



Falls of Neuse Road Area Plan Update

Confirmation Group Orientation Meeting
May 1, 2016

Agenda

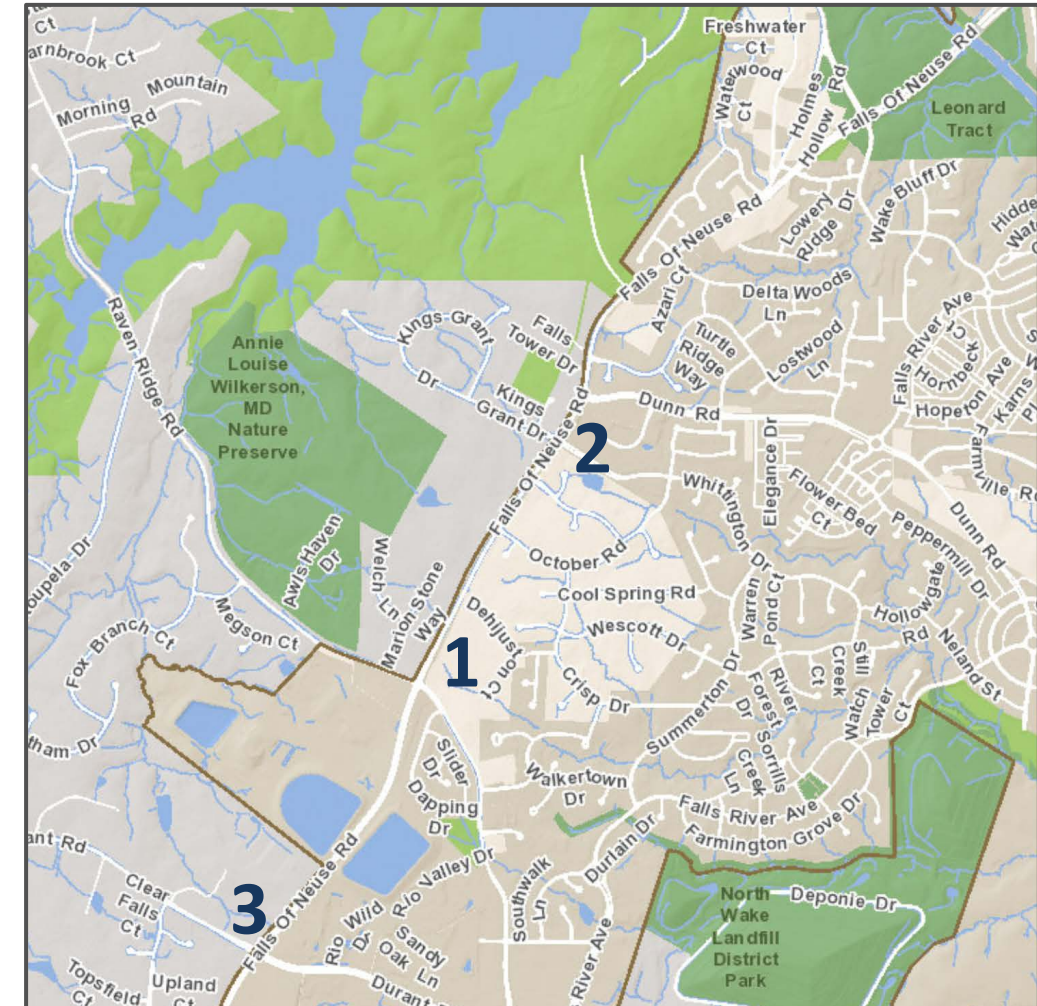
- Introductions
- Why a plan update?
- Recent development activity
- Existing plans
- Plan scope
- Roles of the Confirmation Group, Consultant, and Staff
- Plan process
- Timeline
- Next steps/Q&A

Reasons for an Update

- Much of the land within the plan area has been classified as a drinking water supply watershed, subject to overlay zoning that limits development intensity
- Recent land use controversies suggest a broader planning process is needed
- The widening and realignment of Falls of Neuse Road
- New recreational resources have opened, including the Neuse River Greenway and Annie Louise Wilkerson MD Nature Reserve, with further facilities planned or now under development
- The Wake County Transit Plan proposes all-day, hourly service between downtown Raleigh and Wake Forest utilizing this corridor
- The corridor is largely built-out, with only a few undeveloped sites remaining

Current/Recent Development Activity

- Z-15-16 Falls of Neuse/Spencer Ridge Master Plan
 - Awaiting resubmission by applicant
- Z-1-17 Falls of Neuse (south of plan area)
 - Rezoning from NX-3-PL-CU to same category (revised conditions)
 - Application under staff review
- Z-19-16 Falls of Neuse and Dunn
 - Rezoning from PD to OX-4-CU (for Congregate Care) approved by council
- ZP-889-16 (Wake County, Falls of Neuse and Durant)
 - Rezoning of portion of parcel from Residential-80 Watershed (R-80W) to Residential-40 Watershed (R-40W)



Existing Plans and Regulation

- Falls of Neuse Area Plan
 - Adopted in 2006
 - Part of the Comprehensive Plan, provides specific guidance for this area
- Comprehensive Plan
 - Current plan adopted in 2009, update underway
 - Overall policy guide, includes Future Land Use Map and other policies that shape development and public investment
- Unified Development Ordinance and Zoning Map
 - Regulations governing development

City of Raleigh | Corridor Plan Update

FALLS OF NEUSE

The map displays the Falls of Neuse corridor, highlighted in pink and outlined in orange. The corridor is situated in the eastern part of the city, adjacent to the Neuse River. Key streets shown include Falls of Neuse Rd, Old Falls of Neuse Rd, and various residential streets such as Norbury Pl, King Cross Ct, Fox Branch Ct, and others. The map also indicates the location of the Neuse River and other nearby roads like Wakefield Pines Dr and Queen Island Rd. A north arrow is present in the top right corner.

Plan Goals/Scope

- For the remaining undeveloped sites, identify land uses and scale of development that are viable in the marketplace and acceptable to the community
- Ensure land use policies are consistent with watershed protection
- Explore opportunities created by planned expansion of transit service
- Incorporate lessons learned from the implementation of the roadway project and consider potential future changes

Confirmation Group

- Members selected by City Council to provide oversight of planning process, ensure it is reflective of community
- Oversight of the planning process in order to ensure that the process includes and reflects broad representation from the project area's stakeholder groups.
- Roster:

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

Mt. Pleasant Baptist Church
Villas at Falls Lake
Wood Spring
Wood Spring
WakeMed North
River Oaks
River Oaks
Enclave at Falls River
Raven Pointe
Wood Spring
Hadleigh
Bedford at Falls River
Unincorporated Wake County
Bedford at Falls River
Raven Pointe

Confirmation Group Role

- Group does not have final responsibility for the plan, but member participation and input is critical for achieving project success.
- Responsibilities:
 - Review and acknowledgement of the Plan scope, approach, and contract provisions
 - Represent and consider what is best for the project area
 - Attend Group meetings during the course of the study to discuss and provide input on Consultant Team submissions
 - Attend public meetings/workshops held during the study

Consultant/Staff Involvement

- Consultant
 - Rhodeside & Harwell – planning and design firm from Alexandria, Va.
 - Partners for Economic Solutions – Market Analysis
 - Timmons Group – Transportation Analysis
- Staff
 - City Planning
 - Comprehensive Planning
 - Urban Design Center
 - Historic Development Commission
 - Transportation
 - Parks, Recreation and Cultural Resources
 - Development Services
 - Public Utilities
 - Transit

Plan Tasks

- Land use analysis (staff, consultant)
- Market analysis (staff, consultant)
- Transportation analysis (staff, consultant)
- Community outreach (consultant, some events led by staff)
- Scenario development (consultant)
- Final report (staff, from information compiled/created by consultant)
- Adoption (Planning Commission, City Council)

Plan Process/Key Dates

- **Kickoff/Outreach (May)**
 - Compile existing conditions materials (May)
 - Project kickoff meeting/tour with Confirmation Group (**May 18**)
 - Public kickoff event (**May 24**)
 - Supplemental community outreach (throughout process)
- **Analysis (May-June)**
 - Market analysis/transportation analysis (May - June)
 - Transportation improvement recommendations (May - June)
 - Menu of development scenarios (May)
- **Community Workshop (June)**
 - Confirmation group meeting #2 (**June 21**)
 - Community workshop (**June 21**)
- **Development Alternatives/Final Report (July-August)**
 - Confirmation group meeting #3/refinement of development scenario (July)
 - Draft report
 - Public presentation of staff report
- **Additional Public Review/Adoption**
 - Planning Commission
 - City Council

Next Steps/Q&A

- Staff will create and distribute briefing book
- May 18: Confirmation Group Meeting 1 (tour in a.m., meeting late afternoon)
- May 24: Public kickoff event (evening)
- Questions?