RESOLUTION NO. 2022 – 363

A RESOLUTION TO AMEND THE 2030 COMPREHENSIVE PLAN

CP-2-22 Omnibus

WHEREAS, the purpose of the 2030 Comprehensive Plan is to provide policy guidance to elected and appointed officials, city staff, and the general public; and

WHEREAS, an annual staff review of the Comprehensive Plan has identified: Action Items that have been completed through implementation; Action Items that should be removed due to a changing regulatory framework or obsolescence; Action Items that should be reassigned to a more appropriate city department; Action Items whose completion time frame should be adjusted; Action Items that require revisions to their title or description; and Action Items that should be revised into Policies; and

WHEREAS, these amendments were reviewed and discussed with public input; then

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF RALEIGH, NORTH CAROLINA that the 2030 Comprehensive Plan be amended to include the edits identified as CP-2-22 as shown.

Adopted: May 18, 2022

Distribution: Planning and Development – Young, Bowers, Crane, Walter, Anagnost, Mabel

Text Amendments to the 2030 Comprehensive Plan

Where staff recommends additions to the text, new language is shown in **bold underline**. Where staff recommends removal of text, the removed language is shown as ~~strikethrough~~.

Global Changes

There are four widespread housekeeping changes intended to reflect the most current organizational structure of the city.

1. Staff recommends adding Raleigh Chamber of Commerce (RC) as a new external agency.

Narrative Text & Policies

Staff recommends the following amendments to the Plan's narrative and policy statements. Where staff recommends additions to the text, new language is show in **bold underline**. Where staff recommends removal of text, the removed language is shown as ~~**strikethrough**~~.

Page 2-6, second paragraph under "Environmental Resources"	One approach being investigated by the city is Green **Stormwater** Infrastructure Green **Stormwater** Infrastructure reduces demand for traditional or "gray" infrastructure by restoring and enhancing the functionality of natural systems. The impacts of development can be mitigated when infrastructure services are considered as part of a larger set of environmental processes. Investments in Green **Stormwater** Infrastructure pay off in both quality of life and financial metrics. The city has initiated a Green Infrastructure Task Force to identify opportunities for these techniques.
Policy EP 3.18 Green Stormwater Infrastructure	Continue to improve surface water quality and protect water resources through the design, construction, and installation of green **stormwater** infrastructure (~~**GI**~~ **GSI**) for city projects and facilities. Green **stormwater** infrastructure uses vegetation, soils; and non-natural materials to absorb and filter polluted water that would normally runoff impervious surfaces directly into a waterway Low impact development (LID) incorporates many of the principles related to green **stormwater** infrastructure. Widespread use of green **stormwater** infrastructure will also better prepare Raleigh for the effects of climate change along with managing the quality and quantity of stormwater runoff.
Policy EP 4.3 Development in the Floodplain	Pursue regulatory approaches that avoid the future expansion of the floodplain. **Floodplain refers to all City-regulated floodplain, which includes FEMA floodplain, future conditions floodplain, and flood hazard soils.** Floodplain development should not abridge the natural role of floodplains to absorb water, recharge the groundwater, improve water quality, and avoid flooding downstream.
Policy EP 4.7 No Adverse Impact	The city shall ~~**adopt**~~ **follow** the principles of No Adverse Impact (NAI) as outlined by the Association of State Floodplain Managers. NAI floodplain management takes place when the actions of one property owner are not allowed to adversely affect the rights of other property owners. Adverse effects or impacts can be measured in terms of increased flood peaks, increased flood stages, higher flood velocities, increased erosion and sedimentation, or other impacts the community considers important

Completed Actions

Staff recommends removing the following seven action items and marking them as complete.

1. **CS 3.5 Training Facility Economics** - Examine ways to work with Wake County to share space and costs at the Police Training Facility.

   RPD continues to explore ways to share costs with the joint land use of the Raleigh LETC and Wake County SO Training Facility Initial costs for infrastructure and other facilities on premise were shared.

2. **CS 3.6 Police Training Facility** - Complete construction of a Police Training Center on city-owned land at Battle Bridge Road adjacent to the current Police Range facility.

   The LETC construction is complete, and the facility is open and operational. The new training facility provides modern, up-to-date facilities for new recruits and in-service training. This facility allows for the growth of the department through training and development It provides optimal space for the continuation of officer wellness programs and career development.

3. **AC 5.3 Community Arts Training Program** – Develop a Community Arts Training Program for artists and other community members to develop their capacity to utilize the arts in community settings, to support cross-sector uses of the arts, and to foster a network of individuals engaged in community-based arts.

   Triangle ArtWorks has launched its ArtSwell program and craft incubator with sponsorship from Raleigh Arts. In addition, Pop-Up Studios and Creative Aging both provide training opportunities for teaching artists in community-based arts.

4. **RC 2.7 Inter-local Agreement on Affordable Housing** – Explore additional inter-local initiatives that promote a regional approach to affordable housing countywide.

   The city and county governments have a close, on-going partnership for jointly supporting affordable housing initiatives The city and county regularly collaborate to explore and execute programs. Examples of the city/county partnership include joint participation in the Low-Income Housing Tax Credit Joint Venture Rental Program, the Acquisition/Preservation Fund for affordable housing, the House Wake COVID-19 Financial Assistance Program to respond to the pandemic, and various programs to respond to homelessness.

   Existing Policy RC 2.5 is sufficient direction to continue this collaboration.

5. **AP AB.30 Traffic Calming** - Study traffic calming measures on Buck Jones Road.

   A project to design and construct a traffic circle and other traffic calming measures on Buck Jones Road is now complete

6 **AP WM.8 Traffic Analysis** - Conduct a traffic analysis to determine the feasibility of removing a traffic lane on Morgan Street and Hillsborough Street in order to create additional on-street parking on both sides of West Morgan Street.

   This analysis has been completed and on-street parking has been added in some areas The transportation goals for this part of W Morgan Street are shifting to support using right of way for bikeway instead of parking

Removed Actions

Staff recommends removing the following 15 action items and marking them as removed.

1. **EP 3.13 Maintenance of Private Stormwater Facilities** – Maintain easements and facilities acquired and constructed as part of the city's Drainage Assistance Program

   Maintenance of easements is performed as required. Maintenance relies on reports and public concerns

2. **EP 9.1 Environmental Education Programs** – Expand environmental education offerings (including master gardener programs) at City parks including, but not limited to, Annie Louise Wilkerson Nature Preserve, Horseshoe Farm Park, Lake Johnson Park, Anderson Point Park, Durant Nature Park, and the future Raleigh and Walnut Creek parks

   An extensive range of environmental education offerings is available from Raleigh Parks and their partners, including master gardener programs through Wake County Extension. Existing Policy EP 9 1 speaks to the promotion of these programs.

3. **H 3.3 Financial Support for Nonprofits Addressing Homelessness** – Continue to financially support the activities of nonprofits to provide services to the homeless and those at-risk of homelessness, such as homelessness prevention and diversion, rapid rehousing, emergency shelter, and permanent supportive housing.

   This action is redundant with Policy H 3 3 Assistance to Homeless Service Providers.

4. **PU 5.5 Stormwater Basin Solids Removal** – Pursue collaborative opportunities with the academic and regulatory communities to begin characterization of solids to be removed from stormwater basins, and develop a plan for their utilization or safe ultimate disposal as governing regulations evolve.

   This action is not a currently proposed initiative and is not a current priority for Stormwater's Business Plan.

5. **HP 2.12 Economic Hardship Provisions** – Seek local state enabling legislation to allow economic hardship as a consideration in Certificate of Appropriateness deliberations.

   Recent changes to state enabling legislation provide for the envisioned consideration in limited circumstances. Staff believe state law is currently sufficient and efforts to seek additional reforms are unlikely to be successful.

6. **HP 3.6 Demolition Permit Conditions** – Institute permit mechanisms based upon specific criteria and findings so that demolition permits for National Register-designated property or Raleigh-designated historic resources approved for removal are only issued at the time of submittal for new construction building permits.

   It is prohibited by state law to attach conditions to demolition permits State law does not grant authority to regulate demolition permits in this way for National Register historic resources Advocating for changes to state law do not seem likely to be successful

7. **HP 4.3 Rehabilitation Development Corporation** – Establish a non-profit "Rehabilitation Development Corporation" in collaboration with the Housing and Neighborhoods Department, Wake Technical Community College, and the Office of Economic Development and other relevant entities to rehabilitate existing housing units; train craftspersons in

preservation technology, skills, and appropriate design; and establish small business entrepreneurs in rehabilitation fields, such as window repair and millwork.

The City does not have the staff resources to establish such a nonprofit. Action HP 4.2 is a similar action with a less expansive approach that is more likely to be successful The outcome of Action HP 4 2 may be to pursue goals as those recommended in Action HP 4.3

8. **HP 5.1 Historic Overlay District Tax Deferral** – Seek state enabling legislation authorizing Raleigh to grant a limited property tax deferral for properties in historic overlay districts, similar to the program in place for historic landmarks

   This action may be more likely to receive support in state law than other preservation actions. It is not clear that Wake County would be willing to reduce property tax revenue in this manner There are likely more direct and targeted ways to offset the cost of maintaining and preserving historic buildings.

9. **AC 4.3 Cultural Directory** – Publish a Cultural Directory listing programs, services, and funding available from the City government and other public agencies.

   In addition to city-published information, the Greater Raleigh Convention and Visitors Bureau, United Arts, and Triangle Art Works are already performing this function.

10. **RC 7.4 Regional Stormwater Management Plan** – Continue to support the regional stormwater management plan now under development through a collaborative effort by the city, the state, and the property owners in the Northeast Regional Center.

    This partnership is no longer active.

11. **DT 5.5 Halifax Mall** – Investigate adapting Halifax Mall into a recreational resource. Encourage the state to allow recreational uses at appropriate times.

    Staff has not explored this effort, which would take a high level of coordination with the State Staff is not well positioned to lobby the NC General Assembly.

12. **DT 7.4 Caswell Square** – Work with the State of North Carolina to reclaim Caswell Square in accordance with State Government Complex Master Plan.

    The City had preliminary conversations with the State about this effort several years ago The conversations did not produce any outcome This action item requires coordination with the NC General Assembly and desire from the city to engage in the conversation.

13. **AP DW.12 Rosengarten Street Extension** – Implement the Rosengarten Urban Greenway from Dorothea Drive to Cabarrus Street connecting to the Rocky Branch Greenway. Improve and expand the existing park on the north side of Lenoir Street as part of the Rosengarten Urban Greenway. Explore the feasibility of an expanded open space in the DuPont Circle area.

    The greenway connection proposed by this action has been determined to be technically infeasible. Rosengarten Alley is not wide enough to allow a greenway trail that satisfies City standards. On-street bikeways are planned through this area as a substitute. The DuPont Circle open space has been completed with landscaping, seating, and a memorial granite marker dedicated to "Raymond G. Lanier (1952-2017) Friend, Neighbor, Caregiver to all in Boylan Heights."

14. **AP WM.1 Streetscape Plan** – Draft a streetscape plan that regulates ground-floor uses, sidewalk width, lighting, underground utilities, crosswalks, street trees, and other amenities. The streetscape plan should include different street typologies based on adjacent land uses.

    Custom designs or standards for the W Morgan Street streetscape are not needed. The UDO standards for streetscape construction and other zoning standards are sufficient to achieve the goals that are listed in the action

15. **AP WM.3 Greenway Connection** – Create a greenway connection to Ashe Avenue.

    Given recent changes Map T-1 Street Plan in this area, the value of this connection to the greenway network is no longer high enough to justify the investment

Policy Conversions

Staff recommends converting the following six action items into the paired policy statement.

1. **ACTION T 5.9 Personal Motorized Modes** – Consider how and to what extent personal motorized modes of travel, including Segways and other emerging Personal Accessibility Vehicles (PAVs), might safely be integrated within the pedestrian and bicycle network.

   POLICY T 5.16 Personal Motorized Modes – Continue to manage the use of personal motorized modes of travel, including scooters and other emerging Personal Accessibility Vehicles (PAVs). Explore additional implementation methods that safely integrate PAVs within the pedestrian and bicycle network.

   Staff selected three dockless scooter companies through an RFP and regulates their operations through a Master Encroachment Agreement. Policies in place to manage scooter usage were thoroughly vetted and supported by City Council Micro-mobility is constantly evolving, and the city will continue to adapt as the micro-mobility industry changes.

2. **ACTION EP 5.8 Tree Conservation Ordinance** – Review the Tree Conservation provisions in the Unified Development Ordinance. Identify areas of the existing code where additional conservation measures may be appropriate. Use Urban Forestry best practices to identify the most effective tree conservation measures in terms of desired benefits.

   POLICY EP 5.6 Tree Conservation Ordinance – Continue to revise the tree conservation provisions in the Unified Development Ordinance based on urban forestry best practices and the city's tree canopy goals

   TCA code provisions are routinely evaluated for effectiveness and desired outcomes

3. **ACTION H 2.18 Sustainability Incentives** – Provide financial incentives to developers of affordable housing to ensure that homes are designed to minimize energy costs and meet sustainable design principles.

   POLICY H 2.18 Sustainability Incentives – Require energy-efficient design standards for affordable housing funded by the city.

   The Joint Venture Rental (JVR) Program uses environmentally sustainable design as an evaluation criteria to be selected for funding All JVR Program developments leveraging Low-Income Housing Tax Credits must achieve Energy Star Multi-family New Construction Program Status and conform to energy efficiency standards defined by the NC Housing Finance Agency (NCHFA). The 2020 affordable housing bond increases funding to a level that allows city staff to financially support developments with green and sustainable design components.

4. **ACTION PR 2.1 Innovative Strategies for Acquisition** – Explore innovative strategies such as donations by developers and philanthropists, inter-agency transfer, park improvement districts, partnerships with other government and non-government agencies and tax-defaulted properties to acquire parkland and open space. If properties in the City's park land inventory are not well suited for public recreation use and are not of significant environmental or ecological value, consider disposition of these properties. Revenue from disposition should revert to the Parks, Recreation and Cultural Resources land acquisition program.

POLICY PR 2.11 Disposition – If properties in the City's park land inventory are not well suited for public recreation use and are not of significant environmental or ecological value, consider disposition of these properties. Revenue from disposition should revert to the Parks, Recreation and Cultural Resources land acquisition program.

Various acquisition strategies are in place as part of the PRCR real estate program and covered by existing Policies PR 2.5 and R 2.6. Additional public-private partnership opportunities could be expanded with a dedicated source of funds

5. **ACTION PU 5.4 Green Infrastructure Study** – Undertake a green infrastructure study that identifies landscapes where stormwater can be absorbed naturally. Model both watersheds and sub-watersheds for the amount of green infrastructure that is present to perform this function.

   POLICY PU 5.7 Green Stormwater Infrastructure Monitoring – Regularly inventory green stormwater infrastructure to identify and evaluate landscape features where stormwater can be absorbed naturally. Maintain and update models of watersheds and sub-watersheds to account for the amount of green infrastructure that is present to perform this function.

   This initiative is continuous and intended to be permanent, ongoing, long term A related memo outlining the GSI Plan Update was accepted and endorsed by City Council on July 6, 2021

6. **ACTION HP 4.7 Increase Historic Sites and Museum Visitation** – Advocate and promote traditional site-based visitation as well as utilize technology to provide remote experiences for non-site-based visitation for city-owned properties.

   POLICY HP 4.10 Remote Historic Sites and Museum Visitation – Utilize technology to provide remote experiences for non-site-based visitation for city-owned properties.

   City Museum and other Historic Resource Sites offer a range of in-person and remote opportunities as a matter of policy

Amended Actions

Staff recommends amending the following 20 action items Where staff recommends additions to the text, new language is show in **bold underline** Where staff recommends removal of text, the removed language is shown as ~~strikethrough~~

Action	Description	Responsible Agencies	Time Frame	Action Type	Capital Funds
T 4.10 Local Financing for Transit	Pursue local and innovative financing options, beyond the transit sales tax, to assist in funding transit infrastructure investments	**RDOT,** PLANDEV, DOF, B&MS, ~~CMO~~	Long-term	Financial	Y
T 4.19 Bike, Ride and Car Share	Identify opportunities to creatively leverage bike, ride and car share systems to augment public transit, enhance system connectivity, and reduce transit trip travel times Identify creative ways to share local operating funds between these services and public transit that results in a more cost-effective network	RDOT	~~Mid-term~~ **Long-term**	Study/plan	N
ED 6.2 Tourism Itineraries	Develop heritage and cultural tourism itineraries that package multiple destinations and activities	~~PRCR,~~ RCC, **PRCR,** COM	Long-term	Coordination/outreach	N
ED 8.1 Economic Development Vision and Strategic Plan	In cooperation with local and regional economic development organizations, institutions, and other stakeholders, develop an economic development vision and strategic plan that includes definition and scope, policies and procedures, goals and objectives, a work program, and performance measures	**RC,** ED, ~~DCP,~~ CMO	Long-term	Study/plan	N

Action	Description	Responsible Agencies	Time Frame	Action Type	Capital Funds
ED 8.7 Prioritization Methodology	Develop a prioritization methodology to evaluate opportunity areas and to determine how redevelopment investments would best be made	**RC**, ED, DCP	Long-term	Program/organization	N
H 2.13 ~~Foreclosure~~ Housing Acquisition and Preservation	Consider establishing a program to advance funds for the acquisition ~~of foreclosed or other~~ **or rehabilitation of** existing properties for the purposes of providing long term affordable housing	H&N	Mid-term	Study/plan	Y
H 2.21 Affordable Housing Production Goal	Develop a ~~mechanism for establishing a measurable~~ **process to coordinate record-keeping across programs (rental, homebuyer assistance, homeowner rehabilitation, etc.) to measure progress in reaching the city's** affordable housing production goal	H&N, DCP	Short-term	Study/plan	N
H 2.23 Additional Affordable Housing Tools	Explore creating additional affordable housing using vehicles (such as a Community Land Trust, deed restrictions, and long-term shared equity appreciation mechanism) to assure long-term or permanent affordability of housing	H&N, CMO	~~Mid-term~~ **Long-term**		
EP 1 4 Leadership in Energy and Environmental Design-Existing Buildings (LEED-EB)	Evaluate the certification of existing public buildings under LEED-Existing Buildings (EB) (or the equivalent) for technical and economic feasibility and pursue the highest feasible level of certification on a case-by-case basis as funding and resources are available	~~PRCR~~ **ES**	Long-term	Program/organization	Y

Action	Description	Responsible Agencies	Time Frame	Action Type	Capital Funds
EP 5.2 ~~Urban Forestry Plan~~ Tree Canopy Study	~~Work with local arboricultural institutions and agencies to prepare a detailed Urban Forest Plan that outlines how to implement treescape improvements and enhancements throughout the community. The Plan should divide the City into zones in order to accomplish implementation. The City should examine what other North Carolina communities have accomplished with their urban forestry plans.~~ Conduct a city-wide tree canopy cover assessment; establish canopy metrics and tree planting goals; and identify strategies to improve Raleigh's urban forest to help meet climate, sustainability, resiliency, equity, and accessibility goals	PRCR, WCES	Long-term	Study/plan	N
PU 5.3 ~~Drainage Basin~~ Watershed Studies	Continue to complete additional ~~drainage basin~~ watershed studies until Raleigh's entire jurisdiction and Urban Service Areas have been covered by such studies	ES, PUD	~~Long-term~~ Ongoing	Study/plan	N
UD 1.1 Wayfinding Improvements	Coordinate wayfinding strategies for mixed-use areas in the city to enhance identity and wayfinding while implementing new city branding	RDOT, PLANDEV, COM	Long-term	Systems/support	Y

Action	Description	Responsible Agencies	Time Frame	Action Type	Capital Funds
HP 3.7 Demolition Denial Criteria	Explore feasibility of seeking local state enabling legislation modeled after New Bern, NC to allow demolition **for local historic districts and local landmarks** to be denied based on meeting specific criteria.	PLANDEV, CAO	~~**Short-term**~~ **Long-term**	Study/plan	N
RC 3.3 Green Technology Strategy	Develop a regional strategy for attracting and supporting businesses and start-ups in the green technology industry with participation from regional economic development entities and research universities	**RC**, ~~**ED**~~, CMO	Long-term	Study/plan	N
RC 6.4 Air Pollution Mitigation Projects	Identify specific transportation projects that will reduce air pollutants and improve air quality Use **existing channels through CAMPO and NCDOT to seek** Congestion Mitigation and Air Quality (CMAQ) program funds to pay for them	RDOT, ES, OS	Mid-term	Study/plan	N
DT 1.6 Development Site Database	Create and maintain a database of available and underutilized downtown sites suitable for development and redevelopment Create a marketing strategy to make these sites attractive development opportunities	**RC**, ~~**ED**~~, PLANDEV, ~~**COM**~~	Long-term	Program/organization	N
DT 3.3 Retail Study Implementation	Partner with the Downtown Raleigh Alliance to attract retailers to downtown	**RC**, ~~**ED**~~, ~~**PLANDEV**~~	Mid-term	Coordination/outreach	N

Action	Description	Responsible Agencies	Time Frame	Action Type	Capital Funds
DT 5.4 Downtown Raleigh Alliance Open Space Improvements	Expand the public purposes of the Downtown Raleigh Alliance to include contributions toward downtown public space improvements	**RC**, ~~**ED**~~, CMO	Long-term	Systems/support	N
AP AB.19 Excess Right of Way	Work with NCDOT ~~**on transferring**~~ **to secure the transfer of** excess right of **way at the intersection of Hillsborough Street and Western Boulevard** to city ownership	RDOT, NCDOT	Mid-term	Systems/support	N
AP SP.3 South Park Redevelopment	Ensure that South Park redevelopment efforts respect the lot size and setback requirements of the NCOD, as well as the Residential Rehabilitation Design Guidelines	H&N, CAO	~~**Mid-term**~~ **Long-term**	Study/Plan	N
AP WM.8 Traffic Analysis	~~**Conduct a traffic analysis to determine the feasibility of removing a**~~ **Explore options for removing a** traffic lane on Morgan Street and Hillsborough Street in order to ~~**create additional**~~ **provide bicycle lanes or** on-street parking ~~**on both sides of West Morgan Street**~~	RDOT	~~**Short-term**~~ **Mid-term**	Study/Plan	N