

# Appendices

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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](http://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

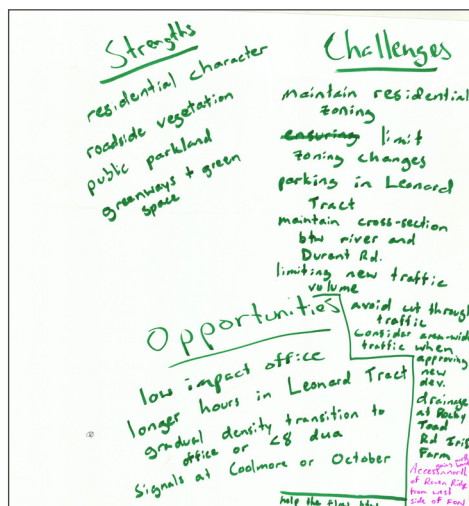
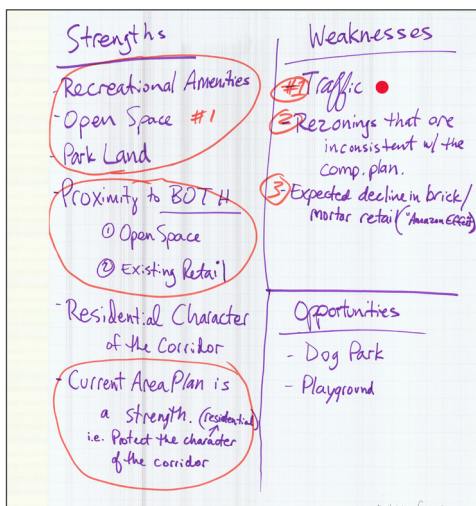
strengths, weaknesses, and opportunities in the area. Each table had a base map of the area and maps showing current zoning and the city's Future Land Use Map for the area.

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

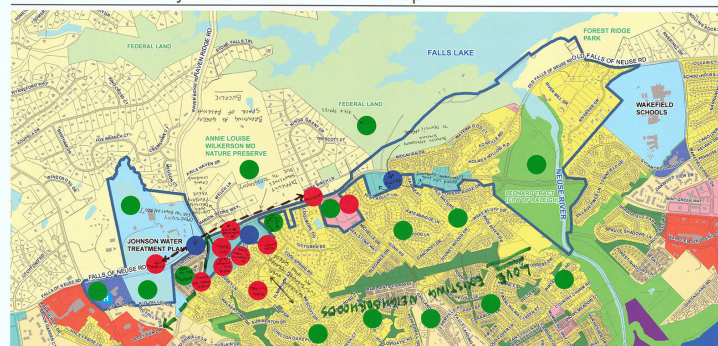
Summarizing this geographic input briefly is more difficult (all of the scanned maps, however, are available for viewing), as participants placed dots on a broad range of areas, but some patterns did emerge.

**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.

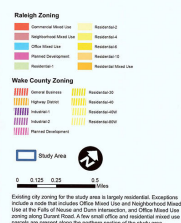
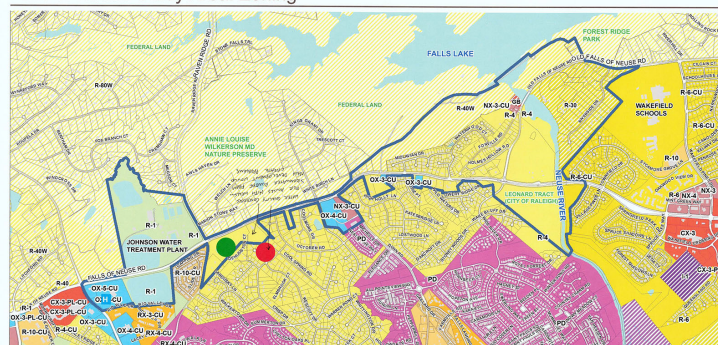
**Undeveloped tracts:** The area includes several undeveloped parcels, including a 17-acre site at Falls of Neuse and Raven Ridge roads and a roughly 4-acre site at Falls of Neuse and Dunn roads (two larger parcels adjacent to this area are currently vacant but are the subject of site plans for a retirement 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



Falls of Neuse Study Area: Zoning



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



### Visual Preference Survey

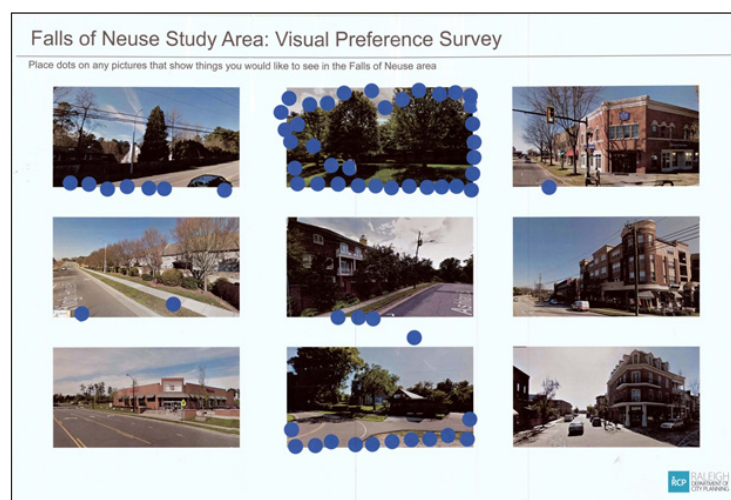
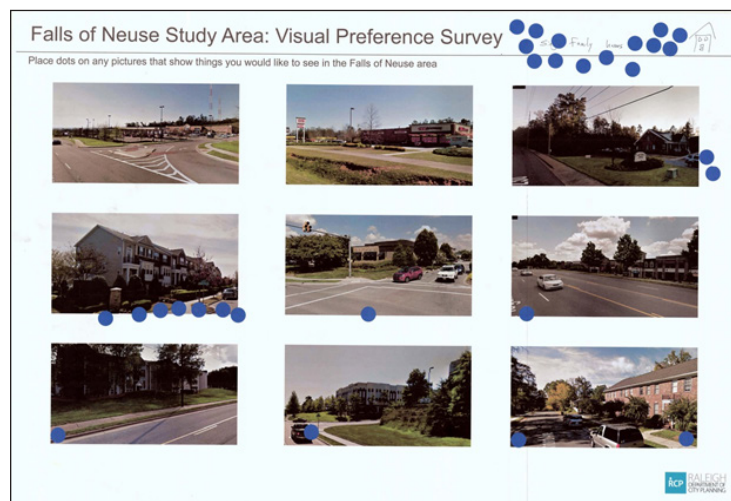
This exercise involved asking participants to place dots on development types they would prefer to see along the corridor. The results are shown to the right and summarized below.

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).

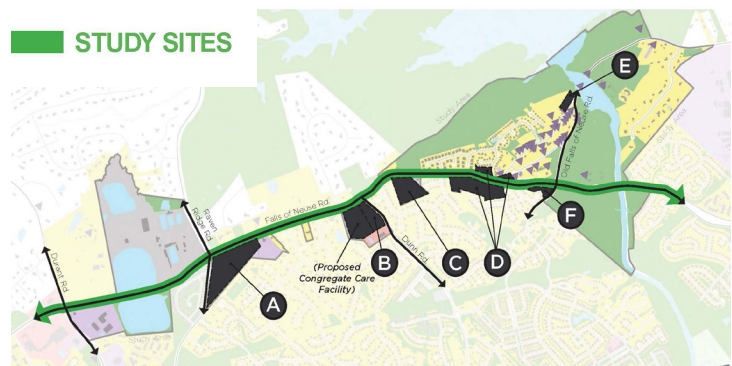
After a roughly 40-minute discussion/work period, each group then presented their opinions regarding the various sites. Each group also created notes that were incorporated into this summary and which are available in original form on the project page.

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

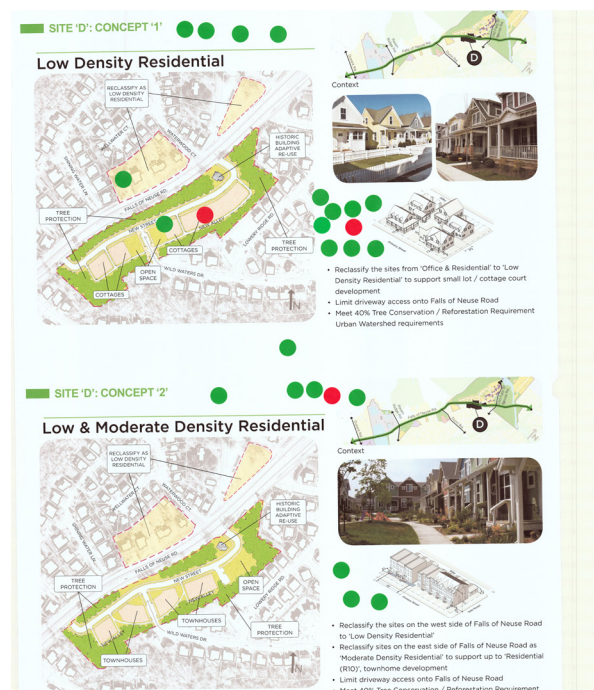
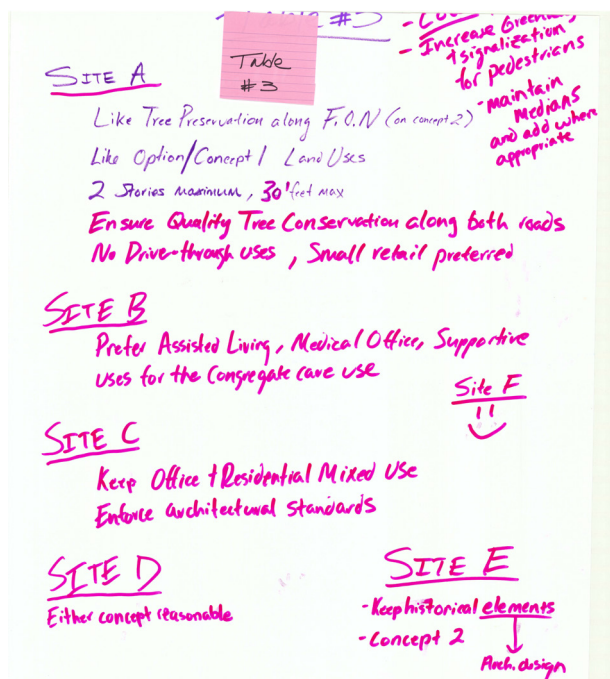
survey included several images of the various scenarios, building types, and other relevant materials. Participants placed green dots on images or concepts they liked and red dots on those they did not like.

## 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

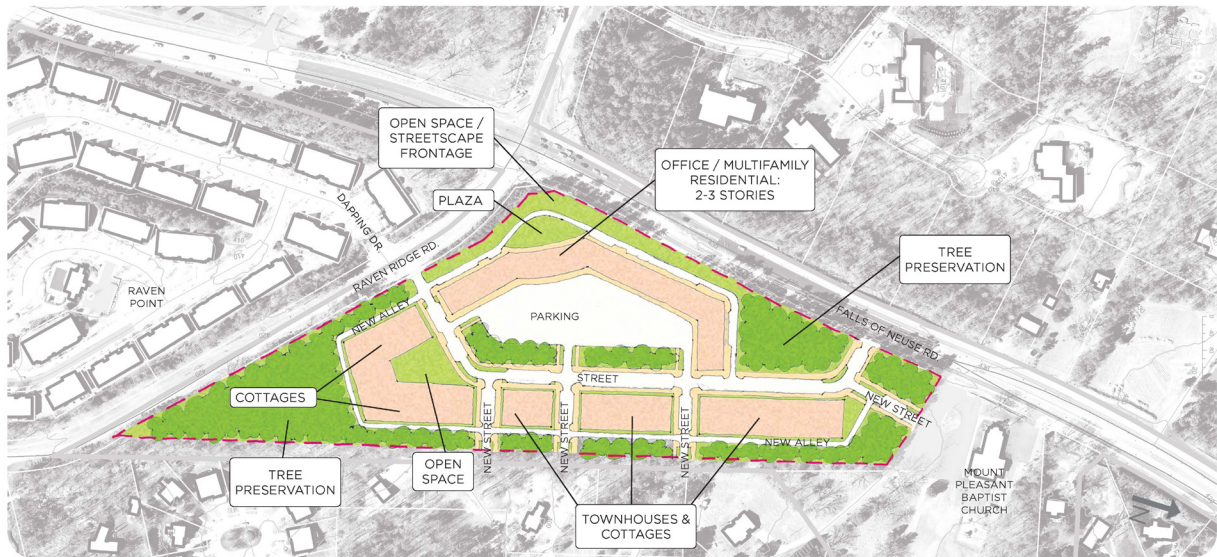
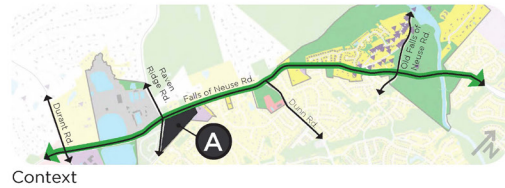


### Concept 2: Planned Unit Development

- 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'**

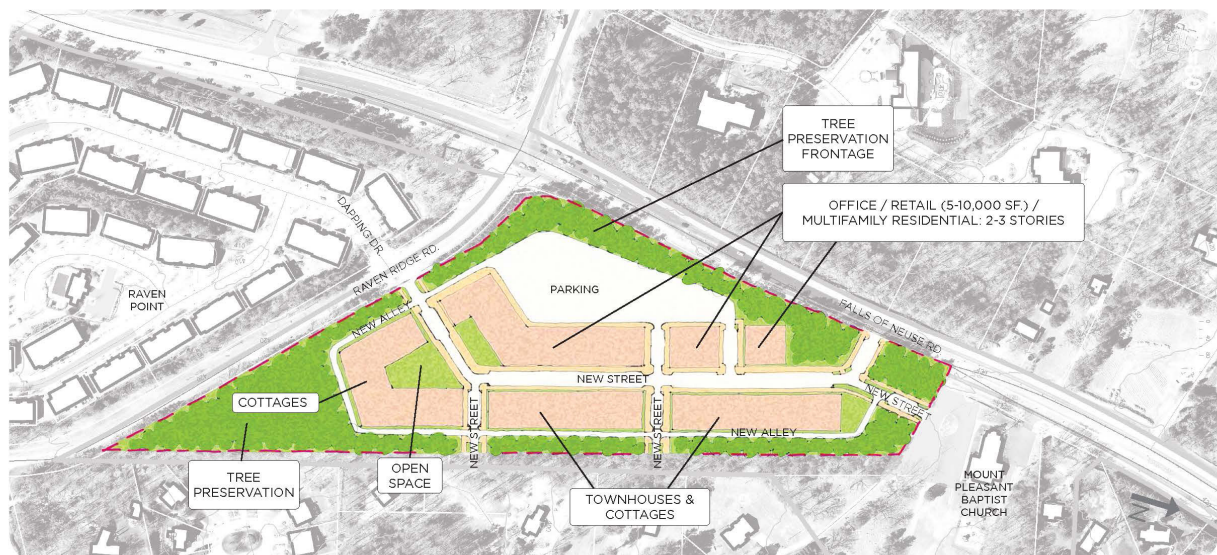
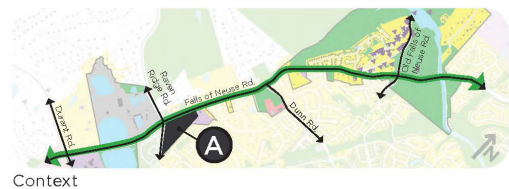
## Office & Residential Mixed Use



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**SITE 'A' CONCEPT '2'**

## Planned Unit Development



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## 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



- 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

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### 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

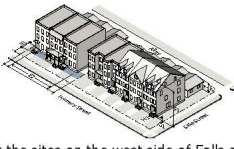


- Reclassify the sites from 'Office & Residential' to 'Low Density Residential' to support small lot / cottage court development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement Urban Watershed requirements

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### 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 (RIO)', townhome development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement

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## 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



Context



- 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)

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### 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.

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## Site F – Falls of Neuse and Wild River Dr.

### Public Parks and Open Space Concept

Comments:

Table 1 – Open space is okay.

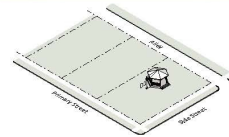
Table 3 – : )

Table 10 – Would like all parks and open space

Sticker responses: (10:1)

### SITE 'F' CONCEPT

#### PUBLIC PARKS & OPEN SPACE



- 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

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#### 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

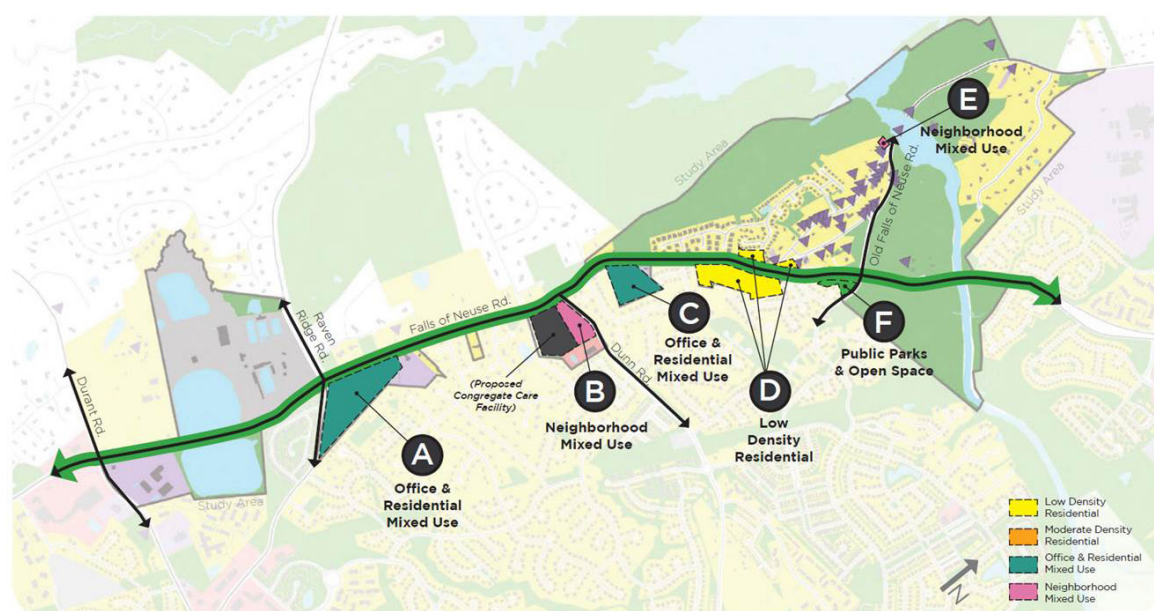
In addition to gathering general feedback on the overall recommendations, the meeting included a specific request for more input on policy guidance regarding for the Falls of Neuse Road/ Raven Ridge Road area. Previous meeting and survey input had indicated support for a scenario that retains the current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

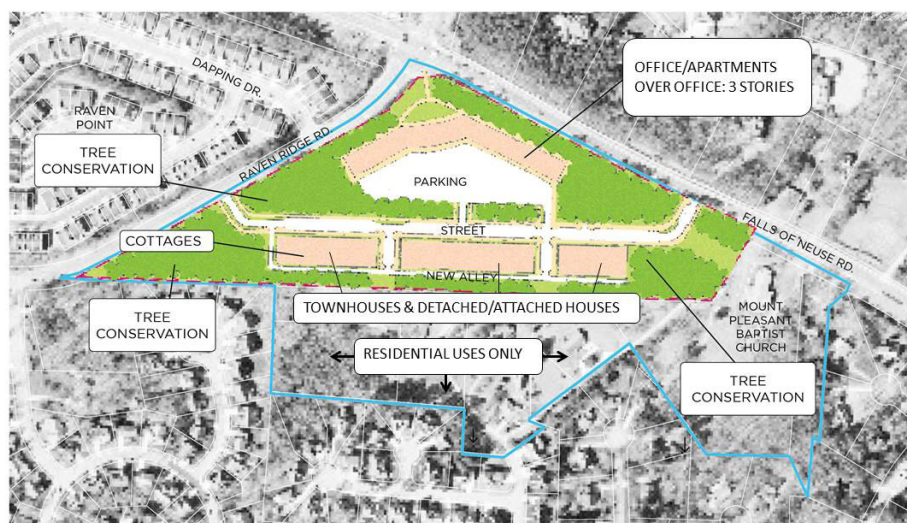
## PROPOSED FUTURE LAND USE MAP



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



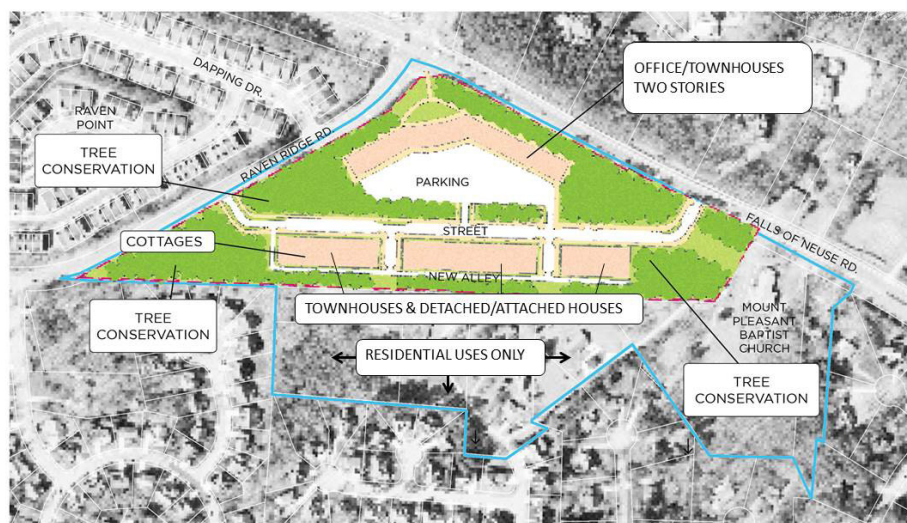
## SITE A: OPTION 1



- 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.

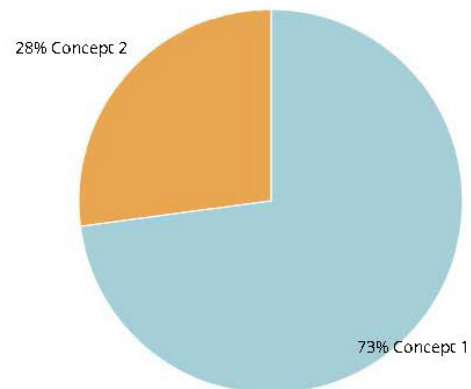
Concept 1:

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

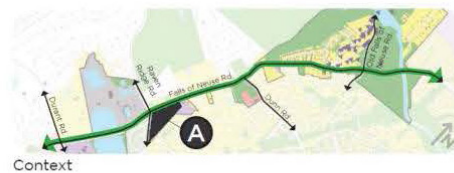
- Concept 1

- 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.

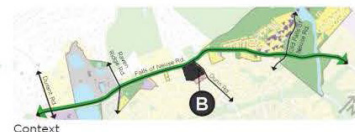
Q6

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

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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 area to create a similar facade height to be harmonious with the natural landscape of Falls of Neuse Rd
- Meet 40% Tree Conservation/Reforestation Requirement per Urban Watershed requirements

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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

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**SITE 'D': CONCEPT '2'**

**Low & Moderate Density Residential**



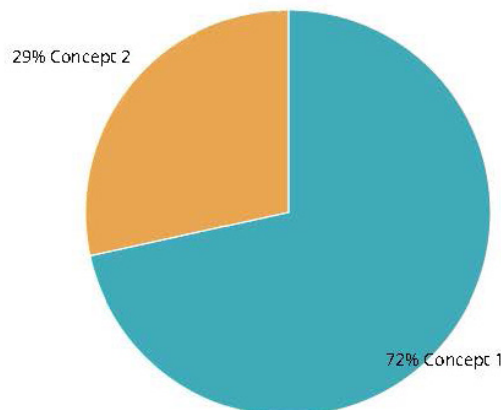
- Reclassify the sites on the west side of Falls of Neuse Road to 'Low Density Residential'
- Reclassify sites on the east side of Falls of Neuse Road as 'Moderate Density Residential' to support up to 'Residential (R10)', townhome development
- Limit driveway access onto Falls of Neuse Road
- Meet 40%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

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

Concept 1

Concept 2





# Q9

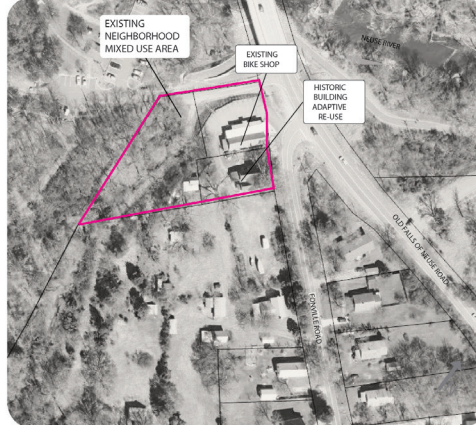
This site involves the small existing commercial area near Falls Lake Dam, at the intersection of Fonville Road and Old Falls of Neuse Road. Both scenarios envision retaining and improving that area. Concept 1 would keep the existing physical boundaries of the commercial area. Concept 2 would add approximately 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.

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## SITE 'E': CONCEPT '2'

### Neighborhood Mixed Use

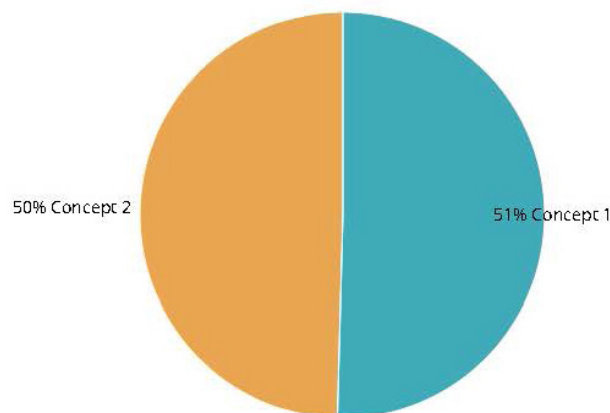


Context



- 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.

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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.

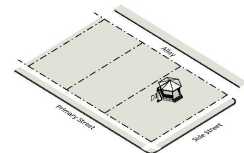
Do you have any other thoughts about Site F?

## 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?

