

2017-06-21

Falls of Neuse Confirmation Group Meeting #2

WakeMed North Conference Room

Staff present: Jason Hardin, Bynum Walter

Consultants present: Deana Rhodeside, Ron Sessoms

Members present: Andi Curtis, Susan Burton, Linda Monaghan, Kerry O'Sullivan, John Toller, Sam Boyce, Randy Ray, Robert Wilson, John Purves, Bob Fry, Jim Morrison, Will Owens, Leon Cooke, Olalah Njenga

### **Opening Remarks**

- Project Manager Jason Hardin provided a welcome and discussed the role of the Confirmation Group, the current state of project, and the next steps for the plan

### **Presentation from project consultants**

- Deana Rhodeside gave a presentation to the group that touched on the following topics:
  - Background and purpose
  - Major takeaways from the existing 2006 plan
  - The community engagement process (Confirmation Group, public meetings on May 24 and June 21)
  - Community interests and concerns (honor and celebrate natural resources, protect natural resources, consider the scale of future development, accommodate active recreation)
  - Character zones
  - Cultural resources
  - Question – When will the survey go out and how will that work?
    - Jason Hardin stated that the survey will be distributed early next week, will be available on website, and will be distributed along same channels as information about plan meetings
  - Comment – the word “environmental” should be used in plan documents
  - Comment – a common theme is “I bought into the neighborhood and don’t want it to change”
  - Comment – theme is traffic, safety related to traffic
- Ron Sessoms, consultant, discussed several specific plan topics and considerations
  - Transportation conditions
    - Vehicular queues exist in several situations, including for southbound traffic on Falls of Neuse Road during the morning peak, westbound traffic Durant Road turning left onto Falls Of Neuse in the morning peak, and difficulty making left or right turns onto Falls Of Neuse from unsignalized side streets.
    - Pedestrian and bicycle conditions

- Market potential
  - Residential demand is strong. There is significant opportunity for detached homes, townhouses, and low-rise apartments
  - Retail. There are no gaps in supermarket coverage. There is some degree of market demand for restaurant/convenience retail
  - Office. Opportunity exists for small professional office, particularly medical office
- Land use philosophy
  - Protect rural/nature-based sense of place
  - Identify land uses compatible with existing character
  - Use market data to identify feasible scenarios
- Land use toolkit
  - Showed images of types of buildings that could fit into corridor
- Study sites
  - Site A – Falls of Neuse and Raven Ridge. Two options developed. Both with 40% tree conservation:
    - One with office, multifamily residential, detached residential
    - A similar option, but with small amount of retail
  - Site B – Falls of Neuse and Dunn
  - Site C – Area adjacent to existing dentist’s office
  - Site D – Individual lots that face onto FON
  - Site E – Commercial area at Falls Community/Neuse River Greenway
  - Site F – Potential park site
  
- Bynum Walter asked the group whether a scenario of 5,000-10,000 sf aligns with public input. Question is explored. Some say a “quality-of-life” or “complementary retail” would be appropriate to consider.
  
- Ron Sessoms provided a summary of overall options in comparison with the existing Future Land Use Map.
  
- Transportation improvements received additional discussion
  - Ron Sessoms discussed both vehicular and pedestrian improvements, with focus on short-term improvements
  - Jason Hardin stated that there is a funded NCDOT project to convert Capital Boulevard into a freeway