

Falls North

Small Area Plan

Draft Report - January 2018





Table of Contents

Introduction.....	5
Process and Participation.....	7
Primary Input Themes	9
Existing Conditions	11
Plan Recommendations	24
Implementation Actions	39
Appendix.....	43

Acknowledgments

City Council

Nancy McFarlane, Mayor

Kay Crowder, Mayor Pro Tem, Council Member, District D

Mary-Ann Baldwin, Council Member At Large

Corey F. Branch, Council Member, District C

David N. Cox, Council Member, District B

Bonner Gaylord, Council Member, District E

Russ Stephenson, Council Member At Large

Richard A. “Dickie” Thompson, Council Member, District A

Project Confirmation Group

Angela Allen

Samuel Boyce

Susan Burton

Leon Cooke

Andi Curtis

Bob J. Fry

Linda Monaghan

James P. Morrison

Olalah Njenga

Kerry O’Sullivan

Will Owens

John T. Purves

Randy Ray

John M. Toller

Mary Lou Young

City Manager

Ruffin Hall

Department of City Planning

Ken Bowers, AICP, Director

City of Raleigh Project Team

Jason Hardin, AICP

Kyle Little

Bynum Walter, AICP

Office of Transportation Planning

Eric Lamb, PE

Jason Myers, AICP

Communications

Sharon Felton

David Langley

Aaron Sheppard

Parks, Recreation and Cultural Resources

T.J. McCourt

Consultant Team

Rhodeside & Harwell

Partners for Economic Solutions

Timmons Group



Introduction

The Falls North Area Plan provides policy guidance for land use, transportation, and urban design decisions for some of Raleigh's northernmost neighborhoods. It also sets out a list of actions aimed at improving transportation and park facilities and creating a stronger identity for the area.

The plan study area extends along the Falls of Neuse Road corridor north from Durant Road to the Neuse River (see Figure 1 below). The bounds of the study area were drawn to include civic and institutional uses, undeveloped lots that have frontage on major streets with the potential to be developed, and natural areas along the Neuse River. Along the corridor, extensive vegetation and natural amenities give the area a distinctive sense of place.

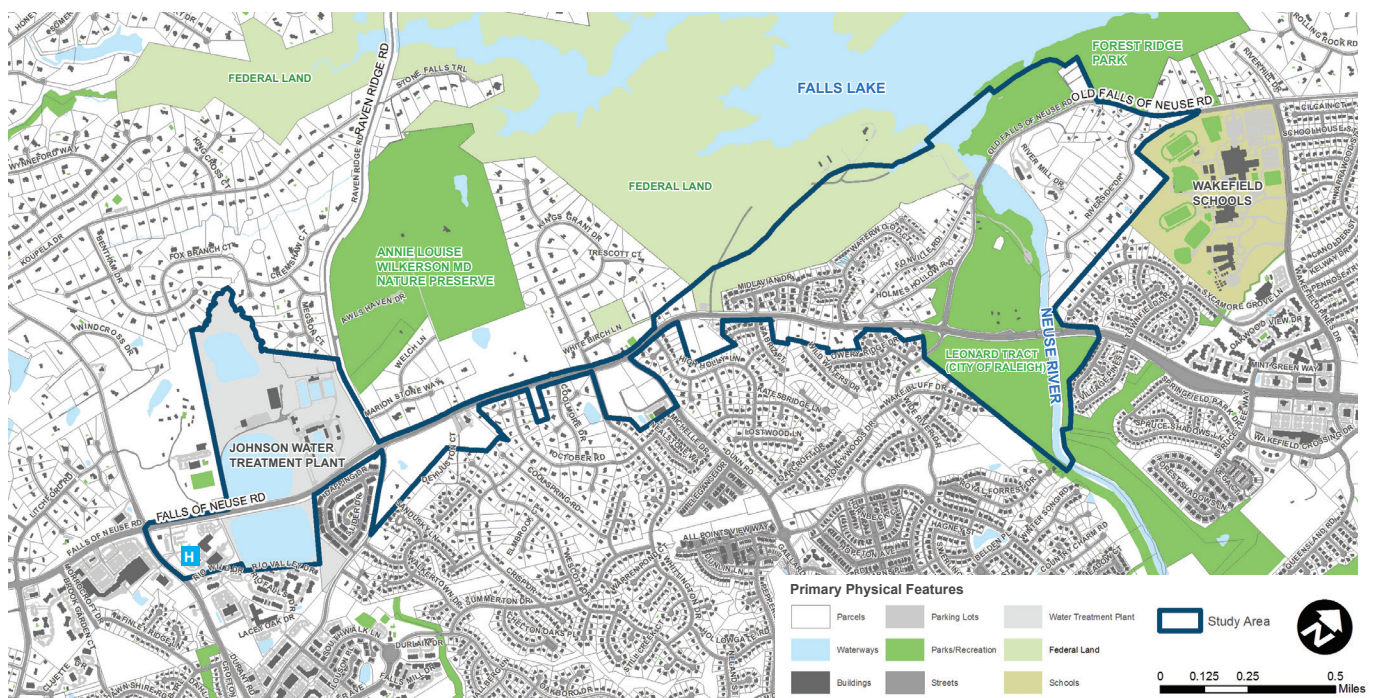
In terms of land use, the Falls North area consists largely, though not solely, of a mix of residential areas and significant natural resources, such as the Neuse River and Falls Lake, that provide substantial opportunities for outdoor recreation.

The area's development has taken place primarily during the last few decades, although a small mill village along the river, called the Falls Community, dates to the early 1900s. As Raleigh and its northern suburbs continued to grow, the corridor has evolved, with commercial uses more prevalent south of Durant Road.

In 2006, the City adopted the Falls of Neuse Corridor Plan. That document provided policy guidance for zoning, future land use, and watershed protection along the corridor.

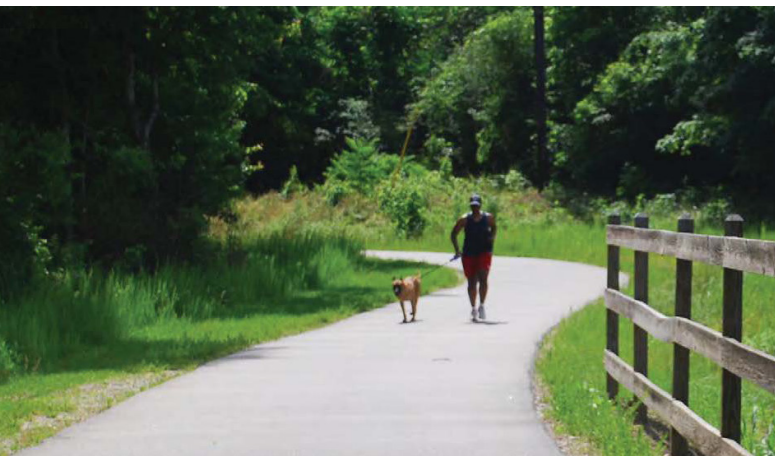
A number of changes have occurred since then that justify an update to the plan. These include the widening and realignment of Falls of Neuse Road and the addition of major new recreational facilities, including the Neuse River Greenway and future city parkland along the river. Additionally, in the years immediately prior to the 2017 plan update process, rezoning requests to permit additional retail space generated considerable discussion in the community, meriting reexamination of the land use designations in the area.

Figure 1: Falls of Neuse Study Area





Falls of Neuse Road serves as a defining feature of the area and carries significant numbers of vehicles daily.



Numerous natural and recreational features, such as the Neuse River Greenway, also define the area.

Plan Purpose and Area Character

The purpose of the plan update is to provide guidance for future zoning, development, and capital projects that will enhance the character of the corridor and enhance its identity as a center of outdoor recreation and natural beauty.

The plan process identified three highly generalized character areas along the corridor (see Figure 2 below). The southern section of the plan area, from Durant Road to Raven Ridge Road, is generally characterized by civic and institutional uses. In this zone is the WakeMed hospital and the city's water treatment plant.

Farther north, the area between Raven Ridge Road and Old Falls of Neuse Road is largely characterized by residential uses. Some frontage lots in this portion of the study area have the potential to be redeveloped into mixed use development that would be sensitive to the context of the surrounding residential character.

The final character area, the land adjacent to Falls Lake and the Neuse River, is a largely natural area that will continue to be protected and utilized for recreational opportunities. It also includes the Falls Community, the historic mill village along the river.

The character areas are not formal designations. However, they did inform the analysis and recommendations that follow in this document.



Figure 2. General character areas for the study area.

Process and Participation

Plan Process

Given the high level of community interest in future land uses along the corridor, the plan process was designed to provide numerous points and forms of public input. The process took place over the spring and summer of 2017, with events designed and promoted to reach a broad cross-section of stakeholders. A City Council-appointed Confirmation Group was tasked with ensuring an open and welcoming process and that final recommendations aligned with received input.

The process included multiple events, including two hands-on workshops and an online survey. More than 100 respondents provided input through the survey, substantially adding to the data gathered during previous events. Summaries of input from these events can be found in the appendix.

Public Events

Kickoff Workshop. This event, held on May 24, was the introductory workshop for the plan update. Information about the project scope, process, and existing conditions were presented to the public. Attendees were asked to break into groups to identify strengths, weaknesses, and opportunities within the study area.



The plan process included a tour of the corridor with the Confirmation Group and interested members of the public.



A project kickoff workshop gave participants the chance to identify issues and opportunities within the study area.

Community Workshop. The second meeting, held on June 21, also took the form of a workshop, this time with a more specific focus. The consultant team for the project presented potential development scenarios for key locations along the corridor. Community members in attendance were again asked to break into groups and to discuss and provide feedback on the alternatives presented by the consultants.

Presentation of Draft Recommendations. At the final public meeting, held on August 10, draft recommendations were presented to attendees. This public meeting sought public input and a general level of acceptance before the creation of the draft project report.

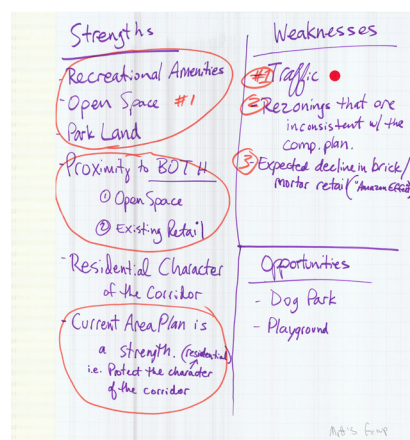
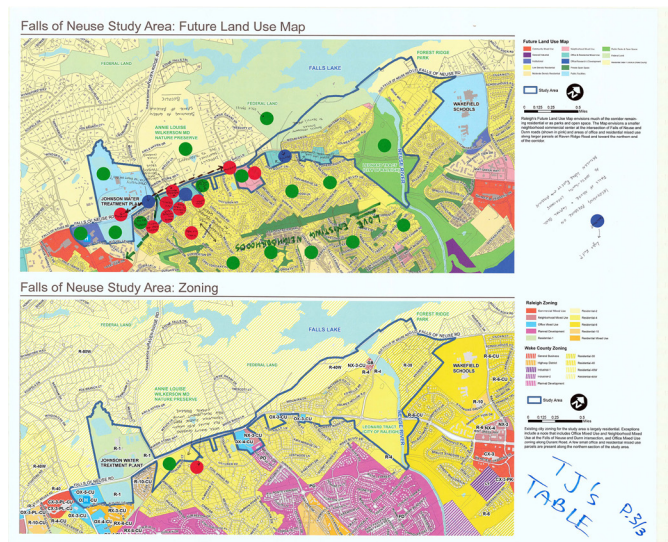
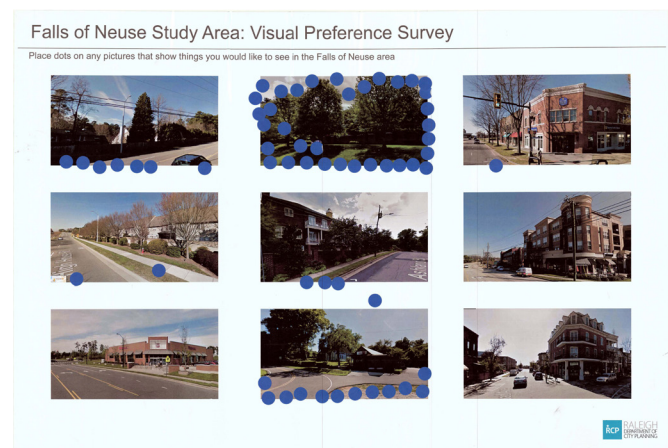
Confirmation Group

This group, a body of 15 residents, property owners, and representatives of institutions along the corridor was selected by City Council. The group provided oversight of the planning process to ensure that it reflects the input of community stakeholders. The group's orientation meeting took place on May 1. The first formal meeting, as well as a tour of the area with the group and project consultants, took place on May 18, with subsequent meetings on June 21, June 29 and August 7.

Project Consultants

Rhodeside & Harwell, an Alexandria, Virginia-based planning and design firm, was contracted by the city to lead the public input process and develop recommendations for the plan. The consultants attended the tour of the area on May 18 and a subsequent meeting for public input on June 29. The consultant developed site-specific recommendations for the corridor based on public input to help guide future development in the study area.

Rhodeside & Harwell was assisted by two additional consultants. Partners for Economic Solutions provided market analysis, and the Timmons Group analyzed transportation conditions in the study area.



Input from the project workshops included visual preference surveys (top), the location of specific issues and opportunities (middle), and generalized strengths and weaknesses of the area (bottom).

Primary Input Themes

A small number of major themes quickly emerged during the planning process. The first was that strong support remained for the overall goals and direction of the existing 2006 corridor plan. This support indicated that the plan update would function best as a refinement of the earlier plan, one that kept the foundation intact while addressing newer issues.

The plan process essentially ratified the primary theme of the earlier plan — the desire to generally maintain the area's character, defined by the heavy vegetation along Falls of Neuse Road, the historic Falls Community, and the natural and recreational features. Enhancing those features proved to be a broadly supported goal of the plan update.

Beyond the general theme of enhancing character and carrying forward the spirit of the prior plan, primary goals included enhancing natural resources; carefully considering the scale, appearance, and uses involved in future development; and accommodating active recreation.

2006 Falls of Neuse Corridor Plan: Major Takeaways



Falls of Neuse Corridor Character

Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, Falls Lake, and the Falls Community.



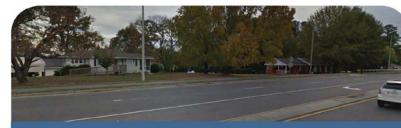
Fonville Community Conservation

The character and the design of new development or redevelopment in the historically-significant Falls community should reflect its material and character.



Falls of Neuse Area Conservation

Protect environmentally significant areas including the Falls Lake watershed, the Neuse River, slopes greater than 15%, and the 100-year floodplain along the Neuse River.

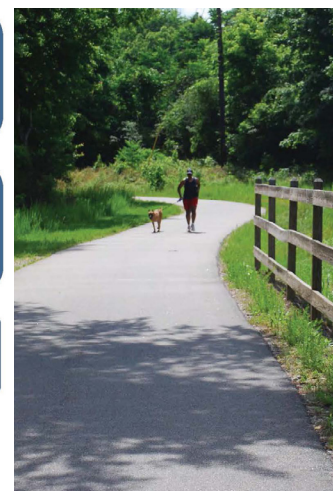


Falls of Neuse Rd. Frontage Lots

Small frontage lots on Falls of Neuse Road should be recombined for development rather than redeveloped individually.

Primary Interests and Concerns

- Honor and celebrate environmental resources by supporting and enhancing natural amenities
- Protect neighborhoods by considering the scale, appearance, and context of future development
- Accommodate active recreation and encourage walking and biking





Current Conditions

Overview

The Falls North area occupies the much of the northernmost portion of the city, where a finger of Raleigh extends several miles north toward Wake Forest. The Falls of Neuse corridor largely serves as the dividing line between Raleigh and unincorporated Wake County to the west.

The study area for this planning project stretches along Falls of Neuse Road and Old Falls of Neuse Road (see Figure 3 on the following pages). It extends 2.8 miles from Durant Road in the south to the Neuse River and Falls Lake in the north. The area includes city-owned properties at both ends (the Johnson Water Treatment Plant and properties adjacent to the river), the WakeMed North hospital, and the Falls Lake Dam, and is adjacent to the Wakefield schools.

The area also includes the historic Falls Community adjacent to the river, as well as some undeveloped tracts, particularly along the east side of the corridor. Finally, Falls Lake itself and federally-owned surrounding lands make up a large portion of the area.

While the study area largely is contained within city limits, a portion of the northern area includes some areas within Wake County jurisdiction. This reflects the importance of a broader context and unified approach for the recreational areas near the Falls Lake Dam.

Land Use and Zoning

Current land uses within the study area primarily consist of residential uses and parks and open space (see Figure 3 on following pages). Commercial areas bookend the area on the north and south, at the intersections of Falls of Neuse Road with Durant Road and Wakefield Pines Drive.

Existing city zoning for the study area is largely residential. (See Figure 4 on pages 14-15)



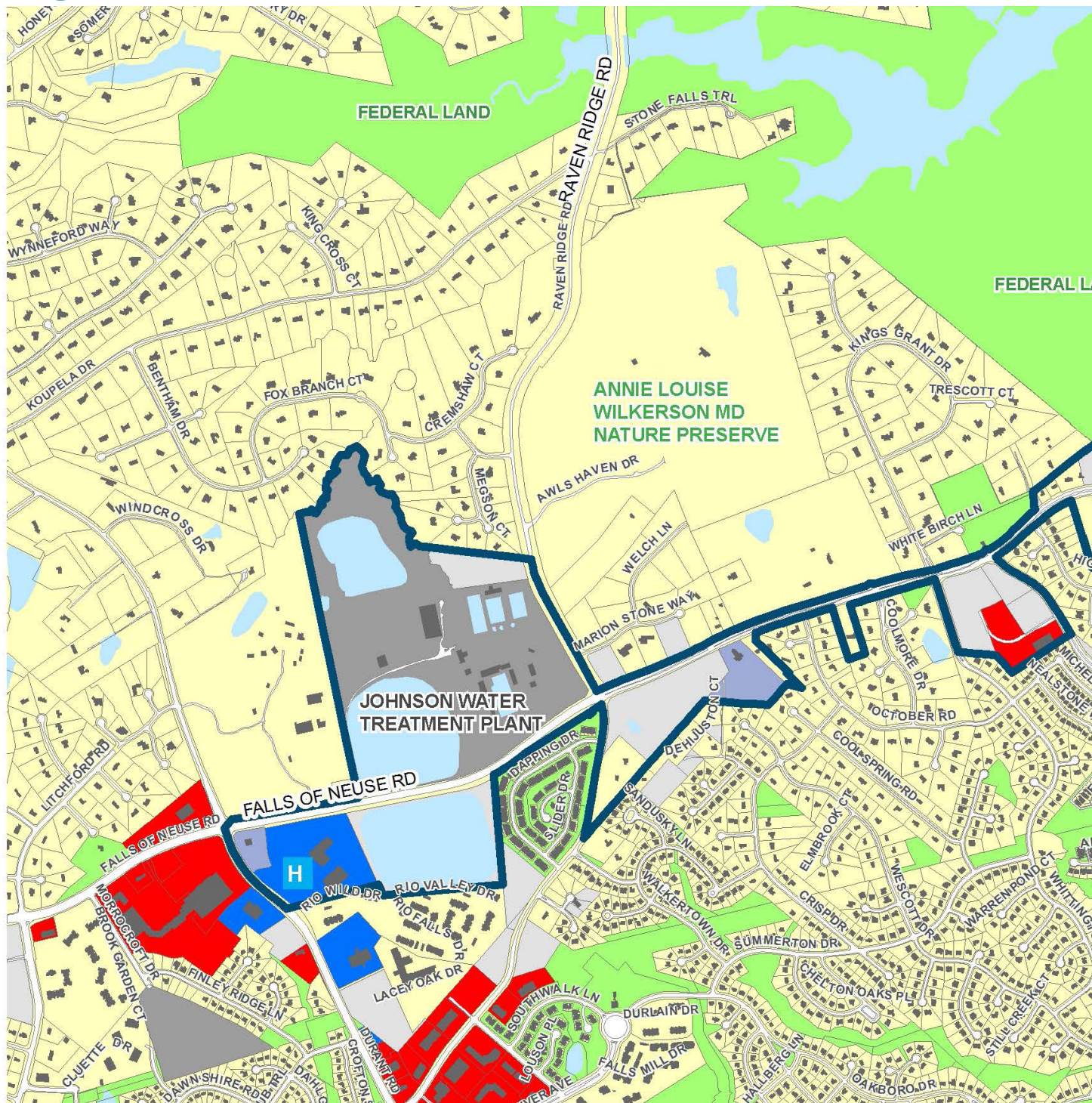
The Neuse River (pictured from Falls of Neuse Road) is a major feature of the plan area.



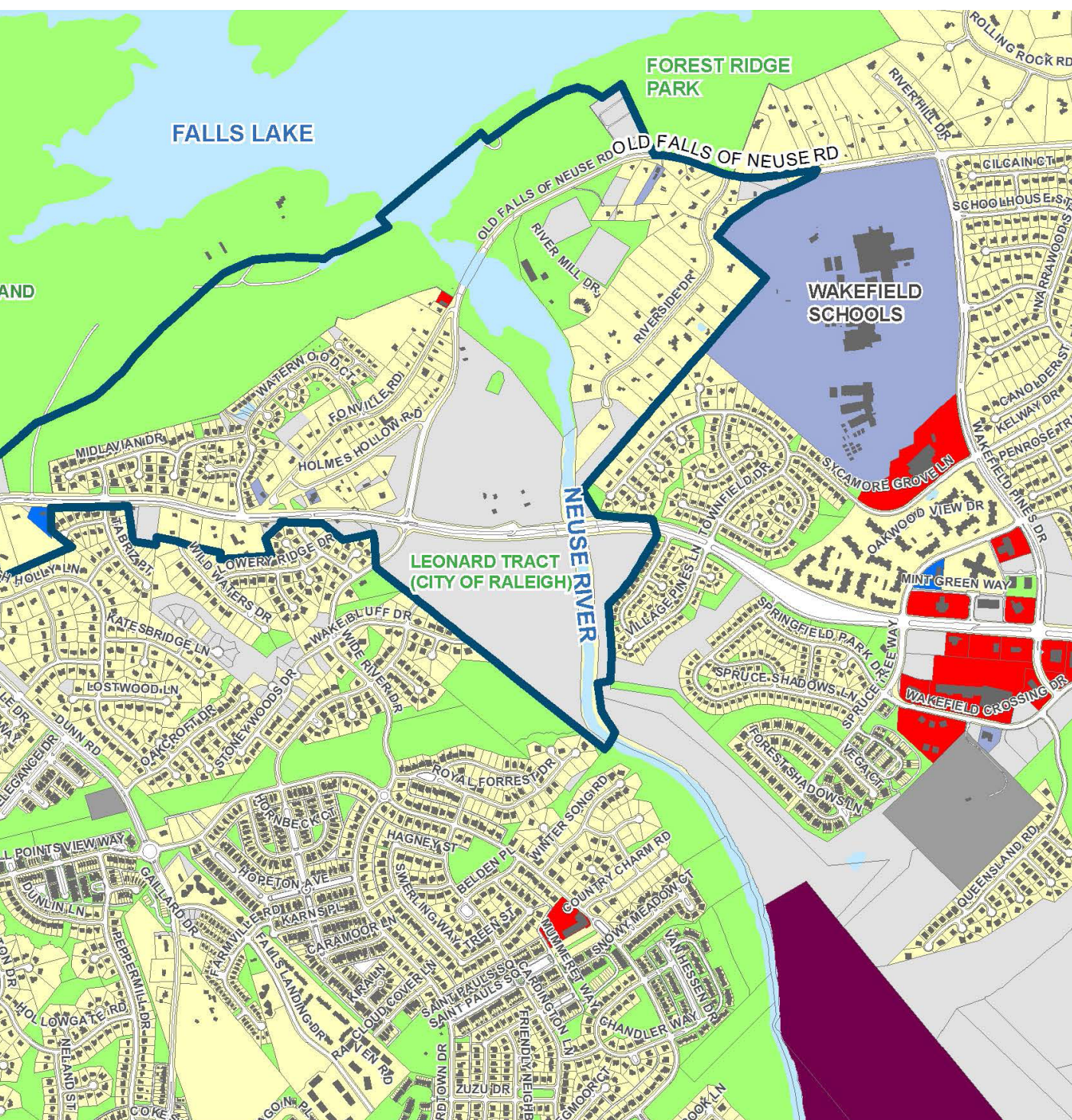
Much of Falls of Neuse Road within the study area is characterized by residential uses and a tree-lined edge.

Depending on the zoning district, residential zones allow building types that include detached and attached houses, townhouses, and apartments. Generally speaking, townhouses and apartments are allowed only in residential districts that permit more density and in mixed-use districts. A last housing type, the cottage court, is a group of small houses centered around a common open space or courtyard.

Figure 3. Falls North: Current Land Use



Current land uses within the study area primarily consist of residential uses and parks and open space. Commercial areas bookend the area on the north and south, at the intersections of Falls of Neuse Road with Durant Road and Wakefield Pines Drive.



Primary Physical Features

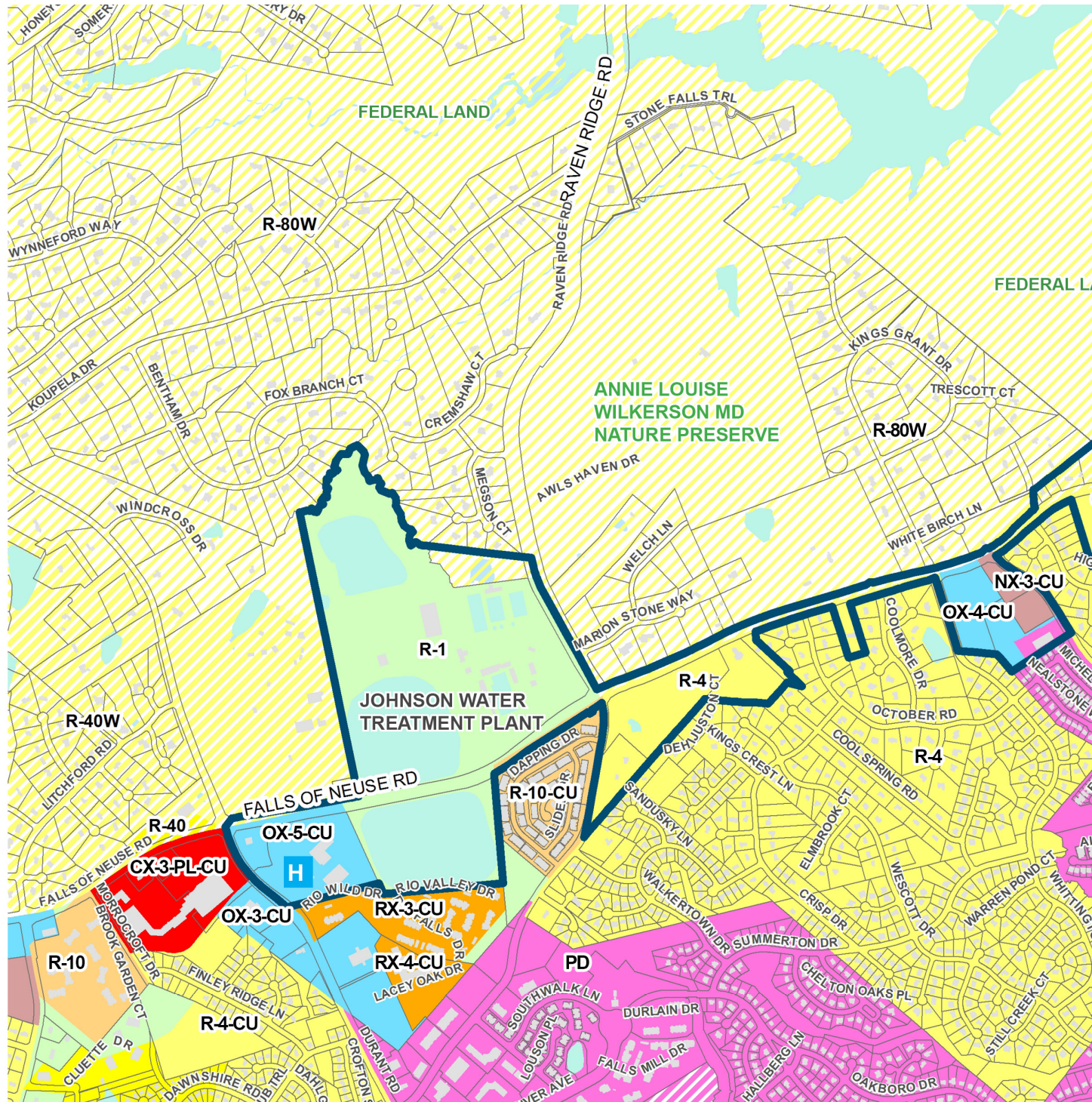
	Civic		Medical
	Commercial		Parks, Open Space, and Greenways
	Residential		Resource Extraction
	Utilities		Vacant

 Study Area



0 0.125 0.25 0.5
Miles

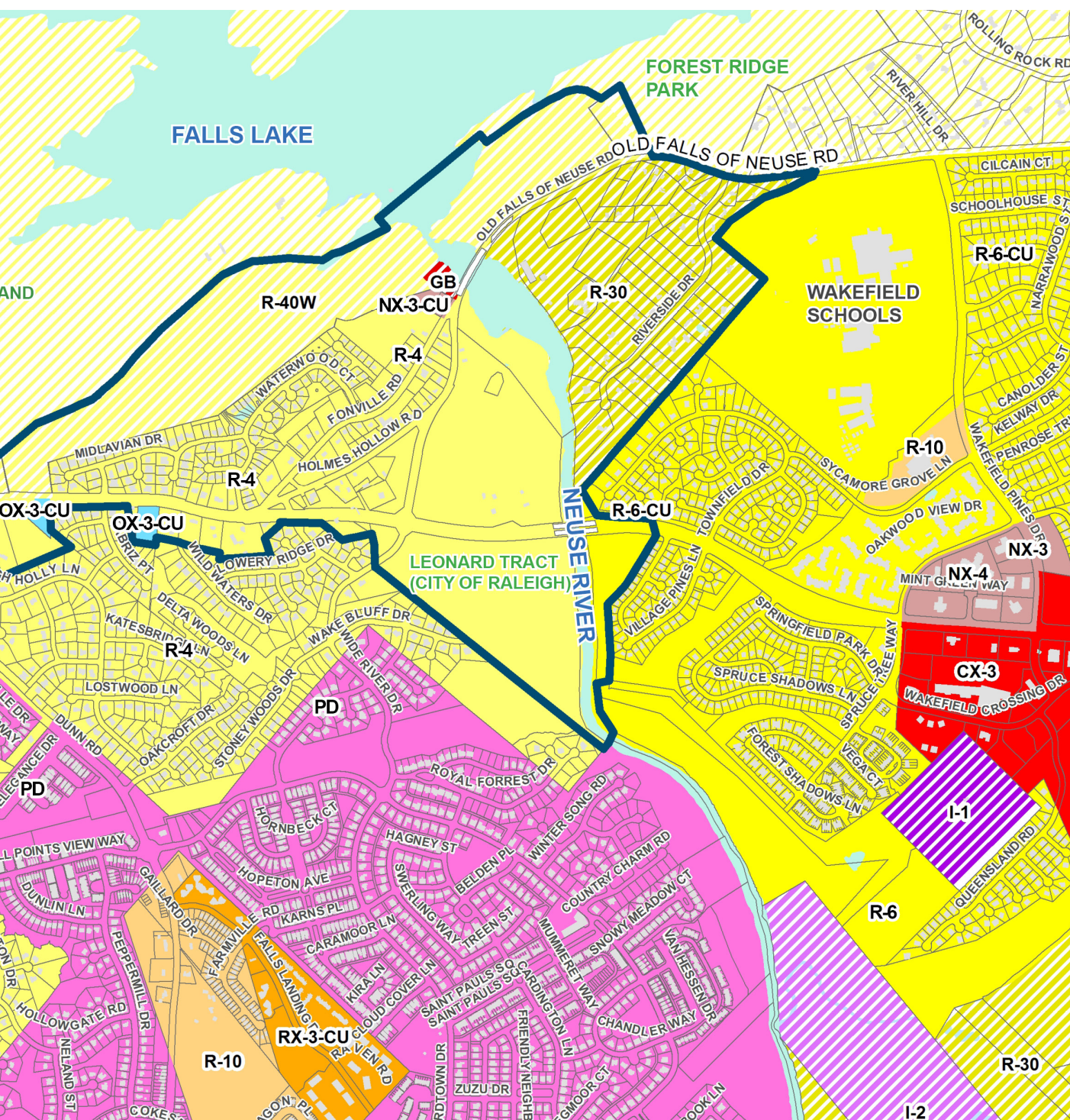
Figure 4. Falls North: Current Zoning



Existing city zoning for the study area is largely residential. Exceptions include a node that includes Office Mixed Use and Neighborhood Mixed Use at the Falls of Neuse and Dunn intersection, and Office Mixed Use zoning along Durant Road. A few small office and residential mixed use parcels are present along the northern section of the study area.

Raleigh Zoning

- Commercial Mixed-Use
- Neighborhood Mixed-Use
- Office Mixed-Use
- Planned Development
- Residential-1



Wake County Zoning

Residential-2	General Business	Residential-30
Residential-4	Highway District	Residential-40
Residential-6	Industrial-1	Residential-40W
Residential-10	Industrial-2	Residential-80W
Residential Mixed Use	Planned Development	

 Study Area



0 0.125 0.25 0.5 Miles

Areas where commercial uses are allowed include a node that includes Office and Residential Mixed Use and Neighborhood Mixed Use at the Falls of Neuse and Dunn intersection, and an area zoned for Office and Residential Mixed Use along Durant Road.

The northern portion of the study area is characterized more by residential zoning than the southern portion. Beyond the node of mixed-use zoning at Dunn Road, only two parcels are zoned for office use. At the northwestern corner of the study area, a small commercial node (partly in the city's jurisdiction, partly within Wake County's jurisdiction) exists where Old Falls of Neuse Road crosses the Neuse River.

The southern end of the study area includes a wider range of zoning designations. Commercial Mixed Use zoning is found just south of the plan area boundary, and Office Mixed Use and Residential Mixed Use zoning is found north of Durant Road. Farther north, residential zoning again characterizes the corridor until the intersection at Dunn Road.

The area also includes a watershed protection overlay zoning district. Illustrating the importance placed on water quality, both Raleigh and Wake County have created watershed protection overlay districts in recent years. The districts govern impervious surfaces and seek to limit runoff into the lake and Neuse River.

Other Features

The Falls North area has developed largely in the last few decades (See Figures 7 and 8 on page 19). Unlike portions of the city built in the decades after World War II, the study area and adjacent neighborhoods have a relatively extensive sidewalk network. Falls of Neuse Road itself has sidewalks throughout the project area. Some residential subdivisions along the study area, however, either have no sidewalks or have sidewalks on one side only.



WakeMed North and other institutional uses, such as the city's water treatment plant, define the southern portion of the area.



Residential uses, such as the Raven Pointe townhouses, are more prevalent along the northern end of the study area.

The study area includes a number of historic resources, particularly in the Falls Community, which predates other development in the area by several decades. Numerous houses and other structures have been included in the "Study List" by the State Historic Preservation Office, a category that includes structures potentially eligible for the National Register. The area does include one National Register structure, the River Mill, which sits on the north bank of the Neuse River.



Figure 5. Falls North: Zoning Overlays

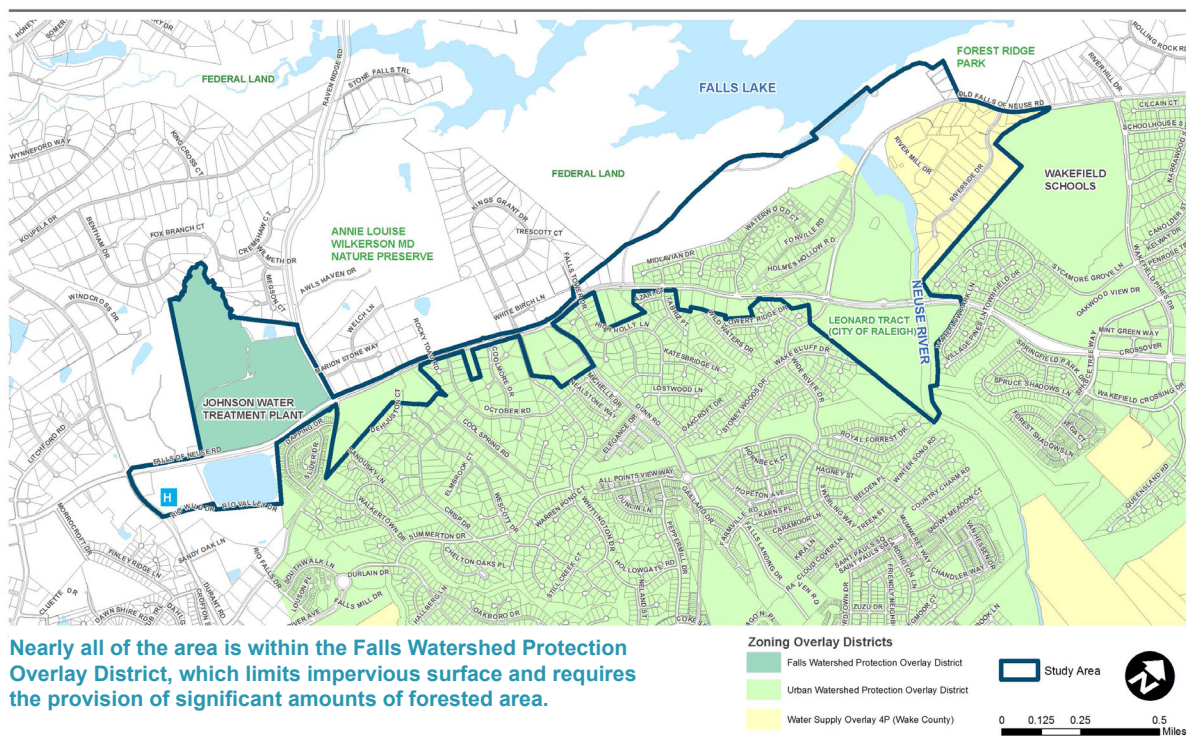


Figure 6. Falls North: Jurisdictions

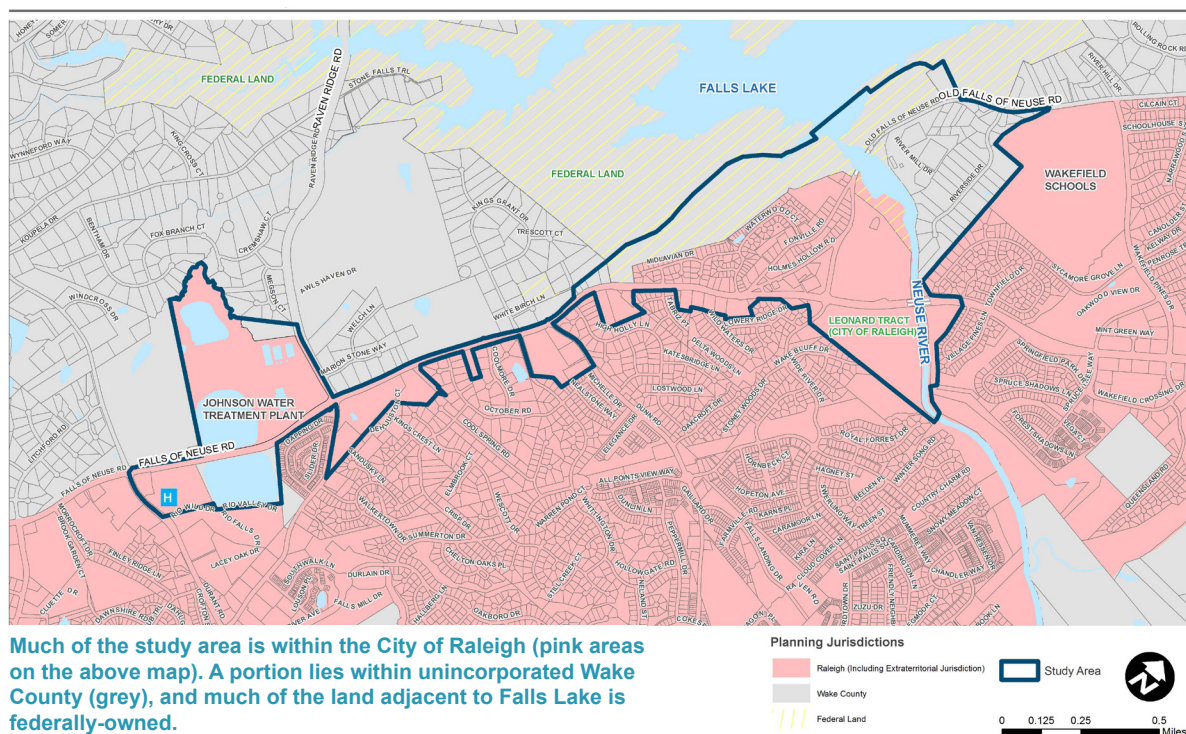
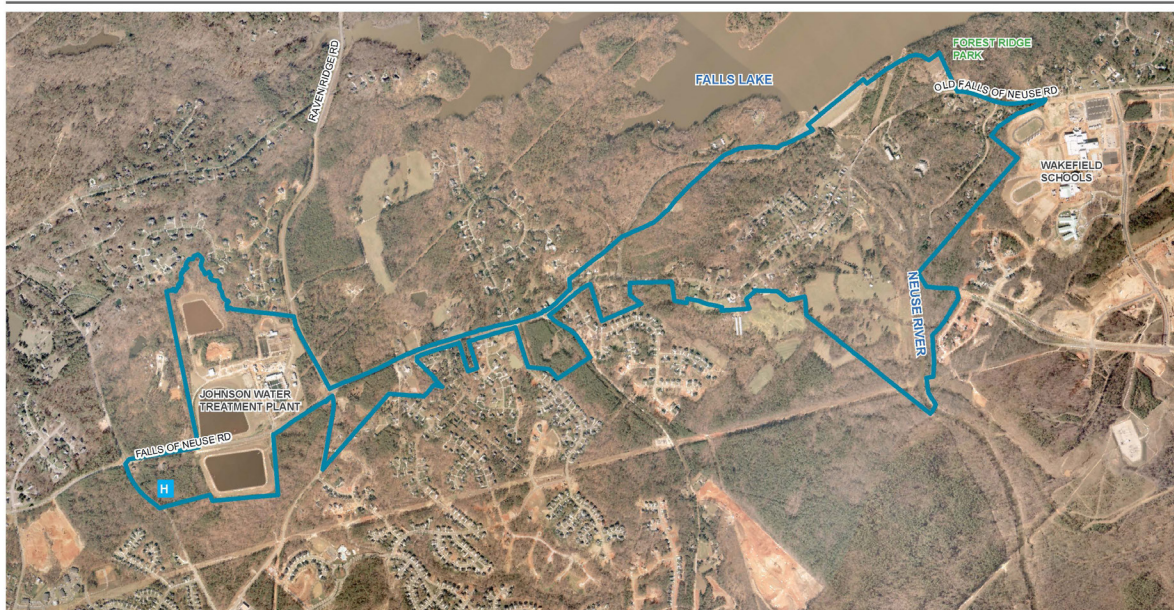
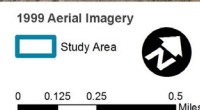


Figure 7. Falls North: 1999 Aerial Photo

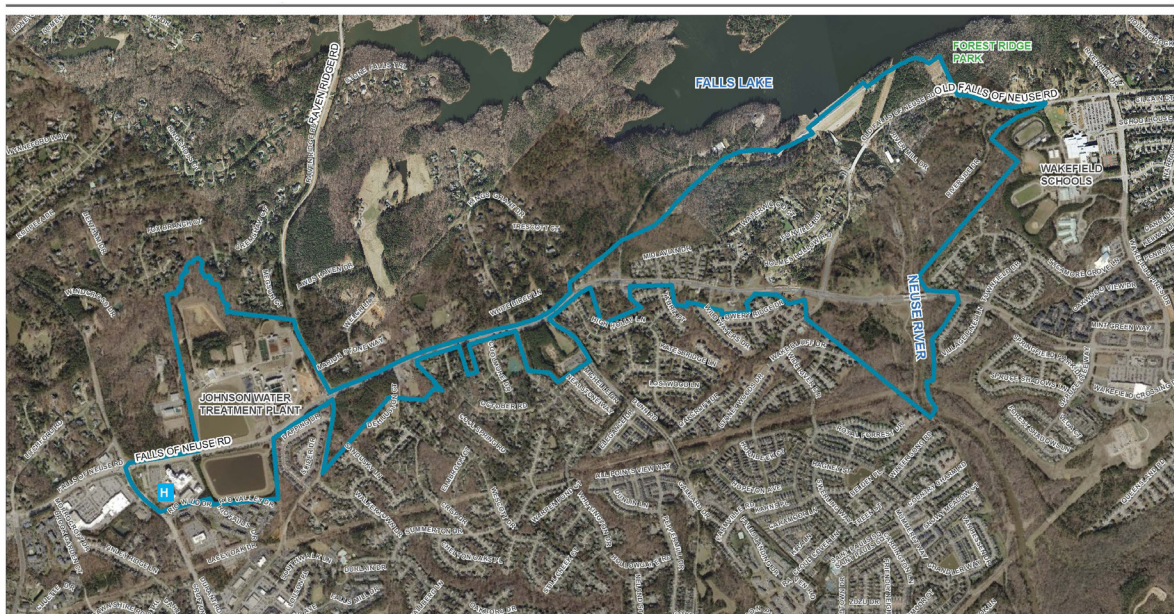


Much of the Falls North area has been developed in the last few decades, as the aerial photos from 1999 (above) and 2016 (below) illustrate. In 1999, much of the land east of Falls of Neuse Road was undeveloped or consisted of subdivisions with numerous undeveloped lots.

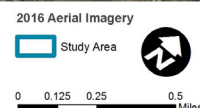


7

Figure 8. Falls North: 2016 Aerial Photo



By 2016, the portion of Raleigh within the study area had largely been developed. The plan process focused heavily on the few remaining undeveloped properties along the corridor, along with parcels where demand for redevelopment might exist.



Market Study

The planning process included a market study focused on residential, office, and retail demand. The intent was to identify the points where community preferences intersected with viable market uses.

Conclusions

The study area's commercial development opportunities are somewhat limited, including:

- One to three cafes or restaurants
- Specialty retail and service uses such as pet care, dry cleaners or small fitness uses
- A drugstore or convenience store
- Medical office space in a multi-tenant building of 13,000 to 24,000 square feet close to WakeMed
- 7,000 to 12,000 square feet of small, freestanding offices for dentists and other professionals serving the local population
- A café or ice cream/sandwich shop near the Falls of Neuse dam.

The market study concluded that while a grocery store might be successful by attracting sales from other existing stores, it would not be needed to fill any discernible need or gap in the market.

The study indicated that the market would best support residential development, including rental apartments with surface or above-ground parking and/or for-sale townhouses.

Background

The market area used in the analysis extended beyond the relatively narrow study area boundaries. The area included most of the land between Falls Lake and Capital Boulevard, taking in the residential neighborhoods east of Falls of Neuse Road.

In 2016, that area included a population of 14,474 residents living in 5,514 households.

Since 2010, the area population has grown 12.3 percent, adding almost 1,600 new residents.

The market study included an analysis of both residential and commercial potential. Commercial analysis focused on both retail and office uses.

The analysis also noted broader shifts occurring in the retail industry, specifically the rise in online commerce and the potential of automated deliveries. As deliveries become more convenient, less costly and faster, shoppers will be less likely to visit a bricks-and-mortar store and retailing will change significantly. Stores are likely to shrink in size and number.

Though these shifts in transportation and the retail environment will likely take 10 years to develop, the changes have begun. Over the next couple of decades, the need for physical retail space is expected to decline.

Residential

In terms of residential uses, the study found potential demand for a variety of housing types, but noted that the value and sizes of available parcels and their location on a major arterial suggest that the most likely housing uses would be townhouses or low-rise apartments.

Retail

Falls of Neuse Road sites are appealing to retailers due to the high incomes of surrounding neighborhoods and the amount of daily trips along the corridor (36,000 vehicles per day in 2015).

Most of the major grocery chains active in the Triangle market have a store within seven miles of the study area, including several within one mile. This coverage pattern does not reveal any gaps in market coverage that would prevent area residents from accessing one or more grocery stores.

A new grocery store, particularly one not well represented in the immediate vicinity, could potentially find sufficient market support. However, that market support would come primarily from other existing grocery stores with little net new economic activity.



Excluding a grocery store, retail opportunities for the study area would include primarily restaurants and convenience retail and services. Potentials for a retail center with small shops and restaurants are relatively limited without a grocery store or other generator of customer traffic. Though mixed-use development could provide some support from on-site residents or office tenants, the retailers would depend primarily on customers arriving by car. A small center of 15,000 to 20,000 square feet might be supportable on the Raven Ridge site, but leasing could be a challenge.

Master planning and implementation of recreational improvements at Falls of Neuse and Neuse River Trail could further boost visitation to the dam and the Leonard Tract (see Figure 3 on pages 12-13) and encourage additional use of the greenway. This focused demand from cyclists, hikers and others enjoying the natural area could support a small retail cluster near the dam.

Office

The nature of the undeveloped sites in the study area, including a location removed from major employment centers, limits their potential for major office development. Most likely would be the development of small offices for professionals serving the local population – dentists, doctors, attorneys, accountants, insurance and real estate agents, and other small offices.

Study area sites could support 20,000 to 40,000 square feet of office space, of which one-third might favor stand-alone buildings of 2,000 to 5,000 square feet while two-thirds would prefer a multi-tenant building near WakeMed.

Transportation Analysis

This study focused primarily on land use questions along the corridor. However, transportation issues were analyzed as well. Many plan participants cited traffic as a significant concern. Currently, the section of Falls of Neuse Road from Durant Road south to Interstate 540 is scheduled to be widened to six lanes. Long-range plans call for the section

within the study area to be widened as well, but the project is currently unfunded.

As part of the Falls of Neuse corridor analysis, a high level transportation analysis was performed. This included analysis of each signalized intersection along the corridor (Durant Road, Raven Ridge Road, Dunn Road, and Old Falls of Neuse Road / Wide River Drive).

Falls of Neuse Road currently has a four-lane median divided cross section with turn lanes present at each major intersection. The roadway has a multi-use path along the east side of the corridor and sidewalk along the west side of the corridor (from Raven Ridge Road through Old Falls of Neuse Road). The 2015 average annual daily traffic volume along Falls of Neuse Road immediately north of Durant Road is 36,000 vehicles per day.

Observations and analysis pertaining to vehicular, bicycle, and pedestrian service is provided below.

Vehicular

- Significant southbound a.m. peak hour traffic and queuing exists along Falls of Neuse Road
- Southbound queues were noted that spill back from Interstate 540 westbound ramps to north of the existing water treatment plant, although south of Raven Ridge Road
- Westbound left-turn queues exist along Durant Road for vehicles wishing to turn south onto Falls of Neuse Road
- Westbound left-turn queues exist along Dunn Road for vehicles wishing to turn south onto Falls of Neuse Road
- Minimal left and right turns from unsignalized side streets are made onto northbound southbound Falls of Neuse Road due to lack of available vehicular gaps

Pedestrian

- No sidewalks are present along the west side of Falls of Neuse Road from Durant Road to Raven Ridge Road

- No crosswalks crossing the northern, southern, or western intersection legs exist at the intersection of Durant Road and Falls of Neuse Road
- No pedestrian signals or buttons exist for the southern and western crosswalks exist at the intersection of Raven Ridge Road and Falls of Neuse Road
- No wheelchair ramps exist in the southwest intersection quadrant at the intersection of Raven Ridge Road and Falls of Neuse Road
- No crosswalk crossing the southern intersection leg exists at the intersection of Dunn Road and Falls of Neuse Road

Bicycle

- Existing bicyclists utilize the existing multi-use path along the east side of the Falls of Neuse Road
- Existing 12-foot lanes along Falls of Neuse Road do not encourage or facilitate on-street riders

Plan Recommendations

Park-like Character

Active Living

Recreation Hub

The Falls North plan recommendations primarily fit within three main themes that align with the area's growing identity as a hub of outdoor activity and natural beauty. The themes and corresponding policies and actions build on the foundation of the earlier Falls of Neuse corridor plan and respond to issues and opportunities raised during this planning process.

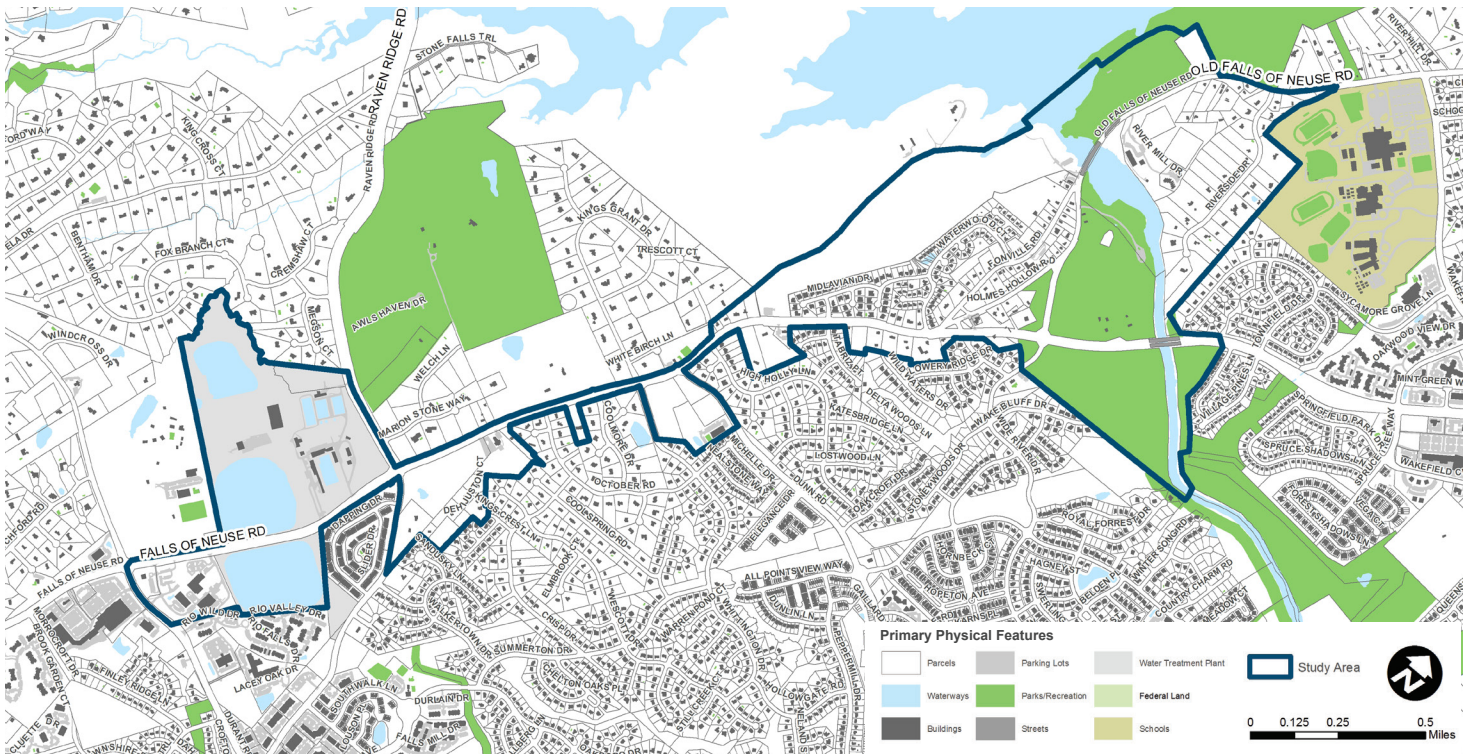
The recommendations are divided into *policies* and *actions*. Policies generally refer to guidance aimed at the review of private development, such as when a property is rezoned. Key policies, which would be determinative during a rezoning review, are designated by an orange dot (●). Actions refer to city-initiated steps, such as constructing a sidewalk.

Park-like Character refers to recommendations for maintaining the wooded feel of the corridor and ensuring that the design of new development enhances the appearance of the area.

Active Living involves a suite of improvements to the bicycle and pedestrian network, including enhanced greenway access and connectivity and improved pedestrian comfort and safety at intersections.

Recreation Hub is a collection of actions designed to add to the area's already extensive collection of public park facilities and to build on its identity as a hub of natural spaces.

Final Study Area/Recommendations Map



The above map is a reference for the plan's recommended policies and actions. Some recommendations are intended to apply areawide and are identified as such. Others apply only to specific areas. When that is the case, additional maps are shown with the recommendation.

The map is identical to the original study area map shown on page 5, with the exception of several added parcels behind of the Falls of Neuse Road/Raven Ridge Road intersection. Those parcels were included because they share the same Future Land Use Map designation — Office and Residential Mixed Use — with parcels immediately at the intersection, and plan guidance should be applied to those parcels as well.



Park-like Character

The Falls North area is defined by extensive roadside vegetation along primary corridors, natural features such as the Neuse River and Falls Lake, and significant amounts of park land. One of the primary goals of the plan is to maintain and enhance the park-like feel of the area.

This goal is accomplished through a series of policies that relate to tree preservation, particularly along the edges of main corridors such as Falls of Neuse Road, lighting, signage, drive-through facilities, and the historic Falls Community.



The Falls Community (above right) and the extensive vegetation along Falls of Neuse Road (below) are defining elements of the plan area.



Forestation and Tree Conservation

The presence of significant amounts of greenery along major roads is a defining element of the Falls North area, and maintaining and enhancing that feature is an important goal of this plan.

Plan recommendations include policies related to both forestation and tree conservation. This section outlines the difference between the two and the relationship of plan policies to existing regulation.

Existing Regulation

Raleigh's Uniform Development Ordinance addresses trees in two primary ways:

Tree Conservation. This refers to the preservation of *existing* trees on a development site. The UDO requires that a percentage of existing trees be preserved on all sites larger than 2 acres. Very low-density residential sites must maintain at least 15 percent of their total area as tree conservation area, while all other zones must designate at least 10 percent.

Forestation. Forestation requirements differ from tree conservation rules in that they may require additional planted area beyond existing trees. Forestation is required only in watershed protection overlay districts, such as the Urban Watershed Protection Overlay District, which

covers nearly all the plan area. Within this overlay, all lots, regardless of size, must preserve *or plant* trees on at least 40 percent of the site.

In this case, the plan recommends both tree conservation and forestation amount to 40 percent of a site (see policy FN 3 on the following page). While, with respect to forestation, this mirrors existing requirements, the policy could serve to discourage variance requests for a lower percentage.

Policy Versus Regulation

This plan contains policy aimed at supplementing existing regulation within the plan area. Regulation refers to laws that must be followed; policy refers to guidelines that should be taken into account when decisions about regulations are made.

A common example of how policy would be applied is in the case of a rezoning request. The request would be considered in the light of plan policies. If the rezoning aligned with those policies by, for example, adding conditions specifying how tree conservation and forestation would be handled, it would be considered consistent with the plan, increasing its chances for approval.



Policy FN 1: Falls North Character

Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, the Falls Lake Dam, and Falls Community.

Policy FN 2: Falls North Frontage

A Parkway frontage, which requires a 50' landscaped yard alongside the street, should be applied to properties being developed or redeveloped along Falls of Neuse Road and to properties being developed or redeveloped along Raven Ridge Road between Falls of Neuse Road and Moosecreek Drive. ●

Policy FN 3: Falls North Forestation and Tree Conservation

Clear cutting of sites is not consistent with the existing character of the area or the values expressed by residents. Wooded sites within the plan area should maintain a 40 percent tree conservation area, meaning existing trees must be preserved on at least 40 percent of the area. Where existing trees do not equal 40 percent of the site within the plan area, forestation should supplement the existing tree conservation area, for a total of 40 percent. ●

Policy FN 4: Falls North Corridor Lighting

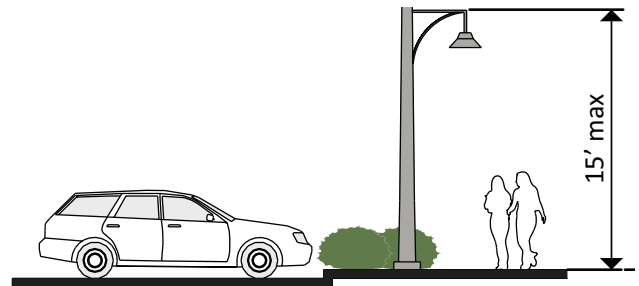
Light fixtures within the plan area should be limited to 15 feet in height and should be full cutoff. ●

Policy FN 5: Falls North Area Conservation

Protect environmentally significant features within the plan area, including the Falls Lake watershed, the Neuse River, slopes greater than 15 percent and the 100-year floodplain along the Neuse River. Environmentally significant areas in close proximity of the Neuse River should be protected and incorporated as an amenity with development plans. ●



Maintaining the substantial tree frontage along Falls of Neuse Road (above) and Raven Ridge Road is a significant policy goal. This would be implemented in the form of zoning conditions, which would be needed in order to gain consistency with the plan.



The plan recommends limiting the height of light fixtures to 15'. As with other policy recommendations, it would be implemented as properties are rezoned.

Policy FN 6: Falls North Parking and Drive-Through Facilities

Parking lots within the plan area should be located behind or beside buildings. Drive-through facilities should not be permitted. ●

Policy FN 7: Falls North Corridor Signage

Commercial signage within the plan area should consist of low-profile ground signs. Signage should not be internally-illuminated or digital. ●

Policy FN 8: Falls Community

The character and the design of new development or redevelopment in the historically-significant Falls Community should reflect in material, form, and character the unique character of existing homes in the neighborhood. ●

Action FN 1: Falls Community Historic Structures

Inventory existing historic structures within the Falls Community. If warranted and if community interest exists, study the potential application of a Streetside Historic Overlay District in the Falls Community.



The plan calls for signage to take the form of low-profile ground signs and to avoid digital signs.



The Falls Community, developed as a mill village in the early 1900s, has a much different feel than the rest of the area. The plan calls for new development in the community to reflect the existing buildings in materials and form.

Active Living

The Falls of Neuse corridor area, unlike many portions of Raleigh developed after World War II, has a relatively complete network of sidewalks. However, gaps exist. The following recommendations for improvements are aimed at creating a more seamless pedestrian network.

Action FN 2: Falls of Neuse/Raven Ridge Pedestrian Improvements

Make pedestrian improvements at the intersection of Raven Ridge and Falls of Neuse Road to make the intersection ADA (Americans with Disabilities Act) compliant. Improvements include:

- Install pedestrian signals and buttons for the southern and western intersection crosswalks.
- Construct wheelchair ramps in the southwest intersection quadrant.

Action FN 3: Falls of Neuse Road Sidewalk Extension

Explore the possibility of a sidewalk, weighing potential demand and constraints to construction such as limited space between the road and reservoir, along the west side of Falls of Neuse Road from Durant Road to Raven Ridge Road. Ultimately, a sidewalk should be extended south of Durant Road to connect to the City's sidewalk system.

Action FN 4: Falls of Neuse/Durant Pedestrian Improvements

The existing intersection poses difficulties for pedestrians crossing Durant Road. This action is aimed at facilitating pedestrian activity by creating a pedestrian refuge island (see photo at top right). Specific actions include:

- Restripe the westbound Durant Road approach at Falls of Neuse Road to include dual left-turn lanes and a single shared through/right-turn lane.
- Widen the existing concrete island on Durant Road on the east side of the intersection to create a refuge for pedestrians crossing Durant Road.



The plan calls for a refuge island for pedestrians crossing Durant Road at Falls of Neuse Road. The island would be created by combining the through lane and right turn lane for vehicles approaching the intersection from the east on Durant Road.



The section of Falls of Neuse Road between Durant Road and Raven Ridge Road currently has a multi-use path on the east side. A sidewalk should be added to the west side of the road, and streetlights added where currently not present.

Action FN 5: Falls of Neuse Road Lighting

Add street lighting where missing segments exist.

Action FN 6: Fonville Road/Falls of Neuse Pedestrian Connection

Create a pedestrian connection from Fonville Road to Falls of Neuse Road at their former intersection. Abandon any excess right-of-way.

Action FN 7: Falls of Neuse Multi-Use Path Improvements

- Construct a pedestrian and bicycle connection from Lowery Farm Lane to the multi-use path alongside Falls of Neuse Road.
- Add crosswalk striping for the existing multi-use path at the Galligan Family Dentistry Driveway

Action FN 8: Falls of Neuse Multi-Use Path Study

Study the extension and improvement (on the east side) and creation (on the west side) of multi-use paths along Falls of Neuse Road between Durant Road and at least Watertow Park Lane. The study should take place in conjunction with the study of park facilities on the Leonard Tract (see action FN 15).

Action FN 9: Wayfinding

Provide bicycle wayfinding along Lowery Farm Lane, Wide River Drive, and Wake Bluff Drive to tie into City's existing bike network. All bicycle improvements will be consistent with the City's BikeRaleigh plan.

Action FN 10: Old Falls of Neuse Pedestrian Improvements

Add sidewalks where missing along Old Falls of Neuse Road between Falls of Neuse Road and Wakefield Pines Drive.

Action FN 11: Falls of Neuse Bridge Pedestrian Improvements

Study the possibility of creating additional separation between the sidewalks and vehicle lanes on the bridge, possibly by installing a vertical barrier.



A bicycle and pedestrian connection should be made between Lowery Farm Lane (the cul-de-sac in the above photo) and the multi-use path along Falls of Neuse Road.



Bicycle wayfinding signs providing directions to the Falls of Neuse Road multi-use path and Neuse River Greenway should be placed along key streets east of Falls of Neuse Road.

Action FN 12: Raven Ridge Road Pedestrian Improvements

Add sidewalks along Raven Ridge Road where missing segments exist between Falls of Neuse Road and the power line easement south of Savannah Oaks Way.

Recreation Hub

Policy FN 9: Falls Community Retail Uses

Uses should be limited to retail and eating establishments. Existing buildings should be preserved, and any new buildings should be no taller than two stories and 35 feet. Any new building or buildings should total no more than 4,000 square feet, with new impervious surfaces minimized. Hours of operation should generally follow those of the nearby recreational facilities. ●

Policy FN 10: Falls Community Retail Design

Any future restaurant or retail uses in the Falls community should be on a smaller scale appropriate to the neighborhood and users of nearby recreational amenities. Buildings should be in the style and character of the existing homes in the area and maintain the sense of place created from the old mill town and current and future outdoor recreation facilities. ●

Action FN 13: Falls Community Retail

The Future Land Use Map's existing Neighborhood Mixed Use node at the Falls Community should be slightly expanded in order to accommodate a new restaurant or recreation-serving retail use while retaining the existing character of the area.



A small expansion (shown in green below) of the existing commercial area (shown in red) at the Falls Community would allow for recreation-supportive restaurant or retail uses.



Any new or renovated buildings in the Falls Community retail area should reflect the scale, form, and materials of existing buildings. Existing buildings should be reused.

Action FN 14: Leonard Tract Expansion: The city-owned property near the southwest corner of Falls of Neuse Road and Wide River Drive designated as Low Density Residential on the Future Land Use Map should be reclassified as Public Parks and Open Space and should be considered as part of the overall Leonard Tract as part of planning for future park development.

Action FN 15: Future Leonard Tract Park Development

Develop, with public input, a plan for the creation of a city park on the Leonard Tract, either by itself or in conjunction with other city parklands and properties along the Neuse River.

Action FN 16: Falls North Identity

Promote and strengthen the area's identity as a hub for recreational activity and natural scenery for the region. All relevant City maps and documents should refer to the area as Falls North.

Action FN 17: Neuse River Greenway Access

Provide additional vehicle parking at or near entrances to the Neuse River Greenway.



The area outlined in green above illustrates the recommended Leonard Tract expansion and area to be reclassified as Public Parks and Open Space.

Action FN 18: Wilkerson Nature Preserve Pedestrian Access

Add a sidewalk along the north side of Raven Ridge Road from Falls of Neuse Road to the entrance to the Wilkerson Nature Preserve at Owl's Haven Drive.



Plan recommendations aim to increase access to the Neuse River Greenway, both in the form of additional bicycle and pedestrian connections and expanded vehicular parking at trail access points.

Site-Specific Recommendations

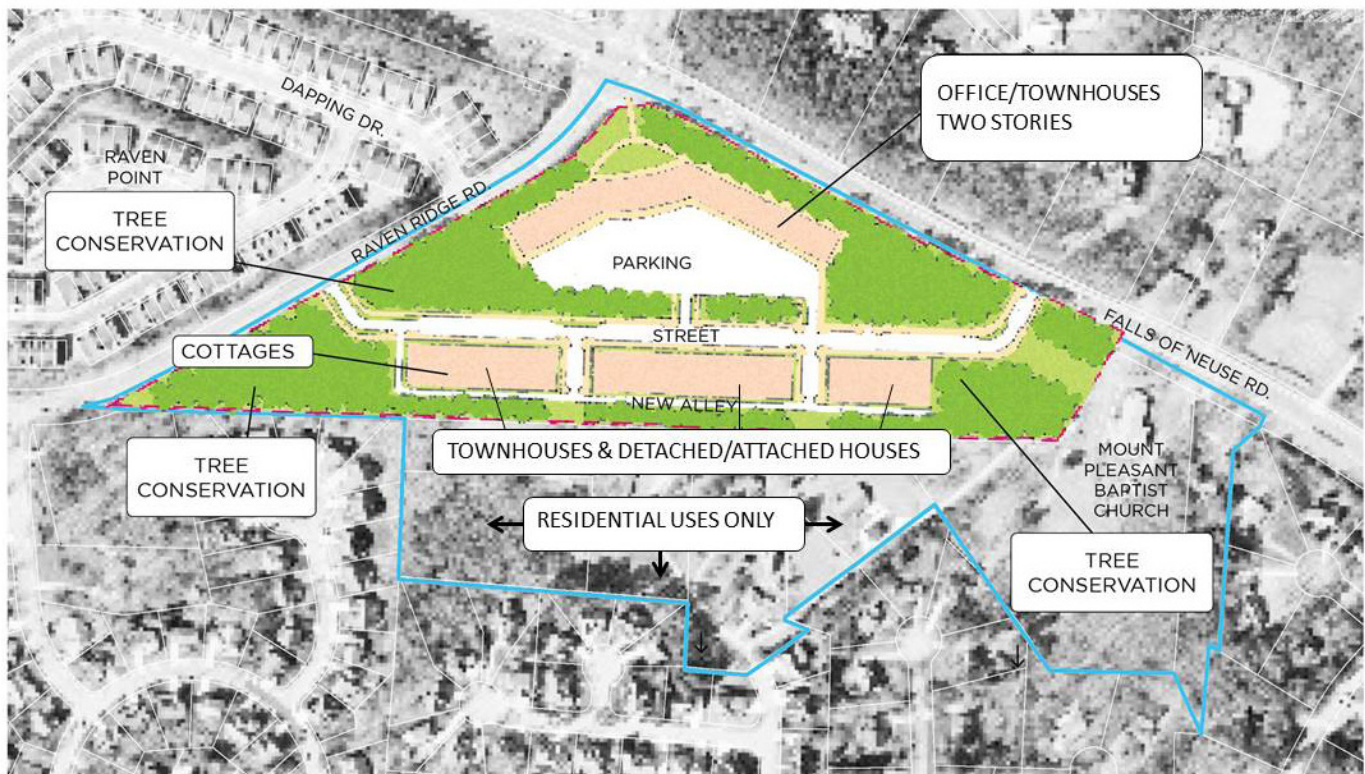
Policy FN 11: Falls of Neuse/Raven Ridge Area

Uses within this area, shown as Office and Residential Mixed Use on the Future Land Use Map, should be limited to only office (including medical office) and/or residential and should exclude ancillary retail.

The Apartment and Mixed Use building types should not be permitted. Height should be limited to two stories and 35'. Office uses should be limited to the area within 150' of Falls of Neuse Road or Raven Ridge Road. ●



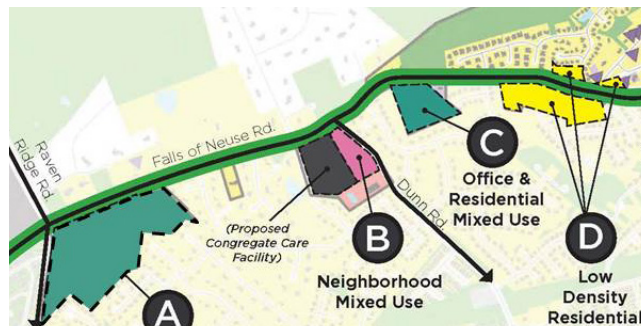
Examples of building types and uses consistent with this plan policy are shown to the left.



The above concept illustrates the recommended policy for any future rezoning requests in the Falls of Neuse/Raven Ridge area (outlined in blue).

Policy FN 12: Dunn Road Area

In the event of a future rezoning, the Dunn Road/Falls of Neuse Neighborhood Mixed Use Area should be developed in context with the surrounding neighborhood and with a walkable development pattern. The scale and design of buildings should reflect their surroundings. Any commercial development should include a mix of office and retail uses. ●



The Dunn Road area refers to the commercially-zoned area at the southeast corner of the intersection of Dunn Road and Falls of Neuse Road. It is shown as area B in the above map.



Examples of contextual development are shown in the images to the left.

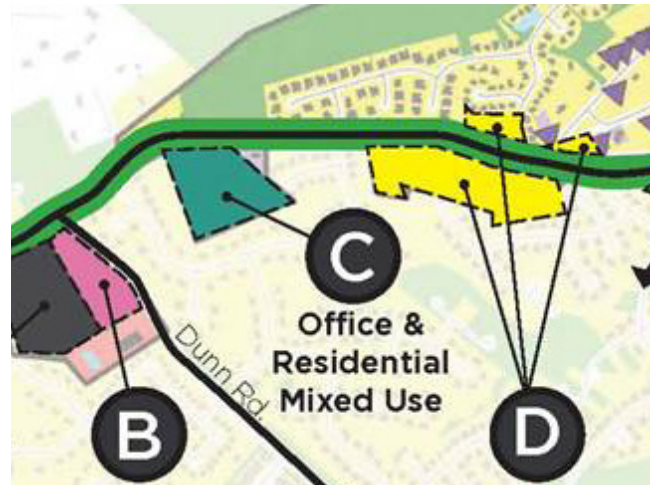


Policy FN 13: Falls of Neuse Office Uses

The area along the east side of Falls of Neuse road between High Holly Lane and Tabriz Court should maintain its current designation as Office and Residential Mixed Use. Office buildings should be no more than two stories tall and should include architectural features, such as a gable roof, that blend with nearby residential structures. Facades should include materials such as wood, stone, brick, and similar. ●



Examples of office buildings fitting in a residential context are shown above.



The area shown above as area C should retain its current Future Land Use Map designation as Office and Residential Mixed Use.

Action FN 19: Falls of Neuse Residential Uses

The area along Falls of Neuse Road between Tabriz Point and Lowery Farm Lane should be reclassified on the Future Land Use Map to Low Density Residential from Office and Residential Mixed Use.



The above image shows the area to be reclassified as Low Density Residential.

Other Recommendations

Policy FN 14: Falls North Frontage Lots

Small frontage lots on Falls of Neuse Road should be recombined for development where possible rather than redeveloped individually. ●

Action FN 20: Dehijuston/Raven Ridge Road Connection

A new public street should connect Dehijuston Court with Raven Ridge Road.

Action Matrix

Action	Description	Responsibility	Time Frame	Estimated Cost
Falls Community Historic Structures	Inventory existing structures within the Falls Community to determine whether a Streetside HOD would be potentially warranted.	Raleigh City Planning	Near 0-2 years	Staff time
Falls of Neuse/Raven Ridge Pedestrian Improvements	Pedestrian actuation heads for south/west crosswalks; wheelchair ramp in southwest quadrant	NCDOT, Raleigh DOT	Near (0-2 years)	Less than \$20,000
Falls of Neuse Sidewalk Extension and Lighting	Add a sidewalk and street lighting on west side of road from Durant to Raven Ridge	NCDOT, RDOT	Medium (2-5 years)	\$250,000 for sidewalks (assumes \$70/linear foot for sidewalks); \$200,000 for lighting (assumes \$8,000/light)
Falls of Neuse/Durant Pedestrian Improvements	<ul style="list-style-type: none"> - Restripe westbound Durant Road approach to create a shared through/right turn lane - Widen existing concrete island to provide a pedestrian refuge 	NCDOT, RDOT	Medium (2-5 years)	Less than \$10,000
Fonville Road/Falls of Neuse Pedestrian Connection	<ul style="list-style-type: none"> - Create a pedestrian connection from Fonville Road to Falls of Neuse Road at their former intersection - Abandon excess right-of-way 	RDOT	Medium (2-5 years)	Less than \$10,000
Falls of Neuse Multi-Use Path Improvements	<ul style="list-style-type: none"> - Construct a pedestrian and bicycle connection from Lowery Farm Lane to the Falls of Neuse multi-use path - Add crosswalk striping for the Falls of Neuse multi-use path where missing segments exist 	NCDOT; RDOT	Near (0-2 years)	\$10,000
Falls of Neuse Multi-Use Path Study	Study the extension/creation (on the of multi-use paths along Falls of Neuse Road between Durant Road and at least Watertow Park Lane.	NCDOT; RDOT	Longer (5-8 years)	Depends on final scope
Bicycle Wayfinding	Provide bicycle wayfinding signs along Lowery Farm Lane, Wide River Drive, and Wake Bluff Drive to tie into the existing bike network	Raleigh DOT	Near (0-2 years)	Less than \$500

Action Matrix

Action	Description	Responsibility	Time Frame	Estimated Cost
Old Falls of Neuse Pedestrian Improvements	Add sidewalks where missing along Old Falls of Neuse Road between Falls of Neuse Road and Wakefield Pines Drive	NCDOT, RDOT	Medium (2-5 years)	\$370,000 for one side of road (assumes \$70/linear foot for sidewalks)
Falls of Neuse Bridge Pedestrian Improvements	Study the possibility of creating additional separation between sidewalks and vehicle lanes	NCDOT, RDOT	Near (0-2 years)	Staff time
Raven Ridge Road Pedestrian Improvements	Add sidewalks along Raven Ridge Road where missing segments exist between Falls of Neuse Road and the power line easement south of Savannah Oaks Way.	NCDOT, RDOT	Medium (2-5 years)	If separate from other planned improvements, \$270,000 (assumes \$70/linear foot for sidewalks)
Leonard Tract Park Development	Develop a plan for the creation of a city park on the Leonard Tract, either by itself or in conjunction with other park properties along the Neuse River	Raleigh Parks, Recreation, and Cultural Resources Department	Longer (5-8 years)	Depends on scope of plan
Falls North Identity	Promote and strengthen the area's identity as a hub for recreational activity and natural scenery. All relevant city maps and documents should refer to the area as Falls North	Raleigh Department of City Planning; All City departments	Near (0-2 years)	None/staff time
Wilkerson Nature Preserve Pedestrian Access	Add a sidewalk along the north side of Raven Ridge Road from Falls of Neuse Road to the entrance to the Wilkerson Nature Preserve at Awl's Haven Drive. Study adding a sidewalk along Awl's Haven Drive.	NCDOT, RDOT	Medium (2-5 years)	\$115,000
Neuse River Trail Access	Provide additional vehicle parking at or near the entrance to the Neuse River Greenway	Raleigh Parks, Recreation, and Cultural Resources Department	Medium (2-5 years)	\$100,000
Dehijuston/Raven Ridge Road Connection	Connect Dehijuston Court and Raven Ridge Road with a new public street	Raleigh DOT; property owner	Depends on development of property	\$750,000-\$1,500,000



Appendices

Appendix 1: Meeting and Workshop Process and Input.....	44
Appendix 2: Survey	59



For these documents and other information, please visit:

raleighnc.gov

Keyword Search: Falls of Neuse

Appendix 1: Meeting and Workshop Process and Input

This portion of the appendix contains summaries of the process and the input received at the project's public meetings. Raw data from the meetings is also available at the project webpage (raleighnc.gov, keyword search Falls of Neuse).

Kickoff Meeting

The kickoff meeting for the Falls of Neuse Area Plan update took place at Durant Middle School on Wednesday, May 24. The city publicized the event through emailed notices to city newsletter subscribers, social media including Facebook and Twitter, on the project website, and on signs posted along the corridor. The city also encouraged members of the project confirmation group to spread information on Nextdoor and similar means. Approximately 70 people attended the event.

Meeting format and process

The meeting began with a 20-minute presentation about the plan scope and goals (in terms of questions to be answered by the planning process) and current conditions (physical and policy/regulatory) in the plan study area. Attendees then split into small groups (roughly eight per table) for facilitated discussions regarding

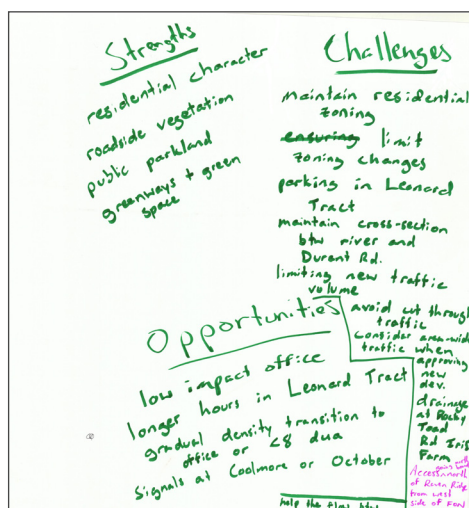
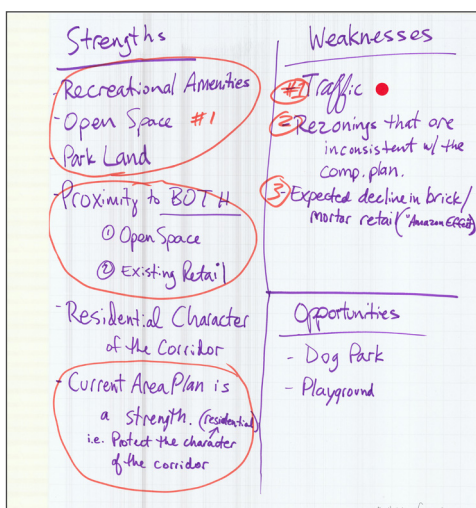
strengths, weaknesses, and opportunities in the area. Each table had a base map of the area and maps showing current zoning and the city's Future Land Use Map for the area.

Input was provided geographically (by placing dots on maps) and in list form. After a 40-minute discussion/work period, each group then presented the primary issues and opportunities they had identified.

Additional input was gathered in the form of a visual preference survey that could be done either before or after the formal meeting. The survey included 18 photographs showing various uses and building types. Participants placed dots on any types they found desirable for the study area.

Summary of input

Following the meeting, each list and map was digitally scanned. The raw information gathered has been placed on the project website and is summarized on the following pages.



Examples of strengths and weaknesses generated by participants are shown to the left.

Written issues/opportunities

This is a compilation of lists created at each table, with each different issue mentioned below. Many items on the list, such as greenways (strengths) and traffic (weaknesses) were mentioned multiple times, so a ranked listing is included below, with the number of mentions shown beside each item.

Strengths

Natural resources - 7
 Public parks/greenways - 7
 Current residential character - 6
 Trees/vegetation along Falls of Neuse Road - 4
 Access to retail - 4
 Recreational opportunities - 3
 Maintain current character of corridor - 3
 Sense of community - 2
 Single-family pattern - 2
 Senior housing as a use - 2
 Current Raven Ridge road design - 2
 Neuse River - 1
 Corridor is scenic/traffic does flow - 1
 Older neighborhoods - 1
 Mt. Pleasant Baptist Church 1
 Older homes near church - 1
 Fonville - historic neighborhood - 1
 Civic space - 1
 Transition from commercial to residential along Falls of Neuse Road - 1
 Existing area plan - 1
 Hospital - 1

Opportunities

Create identity based on recreation - 4
 Bike/ped improvements - 4
 Change/keep Future Land Use Map residential - 3
 Active recreation - 2
 Public space - 2
 Low density retail/office on Raven Ridge - 2
 Additional traffic signals - 2
 Residential or office uses in context/scale - 2
 Low intensity mixed use/neighborhood-serving retail - 2
 Playground/small parks - 2

Senior living - 1
 Outdoor performance space - 1
 Park development on Leonard Tract - 1
 Maintain watershed protection - 1
 Traffic flow between Wake Forest and Raleigh - 1
 New development should maintain character - 1
 Restaurant at/near bike shop - 1
 Raven Ridge - 1
 Med office/multifamily residential at Raven Ridge - 1
 Historic designation for Mt. Pleasant Baptist Church - 1
 Dog park - 1
 Medical office - 1
 Preserve natural spaces - 1
 Protect watershed - 1

Weaknesses

Traffic volume/safety - 13
 Maintain residential zoning - 3
 Parking in Leonard Tract - 2
 Scale of proposed development - 2
 Light poles too bright - 1
 Residential should not be encouraged at Raven Ridge - 1
 Maintain current road configuration - 1
 Avoid cut-through traffic - 1
 Drainage at Rocky Toad Road/Iris Farm - 1
 Northbound left turns north of Raven Ridge - 1
 Day care center - 1
 Bike traffic at Raven Ridge - 1
 Concern about traffic from a whitewater park - 1
 Property near dentist office should remain residential - 1
 Properties fronting on Falls of Neuse at Wild Waters should remain residential - 1
 Stormwater runoff - 1
 Proposed rezonings - 1
 Decline of brick & mortar retail - 1
 Don't connect development at Raven Ridge to adjacent residential - 1
 Don't allow retail on corridor - 1
 Maintain residential at Raven Ridge - 1
 No subsidized housing - 1
 Retail would negatively affect property values - 1

Mapping exercises

As mentioned above, in conjunction with creating lists of issues and opportunities, participants also coded many of the issues geographically as follows:

- Strengths/places to preserve/enhance – green dots
- Weaknesses/challenges – red dots
- Opportunities – blue dots

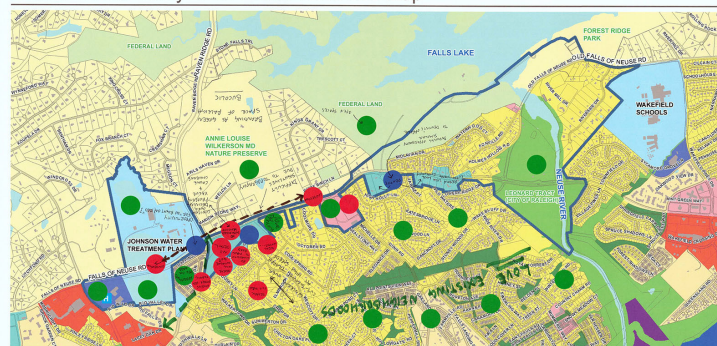
Summarizing this geographic input briefly is more difficult (all of the scanned maps, however, are available for viewing), as participants placed dots on a broad range of areas, but some patterns did emerge.

Neuse River/surrounding publicly-owned properties: These areas received substantial numbers of green dots (indicating a desire to preserve the existing resources) and blue dots (indicating a desire in some areas to develop additional park or recreation opportunities or to provide increased access, such as in the form of additional parking). These results are not necessarily in conflict with one another.

Undeveloped tracts: The area includes several undeveloped parcels, including a 17-acre site at Falls of Neuse and Raven Ridge roads and a roughly 4-acre site at Falls of Neuse and Dunn roads (two larger parcels adjacent to this area are currently vacant but are the subject of site plans for a retirement center). A group of smaller parcels on the southeast side of Falls of Neuse Road between Tabriz Point and Lowery Farm Lane falls into this category as well. Generally speaking, these also received a mix of green dots (in some cases, specifically labeled to indicate that the dots indicated residential development/character, not no development) and blue dots.

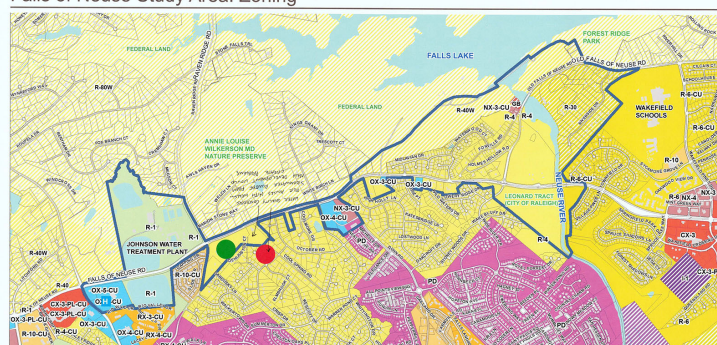
Falls of Neuse Road: The road corridor itself largely received red dots. These were generally labeled as representing traffic conditions and were often located at major intersections.

Falls of Neuse Study Area: Future Land Use Map



Future Land Use Map
 The map shows various land use designations such as Residential, Commercial, Industrial, and Open Space. It also includes labels for local landmarks like Johnson Water Treatment Plant, Anne Louise Wilkerson Rd, and Forest Ridge Park. A legend on the right side of the map defines the colors used for different land use types.

Falls of Neuse Study Area: Zoning



Zoning
 The map shows various zoning districts such as R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100. A legend on the right side of the map defines the colors used for different zoning districts.

Examples of map-based strengths and weaknesses identified by participants.

TJ's TABLE P.13

Visual Preference Survey

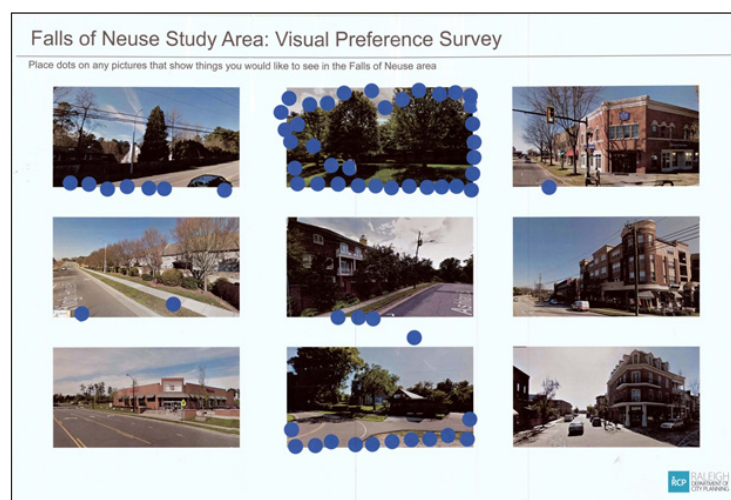
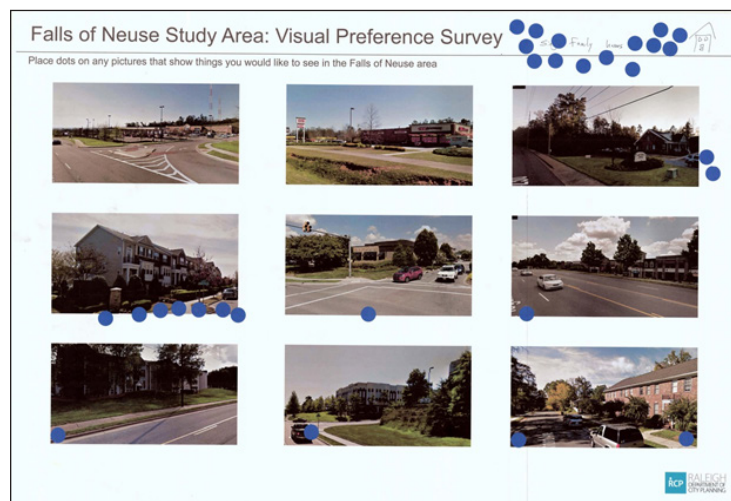
This exercise involved asking participants to place dots on development types they would prefer to see along the corridor. The results are shown to the right and summarized below.

The results tend to indicate a preference for residential uses or forms (such as a house converted to office, or designed in a residential style/scale) or small-scale commercial uses. Images receiving larger numbers of dots included images of detached housing (one image showed detached housing, and participants drew in another image showing detached housing on the grouping of images above on the right), two-story townhouses, and a small existing retail business in the Falls of Neuse study area.

An additional image that received a large number of dots (top center on the grouping above on the left) showed an office building behind heavy landscaping. It is not necessarily clear whether the preference indicated by the dots on that picture was for the office use, the heavy landscaping (the office may not have been apparent to some participants) or both.

Participant Feedback

Attendees received cards asking for feedback on the meeting. Of the 46 participants who responded, 40 indicated that the meeting had provided a good opportunity to shape the plan update; another five withheld judgment. All but two indicated they were likely to attend another meeting on the topic, and all but six said they were very likely to do so.



Results from the visual preference survey are shown above.

Community Workshop

On June 21, the city held a workshop to explore potential land use scenarios at key locations along the corridor. Approximately 40 people attended and took part in hands-on exercises designed to gather input on future land uses in the corridor.

Meeting format and process

The workshop began with a presentation that included land use and transportation analysis findings for the area. The presentation also included a summary of the findings of a market study for the corridor. It then shifted to small group discussions about potential development scenarios for key sites along the corridor (see Study Sites map to the right and scenario concepts in the second appendix).

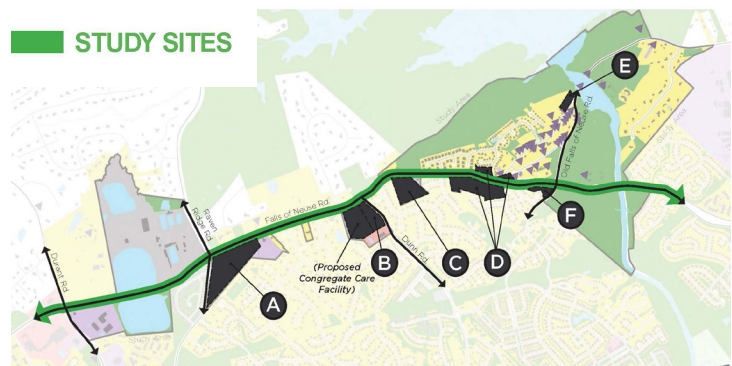
After a roughly 40-minute discussion/work period, each group then presented their opinions regarding the various sites. Each group also created notes that were incorporated into this summary and which are available in original form on the project page.

Additional input was gathered in the form of a visual preference survey that could be done either before or after the formal meeting. The

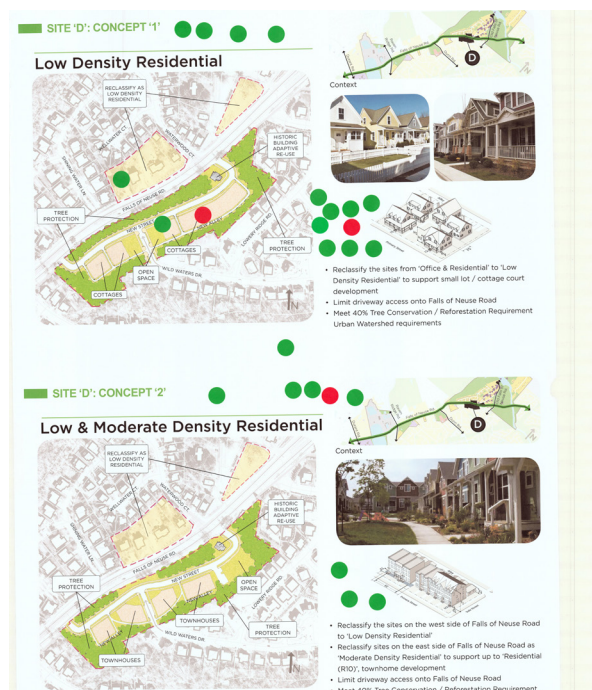
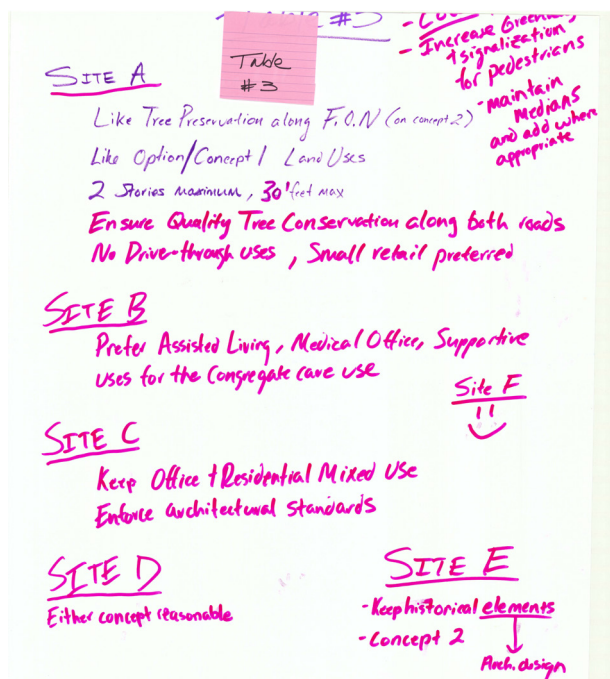
survey included several images of the various scenarios, building types, and other relevant materials. Participants placed green dots on images or concepts they liked and red dots on those they did not like.

Summary of input

The remainder of this section summarizes the input received for the sites and concepts presented (concepts are shown on the following pages). To indicate the number of sticker responses for a given concept, this summary report will responses with a ratio of favorable to unfavorable. Example -- (3:2).



Above: An overview of the individual study sites.
Below: Examples of meeting input.



Site A – Falls of Neuse and Raven Ridge Road

Concept 1 - Office and Residential Mixed Use
Comments:

Table 1 - Remove office from Concept 1, all residential access to Raven Ridge an issue (left turn)

Table 2 – Prefer Concept 1 with the tree coverage of Concept 2

Table 3 – Like land uses of Concept 1, with tree preservation of Concept 2. Prefer 2 stories or 30; maximum, no drive-thru, small retail preferred.

Table 4 – Like Concept 1 but with as little retail as possible

Table 5 – Where is the option for residential only?

Table 6 – Do these concepts address light pollution? Desire for a buffer between new and old construction. Concept 1 is preferred. Opportunity here for more parks.

Table 9 –Want small retail, restaurant. Prefer separated uses because parking is easier

Table 10 – Would prefer moderate density residential over office mixed use. Even better would be lower density residential.

Sticker responses: (2:5)

Concept 2 - Planned Unit Development (including maximum 10,000 sf of retail)

Comments:

Table 1 – No retail, could be all residential

Table 2 – Like tree coverage

Table 3 – Like Tree Preservation along FoN

Table 4 – Would prefer smaller neighborhood servicing retail, like bookstore or coffee shop.

Tree conservation very important.

Sticker responses (5:3)

SITE 'A' CONCEPTS



Concept 1: Office & Residential Mixed Use

- Retains the current 'Office/Residential Mixed Use' Future Land Use classification
- Includes a mix of residential development types including multifamily, townhouses, and attached/detached single family units
- Accommodates small office uses (e.g. medical and neighborhood service offices)
- Meets 40% Tree Conservation / Reforestation Requirement per Urban Watershed requirements

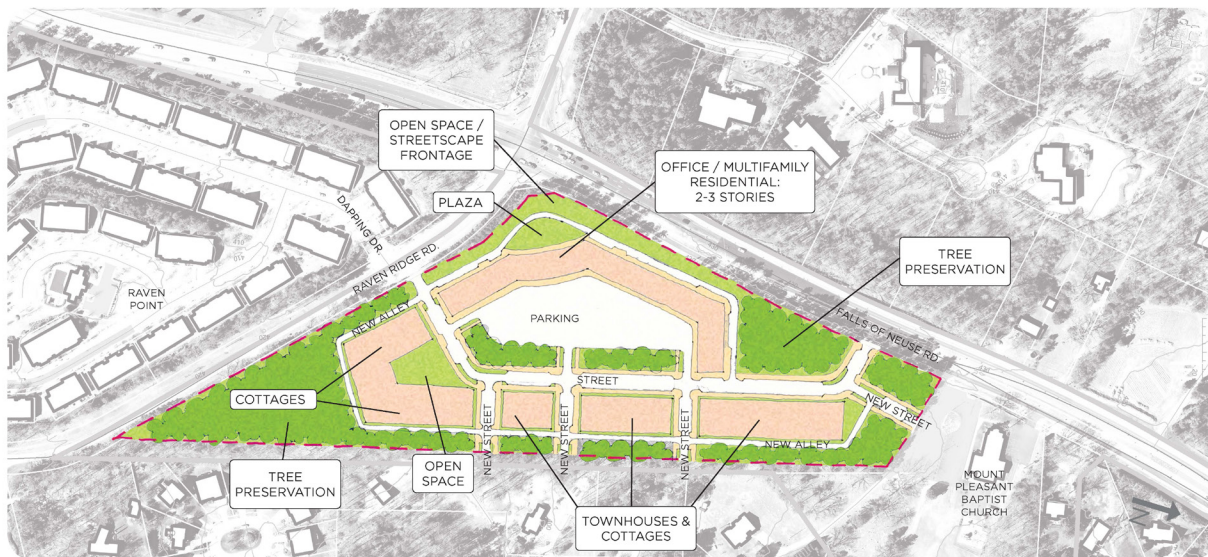


Concept 2: Planned Unit Development

- Special land use scenario
- Incorporates a mix of commercial, office, and residential land uses
- Building frontage along Falls of Neuse Rd. & Raven Ridge Rd.
- Meets 40% Tree Conservation / Reforestation Requirement per Urban Watershed requirements
- Tree preservation zone between development and Falls of Neuse Rd.

SITE 'A': CONCEPT '1'

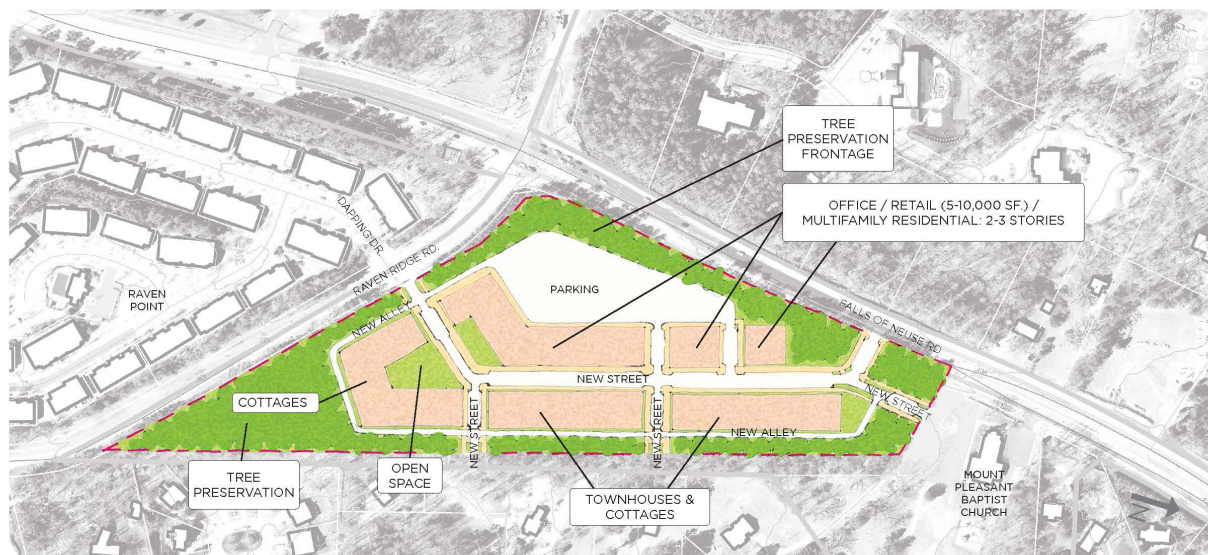
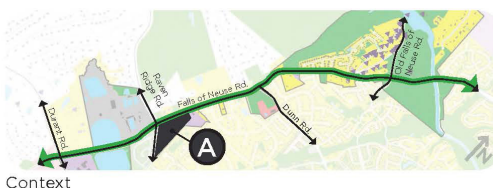
Office & Residential Mixed Use



20

SITE 'A' CONCEPT '2'

Planned Unit Development



21

Site B – Falls of Neuse and Dunn Road/site near proposed congregate care facility

Neighborhood Mixed Use Concept

Comments:

Table 1 – Could be assisted living to complement senior apartments

Table 2 – OK

Table 3 – Prefer assisted living, medical office, or some kind of supported use for the congregate care center.

Table 5 – OK with office, medical, urgent care, eye doctor, coffee shop or deli.

Table 9 – Small retail to support congregate care. Good concept for keeping access off FoN. Would like small offices.

Table 10 – Some prefer residential here, some think food service or “tasteful office” would be fine.

Sticker responses: (5:1)

SITE 'B' CONCEPT

Neighborhood Mixed Use



Context



- Retain the current 'Neighborhood Mixed Use' Future Land Use classification
- Recommend neighborhood scale, complementary retail uses on-site such as a drive-through coffee shop or small convenience store. Small office uses can be integrated with retail development.
- Meet 40% Tree Conservation/Reforestation Requirement per Urban Watershed requirements

Site C – Falls of Neuse North of Dunn Rd

Office and Residential Mixed Use Concept

Comments:

Table 1 – OK to keep office

Table 2 – OK

Table 3 – Keep office + residential mixed use, enforce architectural standards

Table 4 – Scale and building material of any new development should be similar to existing dentist office

Table 5 – There should be policy language to guide scale of office/retail. What about traffic? Median makes access tough.

Table 9 – Stick with office, but no residential

Table 10 – Not appropriate for office because of high traffic speeds, low density residential would be better. Would like better connections to neighborhood streets here.

Sticker responses: (10:0)

SITE 'C' CONCEPT

Office & Residential Mixed Use



Context



- Retain the current 'Office/Residential Mixed Use' Future Land Use classification
- Development site most suitable for small office uses (e.g. medical and neighborhood services)
- Office buildings should be developed at one-two stories and incorporate architectural features such as a gable roof to blend with adjacent residential neighborhoods
- Building facades should be comprised of materials such as wood, stone, brick and similar facade treatments to harmonize with the natural character of Falls of Neuse Rd.
- Meet 40% Tree Conservation/Reforestation Requirement per Urban Watershed requirements

Site D – Lots that front on Falls of Neuse Road near Wild Waters Dr.

Concept 1 Low Density Residential
Comments:

Table 1 – Prefer low density option

Table 2 – Prefer Concept 1

Table 4 – Prefer Concept 2

Table 5 – Prefer low density

Table 10 – Either scenario acceptable, would like continuous buffer on Falls of Neuse Rd

Sticker responses: (12:1)

Concept 2 Low/Moderate Density Residential
Comments:

Table 3 – Either concept is reasonable

Table 4 – Prefer Concept 2

Table 9 – Townhouses are more viable, no problem with Concept 2

Sticker responses: (8:1)

SITE 'D': CONCEPT '1'

Low Density Residential



Context



- Reclassify the sites from 'Office & Residential' to 'Low Density Residential' to support small lot / cottage court development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement Urban Watershed requirements

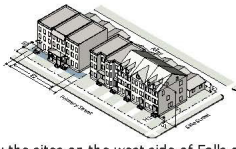
24

SITE 'D': CONCEPT '2'

Low & Moderate Density Residential



Context



- Reclassify the sites on the west side of Falls of Neuse Road to 'Low Density Residential'
- Reclassify sites on the east side of Falls of Neuse Road as 'Moderate Density Residential' to support up to 'Residential (RIO)', townhome development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement

25

Site E – Existing small-scale commercial area at Falls Community

Concept 1 +2 Neighborhood Mixed Use*

Comments:

Table 1 – Keep bike shop, maybe a small restaurant

Table 2 – Prefer Concept 1, but one participant would consider Concept 2 if neighbors were involved and the idea was carefully designed

Table 3 – Keep historical elements, prefer Concept 2

Table 4 – Preference for Concept 2, which would expand the Neighborhood Mixed Use designation.

Table 9 – Expand type of retail that supports recreation

Table 10 – Concept 1 is preferable, should have support of nearby residents when making changes, should be tasteful and reflect park Sticker responses: (8:1)*

*The placement of dots (see raw data file on project page) created uncertainty whether it was clear to participants that there were two separate neighborhood mixed use concepts when placing dots, so these dots are totaled as if it were just one concept.

SITE 'E': CONCEPT '1'

Neighborhood Mixed Use



- Retain current 'Neighborhood Mixed Use' Future Land Use classification
- A café or ice cream / sandwich shop could join the existing bike shop to support amenities for visitors to recreational areas in an adjacent existing structure (adaptive reuse)

26

SITE 'E': CONCEPT '2'

Neighborhood Mixed Use



- Create an expanded mixed-use node near the intersection of Fonville Rd. and Falls of Neuse Rd. through adaptive reuse of existing structures and development of new retail facilities.

27

Site F – Falls of Neuse and Wild River Dr.

Public Parks and Open Space Concept

Comments:

Table 1 – Open space is okay.

Table 3 – :)

Table 10 – Would like all parks and open space

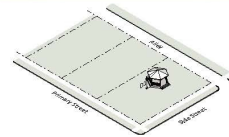
Sticker responses: (10:1)

SITE 'F' CONCEPT

PUBLIC PARKS & OPEN SPACE



Context



- Currently owned by the City of Raleigh
- Reclassify the 'Low Density Residential' to 'Public Parks and Open Space'
- Retain 'Public Parks and Open Space' land use classification for the site at the intersection of Wide River Drive and Falls of Neuse Road
- Coordinate site with future Leonard Tract Master Plan

28

Other comments about the corridor in general:

- Preference against a future expansion of Falls of Neuse Road to six lanes (an expansion is included in the city's long-range transportation plans, but is unfunded and has not been a focus of this primarily land-use-oriented study) (0:10)
- Pedestrian improvements at the intersection of Durant and Falls of Neuse Road (3:1)
- Construct a sidewalk on the west side of FoN (6:1)
- Provide pedestrian improvements at the intersection of Raven Ridge and FoN to meet ADA compliance (4:1)
- From the land use toolkit page, there was

only one vote for the inclusion of anything denser than townhouses, which was for mixed use with small retail.

Presentation of Draft Recommendations.

At the final public meeting, held on August 10, draft recommendations were presented to attendees. This public meeting sought public input and a general level of acceptance before the creation of the draft project report

Approximately 35 people attended the meeting, which included a detailed discussion of corridor-wide and area-specific policy and action items.

Meeting format and process

Unlike the previous workshops, the meeting format primarily involved a presentation of recommendations. Following the presentation, a question-and-answer session took place.

Summary of input

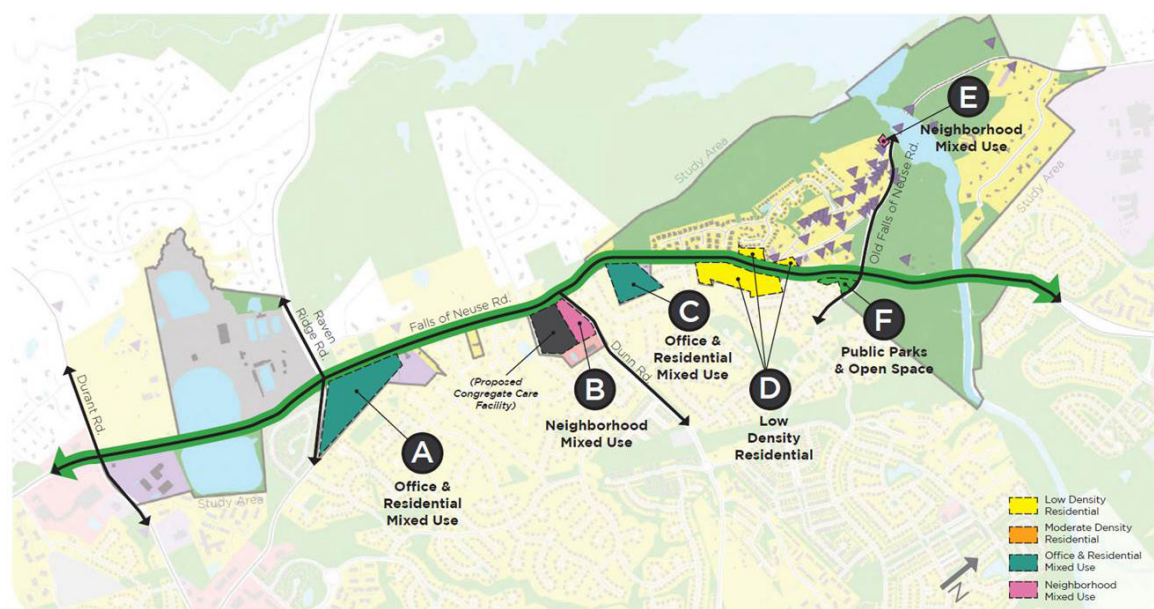
In addition to gathering general feedback on the overall recommendations, the meeting included a specific request for more input on policy guidance regarding for the Falls of Neuse Road/ Raven Ridge Road area. Previous meeting and survey input had indicated support for a scenario that retains the current Office and Resi-

dential Mixed Use designation for the area but that adds policy discouraging any retail on the site and encouraging any office to be located closer to Falls of Neuse or Raven Ridge roads. However, at a meeting with the project's Confirmation Group on August 7, group members indicated that the recommendation did not completely align with the understanding of some plan participants in terms of height or building types.

To address this concern, a second option (both options are shown on following page) was presented that included guidance suggesting height should be limited to two stories and building types limited to general building (office only), townhouses, and attached and detached homes. Input on this question was solicited through comment cards, with nearly all respondents preferring the second option.

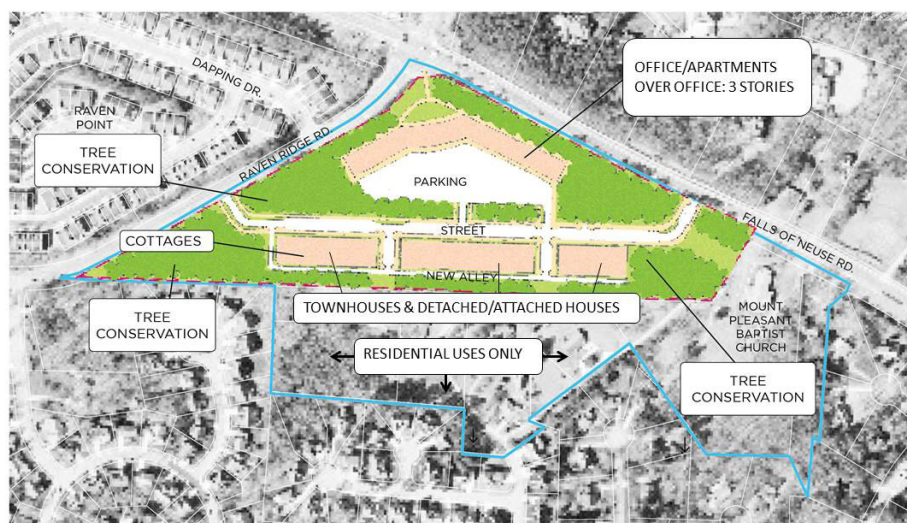
More generally, input involved requests for more clarity on forestation issues and questions about specific plan provisions.

PROPOSED FUTURE LAND USE MAP



Revisions to the Future Land Use Map were shown at the meeting.

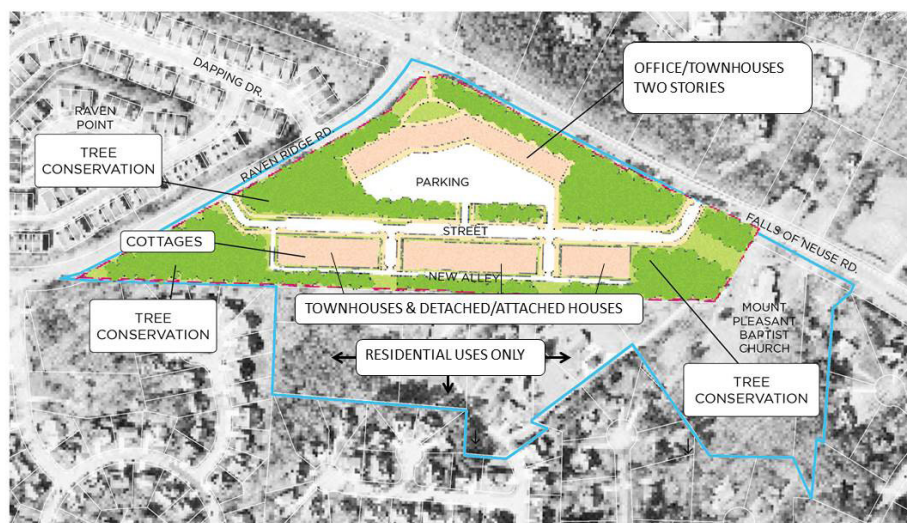
SITE A: OPTION 1



- Office and residential only
- **No retail on site**
- Office uses should be limited to 150' of Falls of Neuse Road or Raven Ridge Road
- Residential includes **apartments over office, townhouses, duplexes, detached houses**
- Height limited to **three stories**



SITE A: OPTION 2



- Office and residential only
- **No retail on site**
- Office uses should be limited to 150' of Falls of Neuse Road or Raven Ridge Road
- Residential limited to **townhouses, duplexes, or detached houses**
- Height limited to **two stories**



Appendix 2: Survey

More than 100 respondents provided input through the survey, substantially adding to the data gathered during the community workshop.

Survey questions mirrored the scenarios and options presented to attendees of the community workshop (shown in Appendix 1) and were designed to gather input from those who could not attend that meeting. The survey was distributed via email, as well as the project's Confirmation Group.

The survey questions are shown on the following pages. Most questions were open-ended. However, three asked respondents to choose between specific alternatives in addition to providing the option for open-ended comments. For those questions, a chart showing numerical totals for each response is included.

The first four questions, shown below, gathered basic personal data, both to determine the location of survey-takers and to lessen the possibility of repeat submissions.

Q1 Name (required)
Q2 Street Address (required)
Q3 Zip code (required)
Q4 Email (optional)

The remaining questions are shown on the following pages.



Falls of Neuse Survey

Thank you for your interest in the Falls of Neuse corridor. The city is working on an update to the existing [Falls of Neuse area plan](#), which includes policy guidance for land use, roadway improvements, and balancing development in an urban watershed area. The plan update is largely focused on land use issues for key parcels in the corridor, but it also will include potential park and transportation improvements as well.

The subject area runs along Falls of Neuse Road from Durant Road in the south to just beyond the Neuse River in the north (see project map below). For more information about the existing plan and plan update process, please see the project page.

Q5 This question pertains to Site A in the Study Sites map, which is the area at the intersection of Falls of Neuse Road and Raven Ridge Road. Two concepts are shown. Concept 1 envisions a mix of office and residential uses. Concept two is similar, but adds 10,000 square feet of retail space to the mix.

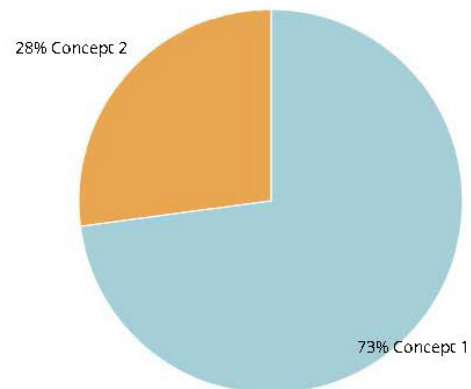
Concept 1:

Which concept do you believe best fits and serves Site A?

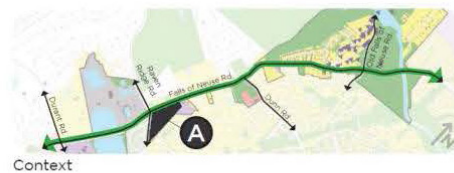
- Concept 1

- Concept 2

Any other thoughts?



SITE 'A' CONCEPTS



Concept 1: Office & Residential Mixed Use

- Retains the current 'Office/Residential Mixed Use' Future Land Use classification
- Includes a mix of residential development types including multifamily, townhouses, and attached/detached single family units
- Accommodates small office uses (e.g. medical and neighborhood service offices)
- Meets 40% Tree Conservation / Reforestation Requirement per Urban Watershed requirements



Concept 2: Planned Unit Development

- Special land use scenario
- Incorporates a mix of commercial, office, and residential land uses
- Building frontage along Falls of Neuse Rd. & Raven Ridge Rd.
- Meets 40% Tree Conservation / Reforestation Requirement per Urban Watershed requirements
- Tree preservation zone between development and Falls of Neuse Rd.

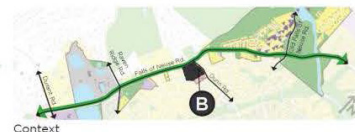
Q6

This area is at the intersection of Falls of Neuse and Dunn roads. Most of the undeveloped land here is zoned for a retirement community. Zoning on the remaining land, approximately four acres, allows a limited amount of retail uses and space.

Are there other uses you would like to see at Site B?

SITE 'B' CONCEPT

Neighborhood Mixed Use



- Retain the current 'Neighborhood Mixed Use' Future Land Use classification
- Recommend neighborhood scale, complementary retail uses on-site such as a drive-through coffee shop or small convenience store. Small office uses can be integrated with retail development.
- Meet 40% Tree Conservation/Reforestation Requirement per Urban Watershed requirements

22

Q7

This area includes areas adjacent to the existing dentist's office on the east side of Falls of Neuse Road, just north of High Holly Lane. The concept shows potential office and residential uses, with office buildings limited to two stories and with architectural features that would be consistent with adjacent residential buildings.

Do you have other thoughts about Site C? What are they?

SITE 'C' CONCEPT

Office & Residential Mixed Use



- Retain the current 'Office/Residential Mixed Use' Future Land Use classification
- Develop more than one building with ground floor uses (e.g. medical and neighborhood services)
- Office buildings should be developed as one- and two-story buildings and incorporate architectural features such as a gabled roof to blend with adjacent residential neighborhoods
- Building heights should be coordinated with the surrounding residential area to ensure a similar facade height to be harmonious with the natural character of Falls of Neuse Rd
- Meet 40% Tree Conservation/Reforestation Requirement per Urban Watershed requirements

23

Do you have other thoughts about this area? What are they?

Q8

This area includes several larger residential parcels that obtain access directly from Falls of Neuse Road. Existing policy guidance designates the area as suitable for office and residential uses. The two scenarios shown here focus solely on residential uses. The first envisions low-density residential uses, likely detached houses; the second envisions moderate-density residential development, with the possibility of townhouses, though not apartments.

Which scenario do you think best fits and serves Site D?

- Concept 1
- Concept 2

Any other thoughts?

SITE 'D': CONCEPT '1'

Low Density Residential



- Reclassify the sites from 'Office & Residential' to 'Low Density Residential' to support small lot / cottage court development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement Urban Watershed requirements

24

SITE 'D': CONCEPT '2'

Low & Moderate Density Residential



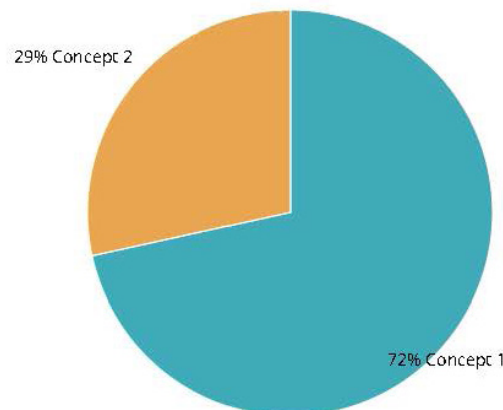
- Reclassify the sites on the west side of Falls of Neuse Road to 'Low Density Residential'
- Reclassify sites on the east side of Falls of Neuse Road as 'Moderate Density Residential' to support up to 'Residential (R10)', townhome development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement

25

Which scenario do you think best fits and serves the area?

Concept 1

Concept 2



Q9

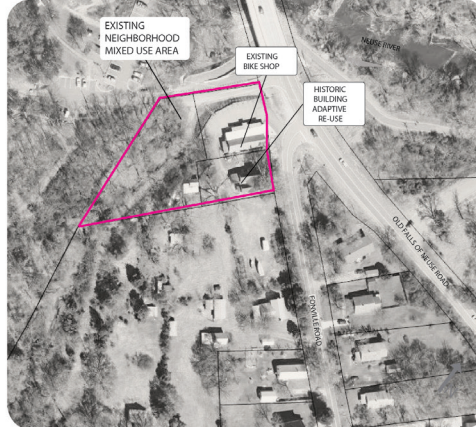
This site involves the small existing commercial area near Falls Lake Dam, at the intersection of Fonville Road and Old Falls of Neuse Road. Both scenarios envision retaining and improving that area. Concept 1 would keep the existing physical boundaries of the commercial area. Concept 2 would add approximately two acres to the commercial area to allow for the potential of a restaurant or other uses that would serve greenway or other recreational users in the area. Concept 2 would include guidance for design so that any new structures would fit into the context of the area.

Which scenario do you think best fits and serves Site E?

- Concept 1
- Concept 2

SITE 'E': CONCEPT '1'

Neighborhood Mixed Use - Existing Area



Context



- Create an expanded mixed-use node near the intersection of Fonville Rd. and Falls of Neuse Rd. through adaptive reuse of existing structures and development of new retail facilities.

Lorem ipsum

SITE 'E': CONCEPT '2'

Neighborhood Mixed Use

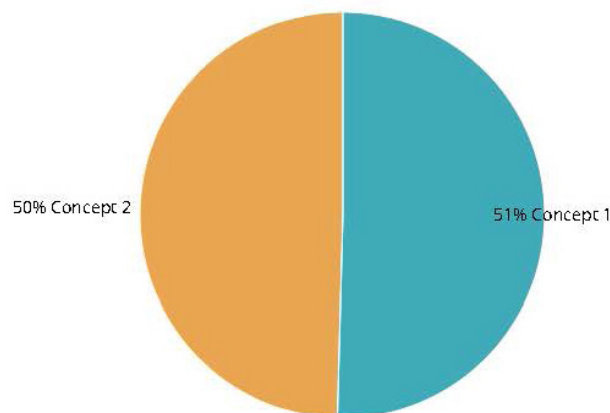


Context



- Create an expanded mixed-use node near the intersection of Fonville Rd. and Falls of Neuse Rd. through adaptive reuse of existing structures and development of new retail facilities.

27



Q10

This final site involves city-owned property near the intersection of Falls of Neuse Road and Old Falls of Neuse Road. City property to the north of that intersection (the Leonard Tract, which includes land on both sides of Falls of Neuse Road from Old Falls of Neuse road to the river), is already designated for future park development. This scenario involves designating two additional parcels at the southwest corner of the intersection as Public Parks and Open Space.

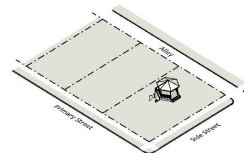
Do you have any other thoughts about Site F?

SITE 'F' CONCEPT

PUBLIC PARKS & OPEN SPACE



Context



- Currently owned by the City of Raleigh
- Reclassify the 'Low Density Residential' to 'Public Parks and Open Space'
- Retain 'Public Parks and Open Space' land use classification for the site at the intersection of Wide River Drive and Falls of Neuse Road
- Coordinate site with future Leonard Tract Master Plan

Q11 One additional recommendation that may come out of the plan process could be a branding effort for the area to take advantage of and reflect its natural resources and parks, including the Neuse River Greenway, the Neuse River itself, the Annie Louise Wilkerson, M.D. Nature Preserve, Forest Ridge Park, and future City park at the Leonard Tract Neuse River. Given those resources, some have suggested a name for the area such as “Falls Park” or similar.

How would you describe or what would you name this part of Raleigh?

Q12 What other thoughts do you have about these scenarios or other issues in the area?

