Raleigh Bus Rapid Transit (BRT): Equitable Development Around Transit

Public Meeting 1
June 6, 2019
Agenda

1. Project Overview
2. Transit-supportive Planning
3. Next Steps

- How We Got Here
- Wake County Transit Plan
- A Growing City and Region
- Let’s Talk Equity
- Housing Affordability
- Opportunities for Everyone
- Purpose of the Study
Wake County Transit Plan: Funded 2016

Expand Frequent Service
Expand existing frequent (15 mins) bus service from 17 to 83 miles.

Commuter Rail
Develop 37-mile system with service from Garner to Downtown Raleigh, N.C. State University, Cary, Morrisville and the Research Triangle Park continuing to Durham.

Bus Rapid Transit
Implement 20 miles of Bus Rapid Transit.
What is Bus Rapid Transit (BRT)?
Western Boulevard
New Bern Avenue
Capital Boulevard
Wilmington/S. Saunders
Transit Planning - and Planning With Transit

Finalizing the BRT routes
Designing New Bern BRT

Equitable Development around Transit
Future station area plans
Why Plan Around BRT? Opportunity = Growth

America’s Top Spots for Tech Jobs

<table>
<thead>
<tr>
<th>Area</th>
<th>Percentage Increase</th>
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<tbody>
<tr>
<td>San Francisco</td>
<td>38.5%</td>
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<tr>
<td>Raleigh</td>
<td>37.2%</td>
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<tr>
<td>Nashville</td>
<td>30.0%</td>
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<tr>
<td>San Jose</td>
<td>28.7%</td>
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<tr>
<td>Charlotte</td>
<td>28.0%</td>
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<tr>
<td>Boston</td>
<td>27.3%</td>
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<tr>
<td>Detroit</td>
<td>27.2%</td>
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<tr>
<td>Atlanta</td>
<td>22.6%</td>
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<td>Salt Lake City</td>
<td>22.0%</td>
</tr>
<tr>
<td>San Antonio</td>
<td>19.4%</td>
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<tr>
<td>Chicago</td>
<td>18.7%</td>
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Source: NY Times
Raleigh’s History: Growing Outward

Population: 480%
Land Area: 1,670%
Implications:
More vehicle miles travelled
Decreased air quality
Increased carbon emissions
As commutes grow longer ...

Demand for places closer to opportunity goes up
Affordability Is a Growing Issue
Equity and Opportunity

• The plan recognizes that affordability is becoming a challenge in Raleigh

• Key equity issues:
  • Maintaining and enhancing affordability
  • Ensuring accessibility to the service from existing residential areas
  • Minimizing displacement from rising real estate values

• Improving opportunity and job access through transit and planning around transit
What is Affordable Housing: Affordable to Who?

Home Health Aide
Single parent, three children
Income $27,800
Below 30 percent of AMI

Preschool Teacher
Single parent, one child
Income $37,100
30% - 50% of AMI

Assistant Manager
Two parent, two children
Income $55,620
50% - 60% of AMI
Current City Programs

2015
The Affordable Housing Improvement Plan is adopted

2016
1 Cent Property Tax for Affordable Housing is passed (Penny for Housing)

2017
A new Affordable Housing goal of 570 units per year is adopted (5,700 units in 10 years)

- Homebuyer Assistance
- Homeless Program Assistance
- Subsidies for Building Affordable Rental Units
**Listening**

- What are your hopes?
- What are your concerns?
- How much is affordability an issue for you?
- What else do we need to know?
Transit Improves Equity

- Highways tend to spread jobs and opportunity out; transit makes them more accessible.
- Improved transit service provides mobility for people who need it the most.
- Supports construction jobs in local communities.
- Enhances sustainability by saving energy, reducing carbon, and improving air quality.
- Provides the opportunity to coordinate housing affordability and mobility.
Purpose of the Study: Solve Issues with BRT

1 million in 2014
2 million in 2054
63 people PER DAY

ISSUE

OPPORTUNITY

How much of the city’s future growth should be accommodated near BRT?

What is the goal for affordable housing near BRT?
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- The Principles
- Case Studies
- The Benefits for Raleigh
Planning Around Transit

Land Use
Affordable Housing
Economic Development
Transit-oriented Development (TOD)
Public Amenities
Transit
What Does Planning Around Transit Look Like?

IT ISN’T:

<table>
<thead>
<tr>
<th>Connected</th>
<th>Focused</th>
<th>Diverse</th>
<th>Pedestrian-oriented</th>
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Goal: Use BRT to Achieve More Equitable and Sustainable Places

High Quality Transit such as BRT and light rail can...
Transit: Increasing Access to Opportunity

Hartford: **6,000 MORE JOBS ACCESSIBLE BY TRANSIT**
CREATED **4,000 CONSTRUCTION JOBS**
CUT TRAVEL TIMES **IN HALF**
Transit: Reducing Household Expenses

Portland: Households living within a half-mile of rail transit spend 10 percent less on housing/transportation expenses.

Households without cars save $9,500 annually.
Transit: Pairing with Affordable Housing

Denver: Created a TOD fund to purchase land for affordable housing near stations

600 units under construction, 1,000 more planned
Transit: Focusing Growth

Arlington Metro Corridor

Higher densities near stations

50 percent of residents along the corridor take transit to work
Transit: Reducing Carbon Footprint
Cleveland: 4.5 million transit trips annually on BRT

30,000 fewer metric tons of carbon emissions annually
Steep drop in harmful air pollutants
Transit: Creating Places

Everywhere: **Walkable, beautiful** public spaces

Prioritizing **pedestrian safety** and comfort

Encouraging **healthy** living and social activity
How to maximize these benefits in Raleigh?

• Consider the share of growth that should occur near BRT
• Plan for sharing the benefits of BRT equitably across the city
• Plan for the areas around BRT stations
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- September workshops
- Late fall open house
- 2020: Begin station-area planning
Let’s play a game about land use and development
Not a game with only one winner

September workshops
September workshops

Let’s play a game
Let’s play a game

- You get: A map and blocks
- Each block equals a certain number of people
- Where are the places that makes the most sense to accommodate growth?
- What are the trade-offs?

September workshops
Station Area Typologies

- Stations have different land uses, scale, density, and characteristics.
- A typology framework sets the guiding principles based on context.

Development Scales in Raleigh

18-STORY OFFICE, RESIDENTIAL, AND RETAIL
The Dillon, Raleigh, NC

FOUR-STOREY RESIDENTIAL OVER RETAIL
401 Oberlin apartment building, Raleigh, NC

THREE-STOREY SUBSIDIZED RENTAL HOUSING
The Village at Washington Terrace, Raleigh, NC

TWO-STOREY TOWNHOUSES
St. Mary's Townhomes, W. Hargett Street, Raleigh, NC

FOURPLEX APARTMENT
122 Hillcrest, Raleigh, NC
Project Timeline and Plan Implementation

Timeline
- June: Project Kickoff
- September: Workshops
- Late 2019: Wrap-up open house
- 2020-onward: Station area plans

Products
- City policy for growing around transit
- City policy for affordability around transit
- A guide for station-area planning
- Tools to meet affordability goals
Diving into the details of planning near stations:

- Uses
- Walkability
- Public spaces

Considering tools to address affordability
Next steps: Let’s get together as a community and talk. Thanks!