



FALLS OF NEUSE

SMALL AREA PLAN UPDATE

PUBLIC MEETING #2: JUNE 21, 2017

AGENDA

7:00pm: Sign In and Browse Boards

7:15pm: Presentation

- Project Background
- Existing Conditions
- Opportunities

7:45pm: Break-Out Discussions

8:30pm: Reporting Back

2006 FALLS OF NEUSE SMALL AREA 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.

COMMUNITY ENGAGEMENT PROCESS

Confirmation Group

- Selected by City Council to provide oversight of planning process and ensure it is reflective of the community
- Will meet throughout the planning process

Public Meetings

- May 24th & June 21st, 2017

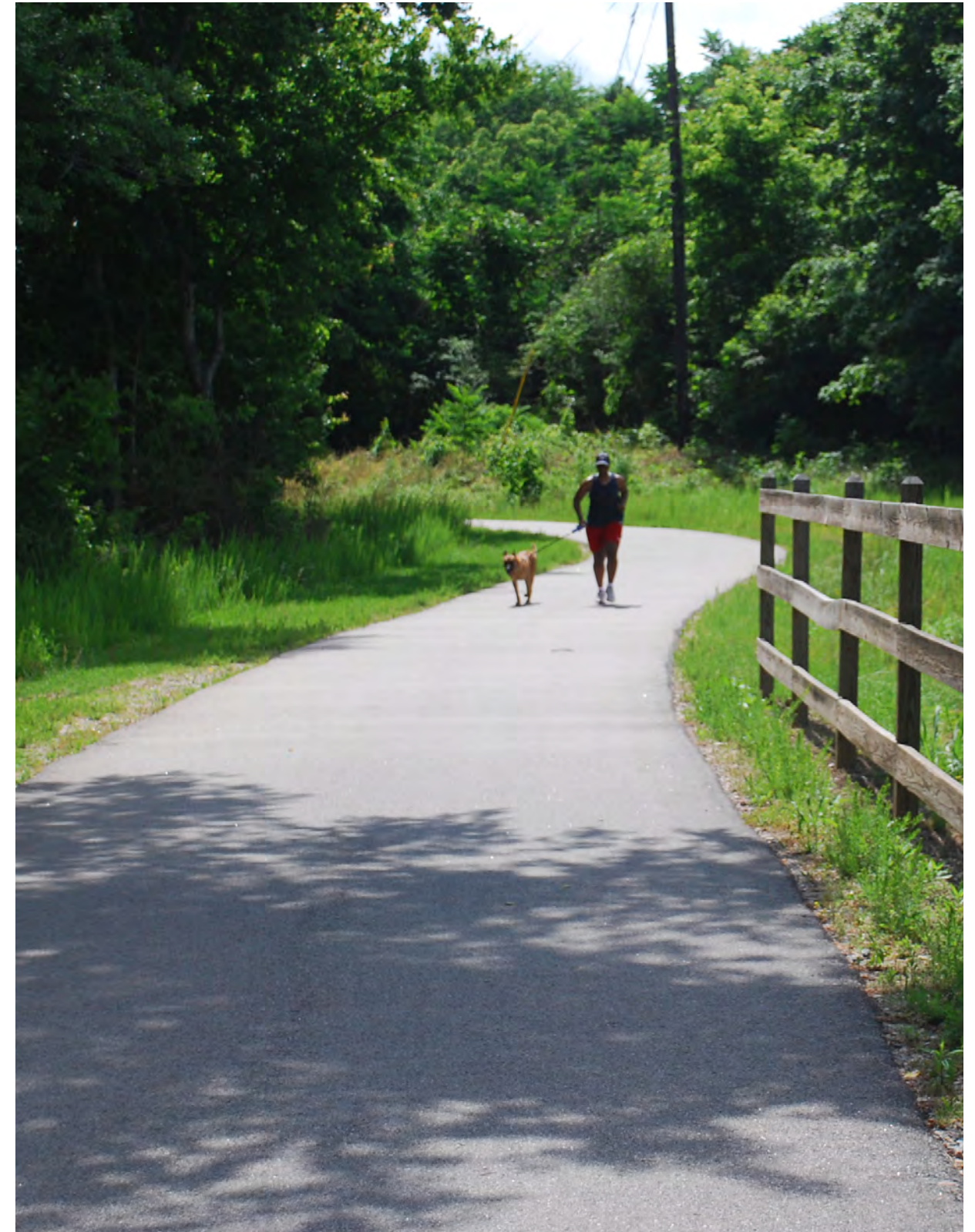
Ongoing Communication

- Survey (in conjunction with Community Workshop)
- Draft plan review / public comment period



COMMUNITY INTERESTS & 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



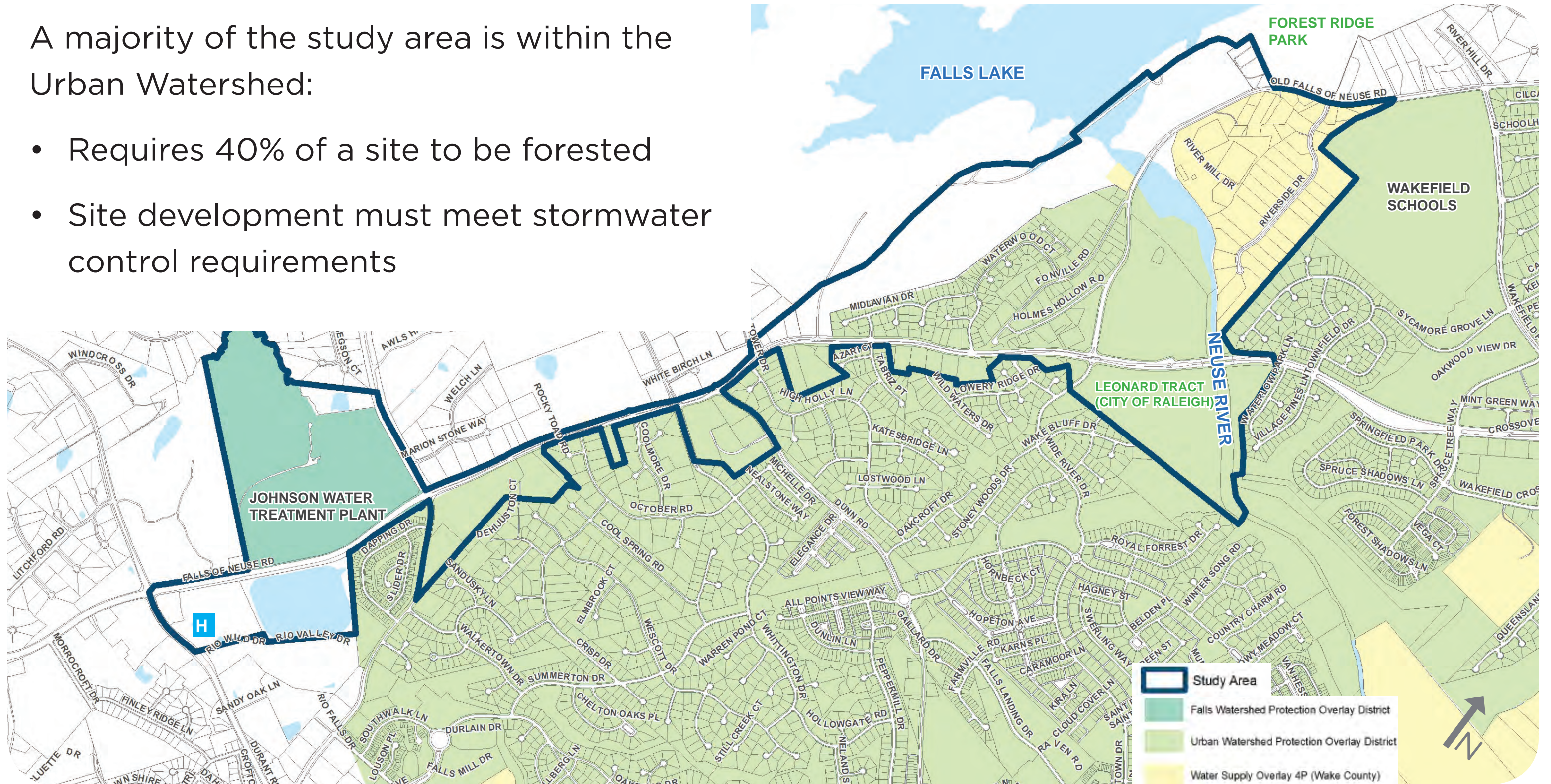
THREE CHARACTER ZONES



WATERSHED PROTECTION OVERLAYS

A majority of the study area is within the Urban Watershed:

- Requires 40% of a site to be forested
- Site development must meet stormwater control requirements



TRANSPORTATION CONDITIONS

Vehicular

- Significant southbound AM peak hour traffic along Falls of Neuse Rd.
- Southbound queues spilling back from I-540 westbound ramps to the Water Treatment Plant
- Westbound left-turn queues along Durant Rd. for vehicles turning south onto Falls of Neuse Rd.
- Difficulty making left and right-turns from unsignalized side streets onto north/southbound Falls of Neuse Rd.

Pedestrian

- Lack of sidewalks (west side) along Falls of Neuse Rd. from Durant Rd to Raven Ridge Rd.
- Lack of crosswalks and ADA ramps at the Durant & Raven Ridge Rd. intersections
- Lack of pedestrian signals at Raven Ridge Rd. & Falls of Neuse Rd.
- Unsignalized side streets onto north/southbound Falls of Neuse Road due to lack of available vehicular gaps

Bicycle

- Bicyclists utilize existing multi-use path along the east side of the Falls of Neuse Rd.

MARKET POTENTIAL

- Reviewed market opportunities for the key undeveloped properties in the study area

Residential

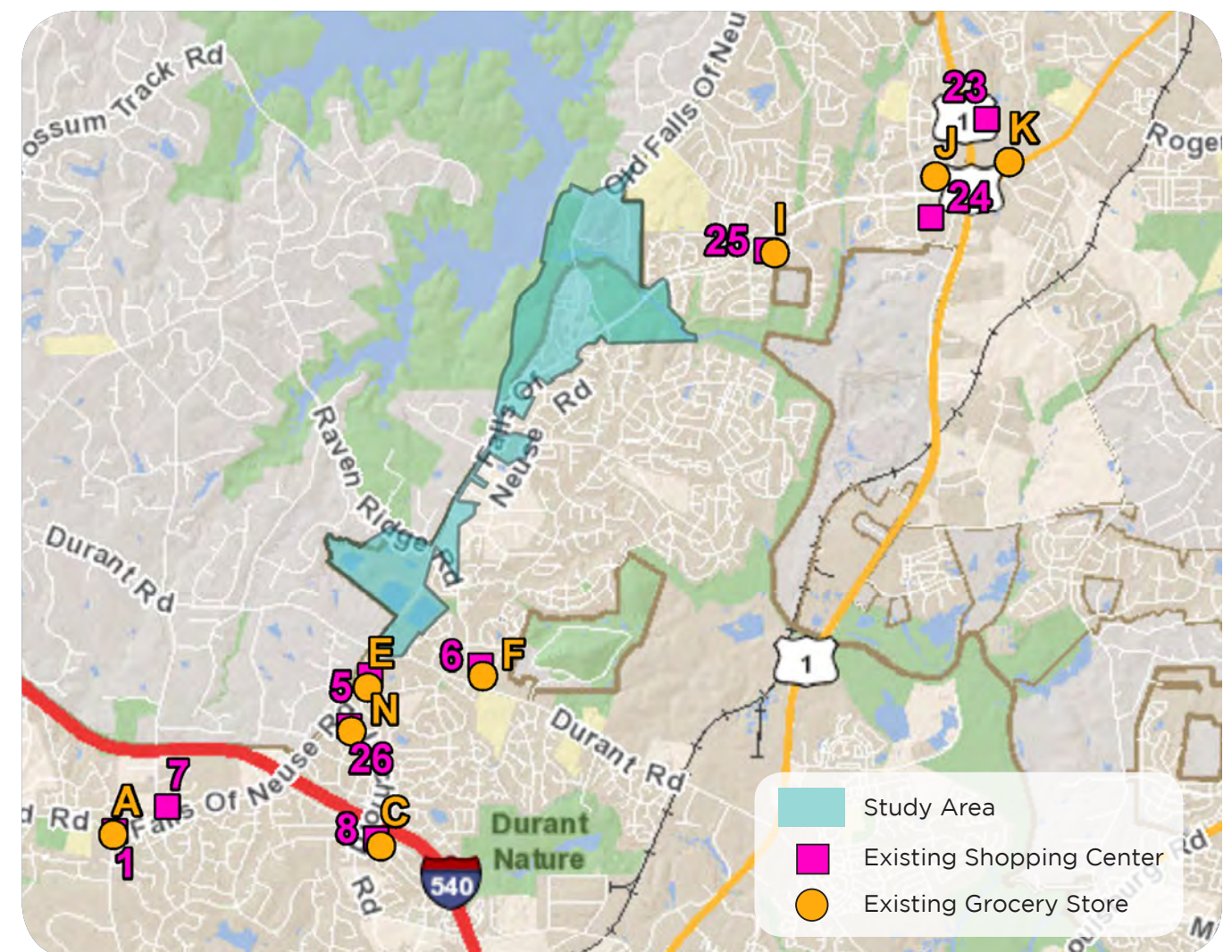
- Residential market is strong
- Small lot single family, townhouses or low-rise apartments most feasible within study area sites

Retail

- No gaps in supermarket coverage
- Excluding a grocery store, retail opportunities for the study area would include restaurants and convenience retail and services

Office

- Development of small offices for professionals serving the local population (e.g. dentists, doctors, attorneys, etc.)



1

Protect the rural and nature-based sense of place along Falls of Neuse Road

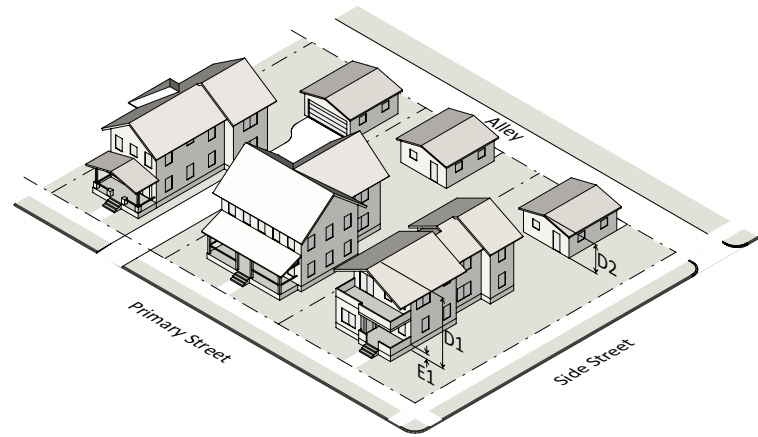
2

Identify land uses compatible with existing residential and recreational/”green” land uses

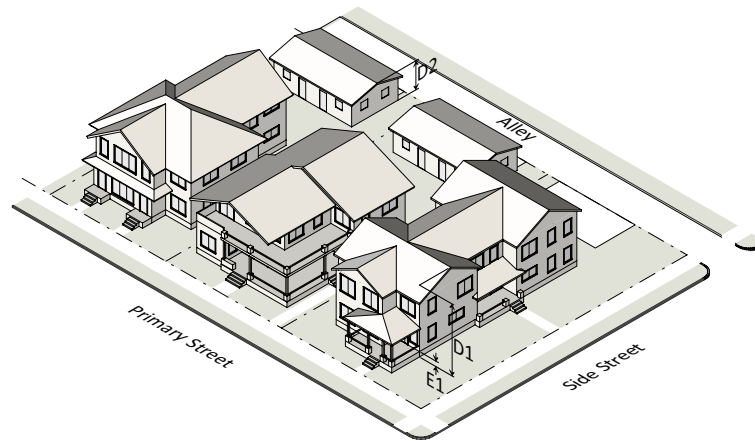
3

Utilize market indicators to identify feasible land development scenarios

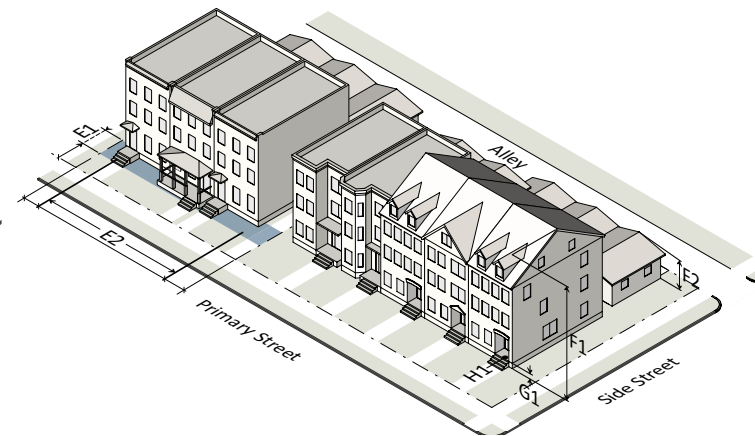
LAND USE TOOLKIT



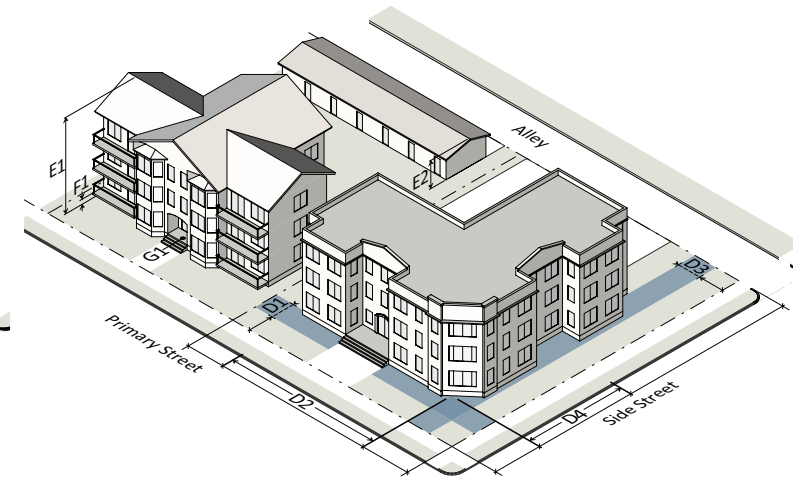
Detached Cottages



Attached Homes



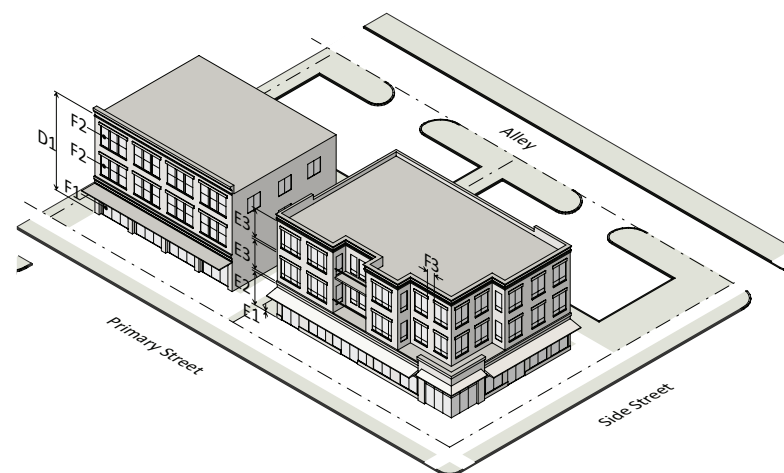
Townhouses



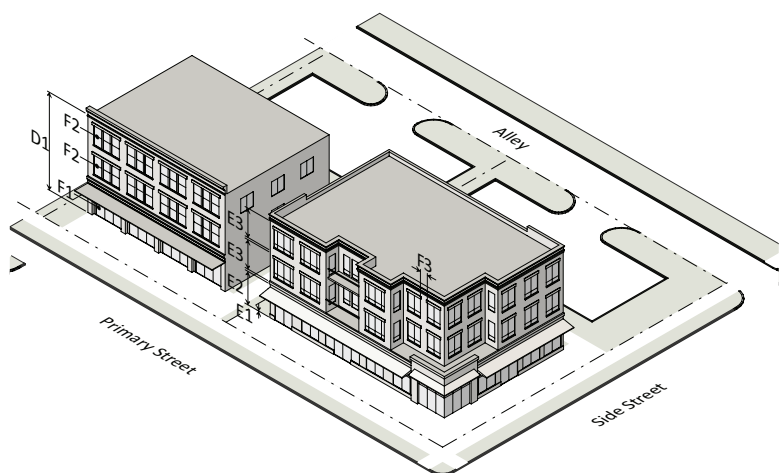
Medium Density Residential



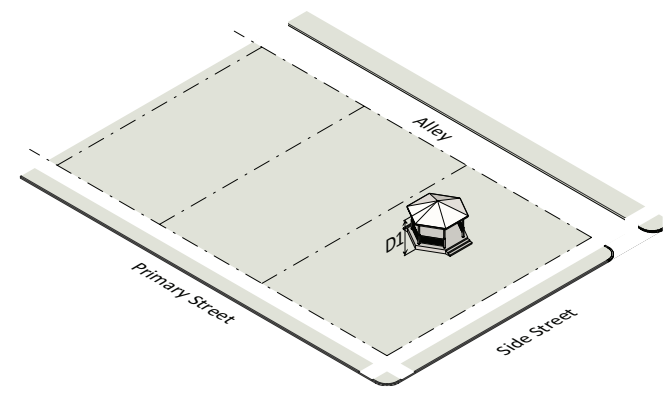
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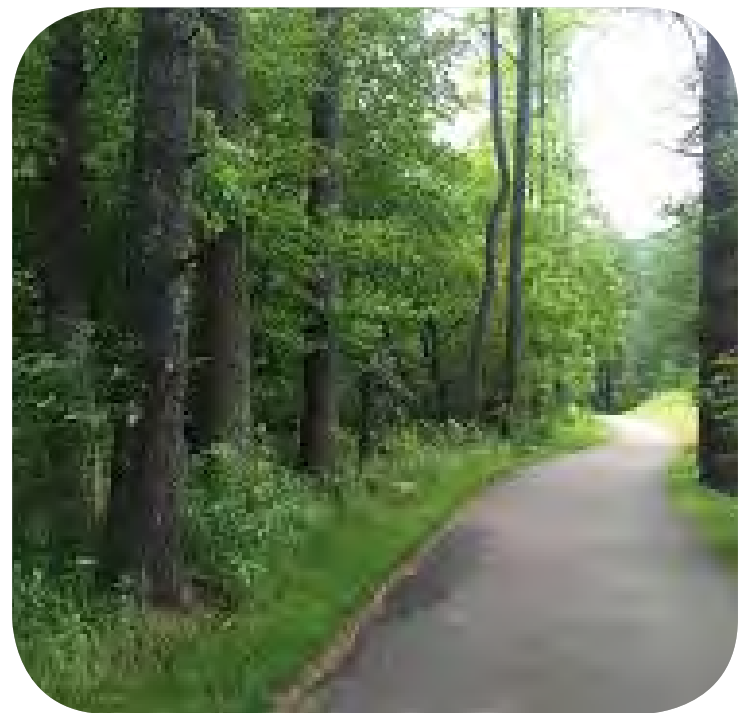
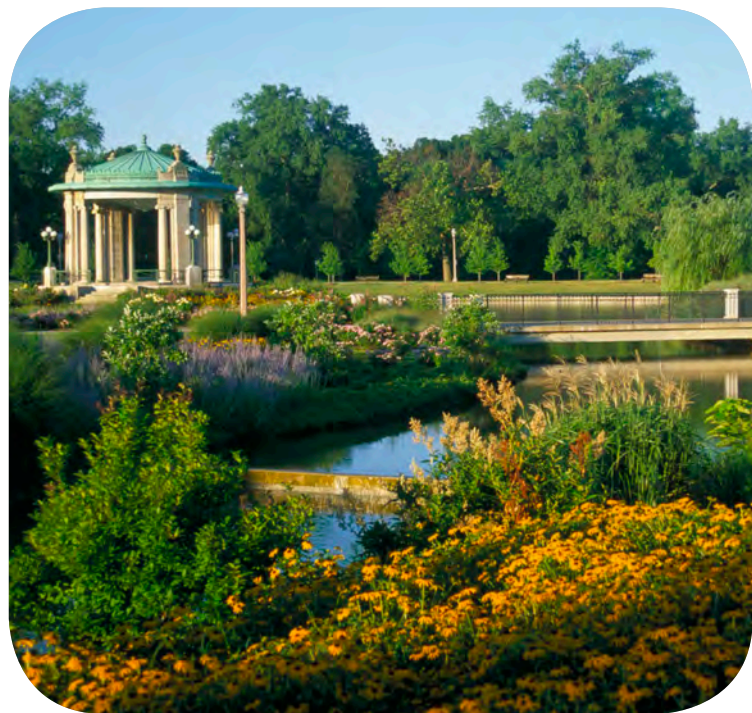
Office



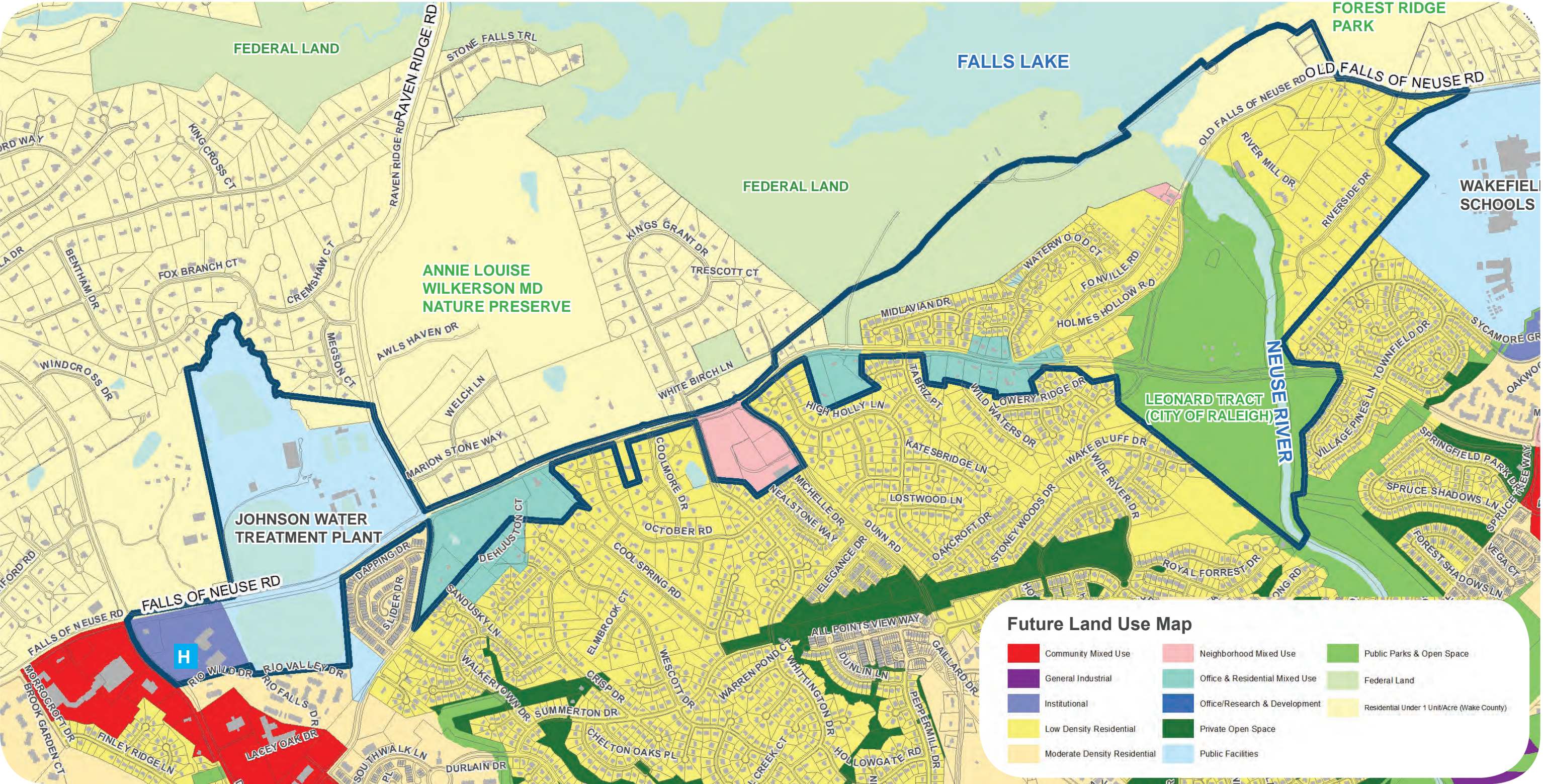
Mixed Use
(Including Small Retail)



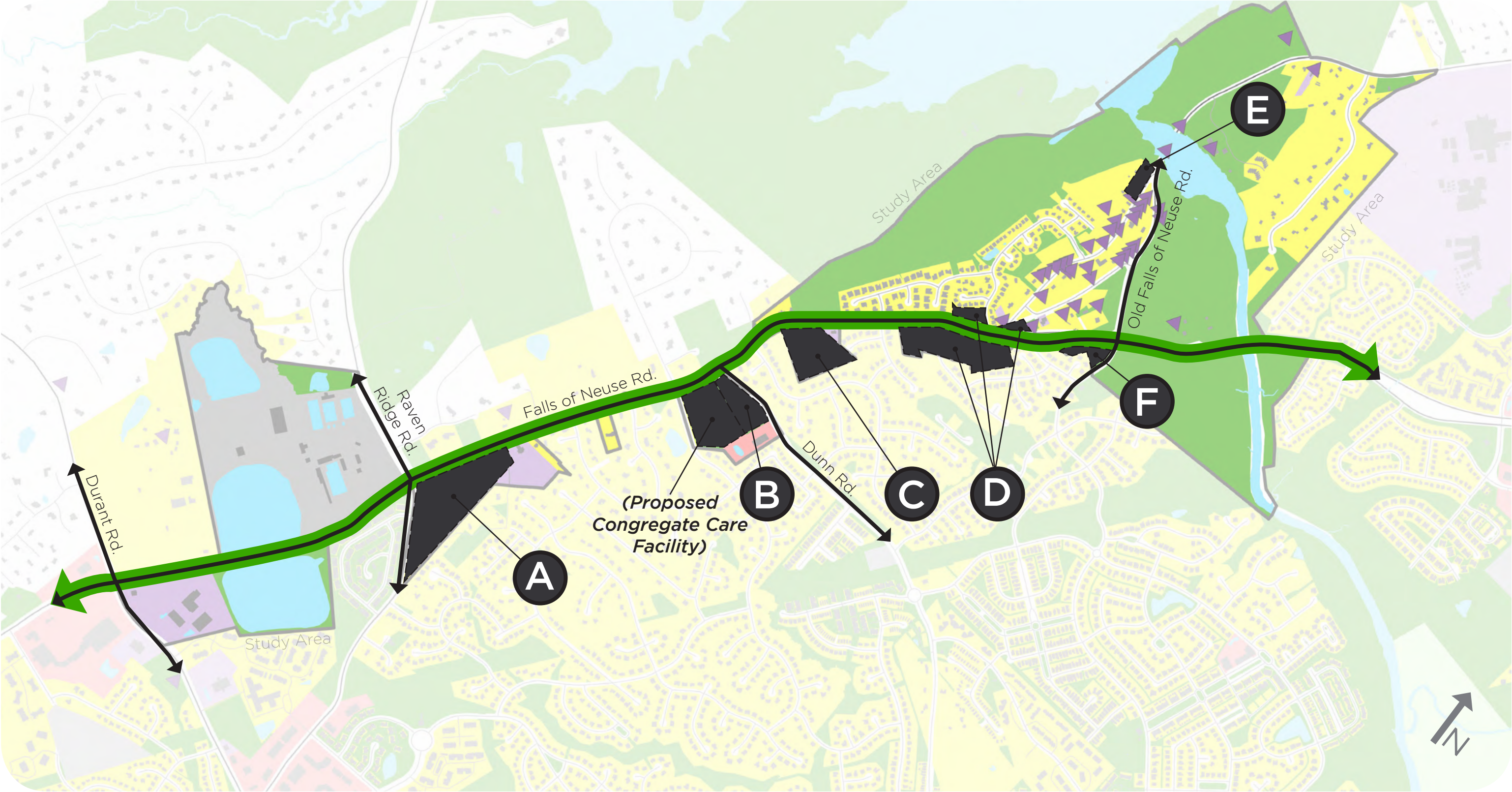
Open Space &
Tree Conservation



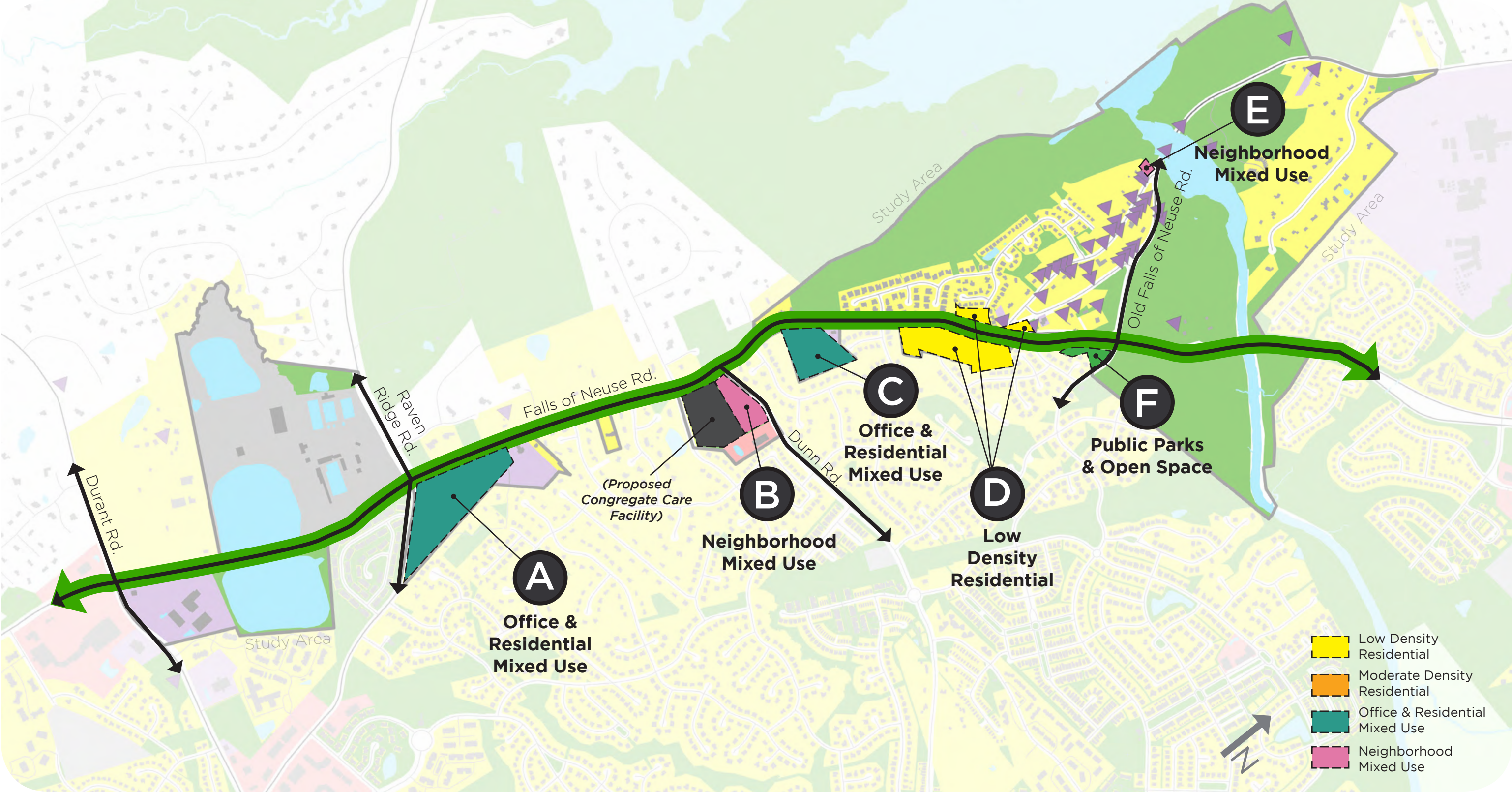
EXISTING FUTURE LAND USE PLAN



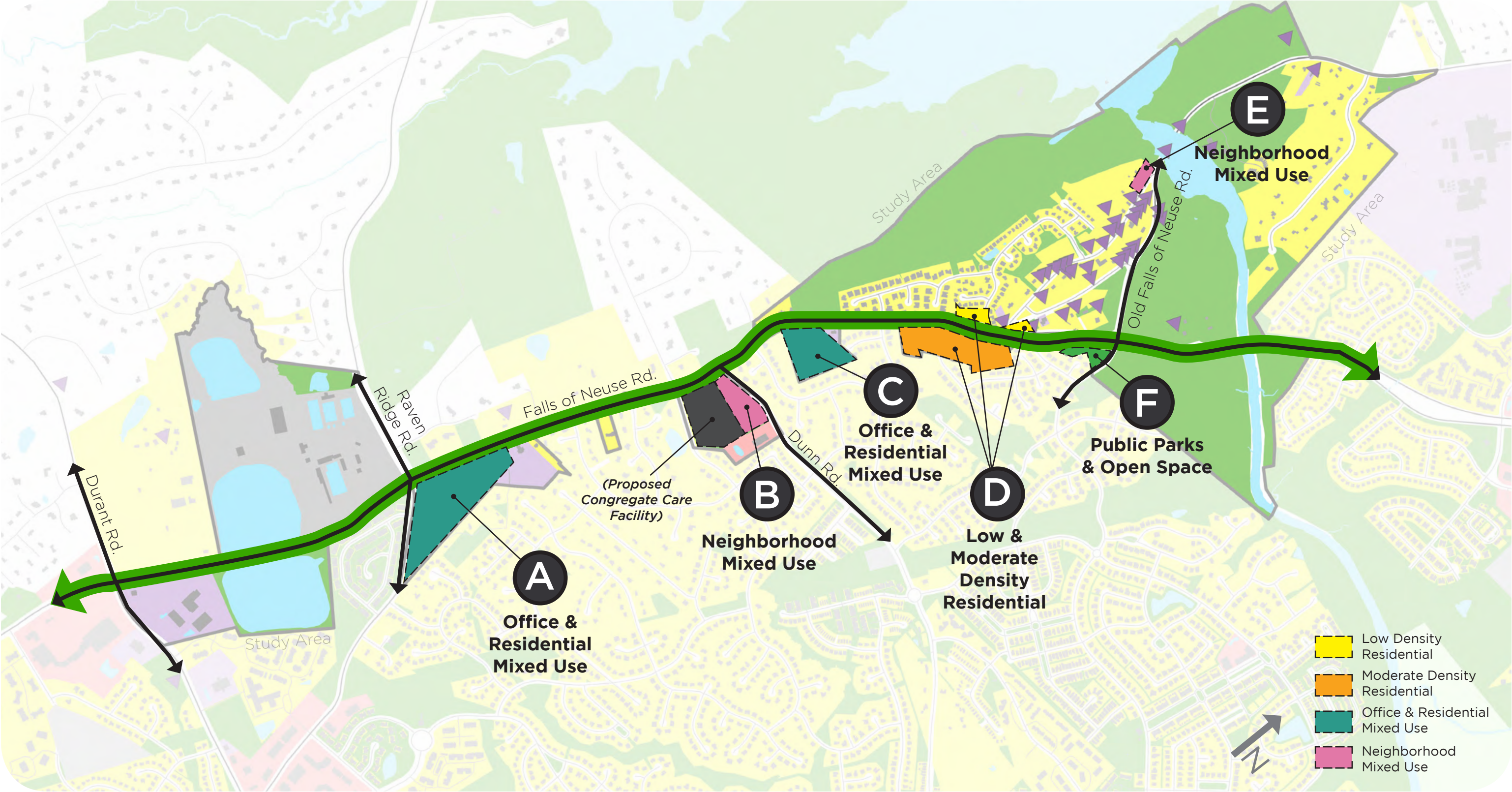
STUDY SITES



PROPOSED FUTURE LAND USE MAP: ALTERNATIVE 1



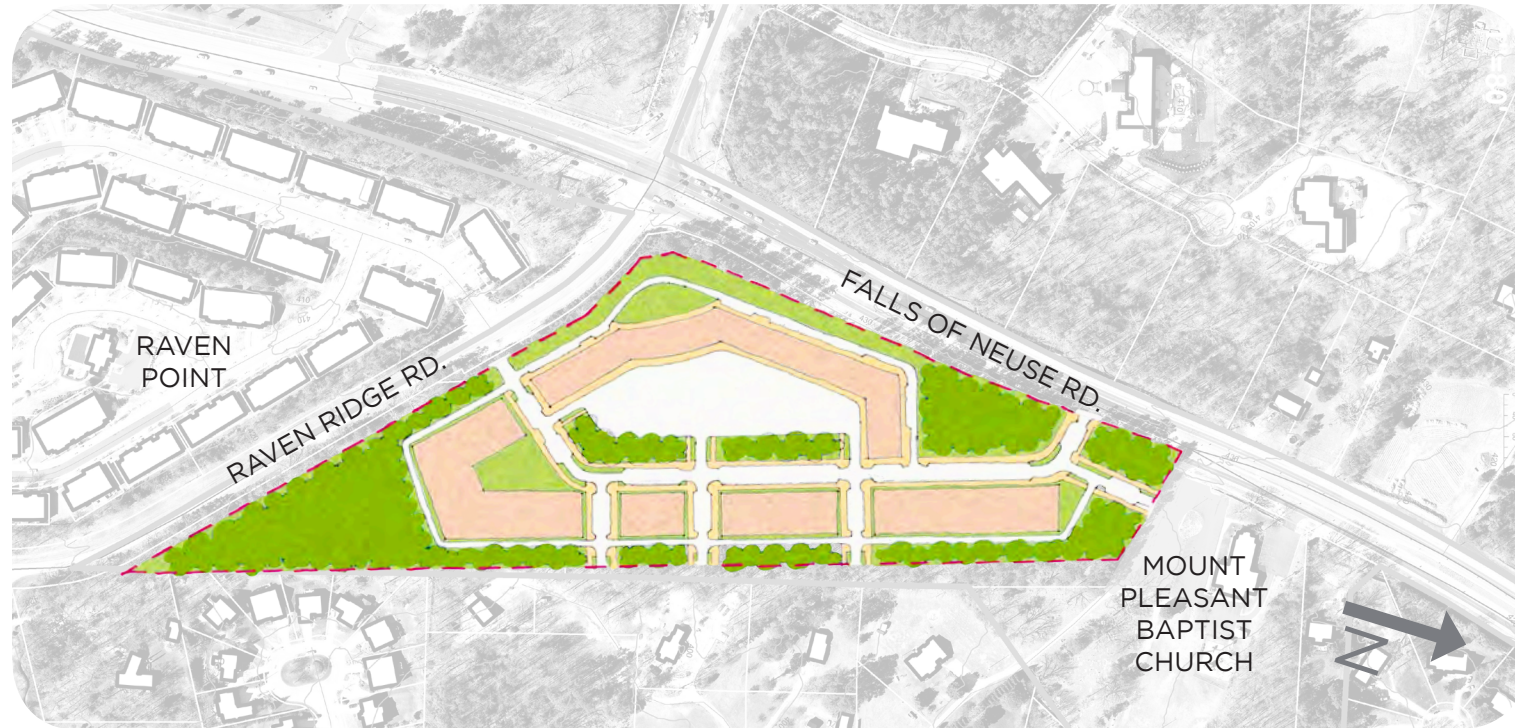
PROPOSED FUTURE LAND USE MAP: ALTERNATIVE 2



SITE 'A' CONCEPTS

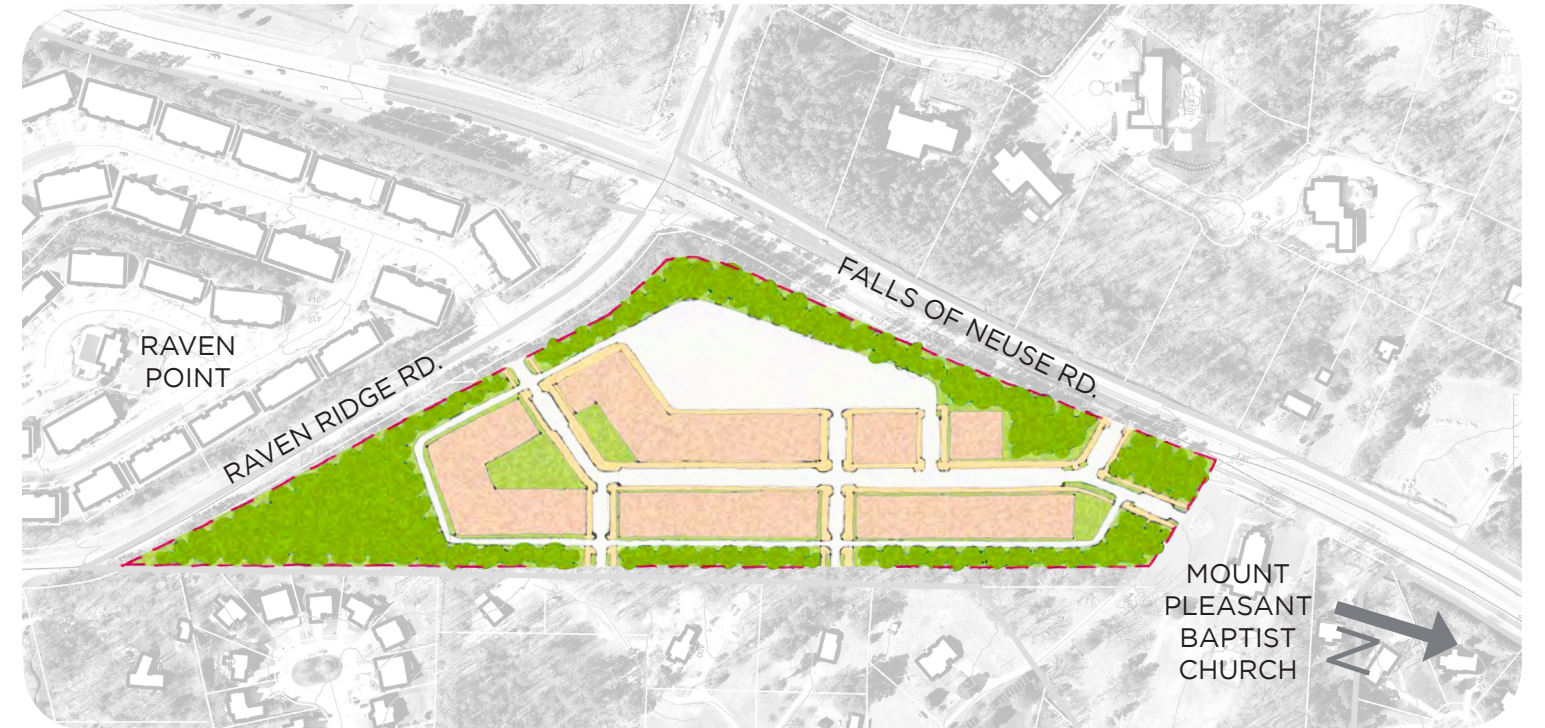


Context



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

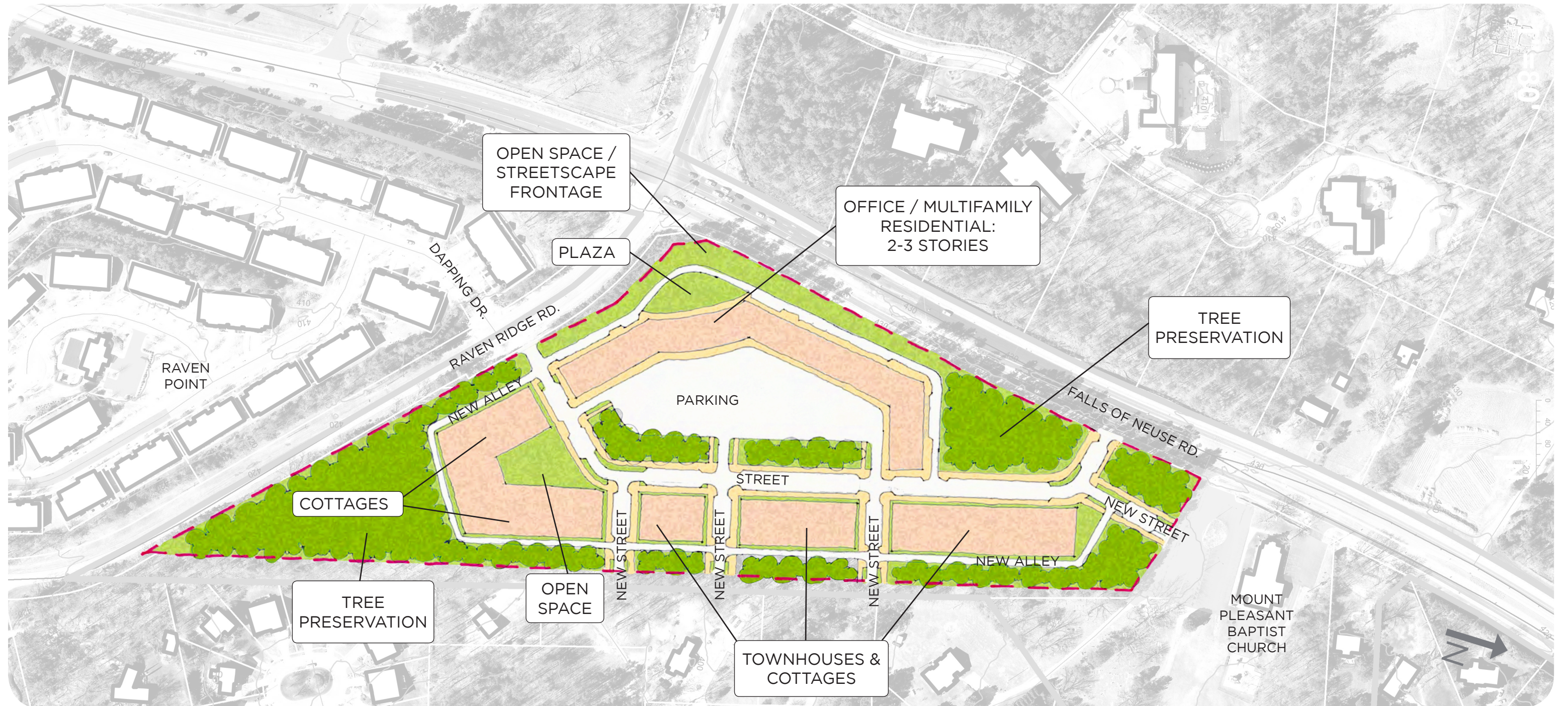
- Special land use scenario
- Incorporates a mix of commercial, office, and residential land uses
- Building frontage along Falls of Neuse Rd. & Raven Ridge Rd.
- Meets 40% Tree Conservation / Reforestation Requirement per Urban Watershed requirements
- Tree preservation zone between development and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

SITE 'A': CONCEPT '1'

Office & Residential Mixed Use



Context

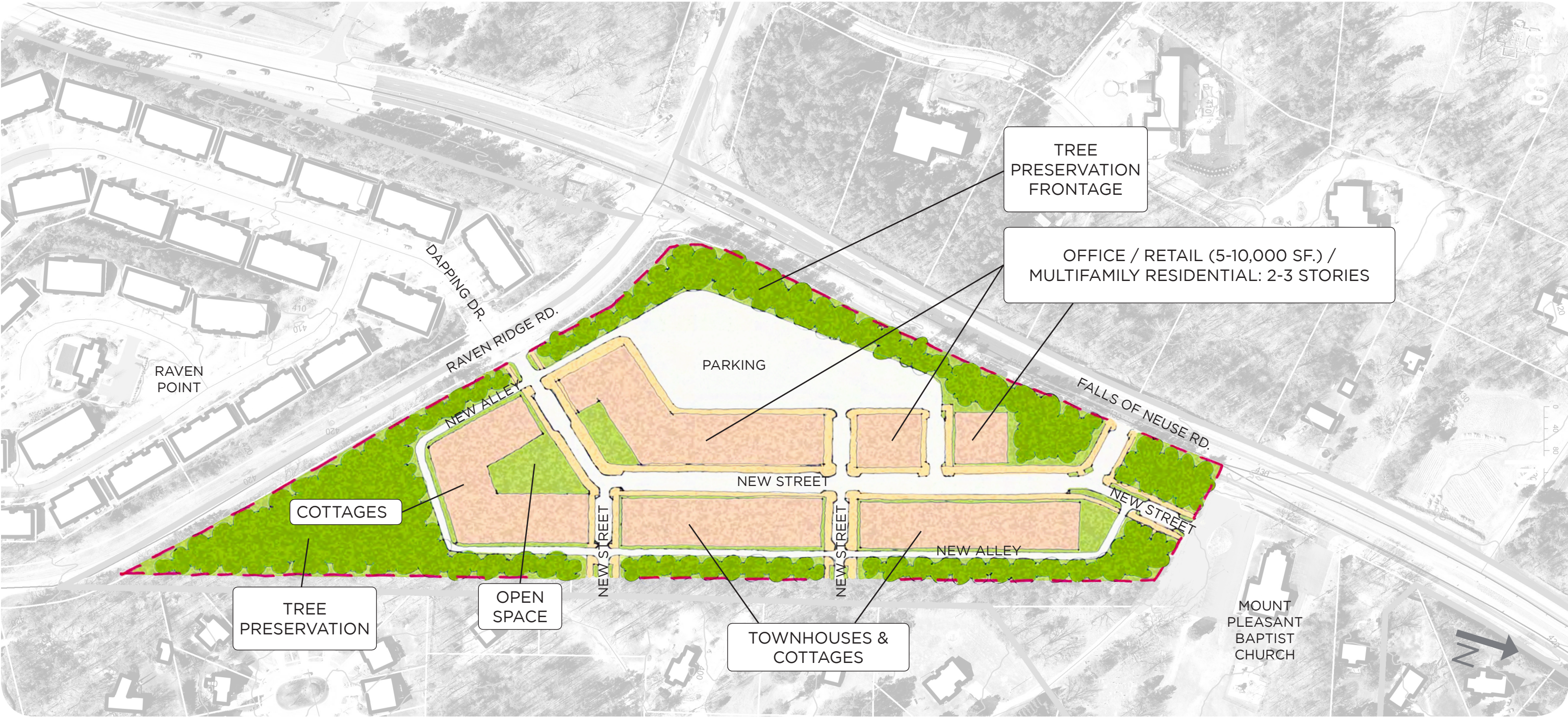


SITE 'A' CONCEPT '2'

Planned Unit Development

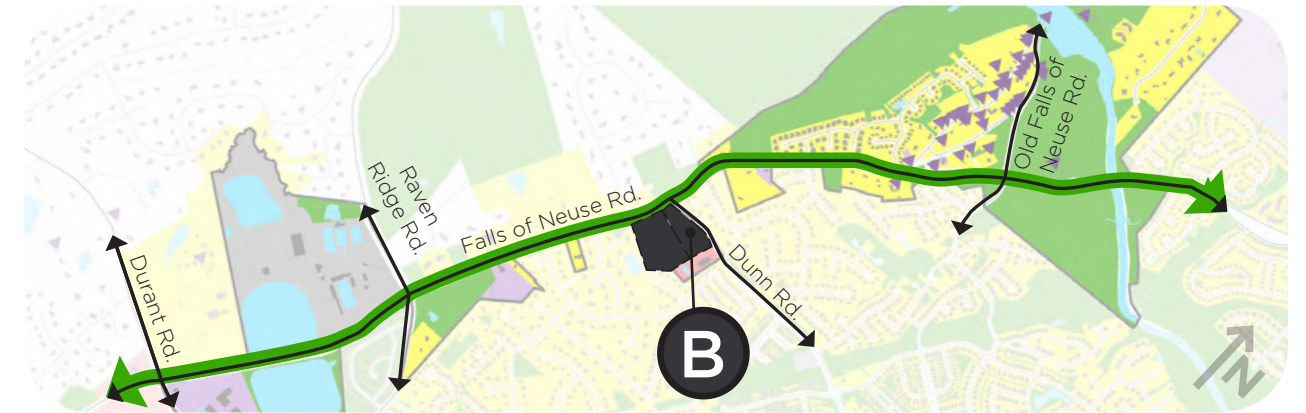


Context



SITE 'B' CONCEPT

Neighborhood Mixed Use



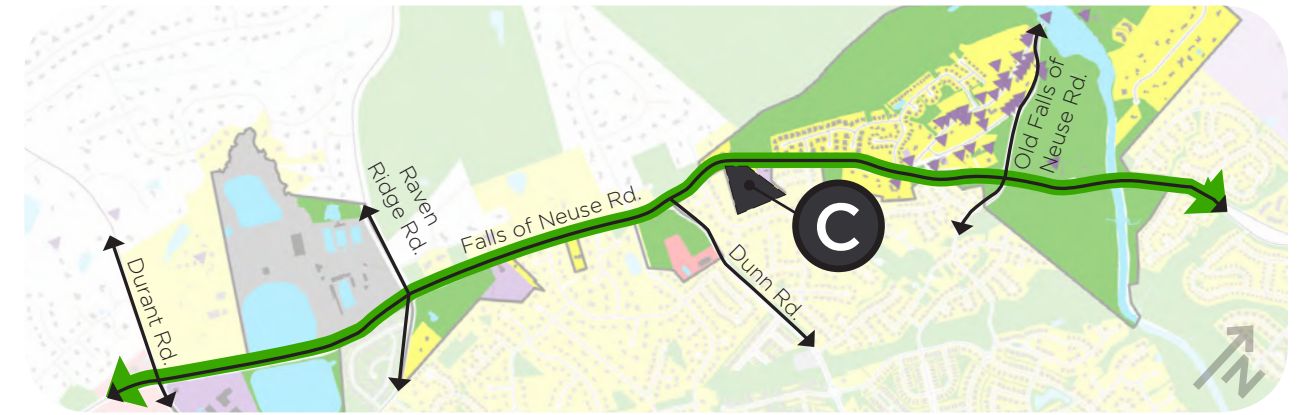
Context



- 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' CONCEPT

Office & Residential Mixed Use



Context

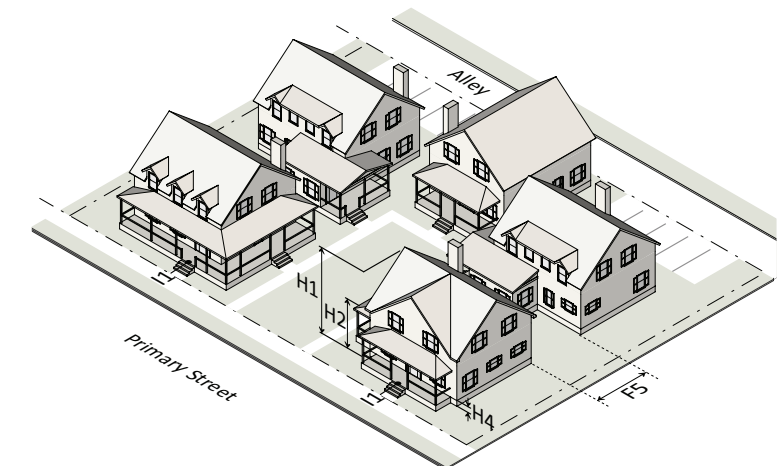


- Retain the current 'Office/Residential Mixed Use' Future Land Use classification
- Development site most suitable for small office uses (e.g. medical and neighborhood services)
- Office buildings should be developed at one-two stories and incorporate architectural features such as a gable roof to blend 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

Low Density Residential



Context



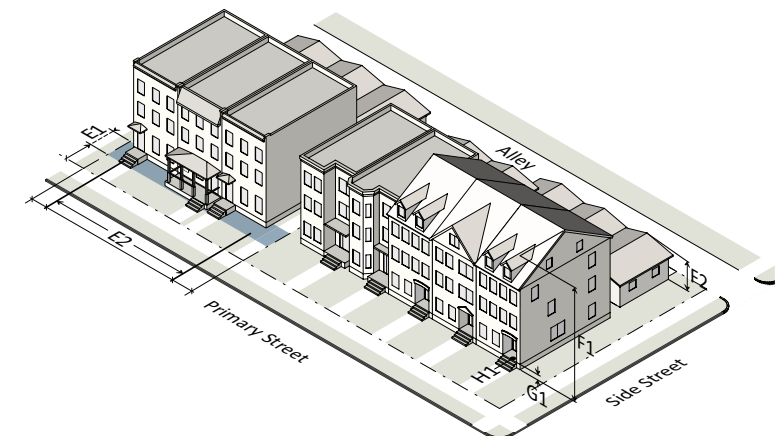
- Reclassify the sites from 'Office & Residential' to 'Low Density Residential' to support small lot / cottage court development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement Urban Watershed requirements

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 (R10)', townhome development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement

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)

SITE 'E': CONCEPT '2'

Neighborhood Mixed Use



Context



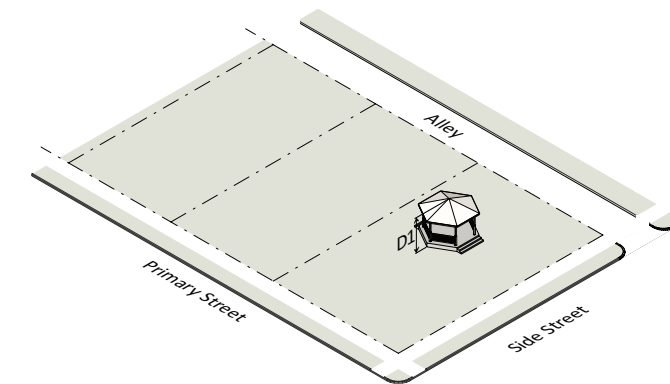
- Create an expanded mixed-use node near the intersection of Fonville Rd. and Falls of Neuse Rd. through adaptive reuse of existing structures and development of new retail facilities.

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

TRANSPORTATION IMPROVEMENTS

Vehicular:

- Long-range plans call for eventually expanding the corridor to six lanes north of Durant Rd.

Pedestrian:

- Consider a median at the Durant Road and Falls of Neuse Road intersection, including a **pedestrian refuge** on Durant Road on the east side of the intersection
- Construct a **sidewalk** along the west side of Falls of Neuse Rd. from Raven Ridge Rd. to I-540
- Provide pedestrian improvements at the intersection of Raven Ridge Rd. & Falls of Neuse Rd. to meet **ADA compliance**



Pedestrian Refuge



Crosswalks & Pedestrian Signals



Continuous Sidewalks



BREAKOUT SESSION & NEXT STEPS

BREAKOUT SESSION

7:45pm: Break-Out Discussions

- Discuss questions

8:30pm: Reporting Back

- Please designate a spokesperson for your table. This person will have 3 minutes to summarize the key discussion points for your group

NEXT STEPS

1. An online survey will be available within the next few days
2. Summarize responses from this meeting
3. Refine concepts as needed
4. Meet with the Confirmation Group to review the concepts once again
5. Prepare a report of the findings of this study

Falls of Neuse

Area Plan Update

Community Workshop: Public Input Summary

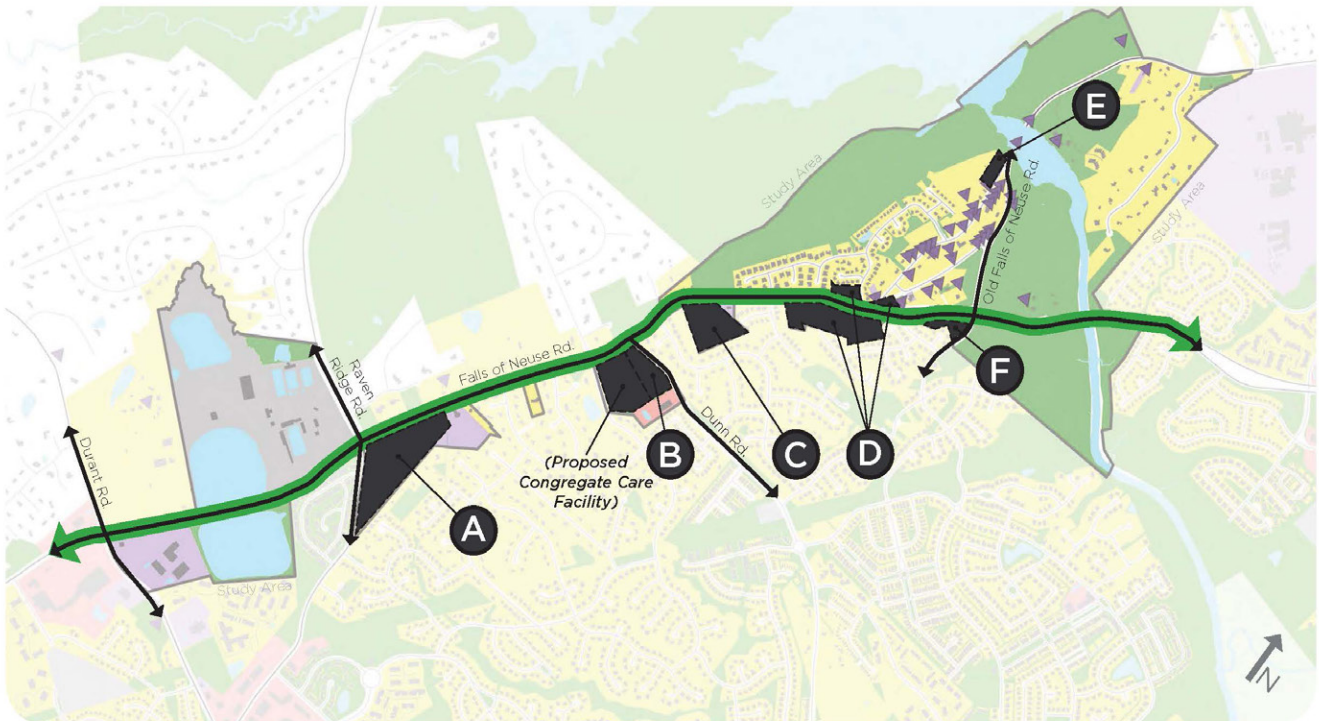
Overview

The City of Raleigh is in the process of updating the Falls of Neuse Area Plan, which includes the area along Falls of Neuse Road from Durant Road to just north of the Neuse River. 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

STUDY SITES



group discussions about potential development scenarios for key sites along the corridor (see Study Sites map above and scenario concepts in the 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.

Falls of Neuse Area Plan Update Community Workshop: Public Input Summary

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 ma-

Example of table notes

SITE A
Table #3
Like Tree Preservation along F.O.N. (on concept 2)
Like Option/Concept 1 Land Uses
2 Stories maximum, 30' feet max
Ensure Quality Tree Conservation along both roads
No Drive-through uses, Small retail preferred

SITE B
Prefer Assisted Living, Medical Office, Supportive uses for the Congregate care use

SITE C
Keep Office + Residential Mixed Use
Enforce Architectural Standards

SITE D
Either concept reasonable

SITE E
- Keep historical elements
- Concept 2
Arch. design

SITE F
- Increase Greenway Signalization for Pedestrians
- maintain Medians and add when appropriate

Example of visual survey

SITE 'D': CONCEPT '1'
Low Density Residential
Context: [Image of cottages]
[Map with green and red dots]
• 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

SITE 'D': CONCEPT '2'
Low & Moderate Density Residential
Context: [Image of townhouses]
[Map with green and red dots]
• 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 (RD)' townhome development
• Limit driveway access onto Falls of Neuse Road
• Meet 40% Tree Conservation / Reforestation Requirement

terials.

Par-

ticipants

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 document summarizes the input received for the sites and concepts presented (concepts are shown in the appendix). 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).

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



Falls of Neuse

Area Plan Update

Community Workshop: Public Input Summary

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 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 compliment senior apartments

Table 2 – Okay

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

Table 5 – Okay 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 C – Falls of Neuse North of Dunn Rd

Office and Residential Mixed Use Concept

Comments:

Table 1 – Okay to keep office

Table 2 – Okay

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

Concept 1 Low Density Residential



Falls of Neuse

Area Plan Update

Community Workshop: Public Input Summary

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 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 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)



Falls of Neuse

Area Plan Update

Community Workshop: Public Input Summary

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.



Falls of Neuse

Area Plan Update

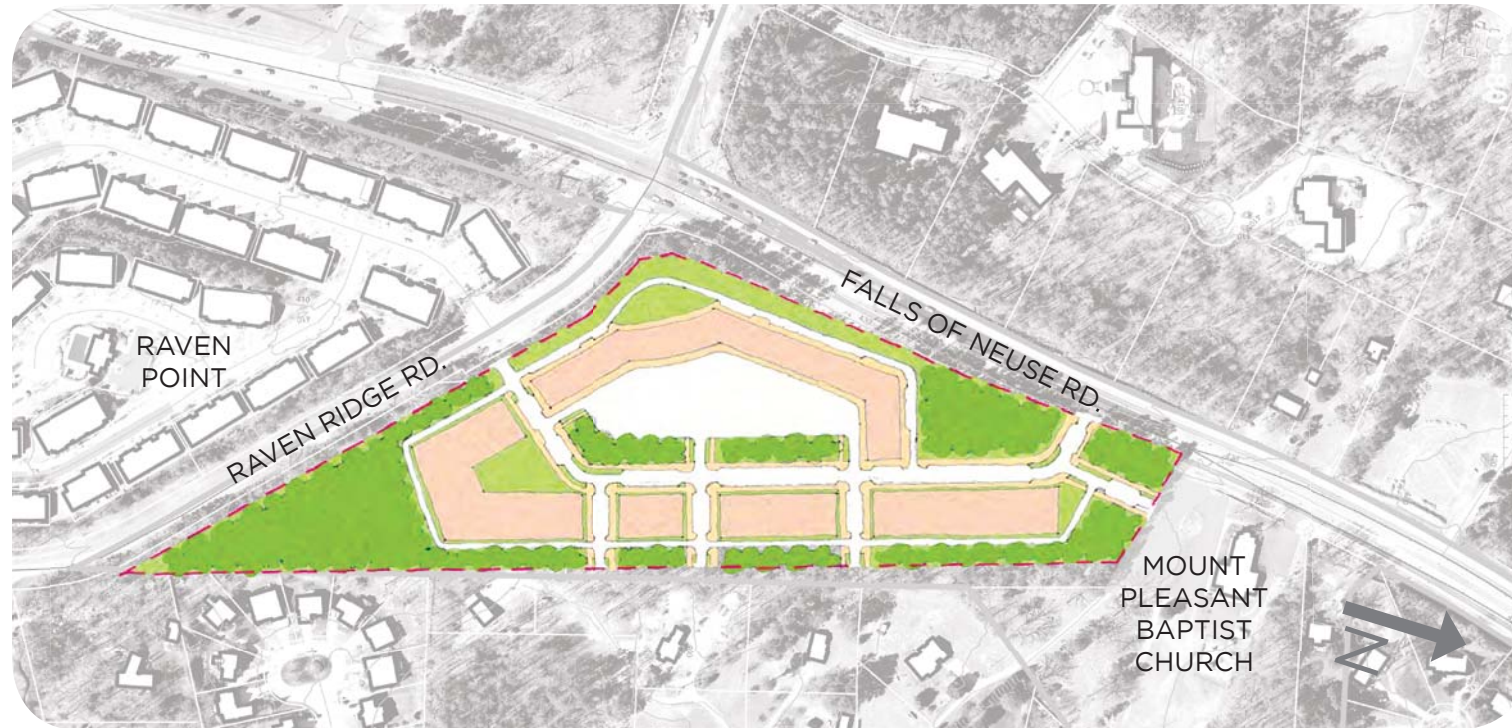
Community Workshop: Public Input Summary

Appendix: Scenario Concepts

SITE 'A' CONCEPTS



Context



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

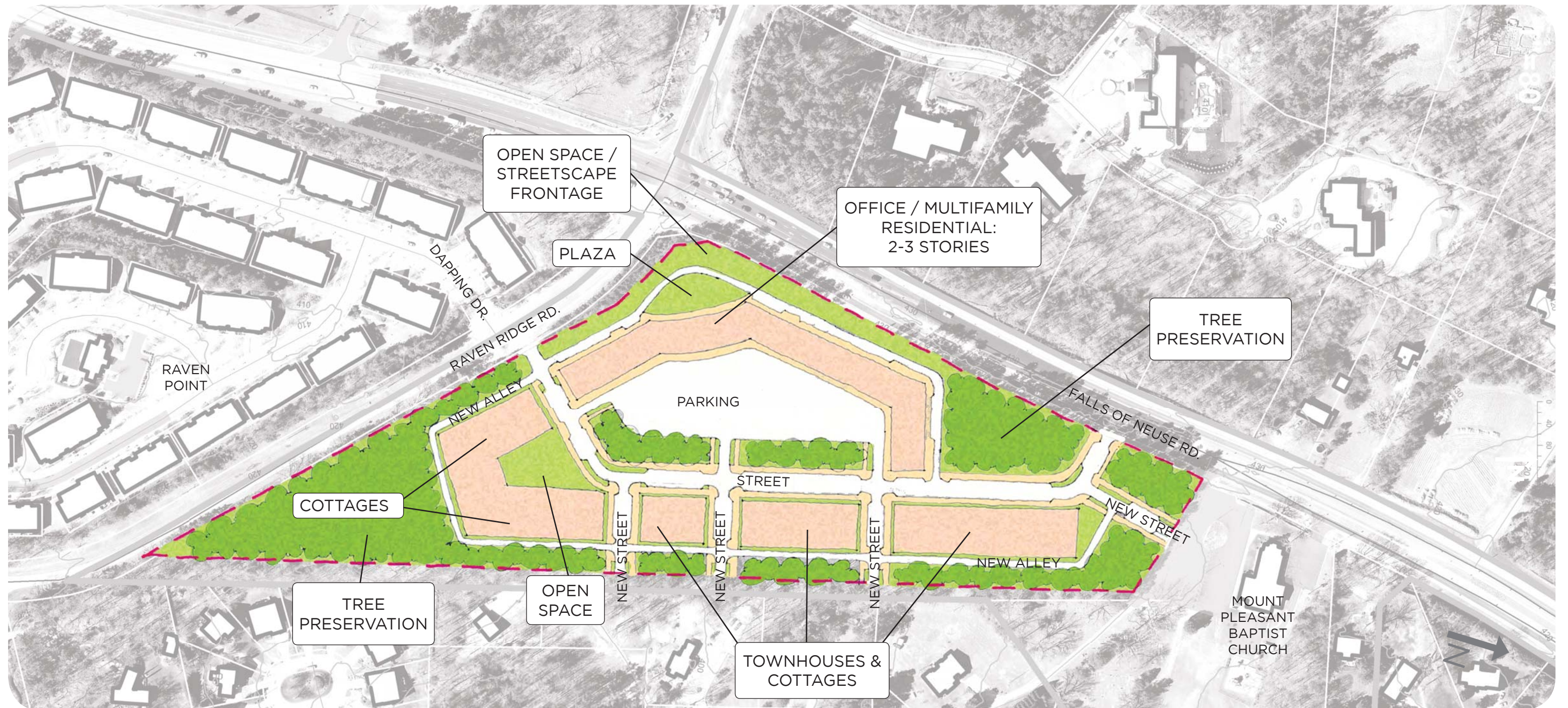
- Special land use scenario
- Incorporates a mix of commercial, office, and residential land uses
- Building frontage along Falls of Neuse Rd. & Raven Ridge Rd.
- Meets 40% Tree Conservation / Reforestation Requirement per Urban Watershed requirements
- Tree preservation zone between development and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

SITE 'A': CONCEPT '1'

Office & Residential Mixed Use



Context

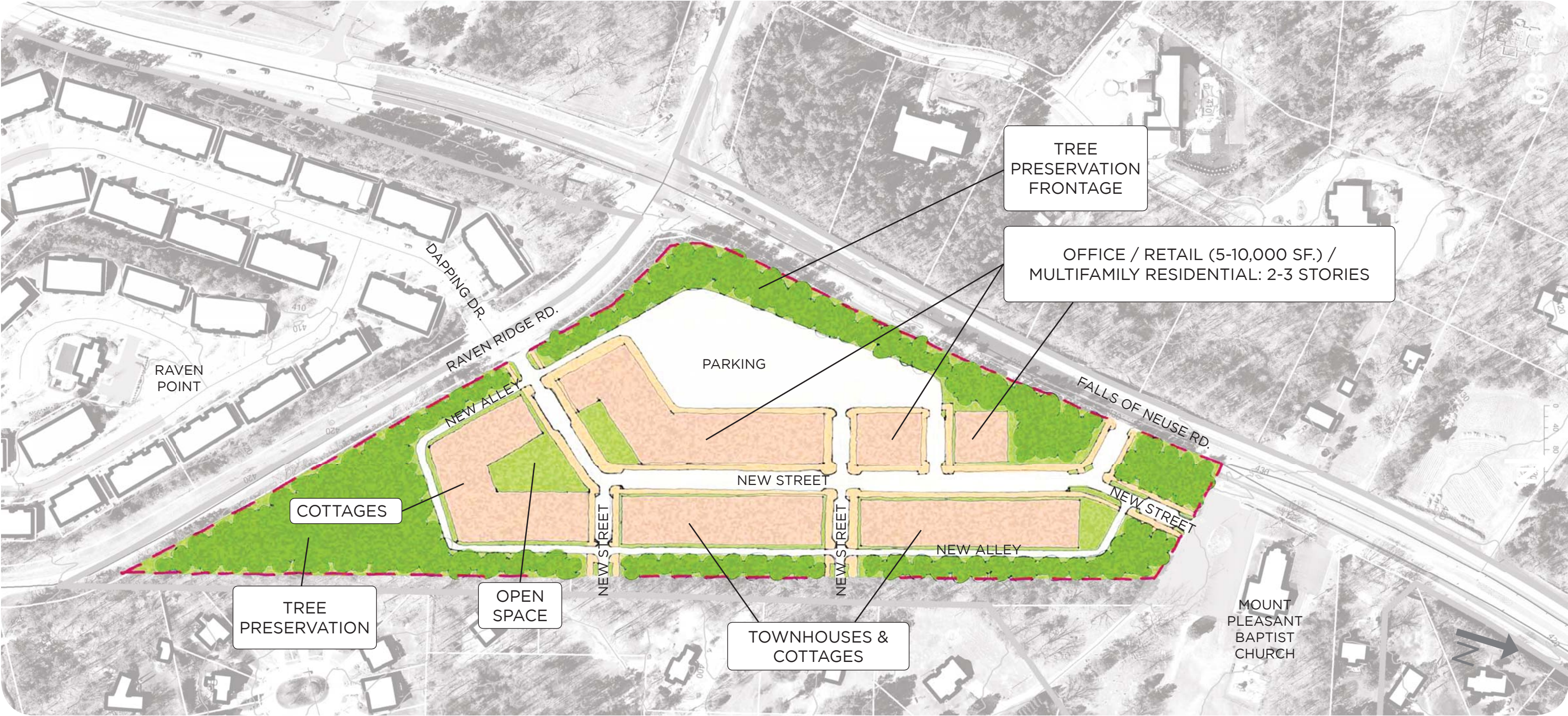


SITE 'A' CONCEPT '2'

Planned Unit Development

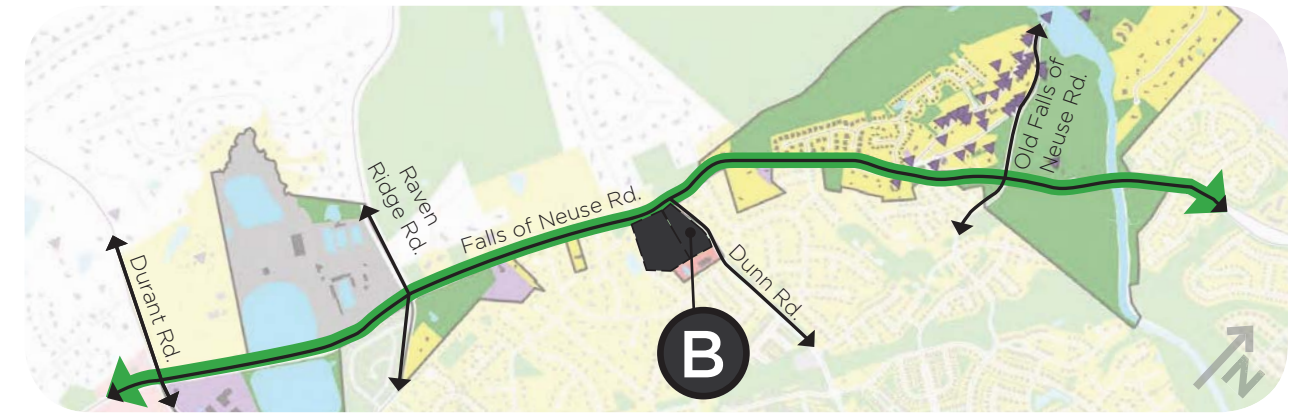


Context



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' 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

Low Density Residential



Context



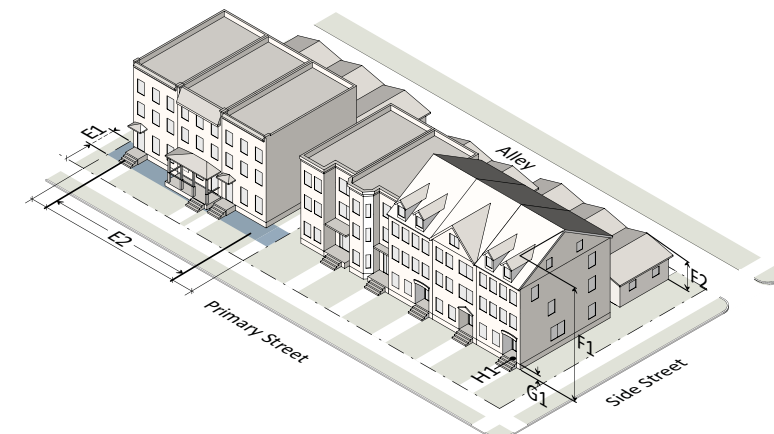
- Reclassify the sites from 'Office & Residential' to 'Low Density Residential' to support small lot / cottage court development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement Urban Watershed requirements

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 (R10)', townhome development
- Limit driveway access onto Falls of Neuse Road
- Meet 40% Tree Conservation / Reforestation Requirement

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)

SITE 'E': CONCEPT '2'

Neighborhood Mixed Use



Context



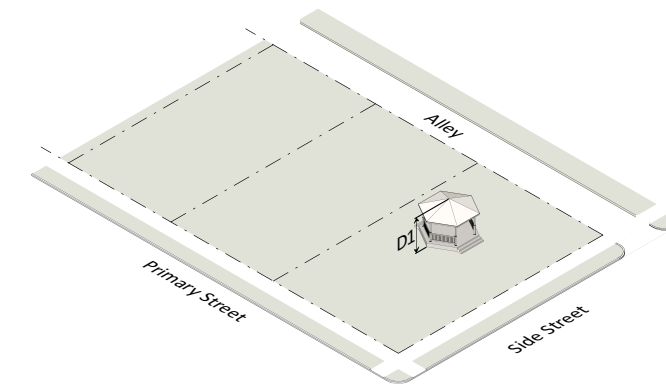
- Create an expanded mixed-use node near the intersection of Fonville Rd. and Falls of Neuse Rd. through adaptive reuse of existing structures and development of new retail facilities.

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

TRANSPORTATION IMPROVEMENTS

Vehicular:

- Long-range plans call for eventually expanding the corridor to six lanes north of Durant Rd.

Pedestrian:

- Consider a median at the Durant Road and Falls of Neuse Road intersection, including a **pedestrian refuge** on Durant Road on the east side of the intersection
- Construct a **sidewalk** along the west side of Falls of Neuse Rd. from Raven Ridge Rd. to I-540
- Provide pedestrian improvements at the intersection of Raven Ridge Rd. & Falls of Neuse Rd. to meet **ADA compliance**



Pedestrian Refuge



Crosswalks & Pedestrian Signals



Continuous Sidewalks

Table #1

A.1 - ~~remove office~~ from Concept 1. - ALL Residential
Access to Raven Ridge an issue (left turn)

A.2. No retail - Could be all residential
ie. Raven Pointe II
more R2 access should not line up w/ Dapping Dr.

B. - Could be assisted Living to
complement Senior Apartments

C. OK to keep office

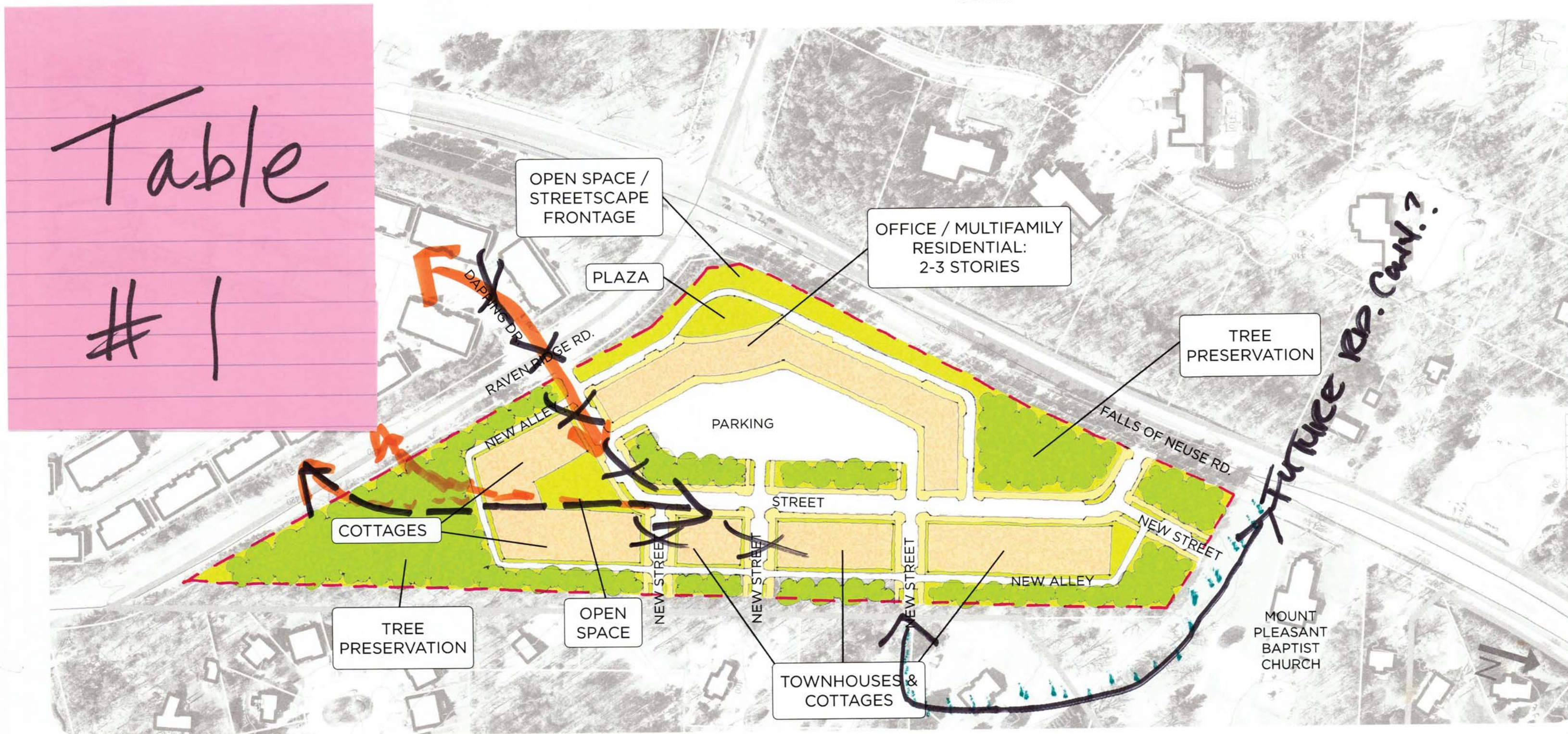
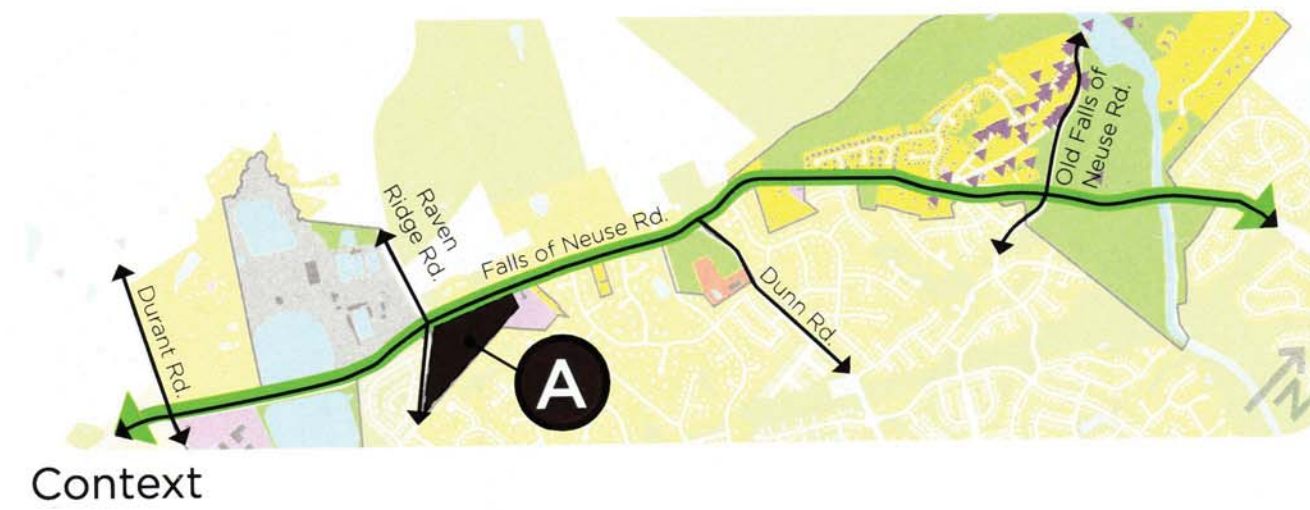
D. Low Density - D1.

E. Bike Shop - keep - maybe small
restaurant

F. Open Space - OK

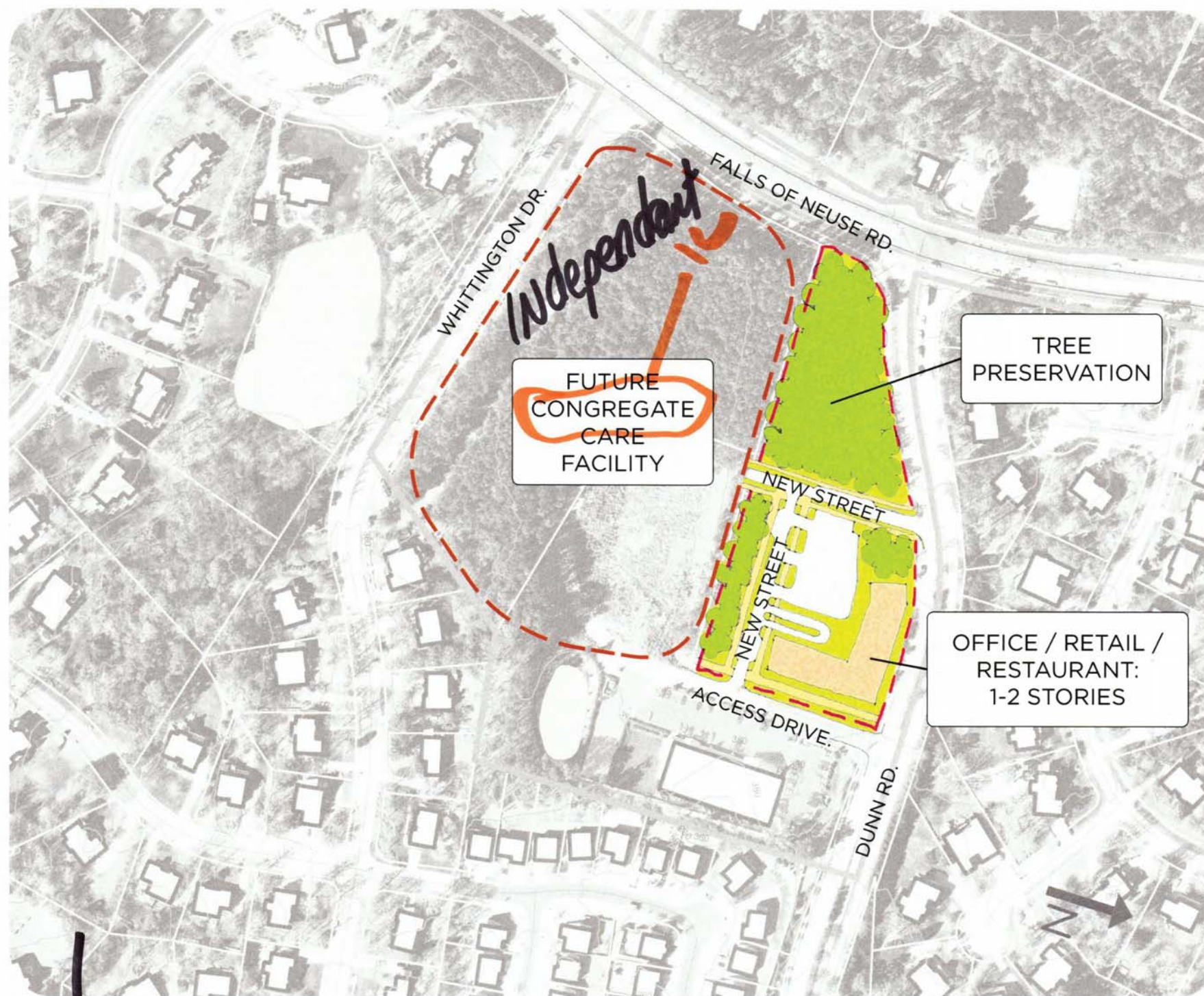
SITE 'A': CONCEPT '1'

Office & Residential Mixed Use



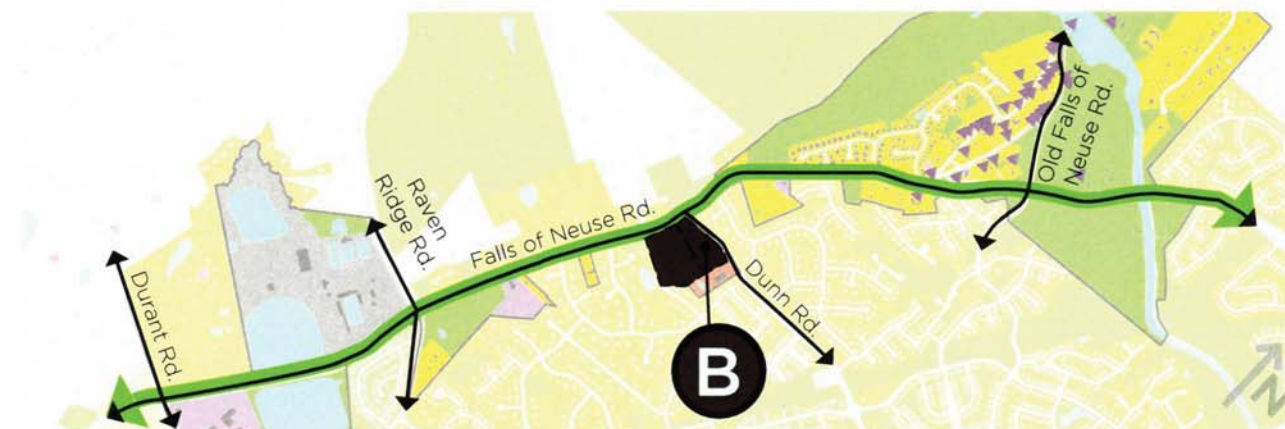
SITE 'B' CONCEPT

Neighborhood Mixed Use



assisted living - Memory Care

Shoppers of Bedford



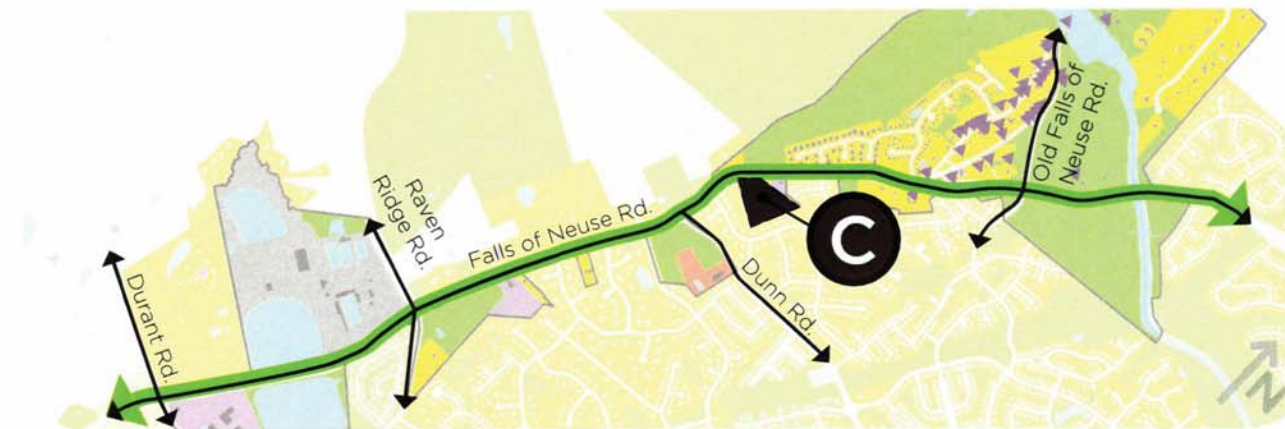
Context



- 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' 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': CONCEPT '1'

Low Density Residential



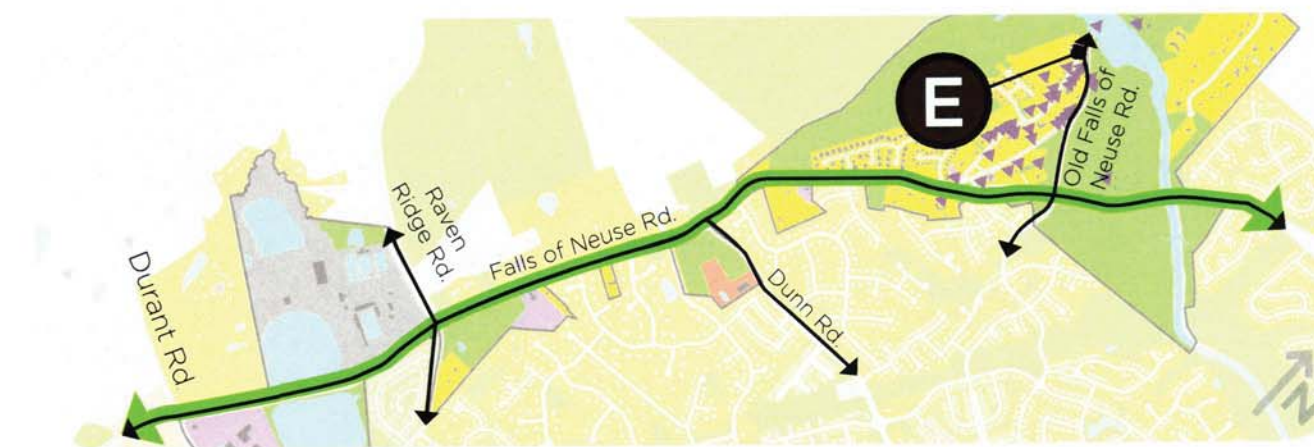
Context



- 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

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)

Table 1

- A - Concept 1

B - Assisted living

C - ✓ D - Concept 1

E - 1 F - ✓

2] A-Concept / like tree buffer

B-✓

E-1

C-✓

F-✓

O-Concept 1

3] A-Preserve trees along FON/RR/E. side

- General recommendations
- Medians w/green space
 - Ped crossings
 - 2 story max
 - 5-10,000 max retail
 - not so much connectivity
 - B-asst. living C-keep res.
 - O-Either concept
 - E-Either concept

4) A-1 B-neighborhood-serving retail,
possibly asst. living

C-signage should fit in context

D-THs preferred E-2 F-✓

5) A-prefer no office, like 1 better
than 2.

-Tree conservation-solid border

B-Asst. living C-✓ D-1

E-OK w/either F-✓

6) A-1

like transition from office
along FON to residential behind

- light pollution

7) A 3 for C1, 2 for C2

D-Concept 2

- no need sidewalk at WTP

10) Continuous tree buffers

A-2 prefer low-density res, 1

NOT OK

w/ office mixed use

"no office mixed use!"