

2030 COMPREHENSIVE PLAN

JANUARY 2016 PROGRESS REPORT TABLE OF CONTENTS

Section I. Introduction	1
Section II: 2015 City Council Action Items	1
Rezoning Actions.....	1
Text Change Actions.....	3
Section III: Action Items.....	6
Section IV: Alterations.....	7
Text	7
Separate Amendments.....	30



I. INTRODUCTION

The 2030 Comprehensive Plan was adopted by City Council in October 2009. During the adoption process, City Council and staff committed to an annual review so that recent trends could be analyzed and past decisions compared with the policy guidance contained within the Plan. Additionally, Action Item IM 3.2 states that an annual progress report shall be prepared including key accomplishments, critical issues, and key implementing agencies. Each year, staff provides a detailed account of the past year's actions, and how these actions align with policy direction contained within the Plan. If recent actions or emerging trends indicate a shift in policy, a recommendation to amend the Plan may be provided.

2014 marked the five-year anniversary of the 2030 Comprehensive Plan, and as called for in Policy IM 3.1, staff commenced the five-year update process, which is still underway. The update represents an opportunity to evaluate the past five years of implementation, take a fresh look at data and trends, and address new issues that have emerged. The five-year update process has been extended to incorporate the newly released Wake County Transit Plan and will be completed in summer, 2016.

The update process includes internal coordination with city agencies as well as outreach with the general public and community stakeholders. While the level of public engagement is not as extensive as in the initial planning process, stakeholders both inside and outside of the City organization are being provided with an opportunity both to propose new ideas as well as to weigh in on ideas and issues brought forward by Planning staff. Once complete, the five-year update will be presented to the Planning Commission for review and recommendation to City Council. This report examines the zoning decisions of 2015, as well as the progress of the short-term, mid-term, long-term and on-going action items in the Action Matrix.

II. 2015 CITY COUNCIL ACTION

A. REZONING ACTIONS

Action Item LU 1.4 states that the City should “Maintain the currency of the Future Land Use Map through periodic reevaluation and revision of the map based on analysis of growth and development needs and trends, small area studies and special area studies.” One opportunity to review the Future Land Use Map is in comparison to recent rezoning actions. North Carolina law requires that the City Council make a finding on each rezoning decision regarding consistency with the Comprehensive Plan and whether the amendment is reasonable and in the public interest. The council can and does approve rezoning requests deemed inconsistent with the Plan, but a finding of inconsistency places greater emphasis on showing how the decision advances the public interest. The following is a synopsis of the rezoning actions in 2015.

There were 46 rezoning requests submitted in 2015; another 20 rezoning cases from 2014 were decided in 2015, while another five remain pending. In addition, Z-27-14, otherwise known as the “Citywide Remapping,” was approved in 2015. Six rezoning requests were withdrawn prior to the public hearing. There are

18 pending cases as of January 1, 2016, in addition to the 19 individual outstanding items remaining from Z-27-14, the Citywide Remapping. Thus, 46 rezoning requests were considered under the 2030 Comprehensive Plan in 2015. This represents a doubling of the number of cases that were decided in 2014. Staff performed an analysis of each request, making a determination of the consistency of the request. Consistency is judged based on applicable policy guidance contained within the Plan and the land use classification on the Future Land Use Map. Table 1 provides the number and percentage of consistent and inconsistent rezoning requests for 2015.

Table 1: 2015 Rezoning Cases

Disposition	Number	Consistent (% of Total)	Inconsistent (% of Total)
Approved	44	37 (84%)	7 (15%)
Denied	3	3 (100%)	0 (0%)
TOTAL	47	40 (85%)	7 (15%)

Of the 44 approved zoning requests, seven were inconsistent with the 2030 Comprehensive Plan and/or the Future Land Use Map. The nature of inconsistency for each of these cases is outlined below:

Z-7-14/Litchford Rd. and Dixie Forest Rd. - rezoning permitted office and retail uses in an area designated for residential use only

Z-42-14/Wilmington St. and Lenoir St. - while base zoning district was consistent, the proposal was inconsistent due to its entitlement of up to 12 stories in building height in an area recommended for reduced height to conform to adjacent built context; additionally, the rezoning removed the Prince Hall Historic Overlay District designation for the site, which eliminated a number of historic resource protections recommended by Comprehensive Plan Action Item HP 2.6

Z-2-15/Litchford and Falls of Neuse Rd. - the proposal was inconsistent due to its entitlement of single-tenant, free standing retail in an area considered appropriate for office and/or residential uses on the Future Land Use Map

Z-4-15/Louisburg Rd. - the proposal was inconsistent with the Future Land Use Map due to its permitting of commercial and industrial uses of a higher intensity than those recommended for Neighborhood Mixed Use areas

Z-8-15/Englehardt Dr. - rezoning permitted residential uses in an area designated for non-residential uses

Z-9-15/S. West St. - the proposal was inconsistent due to its entitlement of greater densities than those recommended for the site under the Saunders North Area Redevelopment Plan, also referenced in the Downtown West Gateway Area Plan

Z-18-15/Donald Ross Dr. - the rezoning did not include a frontage, recommended for the site on the Urban Form Map; additionally the proposal was inconsistent with specific area plan guidance for the site. Staff performs an analysis of decided zoning cases to evaluate amending the Future Land Use Map to align the Map with recent inconsistent approvals. While it is possible to simply change the Future Land Use Map

II CITY COUNCIL ACTIONS

to align with recent approvals, each rezoning action should be reviewed to determine whether it should be considered a special exception or a true shift in policy. There may be an instance where the Future Land Use Map designation is still appropriate, regardless of a recently approved inconsistent district. Based on staff's analysis of inconsistent rezoning approvals, no changes to the Future Land Use Map are recommended due to zoning proposal inconsistency.

B. TEXT CHANGE ACTIONS

The City Council also reviews alterations to the Zoning Code through the Text Change process. In some instances, changes to the Zoning Code may be a reaction to an existing deficiency. In other instances, a more proactive approach can address anticipated issues, guided in particular by the adopted Comprehensive Plan Action Items. There were 12 text changes proposed in 2015. Additionally, four text changes proposed in 2014 were approved by City Council in 2015. Of the twelve cases proposed in 2015, six were finalized and approved by City Council; the remaining six proposed text changes are pending.

Table 2: Approved Cases Found Inconsistent with the Comprehensive Plan

Case Number	Rezoned From	Rezoned To	Future Land Use Map Designation
Z-7-14/Litchford Rd. and Dixie Forest Rd.	O&I-1 CUD	NX-3-CU	Moderate Density Residential
Z-42-14/Wilmington St. and Lenoir St.	NB w/ DOD & HOD-G	DX-12-UG-CU	Central Business District
Z-2-15/Litchford and Falls of Neuse Rd.	O&I-1 CUD	NX-3-PL-CU	Office & Residential Mixed Use
Z-4-15/Louisburg Rd.	R-1 w/ SHOD-4	CX-3-CU	Neighborhood Mixed Use
Z-8-15/Englehardt Dr.	TD w/ AOD and SHOD-2	R-6 w/ SHOD-2	Office/Research & Development; Public Parks & Open Space
Z-9-15/S. West St.	BUS, R-20, and NB	NX-3-UL-CU	Moderate Density Residential; Neighborhood Mixed Use
Z-18-15/Donald Ross Dr.	CUD O&I-1	OX-3-CU	Institutional

A text change can be initiated by a citizen, City Staff, Planning Commission, or the City Council. With the adoption of the 2030 Comprehensive Plan, staff committed to analyze each text change in accordance with the policy directives of the Plan. Of the ten text change proposals brought forward in 2015, three were as a result of a citizen petition, two were initiated by City Council, and the remaining five were recommended by city staff.

Table 3: Text Changes

Text Change	Proposed by	Status	Description
TC-1-14 {includes TC-1(A)-14,TC-1(B)-14, and TC-1(C)-14}	Citizen's Petition	Approved	Amends Section 10-2083 of the Raleigh City Code and Article 7.3 of the Part 10A Unified Development Ordinance to regulate vehicle signs.
TC-5-14	City Staff	Approved	Proposed to amend Section 1.1.9 and Section 9.2.2 of the UDO to allow an alternate means of compliance to the City Code Covenant when a development contains a common element that is owned, maintained, or installed to the benefit of a lot owned by a unit of government.
TC-1-15	City Staff	Approved	Amends Sections 10.2.1.C.5.a of the Part 10A Raleigh Unified Development Ordinance to amend published notice requirements for zoning map amendments that directly affect more than 50 properties owned by a total of at least 50 different property owners. This text change also amends the name of the Department and Department Head in this section of the Code so that they align with the forthcoming City organizational realignment.
TC-2-15 {includes TC-2(A)-15 and TC-2(B)-15}	City Staff	Approved	Amends Sections 6.1.4. and 6.4.10.B. of the Part 10A Raleigh Unified Development Ordinance to amend the Allowed Principal Use Table and certain use regulations to reflect issues and concerns raised during the initial utilization period of the Unified Development Ordinance and during the UDO Citywide Zoning Map Amendment review process; includes specific changes to vehicle fuel sales facilities in NX districts.
TC-3-15	City Staff	Approved	Amends Sections 7.2.4.D.2., 7.2.4.D.3 and 7.2.8.B. of the Part 10A Raleigh Unified Development Ordinance to allow fences and walls to be located in City of Raleigh Utility Easements with the approval of the Director of Public Utilities in accordance with Section 8-2012(d) of the Raleigh City Code and fences and walls to be located in required drainage easements at the discretion of the Public Works Director. This text change also corrects some minor wording problems in the UDO within these same sections.
TC-4-15	City Staff	Approved	Amends Sections 1.4.5.2.C; 1.5.4.D.1; 1.5.6.C; 1.5.11.B; 1.5.12.E.1., 2.2.3.E; 2.2.4.D, 2.3.4.E; 2.3.5.D; 3.2.3.E; 3.2.4.D; 3.4.2; 5.2.2; 5.4.3.A; 5.5.1; Article 10.3; and Article 12.2 and PART 10A of the Raleigh UDO to modify the measurement, exceptions and general rules of applicability for frontage requirements and nonconforming principal sections of regulations.

II CITY COUNCIL ACTIONS

Table 3: Text Changes (continued)

Text Change	Proposed by	Status	Description
TC-5-15	City Staff	Approved	Amends Section 5-2041, 5-2042, 5-2043 and 10-2132.2 subsections (j) and (k) of the Raleigh City Code to consolidate duplicative fee guides into one overall fee guide within the Raleigh City Code as well as eliminate conflicts between the Part 10 Zoning Code and the Part 10A Unified Development Ordinance concerning sunset clauses and vested rights.
TC-6-15	City Staff	Approved	Amends Sections 9.2.2.A. of the Part 10A Raleigh Unified Development Ordinance to amend those sites and uses that are exempted from the active stormwater control requirements of the code. This text change restores several exemptions that were previously allowed under the Part 10 Zoning Code as well as expanding the exemptions to allow for certain recombined lots to now qualify for an exemption.
TC-7-15	City Council	Pending	Amends Sections 6.1.4. of the Part 10A Raleigh Unified Development Ordinance to create a new use called “short term residential lodging.” A definition and use standards have been created for the use. Additionally, Section 6.2.2.B is being modified to clarify that the Boardinghouse use is intended as a residential use and as such is not a short term residential rental.
TC-8-15	City Council	Approved	Amends multiple Sections within Article 8 of the UDO to address issues of cross access and public street connections; also allows for alteration of block perimeter standards within Sec. 8.3.2, stub street standards in Sec. 8.3.4.C and driveway standards in Sec. 8.3.5.C. 2 and 3.
TC-9-15	Citizen's Petition	Approved	Amends Sections 6.1.4. of the Part 10A Raleigh Unified Development Ordinance to amend the Allowed Principal Use Table to add “Food Truck” as a Limited Use in the Neighborhood Mixed Use (NX-) district and Office Park (OP-) district.
TC-10-15	Citizen's Petition	Approved	Amends Section 3.5 of the Part 10A Raleigh Unified Development Ordinance, Transitions, to address situations where a Mixed Use District or Campus District is separated from a Residential District (R-1 through R-10) by an intervening alley.
TC-11-15	Citizen's Petition	Approved	Amends Sections 3.2.3. of the Part 10A Raleigh Unified Development Ordinance to amend the maximum allowable height for townhomes to be determined by the underlying zoning district rather than to be capped at 45' or 3 stories

III. ACTION ITEMS

The 2030 Comprehensive Plan includes many policies related to the City’s physical and economic growth and development that provide guidance to elected and appointed officials, city staff, and the general public. These policies convey general principles that relate to action items. Action items provide specific tasks for the City to undertake to implement Plan policies. The action items are consolidated into an “Action Matrix” in an appendix to the Comprehensive Plan. This matrix identifies key information about each action item: time horizon for completion, responsible agency, action type, and whether or not capital funding is required for implementation. The Plan contains four time horizons for the action items: short-, mid-, long-term and on-going.

For this annual report, Planning staff coordinated with other City departments to review the progress of all action items in the Plan. Staff asked a few basic questions regarding progress and implementation of each action item. In response, a number of changes to the Action Matrix are recommended. These recommendations take the form of:

- Removal of implemented or obsolete action items.
- Replacement of an action with a policy.
- Reclassification of time frame.
- Change in type or responsible agency to better reflect intent and ownership.

There are 363 total action items in the Comprehensive Plan. In addition to 152 ongoing action items, there are currently 27 short-term action items, 99 mid-term action items, and 85 long-term action items contained within the Plan. There is a significant reduction in the number of short-term and mid-term action items from 2014 totals (60 to 27, and 159 to 99, respectively), while items identified as long-term increased from 73 to 85. Action items identified as ongoing increased from 122 to 152. In 2015, 33 action items were completed, while 23 were removed for various reasons. There are 203 items that remain in progress.

Table 3: Action Matrix Time Horizon

Term	Description	Number
Short-term	1 to 2 years	27
Mid-term	3 to 5 years	99
Long-term	6 to 10 years	85
On-going	No pre-determined start/end time	152
TOTAL		363

Table 4: Action Item Status

Stage	Number
Implemented	33
Removed	8
In Progress	236
Not Started	39
No Reporting	47
TOTAL	363

IV. ALTERATIONS

Based on the information in the first three sections of this report and input from numerous City departments about action item progress, staff offers a range of recommendations for the text, maps, and implementation element of the Plan. Subsections A and B represent recommendations generated by staff. All items are arranged in the order that they appear in the 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.

A. Text

1. Staff recommends removal of these 33 completed action items:

~~**Action LU 2.6 Targeting Development Incentives**~~

~~Target incentives for designated redevelopment areas and areas for public intervention to encourage new mixed-use center development, multi-family residential, and office uses. (Refer to Element D: 'Economic Development' for recommended redevelopment and intervention areas.)~~

~~**Action T 1.1 Corridor Preservation**~~

~~Create a "tool kit" of actions to help preserve future transportation corridors through development review and land use planning.~~

~~**Action T 1.3 Context Sensitive Solutions**~~

~~Adopt Context Sensitive Solution practices to determine the most appropriate transportation improvements to minimize environmental impacts and serve adjacent and future land uses within a multi-modal network. These practices should be included in a revision to the Raleigh Street Design Manual.~~

~~**Action T 2.2 Access Management Plan**~~

~~Establish a flexible Access Management Plan that identifies and helps preserve priority corridors.~~

~~**Action T 3.5 Operationalizing Complete Streets**~~

~~Restructure planning, design, and construction procedures to accommodate the new Complete Streets approach in every project.~~

~~**Action T 4.3 Intercity Fixed Route Transit**~~

~~Explore, develop, and promote options for an intercity fixed-route transit system that will link neighborhoods to major activity centers in the region. Work with regional partners to use existing rail lines within the next 10 to 15 years, but also allow for services to run outside of existing rail lines in the longer-term.~~

Action T 4.5 Transit Infrastructure

Study and implement a network of premium transit infrastructure that builds upon the STAC recommendations and augments the planned regional transit with enhanced local transit service, such as light rail transit, bus rapid transit, and/or streetcar lines

Action T 4.9 Commitment to Regional Rail

Lead regional efforts to improve transit services and pursue a regional rail system. This includes supporting a half-cent sales tax dedicated to transit funding.

Action T 5.10 Pedestrian Crossing Standards

Establish standards for maximum distances between pedestrian crossings that are also associated with roadway classification to enhance walking and transit use.

Action ED 2.1 Selecting Revitalization Areas

Prioritize three to five revitalization areas within the City's urban centers, corridors, or neighborhoods for near-term focus of City redevelopment efforts, maintaining those priorities until the areas reach the tipping point at which the private sector is likely to take the investment lead. Within those areas focus resources on successive subareas of three to four blocks. Selection of target revitalization areas should be driven by objective criteria that measure need and potential. See also Map ED-1: Target Areas for Economic Development.

Action ED 2.5 Neighborhoods Grants for Community Benefits

Consider a small neighborhood grant program to fund small community-identified priority projects (e.g., play lot, community gardens, culture and arts initiatives) where the residents take responsibility for on-going operation and maintenance. Some grant funding is available through the Parks and Recreation and Community Services Departments.

Action EP 1.8 Solar and Co-generation Incentives

Study and consider financial incentives to encourage homebuilders and home owners to install solar and other co-generation technologies.

Action H 2.8 Review of Potential Barriers

Review existing regulations and development processes (including the city's Scattered Site Policy) to determine what modifications could remove barriers and provide incentives for affordable housing production.

Action RC 7.2 Emergency Water Transmission

Participate in developing an inter-connected emergency water transmission system for the Research Triangle area.

Action DT 1.3 Downtown Plan

Develop a physical master plan that provides a vision for downtown's development.

IV ALTERATIONS

Action-DT-1.4 Downtown Infrastructure

Study and determine the locations and existing capacity of the transportation, water, sewer, and storm-water networks to ensure their capacity to accommodate forecasted demand.

Action-DT-1.5 Downtown Strategic Plan Update

Develop a strategic plan update for downtown that identifies potential catalytic public investments and align these with the Capital Improvement Program.

Action-DT-3.9 Concessions in Downtown Squares

Coordinate efforts between the appropriate City and State departments to determine the viability of permanent food/drink concessions within the downtown squares.

Action-AP-AW-1 Traffic Calming on Beltline Accessways

Consider reducing speed limits and/or implementing traffic calming on I-440 Beltline access streets such as Kaplan Drive, Melbourne Road, Pineview Drive, Swift Drive, and DeBoy Streets.

Action-AP-AW-9 Western Boulevard Median Replacement

Request that DOT replace the median on Western Boulevard east of the Beltline and West of Kent Road.

Action-AP-CP-6 Oberlin Road Lane Study

Within the existing Oberlin Road right-of-way, evaluate the reduction of travel lane widths as required to provide bike lanes and city-standard sidewalks on each side of the street.

Action-AP-DWG-2 Industrial-2 Rezoning

Rezone the existing Industrial-2 (I-2) classification to district classifications established by the Unified Development Ordinance to support recommendations of the Future Land Use Map.

Action-AP-DWG-3 South Saunders Rezoning

Rezone properties along W. Lenoir and S. Saunders to district classifications established by the Unified Development Ordinance to support the recommendations of the Future Land Use Map.

Action-AP-DWG-4 Two-Way Traffic Conversions

Convert Dorothea Drive, W. South Street, W. Lenoir Street and W. Morgan street to two-way traffic to improve connectivity and encourage storefront retail development. See Map AP-DWG-3 for this and other transportation actions.

Action-AP-DWG-5 Streetscape Improvements

Develop streetscape plans and other public realm enhancements to improve pedestrian connectivity and the general appearance of the area consistent with downtown streetscape design standards. Plans should be prepared for the following streets within the plan area: Cabarrus, South, Hargett, Martin, West, Glenwood (Morgan to Hillsborough) and generally within the Depot District. See Map AP-DWG-4 for this and other public realm improvements.

Action AP-DWG-9 Street and Pedestrian Connections

Improve street and pedestrian connections to provide convenient access from the Multi-Modal Transit Center area to Glenwood South, Downtown Core, Convention Center and Downtown neighborhoods.

Action AP-FON-1 Falls of Neuse Multi-Purpose Path

Include an eight-foot wide multi-purpose path/sidewalk and wide outside lanes in the cross-section details for the widening of Falls of Neuse Road to accommodate access to the numerous parks in the area and the high concentration of families with children in the area.

Action AP-FON-4 Dunn/Falls of Neuse Access

Area 2: Evaluate vehicular access options for the Dunn Road/Falls of Neuse Neighborhood Retail Mixed-Use area as part of the Falls of Neuse Road widening project or as part of a private development plan on this property.

Action AP-KC-1 King Charles Rezoning

Rezone the properties in the central and north sections from R-10 to R-6 to make the zoning more compatible with actual development.

Action AP-OER-1 Olde East Raleigh NCOD

Consider a Neighborhood Conservation Overlay District to encourage infill residential development in the central sections of East Raleigh that would retain the historic architectural character of the neighborhood.

Action AP-OER-1 Olde East Raleigh Rezoning

Rezone property in Olde East Raleigh to achieve the land uses as outlined in this Plan. Until such time as the property is rezoned to the recommended land use, the existing zoning shall prevail.

Action AP-SP-4 South Park Zoning Amendment

Amend the zoning map to reflect the land use recommendations and policies of the South Park Area Plan.

Action AP-WO-4 Wade-Oberlin Intersection Studies

Two troublesome intersections should be studied for traffic congestion mitigation. One is the confluence of Sutton, Smallwood, Bellwood and Cameron Streets, which has stop signs in close proximity to one another. The second is a localized congestion problem on Oberlin Road at the YWCA and Mayview Road.

IV ALTERATIONS

2. Staff recommends removal of these 8 action items due to changed circumstances since the action items were originally incorporated into the plan:

Action AC 1.1 Comprehensive Art Program

Empower the Arts Commission to implement a comprehensive art program.

Arts Commission and the Public Art and Design Board are empowered to advance the arts on behalf of the city

Action PU 2.4 Dual Plumbing Incentives

Study the option of encouraging dual plumbing in houses by offsetting the cost through reduced fees.

Staff has found that the option is not practicable under current rate structure and existing infrastructure.

Action CS 2.7 Regulations for Recyclable Storage

Update the site plan regulations to include mandatory accommodations for recycling in all new public (and private) developments.

Item was not included in the UDO; no enforcement mechanism.

Action RC 1.2 Regional Transit Vision

Invest in an expanded regional bus system followed by long-term investments in rail transit, as recommended in the Special Transit Advisory Commission's Regional Transit Vision Plan.

Item addressed in Wake County Transit Plan.

Action DT 2.10 Alleyway Study

Study the feasibility, location, design, and funding/dedication of an expanded public alleyway system in downtown.

Item not included in Downtown Plan; no longer considered an action item.

Action DT 2.12 Downtown Fixed Rail Transit Study

Conduct a study that will determine the appropriate course of action for fixed-rail transportation service in and around downtown, including the identification of future streetcar corridors. Determine how to connect the system to the new Multi-modal Transportation Center.

Item not considered in Downtown Plan; transit addressed in Downtown Plan, Wake County Transit Plan, and Transit Technology Study.

Action DT 5.1 Fees for Open Space

Create a fund supported by development fees and fee-in-lieu of open space and public art provisions to bank open space and pay for public realm amenities in downtown.

The City already charges a facility fee for open space and recreation facilities for residential developments. A lack of sufficient rationale between non-residential development and open space precludes such a fee for non-residential development.

Action DT 7.7 Reopening New Bern

Assess the feasibility of reopening the 100 and 200 blocks of New Bern Place as a connected public street for pedestrians and vehicles, and to restore views to the Capitol.

Not included in Downtown Plan nor in the New Bern Avenue Corridor Study; no longer considered action item.

3. Staff recommends changing the timeframe from **short-term** to **long-term** for these 14 action items

Action LU 2.6 Targeting Development Incentives

Target incentives for designated redevelopment areas and areas for public intervention to encourage new mixed-use center development, multi-family residential, and office uses. (Refer to Element D: 'Economic Development' for recommended redevelopment and intervention areas).

Action T 4.8 Secondary Transit Hubs

Enhance secondary transit hubs at Crabtree Mall, NCSU, Triangle Town Center, and Wake Med. Establish a new hub in south Raleigh near Garner (e.g. South Saunders Street Park and Ride facility) and explore the potential for additional hubs as the system expands.

Action EP 7.4 Environmentally-Friendly Product Use

Work with regional agencies to explore options for assuring the use of compostable plastic, recyclable paper, and/or re-usable checkout bags by stores throughout the region, as well as a reduction in the use of polystyrene foam (Styrofoam) food service containers, including those in the City of Raleigh (similar ordinances in other cities apply to grocery stores with gross annual sales exceeding two million dollars, and pharmacies with five or more City locations; penalties apply for organization in violation).

Action CS 1.5 Building Design Team

Implement a procedure to include Raleigh Public Works Department Construction Management, Parks and Recreation, Solid Waste Services, and Sustainability staff in programming, concept and design phases for new civic buildings.

Action CS 2.4 Solid Waste Monitoring

Establish program measures and an evaluation system to monitor progress toward attaining local solid waste management goals, including waste reduction rates.

Action HP 2.6 Downtown Historic Overlays

Consider designating local historic overlay districts in downtown for Fayetteville Street National Register district and Depot National Register district.

Action AC 3.1 Underwriting Art Costs

Include appropriate revenue-producing and fund raising activities in community cultural centers to help underwrite the costs of operation.

IV ALTERATIONS

Action AC 4.3 Cultural Directory

Publish a Cultural Directory listing programs, services, and funding available from the City government and other public agencies.

Action AP-A-3 Arena Area Bus Line

In an attempt to better serve special events with transit, a bus line is recommended to run up Youth Center Drive from the State Fairgrounds Triangle Transit station. The line should then access Carter-Finley Stadium, the Arena, and the Edwards Mill Road bus corridor. As the need arises, the route could continue westward and southward to serve development in the western portion of the plan area, and terminate at the West Raleigh regional rail stop. At least the portion of the route east of Edwards Mill Road should be planned as an eventual fixed guideway, that is, with the buses moving in their own dedicated right of way, with grade separation at Trinity Road. During events, Youth Center Drive may be closed to vehicular traffic except for bus transit and pedestrian access. A traffic signal may be required at the intersection of Youth Center and Trinity Roads to facilitate bus movement.

Action AP-C-1 Glenwood Avenue Pedestrian Bridge

A pedestrian bridge over Glenwood Avenue should be built to provide an upper-level link to the hotels and other buildings on the hillsides to the north.

Action AP-CP-1 Hillsborough Streetscape Improvements

Streetscape improvements should be made to Hillsborough Street from Morgan Street to Oberlin Road. This is one of the few remaining unimproved streetscapes left in the Hillsborough Street corridor. Opportunities for on-street parking along this section of Hillsborough Street should be included as well as relocating or undergrounding overhead utility lines.

Action AP-CP-5 College Place Parking Study

Additional on-street parking areas should be evaluated on College Place from East Park Drive to St. Mary's Street.

Action AP-DWG-10 Boylan Avenue Pedestrian Connection

Explore the feasibility of a pedestrian connection from Boylan Avenue through the Multi-Modal Transit Center to S. West Street.

Action IM 4.3 Area Studies and the CIP

Consider the capital improvement recommendations from area and corridor studies during the City's annual capital improvement planning process.

4. Staff recommends changing the timeframe from **mid-term** to **long-term** from these 56 action items

Action LU 1.3 Special Study Area Plans

Undertake detailed land use planning in those areas designated as Special Study Areas on the Future Land Use Map before approval of development proposals or rezonings in the areas. Engage the public in the planning process.

Action T 4.10 Local Financing for Transit

Pursue local and innovative financing options, beyond the proposed transit sales tax, to assist in funding transit infrastructure investments.

Action T 4.12 Bench and Shelter Siting

Work with NCDOT to modernize the rules governing state-maintained roadways, to facilitate the placement of benches and shelters along Raleigh's major transit corridors.

Action EP 1.6 LEED Incentives

Encourage and provide incentives for buildings that would qualify for Gold or Platinum LEED certification, or the equivalent.

Action EP 2.4 Environmentally Sensitive Development Controls

Study and consider opportunities to encourage reduction of excessive cut and fill grading and the destruction of significant trees, vegetation, and Priority Wildlife Habitats (as identified by programs and agencies such as the North Carolina Natural Heritage Program and North Carolina Wildlife Resources Commission).

Action EP 3.1 Demonstration Projects

Work with other City departments, regional partners, and the local development community to promote demonstration projects within the City of Raleigh that use multiple water conservation measures on single sites. Incorporate Best Management Practices (BMPs) such as green roofs, bioretention cells, permeable pavers, large- and small-scale rainwater harvesting, innovative wastewater treatment and re-use systems, and grey water. Offer incentives, such as grants, fee waivers, tax breaks, and/or density bonuses or transfer provisions participating in demonstration projects.

Action EP 3.2 Low Impact Development Ordinance

Develop and adopt an incentive-based Low Impact Development (LID) ordinance so that rainwater is retained and absorbed on-site as an alternative to traditional approaches that include piping, channelization, and regional detention.

Action EP 3.6 Land Acquisition for Stormwater Control

Consider a program of action for acquiring the necessary land and/or easements to provide for the maintenance of the stormwater system on private property.

Action EP 5.2 Urban Forestry Plan

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.

Action EP 6.1 Habitat Plan

Formulate a wildlife habitat plan to define, map, protect, and restore Raleigh's native and priority habitats, particularly those identified in the North Carolina Wildlife Action Plan. The plan should establish a program of action for protecting and enhancing wildlife habitats and preserving biodiversity through a range of strategies including land acquisition, park and greenway conservation and interpretation, augmented development regulations, and intergovernmental coordination. If priority habitats occur outside City control, seek methods and partnerships to conserve the ecological areas.

Action EP 6.2 Habitat Protection Regulations

Determine how to best address conservation, protection, and preservation of wildlife and habitats. Use the body of knowledge, designations and tools available through the NC Natural Heritage Program, NC Wildlife Resources Commission, and other conservation-oriented organizations and agencies. Explore the creation of a wildlife habitat overlay district modeled after that used by the City of Tampa, Florida.

Action EP 7.1 Pay-as-You-Throw

Create a Pay-As-You-Throw Program that utilizes a volume-based disposal fee system to encourage residents and contractors to reduce waste. Such action will require increased vigilance against illegal dumping.

Action EP 7.3 Waste-to-Energy Demonstration

Partner with the North Carolina Cooperative Extension and related institutions, agencies, and organizations to explore and develop a demonstration waste-to-energy project.

Action EP 7.7 Environmentally Preferable Purchasing

Enact a Sustainable Purchasing Policy for the City of Raleigh and its contractors. Expand on current policy by including specific goals for toxic pollution reduction, recycled content products, energy and water savings, green building construction and renovation, landscaping, forest conservation, and agricultural bio-based products.

Action EP 8.2 Dark Sky Incentives

Develop a package of incentives and/or credits to promote the utilization of energy-efficient, full cut-off lighting fixtures that minimize glare and light pollution.

Action EP 9.3 Renewable Energy Education

In partnership with NC GreenPower, conduct a public education and outreach effort to encourage the purchase of renewable energy options from local providers.

Action ED 5.6 Disposal of City-Owned Land

Develop criteria and a strategy for disposing of City-owned lands. Explore the formation of partnerships between multiple public entities to master develop and maximize the utility of publicly-controlled land.

Action 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.

Action ED 8.7 Prioritization Methodology

Develop a prioritization methodology to evaluate opportunity areas and to determine how redevelopment investments would best be made.

Action H 2.7 Fast-Tracking Affordable Units

Provide an expedited or fast-tracking development review process for housing developments that include at least 10 percent affordable units or 20 percent workforce units.

Action H 2.14 Impact Fee Waivers

Develop a funding mechanism to pay impact fees imposed on affordable housing units and provide capital grants to reduce land acquisition and site development costs in developments that serve very low-income households, particularly in downtown.

Action H 2.20 Projects Involving City Owned Land

Establish a procedure in the land disposition process to ensure that residential or mixed-use projects involving City-owned land, as defined in Raleigh's Scattered Site Policy, include 15 to 20 percent of all residential units as affordable to households

Action H 4.1 Tax Relief for Seniors

Explore additional property tax relief mechanisms for elderly and low-income households facing rising tax cost burdens.

Action PU 3.1 Falls Lake Water Supply Study

Request that the Army Corps of Engineers perform what is known as a 219 study to look at any modifications to the current allocation configuration, including reallocating water in the conservation and flood pools to match changing climate conditions.

Action PU 4.4 Methane Capture at Neuse River Plant

Investigate and develop a program for capture and use of methane at the Neuse River Wastewater Treatment Plant site.

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.

IV ALTERATIONS

Action PU 6.2 Cogeneration Pilot Project

Identify an opportunity for using cogeneration either downtown or as part of a significant public facility.

Action CS 2.3 Mandatory Recycling

Explore implementing a mandatory recycling program by 2012, consistent with the 10-year Solid Waste Plan.

CS 2.5 Alternative Waste Disposal Techniques

Study economically viable opportunities for incineration, as well as other disposal alternatives, that arise in the future, including opportunities involving regional cooperation.

Action CS 4.1 Measuring Level of Service

Develop a mechanism to identify levels of service to determine the capacity of police, fire protection, and emergency services to meet community needs.

Action UD 1.4 Gateway Design in Focus Areas

Develop special gateway design treatment for focus areas, such as the three crossings of the Neuse River: Capital Boulevard, Louisburg Road, and New Bern Avenue.

Action HP 1.1 Historic View Corridors

Conduct a historic view corridor analysis. Develop strategies to protect identified historic view corridors.

Action HP 2.11 Assessing Impacts to Historic Resources

Revise the review standards for rezoning petitions, subdivisions, and site plan applications to require that submittals provide an analysis of potential impacts on local or National Register-listed historic resources. Where adverse impacts are identified, require proposals to minimize and mitigate such impacts.

Action HP 3.2 Historic Resources and Affordable Housing

Identify historic resources that can be successfully used to meet the City's housing goals. Low-income housing and historic rehabilitation tax credits can be combined when historic structures are rehabilitated for affordable housing.

Action HP 3.4 City Repair and/or Acquisition

Develop City procedures to abate violations affecting historic resources through repair and/or acquisition rather than demolition when the owner is uncooperative.

Action HP 3.5 Unsafe Building Code and Preservation

Evaluate potential Unsafe Building determinations against the Code of General Ordinances Division II, Part 10, Chapter 6., Article J. Demolition by Neglect of Historic Landmarks and Structures within Historic Overlay Districts to determine which enforcement tool would most likely result in abatement of the violation and preservation of the resource.

Action HP 4.3 Rehabilitation Development Corporation

Establish a non-profit “Rehabilitation Development Corporation” in collaboration with the Community Development Department, Wake Tech, and the Small Business Incubator 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.

Action 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 for historic landmarks.

Action HP 5.2 Historic Preservation Loan Fund

Evaluate the past use and purposes of the City’s current Revolving Historic Preservation Loan Fund; consider broader authorized purposes such as City acquisition of historic properties, housing and unsafe building code violation repairs, gap financing, and other potential uses.

Action HP 5.5 Property Tax Freeze for Certified Rehab

Support state enabling legislation to create a property tax freeze program for certified rehabilitation of designated historic resources.

Action AC 1.2 Public Art Master Plan

Develop a public art master plan that reflects a coordinated vision to bring privately-funded art to the public realm. The plan should highlight significant places in the City and include an inventory of possible future sites for public art.

Action AC 1.4 Public Art Funding

Explore innovative public and private funding opportunities for public art.

Action AC 2.1 Arts Overlay Zones

Consider amending the City’s Zoning Code to create Arts/Entertainment Overlay Districts. (See Text Box: Arts/Entertainment Overlay Districts.)

Action AC 2.2 Cultural Enterprise Zones

Designate Cultural Enterprise Zones to provide tax incentives and subsidies that attract cultural organizations and private investors to culturally viable areas of the City. (See Text Box: Cultural Enterprise Zones.)

Action AC 4.2 Arts and Music Partnership

Develop a City-funded program of innovative public-private partnerships to support arts and music in Raleigh.

Action 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.

Action DT 1.7 Disposal of City-Owned Land

Develop criteria and a strategy for disposing of City-owned lands within the downtown. Explore the formation of partnerships between multiple public entities to master develop and maximize the utility of publicly-controlled land.

Action DT 2.3 Downtown Public Realm Study

Fund and implement the recommendations of the Downtown Public Realm Study, including a comprehensive pedestrian-improvement and streetscape strategy.

Action DT 2.14 Moore Square Station Redesign

Redesign and upgrade the Moore Square transit station to provide enhanced capacity, better passenger amenities and improved aesthetics. Explore the development of the air rights over the station and its access points.

Action DT 3.8 Heritage Tourism in Downtown

Develop historic tours, trails, and signage designed to promote the historic assets of downtown.

Action DT 5.4 BID Open Space Improvements

Expand the public purposes of the Downtown Business Improvement District to include contributions towards downtown public space improvements.

Action DT 5.6 Chavis Park

Revitalize Chavis Park and strengthen its connection to downtown.

Action AP-A-2 Trinity Road Streetscape Plan

A streetscape plan should be prepared for Trinity Road. The plan should include bicycle, pedestrian, and access improvements, building and parking locations to provide consistent character along the street, and tree plantings and design features to give the corridor definition. A unified direction signage system should be included.

Action AP-CP-4 West Park Drive Club

Add a curb on West Park Drive between Park Drive and Peace Street as part of a future CIP project. The City should also enforce sidewalk obstructions related to the on-street parking.

Action AP-DWG-12 Rosengarten Street Extension

Study the feasibility of extending Rosengarten Lane as a new street between W. South Street and Dorothea Drive to support development with single family infill.

Action AP-SP-2 Garner Road Pedestrian Improvements

Improve pedestrian safety crossings along Garner Road at McMakin Street and Hoke Street by installing sidewalks and clearly marking crosswalks (CIP implementation item).

5. Staff recommends changing the timeframe from **mid-term** to **long-term** and **revising** the following 4 action items:

Action T 2.7 Special Transportation Studies

“Undertake special studies for the three areas identified in the introduction to this section: 1. Six Forks/Wake Forest Road Corridor, **south of I-440** 2. Centennial Parkway/Lake Wheeler Road/Maywood Avenue Area 3. **2.** Atlantic Avenue Corridor”

Six Forks study completed for portion north of I-440; study remains needed for portion south of I-440. Study completed for Centennial Pkwy.

Action EP 2.2 PR 2.6 Park Acquisition

Annually acquire a minimum of 250 acres of land for parks, greenway corridors, or open space **through purchase, partnerships, or dedication to provide citizens park experiences closer to where they live and work.** to meet the Raleigh Parks Plan’s goal of conserving 5,000 acres of land by 2030. See also Element F: ‘Parks, Recreation, and Open Space’.

PRCR staff is developing a new land acquisition tool that will focus on reducing citizens’ travel distance to park experiences. This process will be less dependent on attaining acreage, especially as larger acreage lots become increasingly more difficult to find, and will prioritize locations with larger populations and reduced travel times. PRCR staff will continue to seek opportunities for land conservation and provide resource-dependent or higher-intensity uses, which are not dictated by acquiring a specified number of acres.

Action AP-KC-3 King Charles Park Revitalization

Revitalize existing parks in the King Charles area, especially ~~the greenway and~~ the traffic circle on Culpepper Drive.

Action AP-SP-1 South Park Pedestrian Improvements

Allocate Capital Improvement Program (CIP) dollars for pedestrian crossing improvements at the intersection Martin Luther King, Jr. Boulevard and Wilmington/Salisbury streets, and for sidewalks along Bloodworth Street (between Worth Street and Martin Luther King Jr., Boulevard), Blount Street (between Bragg and Hoke streets), Person Street (between Lenoir and Martin Luther King Jr. Boulevard), Hoke Street (between Blount and Person streets).

Sidewalks have been installed on Person and South streets and have been programmed for Bloodworth and Blount Streets. Crossing improvements on MLK have been evaluated in Southern Gateway Plan.

IV ALTERATIONS

6. Staff recommends changing time timeframe from **mid-term** to **ongoing** for the following 2 action items:

Action T 7.2 Crash Analysis

Review locations with high vehicular crashes involving pedestrians and bicyclists to identify needed improvements.

Action RC 2.6 Regional Land Use Maps

Work with TJCOG and Triangle counties and municipalities to prepare regional existing and future land use maps. Use these maps to analyze land capacity and impacts on a regional basis.

7. Staff recommends changing the timeframe from **long-term** to **ongoing** for the following 5 action item:

Action ED 8.2 Economic Development Annual Report

Prepare an annual report on economic development and progress achieved toward the strategic plan's goals and objectives.

Action PR 3.1 Capital Area Greenway

Implement the completion of the Capital Area Greenway system with connections to surrounding greenway corridors that are elements of a regional network.

Action RC 6.1 Neuse River Corridor Extension

Extend planning efforts for the Neuse River corridor to the Wake-Johnston County line. As City limits and services are extended along the river, these properties should be incorporated into the City's Parks and Greenway system.

Action IM 3.3 Monitoring of Existing Conditions

Develop additional data collection and analysis tools for continuous monitoring of issues such as land use and development activity, vacant land and development capacity, and changes in quality (improvement or decline) of environmental and natural resources.

Action IM 4.1 Area Study Priorities

Undertake specific area studies for selected areas, starting with the areas highlighted in D.5 'Economic Development and Land Use' in Element D: 'Economic Development'.

8. Staff recommends changing the timeframe from **long-term** to **ongoing** and **revising** the following action item:

Action EP 5.6 Neighborwoods

Explore expanding the NeighborWoods residential tree planting program beyond its current funding for 1,500 trees per year.

Implement an alternating planting/maintenance cycle to foster the long-term tree survival and financial sustainability of the Neighborwoods program.

9. Staff recommends **revising** the following 11 action items:

Action EP 1.4 LEED-EB Energy Efficiency in City Facilities

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.

Evaluate city facilities for energy efficiency opportunities, including building automation and measures in support of the Smart Cities initiative.

Parks staff considers intent of this action to be achievable without LEED-EB designation.

Action EP 2.1 Green Infrastructure Plan (LT)

Complete a Green Infrastructure Plan, ~~that includes a natural heritage inventory,~~ to define a program for protecting, conserving and stewarding Raleigh's natural resources, wetlands, waterbodies, urban forests, landscapes, priority wildlife habitats, and important natural features, emphasizing their value in terms of carbon sequestration. Work with the Environmental Advisory Board and similar citizen committees as appropriate. Incorporate the spatial principles of landscape ecology in the planning effort. *Natural heritage inventory not included in Stomwater G/ILD plan.*

Action AC 4.4 Cultural Tours (Ongoing)

Work with the Convention and Visitors Bureau, Chamber of Commerce, and Downtown Raleigh Alliance to promote tour programs that increase awareness of the arts, culture, and architecture, **and history.**

Action AC 4.5 ~~Action Blueprint for Raleigh Arts~~ Raleigh Arts Plan (Ongoing)

Implement the recommendations outlined in the ~~Action Blueprint for Raleigh Arts~~ **Raleigh Arts Plan** to connect, communicate, and celebrate the arts.

IV ALTERATIONS

Action PR 1.1 PRCR System Plan Update (Ongoing)

Update and streamline the Parks Plan every five years to provide the Parks and Recreation Department with current and more detailed guidelines necessary to plan, finance, develop, and manage open space and buildings for both active and passive life pursuits. Data should include, but not be limited to, CAMPO, Park Planning efforts, City and Department programs, and a random scientific survey. Include the updated Park Master Plan and System Integration Plan processes, as well as the recommendations contained in the text box “Natural Areas” in F.2 ‘Park System and Land Acquisition’, as part of this update. Coordinate with Wake County to identify, acquire and manage natural areas, including Nature Parks and Preserves, countywide.

Update and evaluate the 2014 Parks, Recreation, and Cultural Resources System Plan every five years to provide the PRCR Department with current and more detailed guidelines with the most current and detailed information necessary available to respond to evolving community needs.

Action PR 2.3 Parkland Search Methodologies Search Area Methodologies (Ongoing)

Continue to refine and update search area methodologies to include census data, forecasts, trends, and technology.

Action PR 5.1 Mandatory Greenway Dedication (Ongoing)

Continue the program of mandatory greenway land dedication from residential development to further the goals of the Capital Area Greenway program, and explore expanding it to non-residential development.

Action PR 6.2 Adopt-A-Park/Adopt-A-Trail (Ongoing)

Expand the Adopt-A-Park and Adopt-A-Trail programs to encourage individual citizens, neighborhoods, organized groups, partner agencies, non-profits, and Park Watch programs to participate in the establishment and maintenance of facilities and delivery of programs.

Expand the Adopt-A-Park and Adopt-A-Trail programs to encourage individual citizens, neighborhoods, organized groups, partner agencies, and non-profits to participate in the establishment and maintenance of facilities and delivery of programs.

Action PR 6.3 System Integration Plan Implementation (Ongoing)

Implement System Integration Plans for all newly-acquired properties and for undeveloped park sites and key areas of underdeveloped sites, as staff and agency resources allow.

Action PR 6.6 Stewardship Capacity (Ongoing)

Provide an assessment of additional staffing and related resources necessary to provide for the appropriate level of management and stewardship of the City’s growing inventory of parks and open spaces. Incorporate this assessment into the budget process.

Action CS 3.7 Field Operation Units (Ongoing)

Continue to plan and operate field operation units in combination with other public facilities. These sites are generally located in the northwest, northeast, southeast, and southwest portions of the Raleigh metropolitan area and are typically part of outlying Municipal Service Areas.

Continue to plan and operate field operation headquarters. These facilities are generally located in the east and west portions of the Raleigh metropolitan area to ensure optimal span of control for incident management

10. Staff recommends changing the timeframe from **mid-term** to **long-term**, **revising**, and **adding a text box** framing the scope of the following action item:

Action T 4.1 Multi-Modal Transportation Center

Pursue the development of the Multi-modal Transportation Center in downtown Raleigh. The Multi-modal Center is a proposed central station linking multiple travel modes including local, regional, and long-distance bus; regional, commuter, and long-distance rail (Amtrak); taxis, cars, and downtown transit circulators.

Continue to implement subsequent phases of the Raleigh Union Station project. Upon completion the proposed central station will link multiple travel modes including local, regional, and long-distance bus; regional, commuter, and long-distance passenger rail (Phase I); taxis, cars, and bicyclists.

11. Staff recommends changing the timeframe from **mid-term** to **long-term** and changing the primary responsible agency from **Department of City Planning (DCP)** to **Economic Development (ED)** for the following action item:

Action 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.

12. Staff recommends removing **Inspections (INSP)** as tertiary responsible agency and adding **Solid Waste Services (SWS)** as tertiary responsible agency, and changing the timeframe from **mid-term** to **long-term** for the following action item:

Action EP 7.6 Demolition Debris

Require a waste diversion statement to be submitted at the time of application for a demolition permit; the statement should include a list of material types and volumes anticipated from the demolition and the market or destination for those materials. Consider requiring the same for construction permits.

IV ALTERATIONS

13. Staff recommends changing the time frame from **mid-term** to **long-term**, changing the primary responsible agency from **Department of City Planning (DCP)** to **Parks, Recreation and Cultural Resources (PRCR)** and changing the secondary responsible agency to **Department of City Planning (DCP)** for the following action item:

Action LU 12.3 Dix Property Plan

Engage in a public planning process for the 80 acres of existing structures and 226 acres of open space.

14. Staff recommends changing the primary responsible agency from **Department of City Planning (DCP)** to **Parks, Recreation and Cultural Resources (PRCR)** for the following action item:

Action AC 5.2 Cultural Heritage Office

Consider establishment of a new cultural heritage office tasked with managing City cultural assets and programs by coordinating departments with responsibilities for historic resources.

15. Staff recommends changing the time frame from **mid-term** to **long-term** and changing the primary responsible agency from **Department of City Planning (DCP)** to **Office of Sustainability (OS)** for the following action item:

Action EP 1.5 LEED-ND

Explore adopting the U.S. Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND), or the equivalent, as a City standard.

16. Staff recommends changing the primary responsible agency from **Department of City Planning (DCP)** to **Economic Development (ED)** for the following action item:

Action DT 3.1 Financial Assistance for New Retailers

Explore the creation of a loan pool, grant provisions, or revolving fund to provide gap financing to entrepreneurs interested in starting viable retail businesses downtown.

17. Staff recommends changing the primary responsible agency from **Department of City Planning (DCP)** to **Housing and Neighborhoods (H&N)** and changing the secondary responsible agency from **Housing and Neighborhoods (H&N)** to **Department of City Planning (DCP)** for the following action item:

Action H 2.16 Housing Program Capacity

Determine and implement the appropriate level of staffing to implement the Comprehensive Plan's housing policies and actions.

18. Staff recommends changing the primary responsible agency from **Department of City Planning (DCP)** to **Public Utilities (CORPUD)** and changing the secondary responsible agency from **Public Utilities (CORPUD)** to **Department of City Planning (DCP)** for the following action item:

Action PU 2.5 Merger Town Development Policies Regarding Utilities

Work with towns with which Raleigh has merger agreements to ensure that development-related policies are followed.

19. Staff recommends changing the primary responsible agency from **Community Services (CS)** to **Economic Development (ED)** and adding **Housing and Neighborhoods (H&N)** as the secondary responsible agency for this action item:

Action ED 4.3 Wake County Retraining Coordination

Work with Wake County to provide job training and education for those who need to re-train for new industry jobs.

20. Staff recommends changing the primary responsible agency from **Public Utilities (PU)** to **Office of Sustainability (OS)** and adding **Public Utilities (PU)** as the secondary responsible agency for this action item:

Action EP 1.10 Community Supported Energy

Explore opportunities to develop Community Supported Energy (CSE) options which allow homeowners, landowners, farmers, co-operatives, schools, and others to install renewable energy projects up to 10 megawatts in size and to sell power to the grid for a fixed price.

21. Staff recommends changing the primary responsible agency from **Information Technology (IT)** to **Department of City Planning (DCP)** for the following action item:

Action DT 7.8 Wayfinding System Enhancement

Explore the use of new technology solutions that provide information to visitors to enhance or supplement the downtown wayfinding system.

IV ALTERATIONS

22. Staff recommends changing the timeframe from **mid-term** to **long-term** and changing the primary responsible agency from **Office of Sustainability (OS)** to **Public Works (PW)** for the following action item:

Action EP 2.3 Green Infrastructure Team

Establish a green infrastructure team within City government that is comprised of the City's Sustainability Coordinator and members from the City Manager's office, Planning, Parks and Recreation, Public Utilities, and Public Works departments. The purpose is to develop a program of action, built upon the recommendations of the green infrastructure plan, for day-to-day implementation of these recommendations.

Public Works staff is leading the City's Green Infrastructure/Low Impact Development task force, which is carrying out the intent of this action item.

23. Staff recommends adding **Housing and Neighborhoods (H&N)** as the secondary responsible agency for the following action item.

Action HP 3.1 Parking Reduction for Adaptive Use

Initiate a City Code text change to reduce parking requirements for adaptive use projects to minimize site development impacts for historic sites and neighborhoods.

24. Staff recommends adding **Parks, Recreation and Cultural Resources (PRCR)** as the secondary responsible agency for this action item:

Action CS 1.1 Land Demand Projections

Develop and maintain 20-year projections for the land needs for each City department.

25. Staff recommends changing the primary responsible agency from **Department of City Planning (DCP)** to **Economic Development (ED)** and adding **Department of City Planning** as secondary responsible agency.

Action LU 7.3 Promoting Commercial Reinvestment

Identify incentives and other economic development tools to promote reinvestment in underperforming commercial corridors.

26. Staff recommends changing the primary responsible agency from **Public Utilities (PU)** to **Public Works (PW)** and changing the secondary responsible agency to **Public Utilities (PU)** for this action item:

Action EP 3.4 Water Quality Management Projects

Identify and retrofit specific sites in the City of Raleigh where water quality management projects can be installed in existing developments.

27. Staff recommends adding **Public Works (PW)** as the tertiary responsible agency for the following action item

Action EP 4.4 Floodplain Regulations

Update City development regulations to ensure that any development and redevelopment in floodplain and flood fringe does not adversely affect the flood risks for other properties or communities as measured by increased flood stages, increased flood velocity, increased flows, or the increased potential for erosion and sedimentation, unless such impacts are mitigated in an equal or greater amount. Such regulations should provide exceptions for existing single family lots and development with minor impacts. Such update shall include a stakeholder process, including but not limited to representatives from the environmental community, civil engineering, residential and commercial property owners and real estate development community

28. Staff recommends adding **Housing and Neighborhoods(H&N)** as the fourth responsible agency for the following action item:

Action DT 4.3 Tools and Regulations for Affordable Housing

Develop and implement financial and development tools and regulations (e.g. increased density bonuses) that will incentivize the inclusion of affordable housing in and around downtown.

29. Staff recommends the following 9 action items be **converted to policies**:

Action-LU 2.1 Policy LU 2.7 Future Studies in High Density Areas

As necessary, undertake detailed studies and plans for growth centers, mixed-use centers, and transit station areas (rail or bus transfer nodes) to identify areas appropriate for higher-density mixed-use development.

Action-Item-LU 8.3 Policy LU 8.15 Acquisition of Vacant Lots

Identify smaller vacant lots within developed areas for potential acquisition for public open space.

Action-LU 9.2 Policy LU 9.5 Small Area Studies in Institutional Areas

Prepare small area studies for the areas surrounding large educational, health care, and research facilities to ensure orderly, low-impact growth.

Action-ED 1.4 Policy ED 1.5 Retail Property Code

Actively enforce City codes to assure that commercial centers contain well-maintained buildings, parking facilities, signage, lighting, landscaping, and pedestrian amenities.

Action-UD 1.2 Policy UD 1.11 Falls of Neuse Corridor

Maintain and protect the character of the Falls of Neuse corridor adjacent to the Falls Lake watershed north of Durant Road by preserving the extensive roadside vegetation, the Falls Lake dam, and Falls Community.

IV ALTERATIONS

Action-UD 1.3 Policy UD 1.12 US-401 Corridor

Preserve and protect the visual resources associated with the historic, residential, and rural atmosphere of the U.S. 401 corridor through the use of tools such as frontage standards.

Action-RC 2.2 Policy RC 2.14 Regional Growth Management Initiatives

Participate in regional initiatives to manage growth, conserve land, and increase regional mobility, such as the TJCOG's Development and Infrastructure Partnership and the Wake County Growth Issues Task Force.

Action-DT 1.2 Policy DT 1.5 Form-Based Zoning in Downtown

Encourage the use of Planned Development districts with master plans in downtown to provide more detailed design and form standards for key sites.

Action-DT 4.2 Policy DT 4.5 Promoting Downtown as a Neighborhood

Promote downtown as a residential neighborhood for singles, couples, and families.

30. Staff recommends the following 2 action items be **revised** and **converted to a policy**:

Action-RC 4.4 Policy RC 4.8 Rezoning Impacts on Schools

Implement recently adopted guidelines for evaluating the impact of re-zonings and proposed site plans on the school system.

Coordinate development approvals with Wake County Public Schools. Inform them of rezonings that may have school impacts, and ensure new residential developments are reflected in demand projections.

Action-RC 4.7 Policy RC 4.9 School Site Location Working Group

Maintain inter-jurisdictional site location working group to identify available property for future school locations.

Work with WCPSS to identify available properties for future school locations.

31. Staff recommends this action be **converted to a policy** and changing the primary responsible agency from **Department of City Planning (DCP)** to **Parks, Recreation and Cultural Resources (PRCR)**, adding **Department of City Planning (DCP)** as the secondary responsible agency, and the **City Attorney** as the third responsible agency for the following action item:

Action-Item-LU 8.3 Policy 8.15 Acquisition of Vacant Lots

Identify smaller vacant lots within developed areas for potential acquisition for public open space.

B. SEPARATE AMENDMENTS

Part of the analysis of the Comprehensive Plan is to ensure accuracy of policy text and policy maps through regular review and maintenance. Amendments to the Plan—from both staff and citizens—are considered twice each year. Two city staff-initiated amendments were proposed in 2015, another was proposed by a citizen petition. One amendment altered the Urban Form Map, another altered the Future Land Use Map, and the remaining amendment altered the Street Plan.

This section outlines the amendments dopted by the City Council during the previous 12 months.

1. CP-4-15 Buffaloe-New Hope Urban Form Map Amendment

This Amendment was proposed to designate Buffaloe Road and N. New Hope Road as Urban Thoroughfares along the vacant parcels in the northeast and southeast quadrants of the intersection. This amendment is a result of recommendations in the recently adopted Buffaloe-New Hope Area Plan. The designation supports the implementation of a Parking Limited building frontage if the properties are rezoned to a mixed-use district. The Parking Limited frontage provides flexibility if development occurs (parking could be located to the front, back, or side of a building), but also has requirements that support walkability (limits parking in the front to two bays with a single drive aisle and required direct pedestrian access from the sidewalk to the primary street-facing entrance).

2. CP-5-15 Gavin Street-Bickett Blvd.

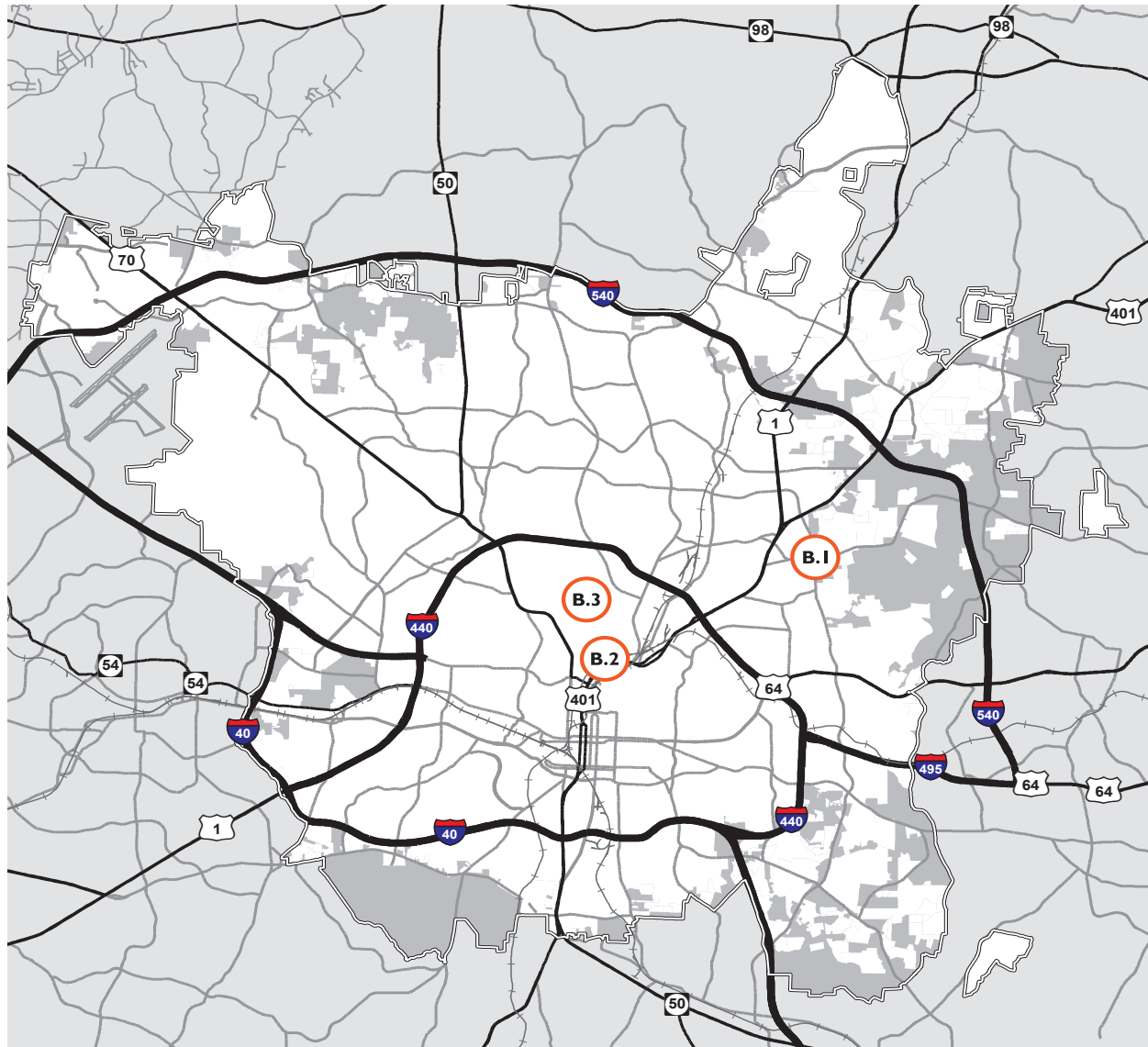
A citizen- and staff-initiated to amendment to the Street Plan that removed the proposed Industrial Street connection between Gavin Street and Bickett Boulevard and the Industrial Street classification from the existing Gavin Street and Bickett Boulevard.

3. CP-6-15 Rothgeb Drive

An amendment to the Future Land Use Map designation for five properties located on the west side of Rothgeb Drive, north of its intersection with White Oak Road. The parcels now have a split designation between Low Density Residential and Priavate Parks and Open Space designation that follows floodway contours.. As part of staff analysis of this case, it has been determined a number of private properties throughout the city have been mapped as Public Parks & Open Space. Staff will address this larger issue and bring forward a citywide Future Land Use Map amendment as a part of the Comprehensive Plan 5-year update.

IV ALTERATIONS

Location of Mapping Alterations



- B.1 Buffalo-New Hope (CP-4-15)
- B.2 Gavin Street-Bickett Blvd. (CP-5-15)
- B.3 Rothgeb Drive (CP-6-15)