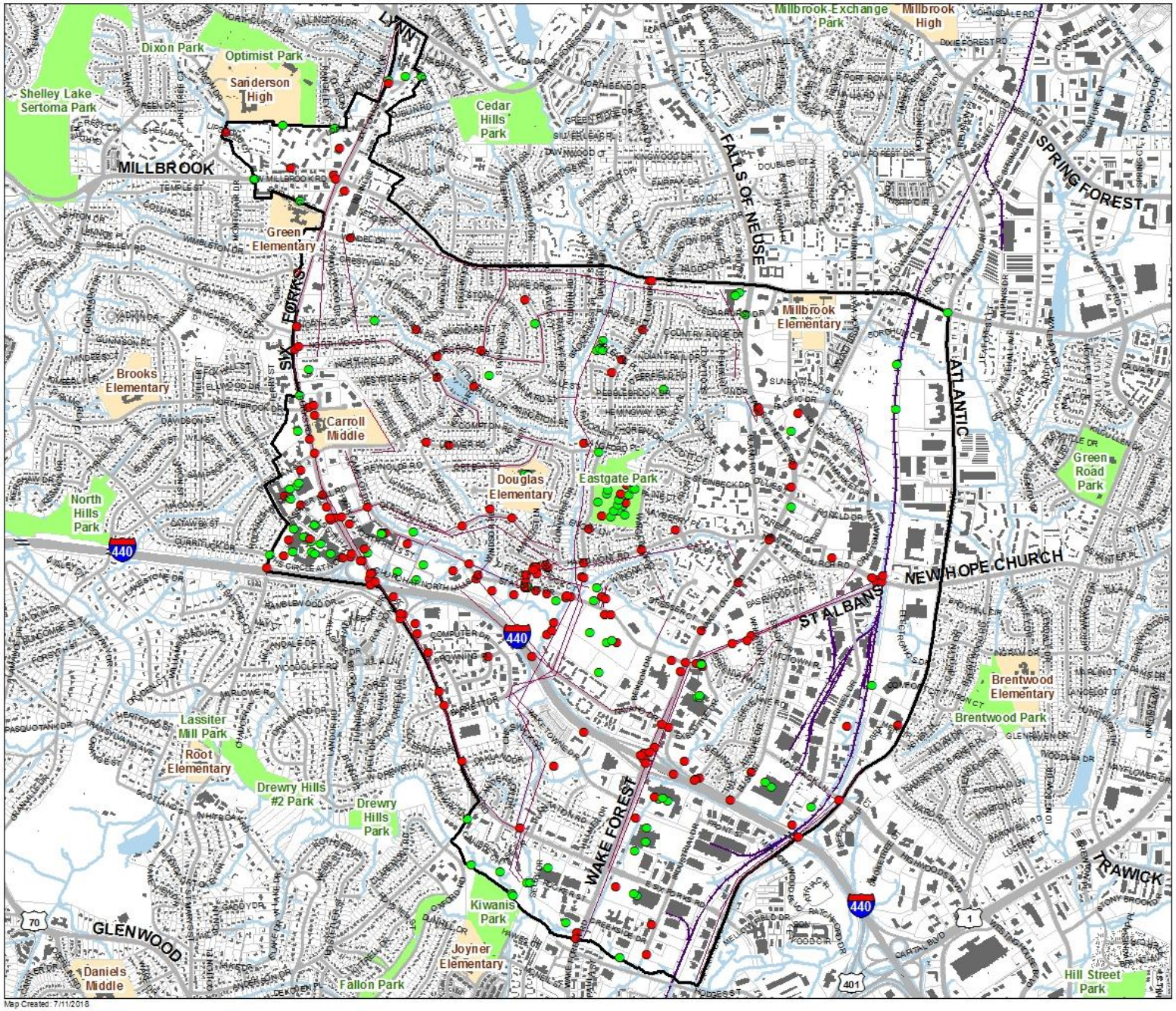


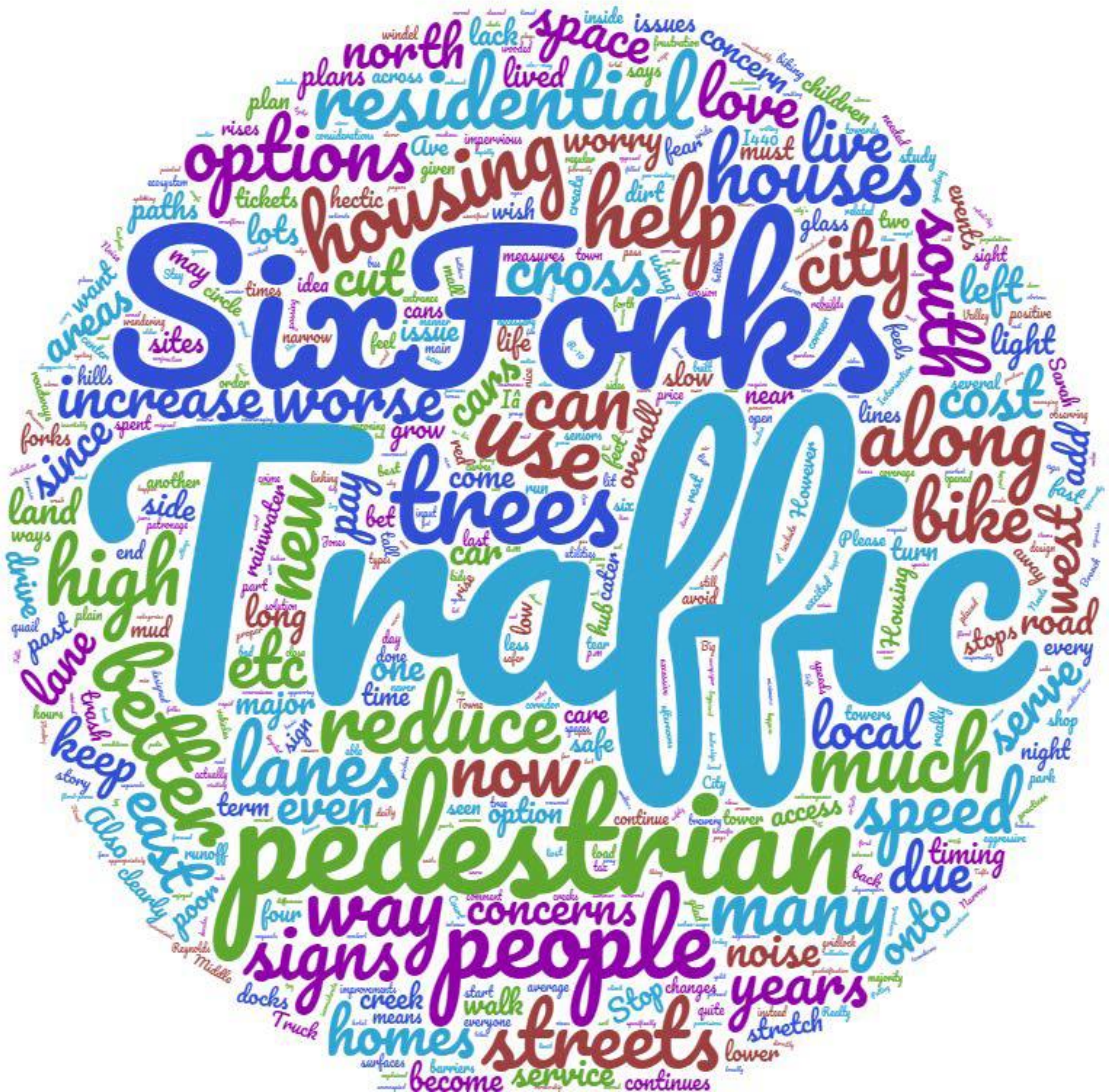
Map Created: 7/11/2018

WHAT PEOPLE LIKE

(11) North Hills
(7) Walkability/Walkable
(6) Shopping
(5) St. Albans
(5) Midtown
(4) Wake Forest
(4) Eastgate park
(4) Dining
(4) Work
(3) Neighborhood
(3) Hospital
(3) Grocery
(3) Options

WHAT NEEDS HELP

(102) Traffic
(42) Neighborhood(s)
(37) St. Albans
(35) Development
(35) North Hills
(26) Wake Forest
(26) Six Forks
(20) Pedestrian
(21) Housing
(16) Trees



WHAT SHOULD MIDTOWN BE LIKE 2040?

(26) Walkable
(17) Housing
(19) Safe
(13) Access
(11) Green
(10) Traffic
(9) Transportation
(9) Transit

NEXT ROUND OF INPUT

Events

December 1: The “main” event

December 5 and 10: Smaller-scale meetings that include the same basic information/input opportunities but include a more topical or geographic focus

Online participation possible throughout early December

Topics

Detailed analysis of current transportation conditions and other issues

Refining issues and opportunities from visioning events

Beginning to frame questions for spring options workshop

MIDTOWN-ST. ALBANS AREA PLAN PUBLIC INPUT

PUBLIC INPUT

Drawbacks of planning processes historically

- Reliance on in-person meetings on weekday evenings presented a barrier for many people
- Choices not always clearly framed in terms of trade-offs and long-term costs and benefits
- Some communities may feel their input will not be taken seriously

How will this project address those issues?

- Each meeting will be a meeting *phase* with multiple events, including online
- Trade-offs will be part of the discussion and embedded in the options
- The Confirmation Group

PUBLIC INPUT: QUESTIONS

How can we best make it easy to participate?

What is the best way to communicate?

How do we best ensure all stakeholders are heard or have the opportunity to be heard?

How can participation be most meaningful?

What other questions are there?

QUESTIONS ABOUT ANYTHING