



Blue Ridge Road

District Study

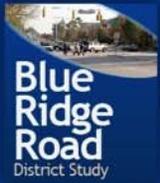
January 28, 2013

Glenwood
Citizens Advisory
Council



Study Area

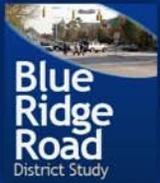




Core Stakeholder Group

Dr. Stuart Levin, Blue Ridge Stakeholder Group Chair

- North Carolina Department of Administration
- North Carolina Department of Transportation
- North Carolina State Fairgrounds
- North Carolina State University
- Centennial Authority
- North Carolina Museum of Art
- NC Sustainable Communities Task Force
- Rex Healthcare
- Blue Ridge Realty
- Highwoods Properties



Design and Planning Team

URBAN DESIGN ASSOCIATES; Maggie Connor, Principal

- Urban Design & Public Process

J DAVIS ARCHITECTS | RALEIGH; Larry Zucchini, Neil Gray, Principal

- Open Space, Urban Design & Development Typologies

MARTIN/ALEXIOU/BRYSON | RALEIGH; George Alexiou, Principal

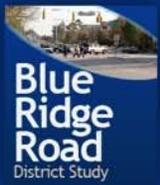
- Transportation

RCLCO | ORLANDO; Lisa Dilts Vice President

- Market & Implementation Tools

LONG LEAF HISTORIC RESOURCES | RALEIGH; M. Ruth Little

- Social, Cultural & Historic Resources



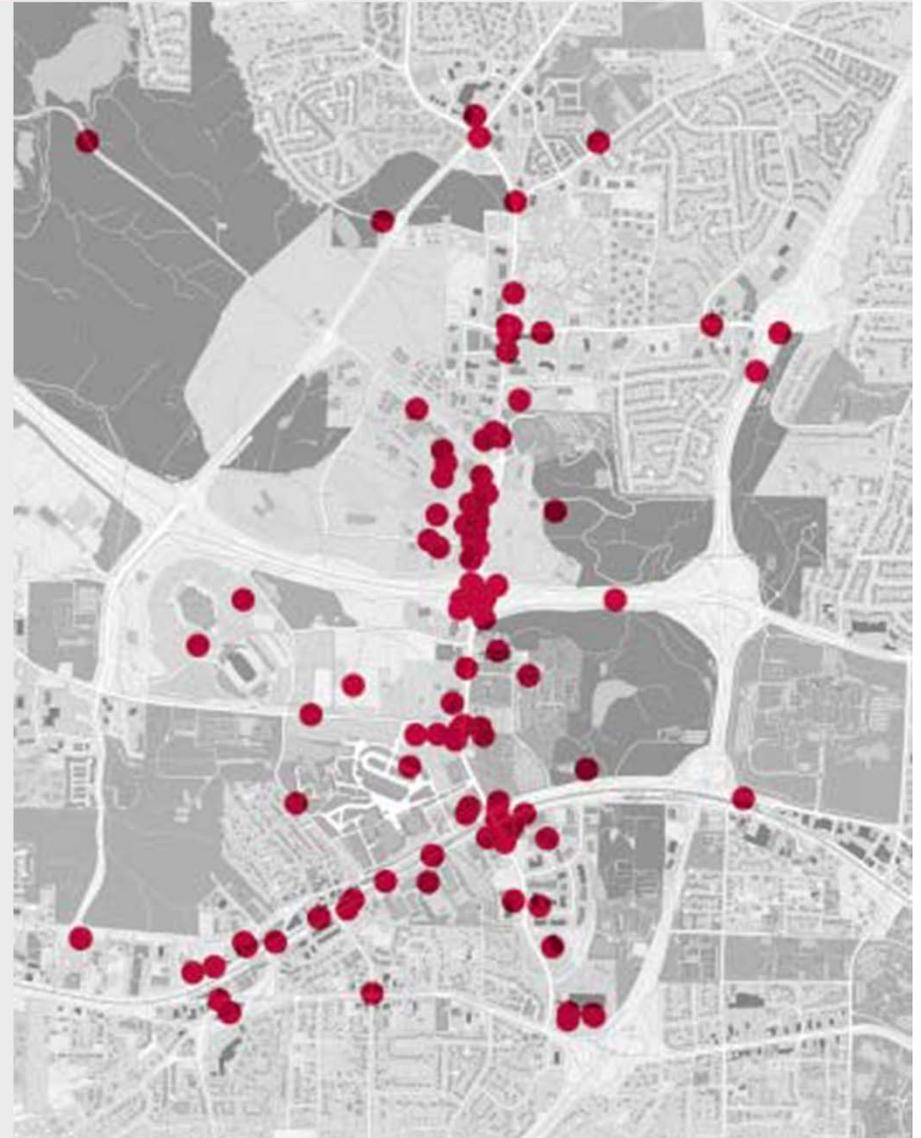
Strengths

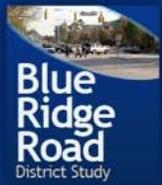
- Cluster of great destinations
- Large employment base
- Surrounding open space
- Regional location and access to major thoroughfares
- Future light rail access and stop at Hillsborough Street and Blue Ridge Road



Weaknesses

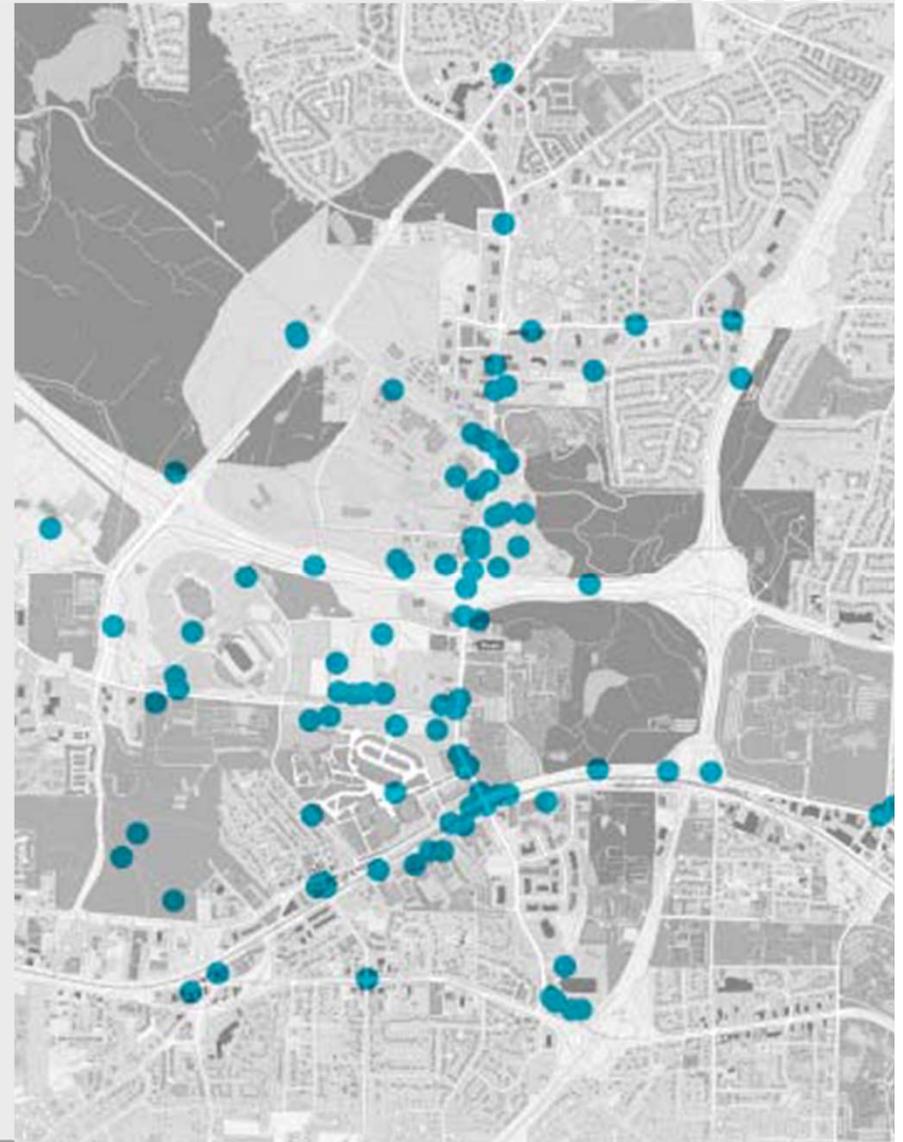
- Congestion at major intersections
- Lack of continuous sidewalks and safe pedestrian connections
- Lack of bike lanes
- Lack of bus services /transit within the District
- NCDOT Motor Fleet Management Division garage, vehicle yard, and other NCDOT facilities
- Aesthetics
- Lack of streetscaping or other landscape strategy





Visions

- Redevelop unattractive or underutilized sites: K-Mart® site, Motor Fleet Management Division site
- Incorporate public art within the District
- Potential uses: residential, mixed-use, restaurants, hotel
- Improve pedestrian environment and intersections
- Increase public transportation
- Make Blue Ridge Road a destination for urban entertainment, medical care, sporting events, arts, education, and more
- Create a “Recreational Mecca” and art corridor
- Include mixed-income housing to serve a broad variety of new residents in the district



Design Themes



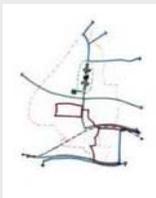
Theme 1

- Provide local connections that improve circulation while providing a framework for future development



Theme 2

- Transform Blue Ridge Road's character while improving its function



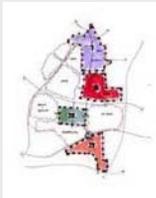
Theme 3

- Overcome the "gap" in transit



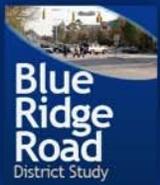
Theme 4

- Connect existing natural resources and attractions with an improved network of sidewalks and multi-use trails



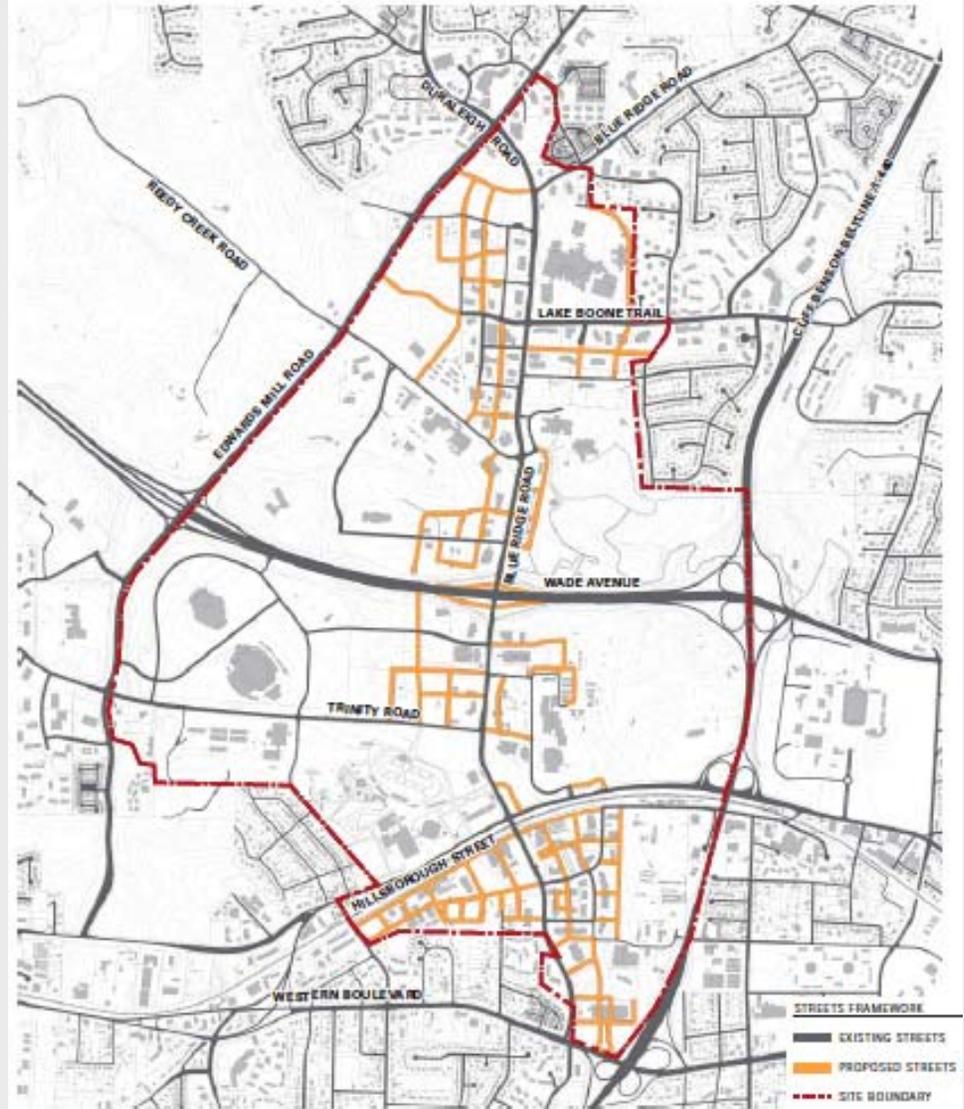
Theme 5

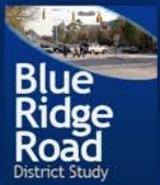
- Target land uses and development patterns to reinforce the idea of distinct districts and character areas.



Transportation Recommendations

1. Blue Ridge Road Improvements
2. Wade Avenue Bridge Improvements
3. Secondary Street Network
4. Blue Ridge Road Transit
5. Hillsborough Grade Separation
6. Light Rail Transit

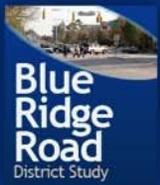




Proposed Street Sections



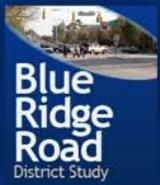
Section between the NCMA and Wade Avenue, and Beryl Road and Western Boulevard



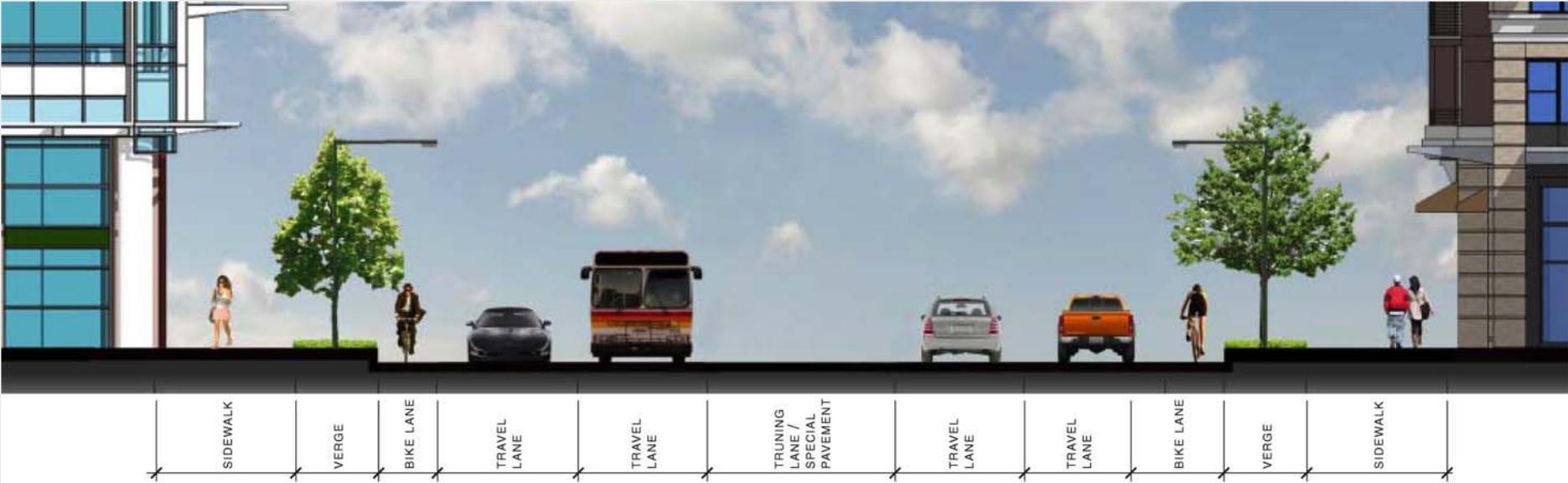
Proposed Street Sections



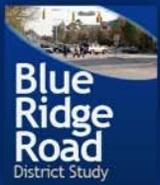
Section between Duraleigh Road and the NCMA (parking on 2 sides)



Proposed Street Sections



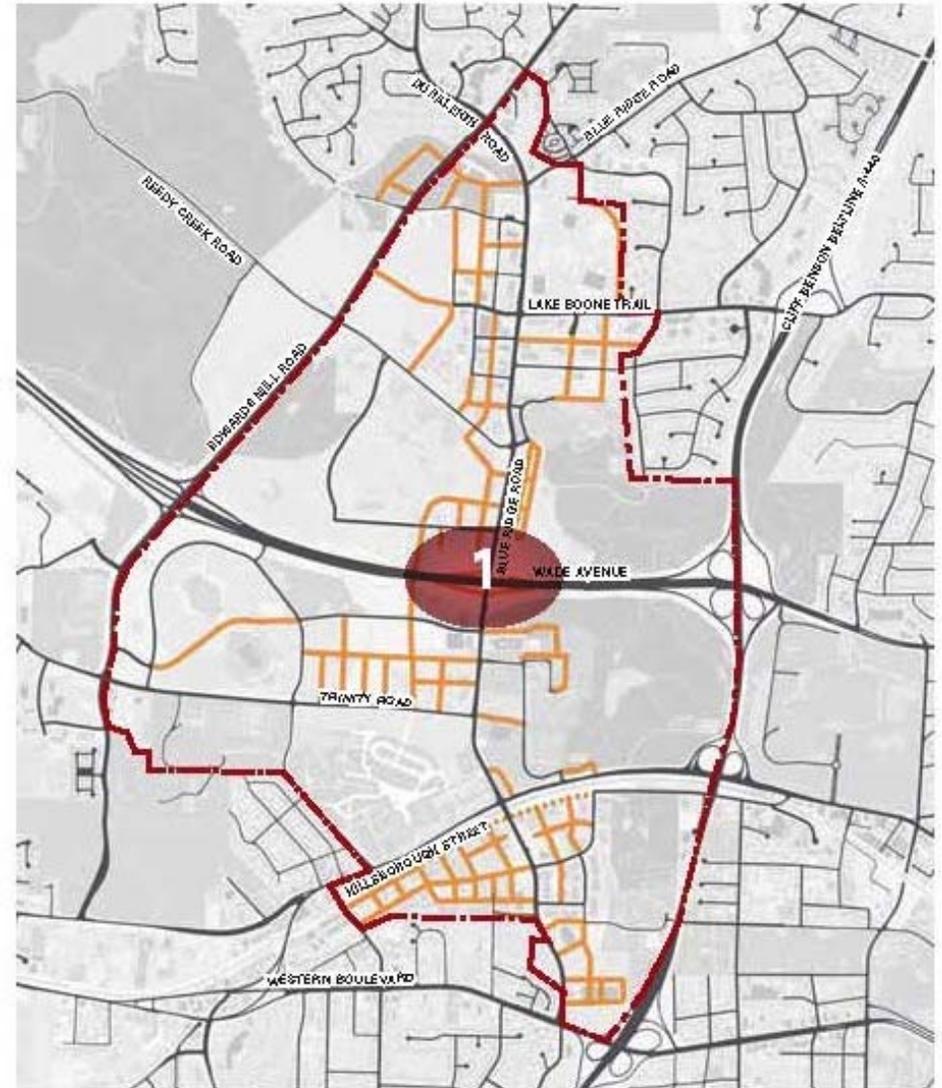
Section between Wade Avenue and Hillsborough Street



Transportation Recommendations

Wade Avenue Bridge Improvements:

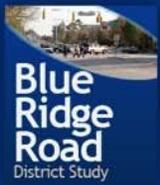
The Wade Avenue Bridge does not currently have enough dimension to provide safe pedestrian and cycle passage. This structure needs to be widened to accommodate these while the ramps to and from Wade Avenue should be evaluated for a more compact and urban configuration.



Wade Avenue Bridge

To the right: Existing Wade Avenue Bridge
Below: Proposed Wade Avenue Bridge



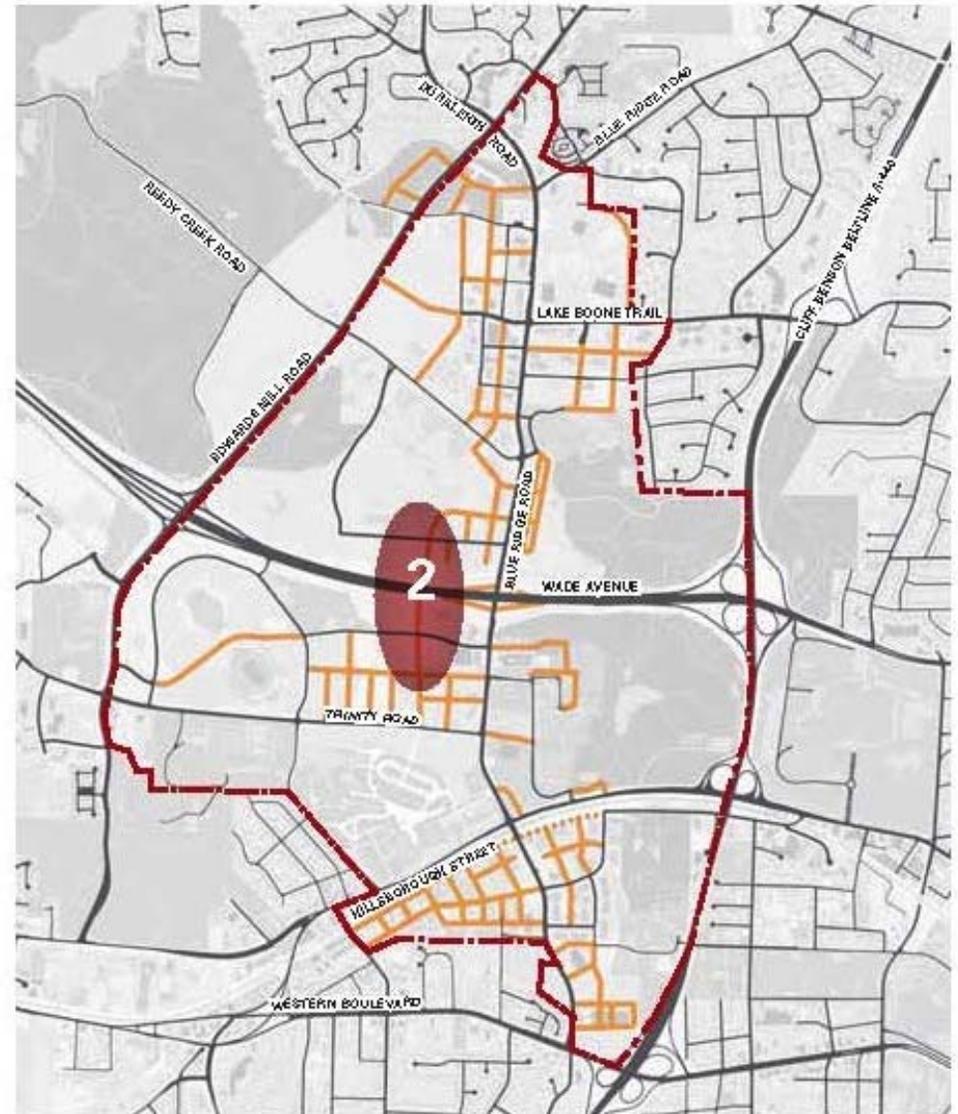


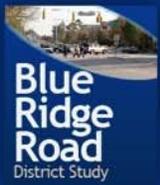
Transportation Recommendations

Secondary Street Network:

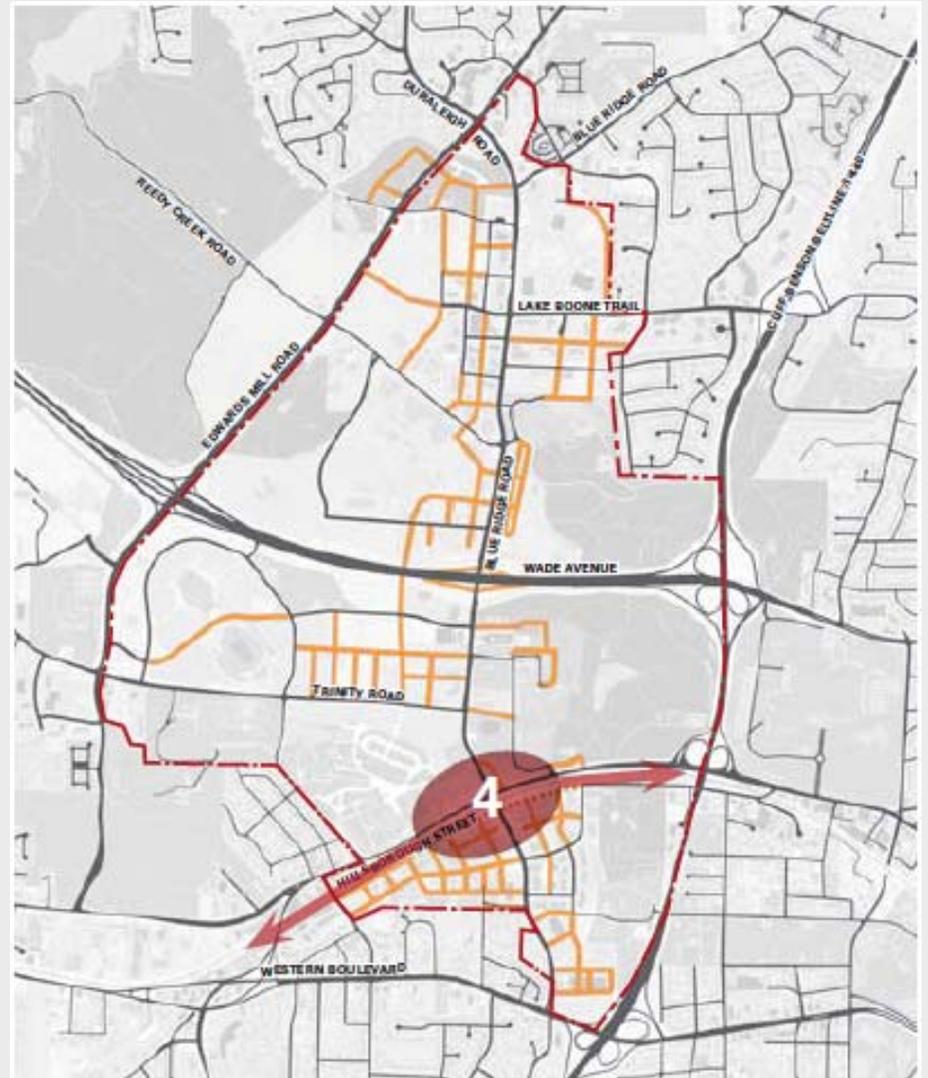
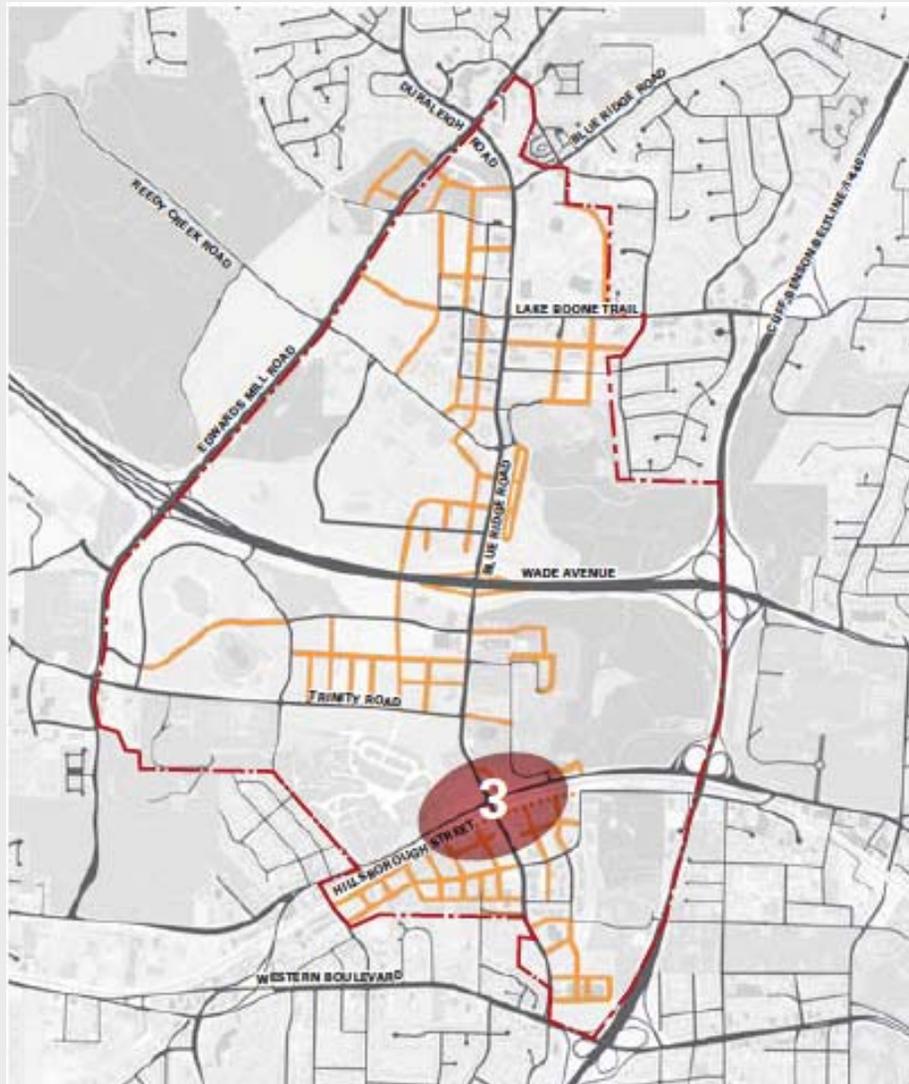
In order to facilitate positive change in the district a secondary street network should be developed to improve mobility and reduce isolated development parcels and expansive parking areas.

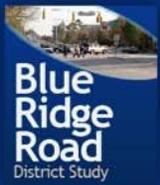
This concept includes the exploration of an additional north-south street connection under Wade Avenue to better link the District's existing facilities to each other and to new mixed-use development and services.



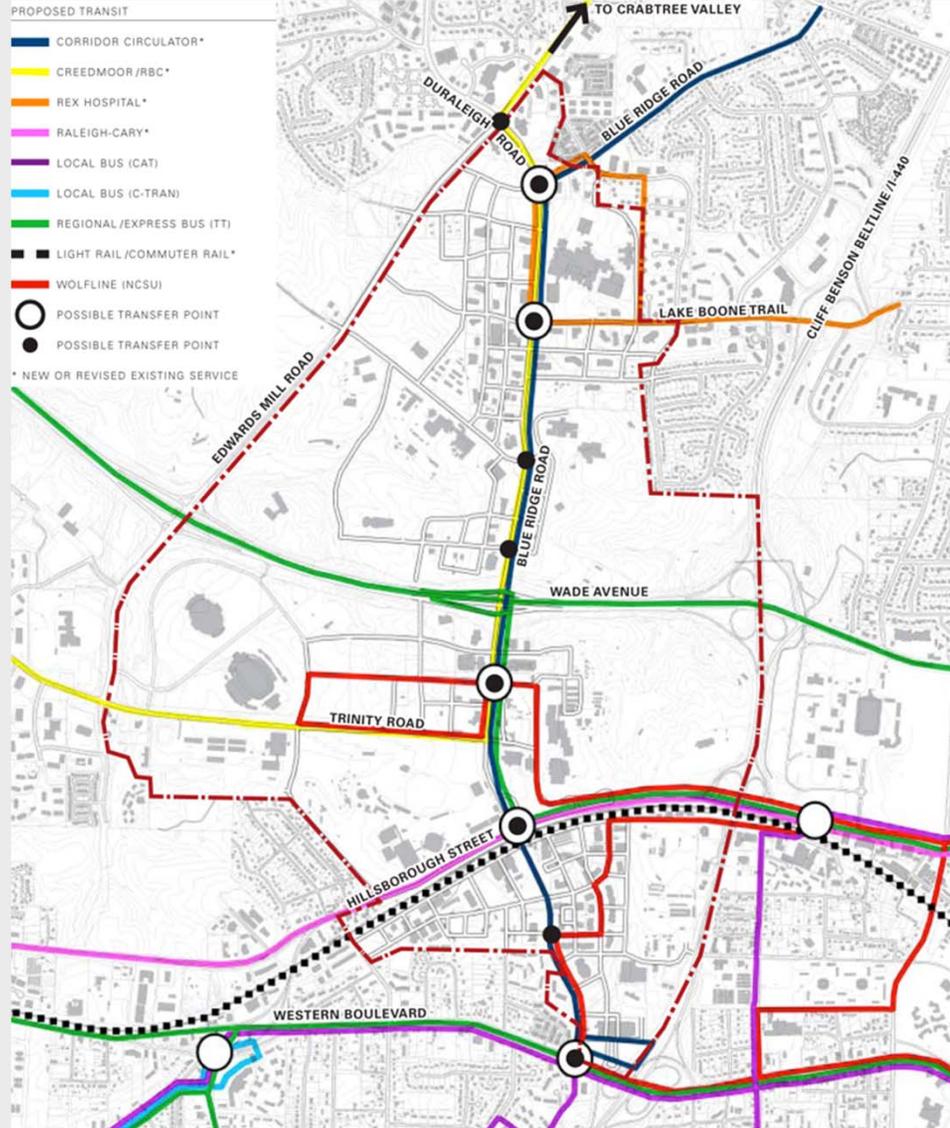


Transportation Recommendations





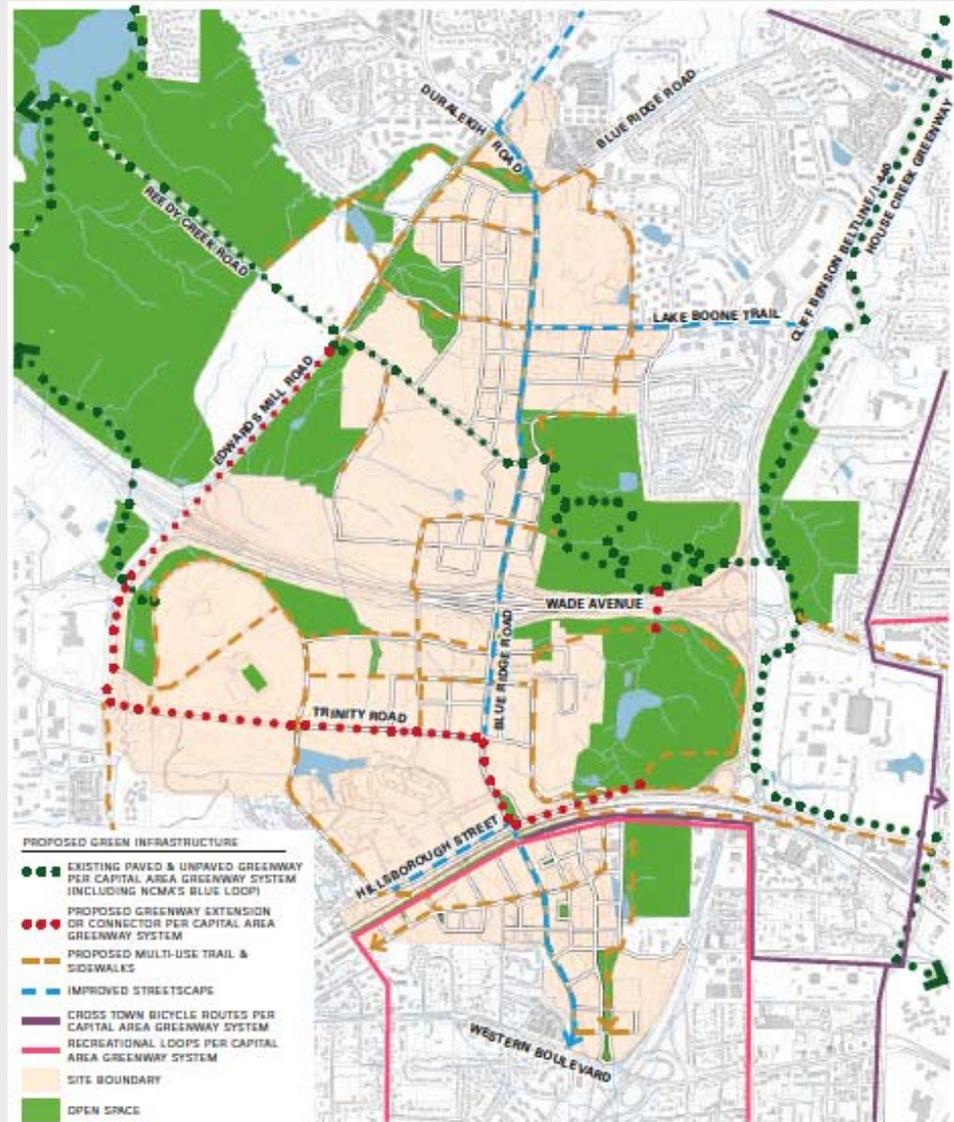
Proposed Transit



Green Infrastructure

CONNECTING EXISTING AMENITIES

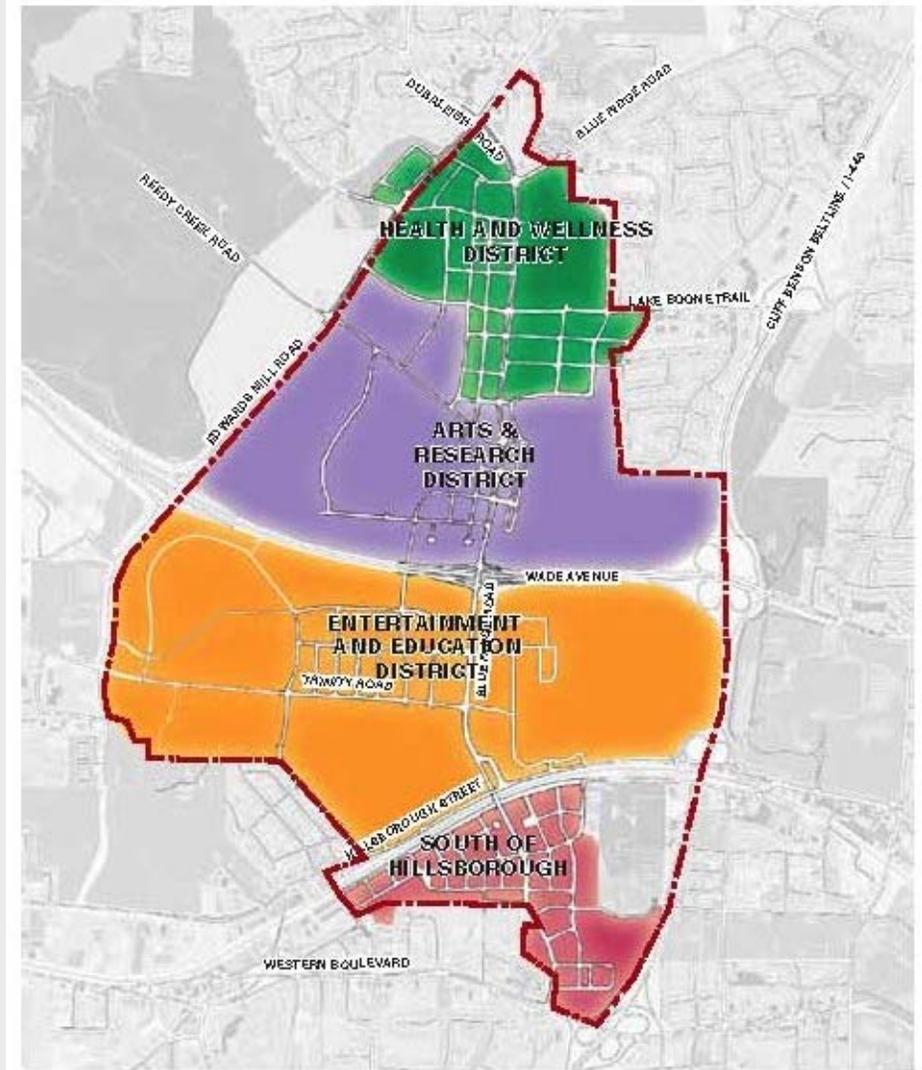
1. Sidewalks and multi-use paths
2. Greenway/Trails



Development Recommendations

Key Recommendations

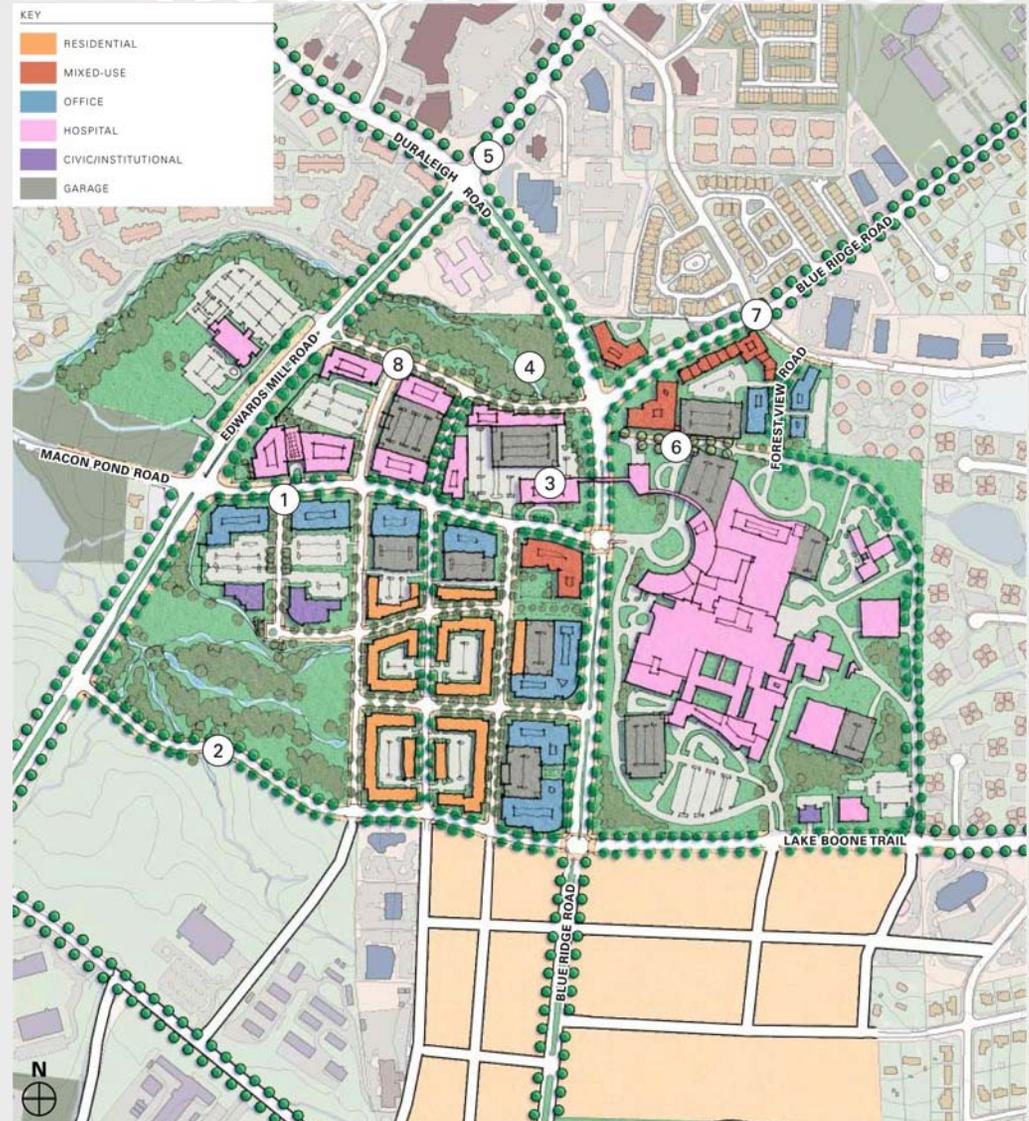
- Develop around mixed-use nodes in order to create vibrant neighborhoods
- Think of the entire area as having four sub-districts, each with its own character related to the primary uses and attractions.
- Develop each district to be bicycle and pedestrian friendly, as well as transit oriented.



Health & Wellness

Key elements:

1. Upgrade and improve Macon Pond Road to be a front door and a proper connection from Rex Hospital to Edwards Mill Road
2. Extend Lake Boone Trail over to Edwards Mill Road and improve connectivity
3. Expand Rex Hospital west
4. Protect the existing wetlands
5. Connect the existing trails to the north and west
6. Extend trail to connect the Health District to Schenck Forest
7. Improve intersection at Blue Ridge Road and Forest View Road
8. Reconfigure street connections to accommodate an interconnected and pedestrian-friendly district as redevelopment occurs



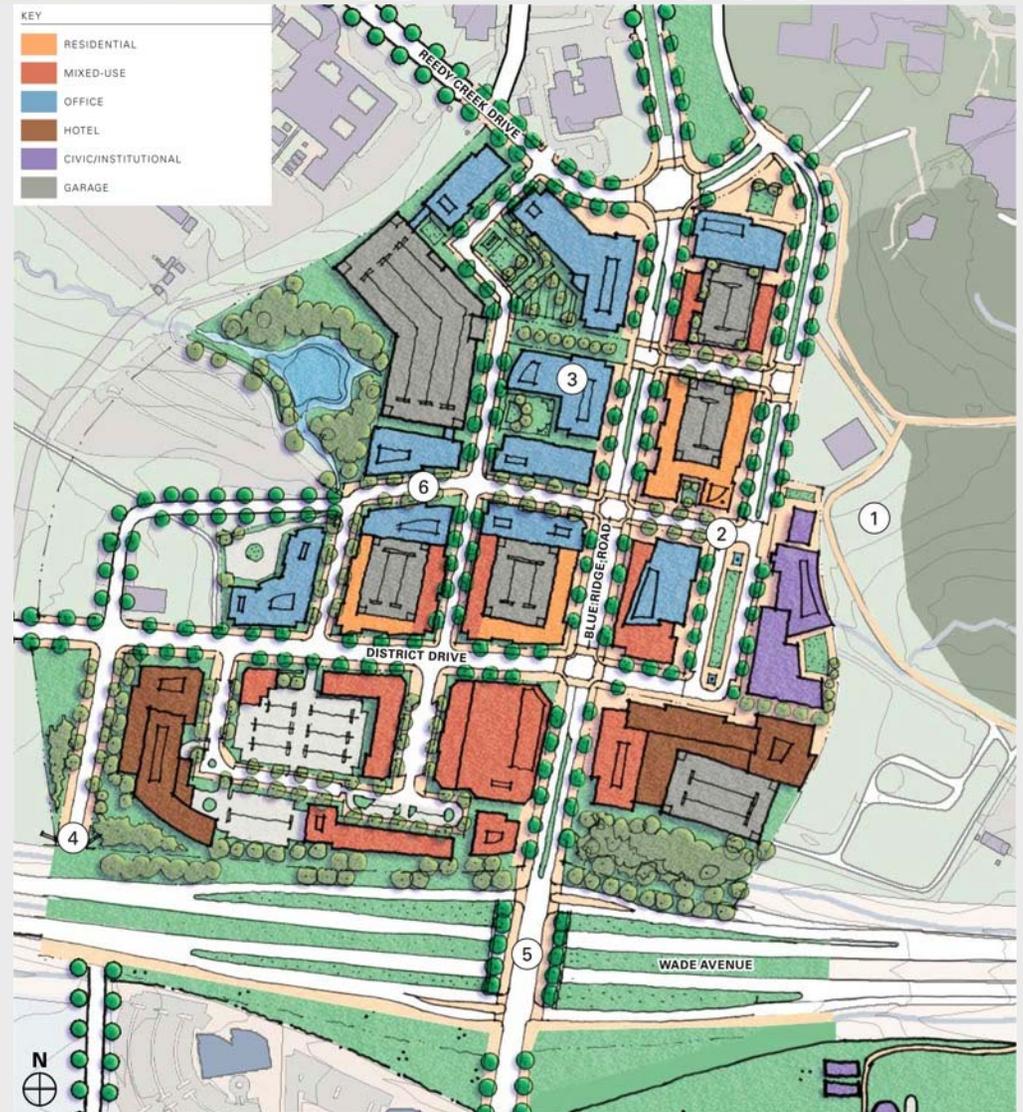
Health & Wellness

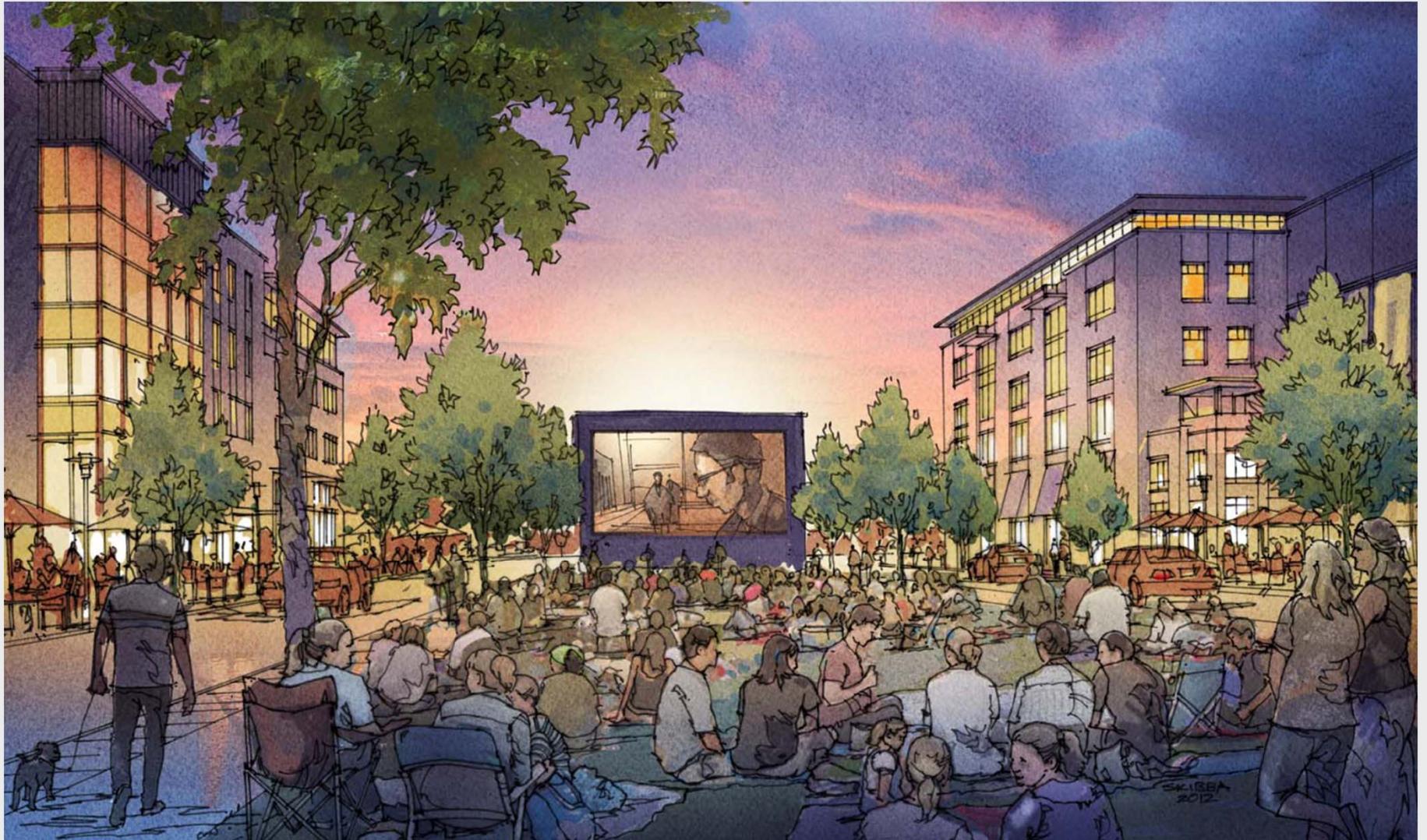


Arts & Research

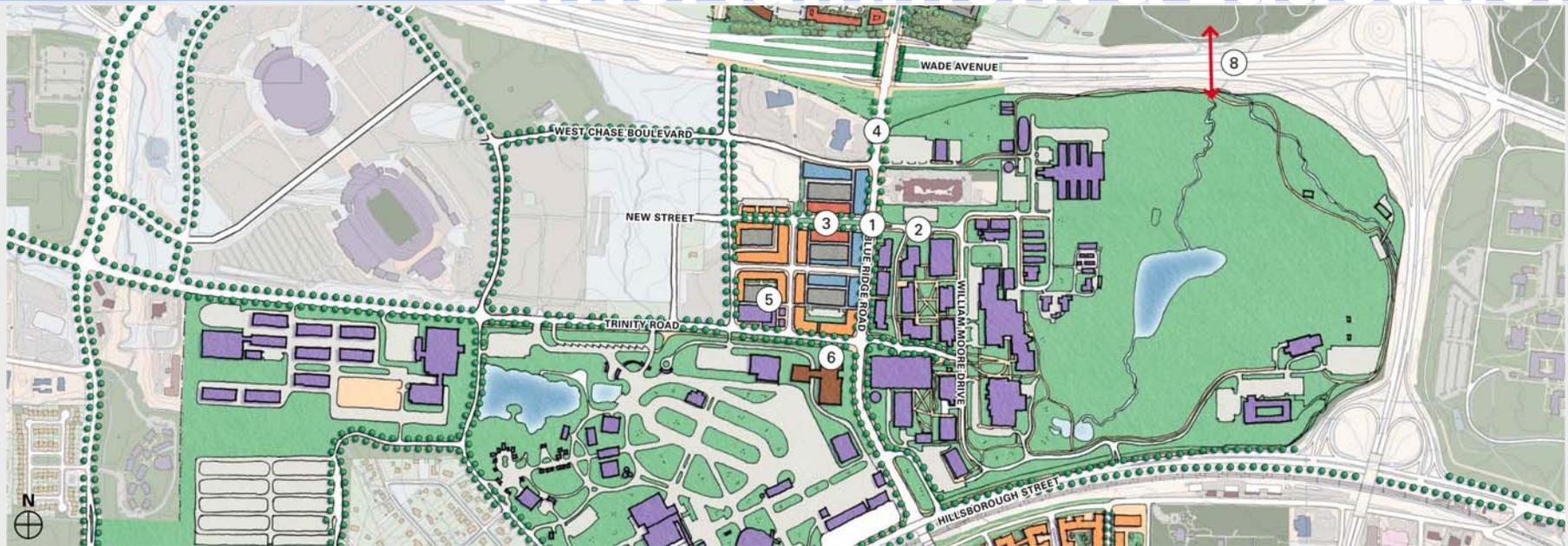
Key elements:

1. Provide an improved loop on the NCMA greenway
2. Create a mixed-use development on the NCMA side of Blue Ridge Road with potential for a hotel
3. Locate potential DHHS offices, west of Blue Ridge Road on NCDOA property
4. Provide complete street connection south across Wade Avenue and down to Trinity Road to link the Art District to the Entertainment District
5. Evaluate options for the Wade Avenue Bridge at Blue Ridge Road in order to provide better pedestrian and cycle access and regain developable land by creating a more compact interchange
6. Improve connectivity with additional north/south streets parallel to Blue Ridge Road





Entertainment & Education



Key elements:

1. Maintain a signalized intersection at Trinity Road and Blue Ridge Road
2. Tie together the NCSU campus and facilities to the west with an enhanced east /west pedestrian connection
3. Design new roads west of Blue Ridge Road between the NCSU Centennial Campus and the Stadium /Arena to align with future NCSU expansion plans
4. Locate mixed-use development along Blue Ridge Road
5. Locate practice facilities to take advantage of parking access during non-event hours
6. Add a hotel/conference facility associated with the Fairgrounds can further accommodate their annual visitors while also providing an additional income stream
7. Include a transit circulator for the District that could access the road between the Arena and the Stadium in order to facilitate access to events
8. Connect greenway at the NCMA over or under Wade Avenue to NCSU College of Veterinary Medicine campus

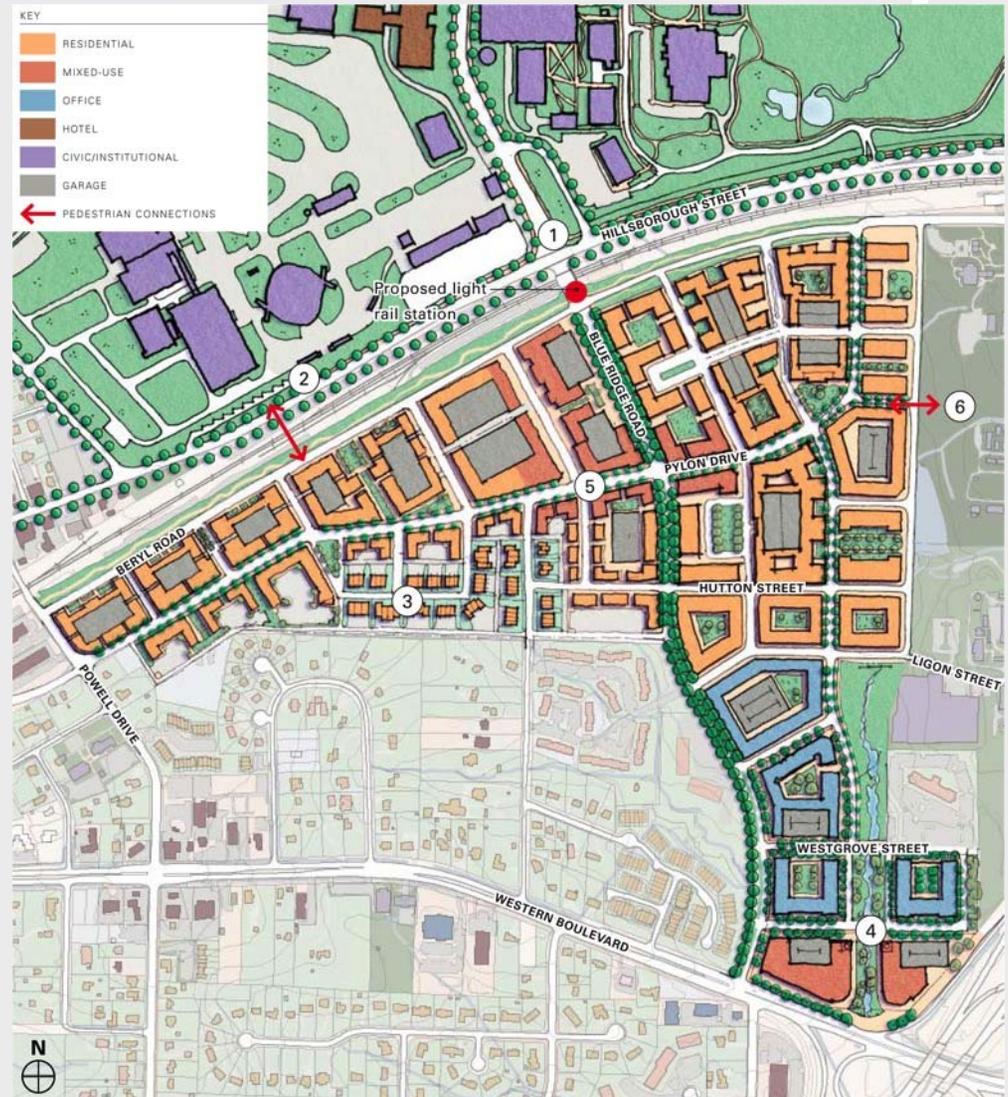
Entertainment & Education

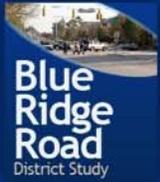


South of Hillsborough

Key elements:

1. Depress Blue Ridge Road under Hillsborough Street, railroad tracks, and Beryl Road per NCDOT underpass project
2. Provide wide sidewalks near the State Fairgrounds, PNC Arena, and the Carter-Finley Stadium, as well as along the thoroughfares that link these institutions with parking resources
3. Complement existing neighborhoods with residential uses
4. Redevelop K-Mart® site as a mixed-use center
5. Site larger office and commercial footprints more closely to the proposed station
6. Capitalize on linkage to the JC Raulston Arboretum as a neighborhood amenity



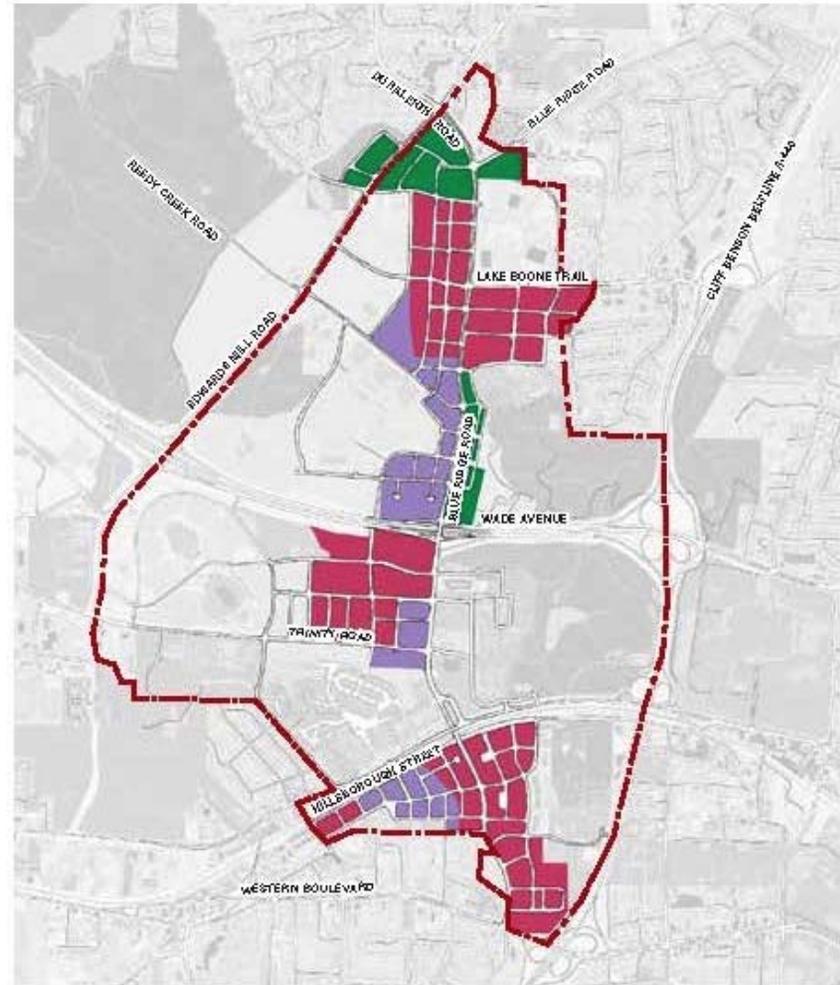


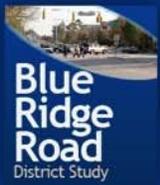
South of Hillsborough



INFRASTRUCTURE IMPROVEMENTS

- » Green: Immediate Development opportunities - Available land, market opportunity, and willing land holder.
- » Pink: Market-driven development opportunities - privately held land or land currently in use that may redevelop subject to market forces and entitlements.
- » Purple: Current State Facilities that require relocation of services before redevelopment can occur.





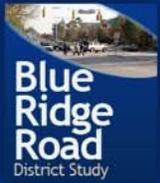
Priority Policy Changes

CITY OF RALEIGH

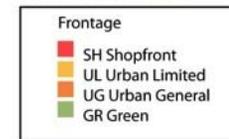
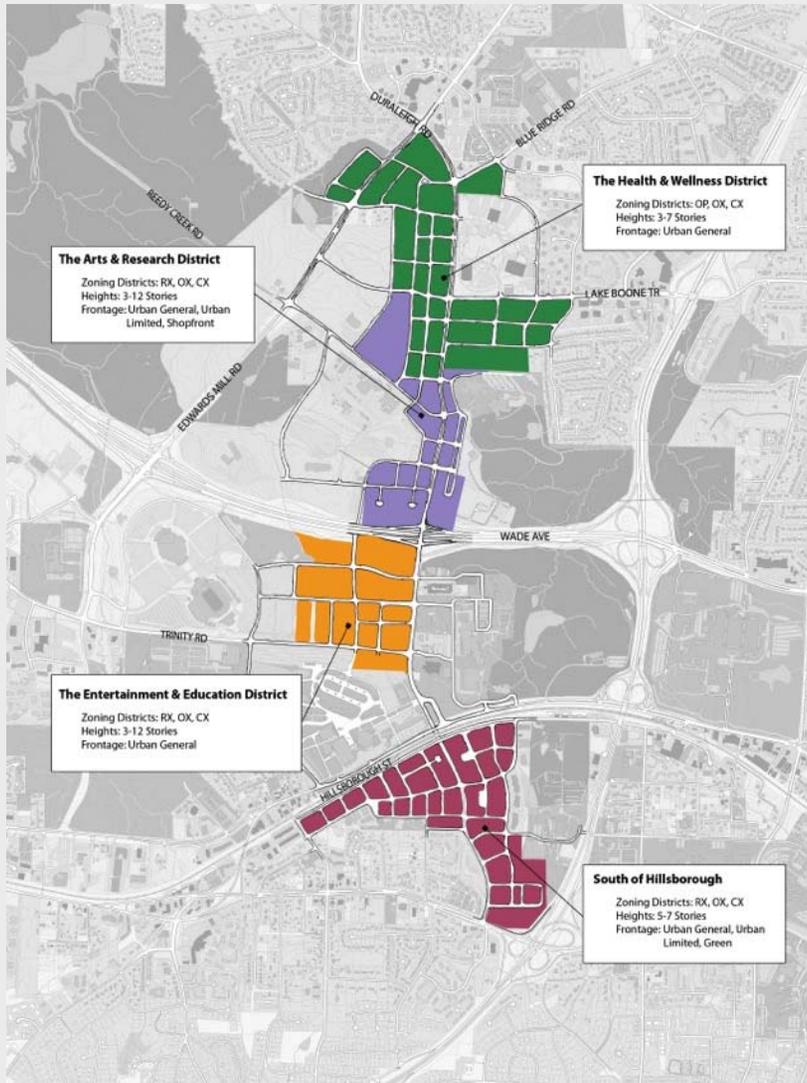
- Amend Raleigh 2030 Comprehensive Plan; Future Land Use Map (FLUM); and Thoroughfare Map
- Raleigh City Council endorse recommendations and adopt Study
- Capital Area Metropolitan Planning Organization (CAMPO) review and update LRTP
- Unified Development Code (UDO) mapping of zoning districts, frontages, and heights following Raleigh City Council approval. Consensus reached by stakeholders will direct the UDO mapping of Blue Ridge Road parcels

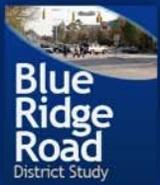
STATE OF NORTH CAROLINA

- NC Department of Administration (NCDOA) – Amend 2007 State Master Plan
- NC Department of Transportation (NCDOT)– Amend State Transportation Plan; Prioritization 3.0
- NC State University (NCSU) – Amend Master Plan
- NC Museum of Art (NCMA) – Amend Master Plan
- NC Department of Agriculture (NCDA)/State Fairgrounds –Amend Master Plan



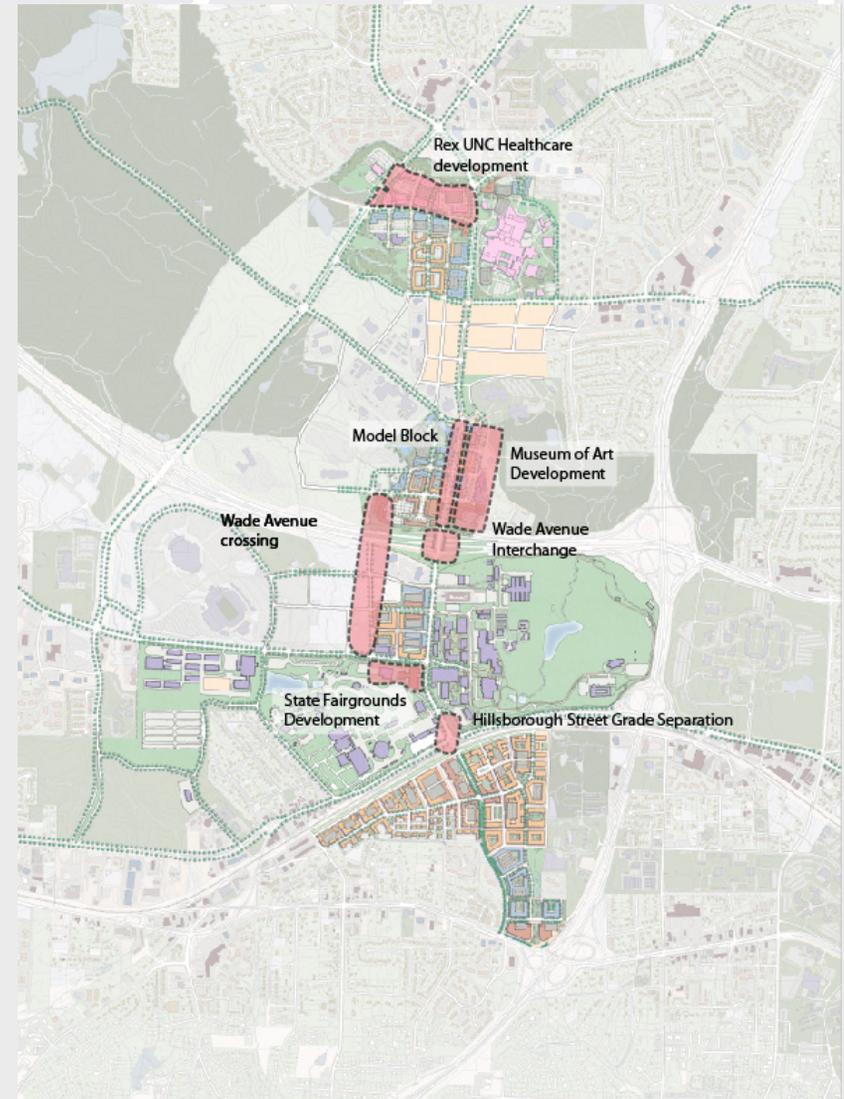
Zoning Districts and Frontages

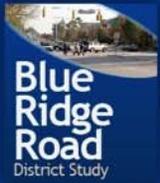




Priority Projects Map

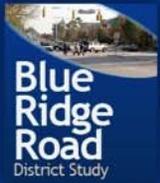
- Rex UNC Healthcare Development
- NCDOT Model Block (streetscape)
- NC Museum of Art Development
- Wade Avenue Crossing
- Wade Avenue Bridge and Interchange Improvements
- NC State Fairgrounds Development
- Hillsborough Street Grade Separation
- Short Term Transit Improvements





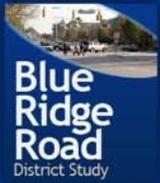
Next Steps

- September – Raleigh City Council Considers and Adopts study
- January – 2030 Comprehensive Plan Amendments Public Hearing, Advance to Planning Commission and City Council
- 30-year Long-Range Schedule – Capital Area Metropolitan Planning Organization (CAMPO)
- January – Capital Improvement Program (CIP) Project Identification
- 2013- 2014 – Unified Development Code (UDO) Parcel Mapping
- Other Activities: Stakeholder Suggestions/Responsibilities



The Corridor Today



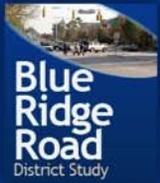


The Corridor Today



What we want!





For More Information

www.raleighnc.gov/urbandesign

Blue Ridge Corridor Implementation

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www.YourParksYourFuture.com

See for the Community Needs Survey

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