



Falls of Neuse
Area Plan Update



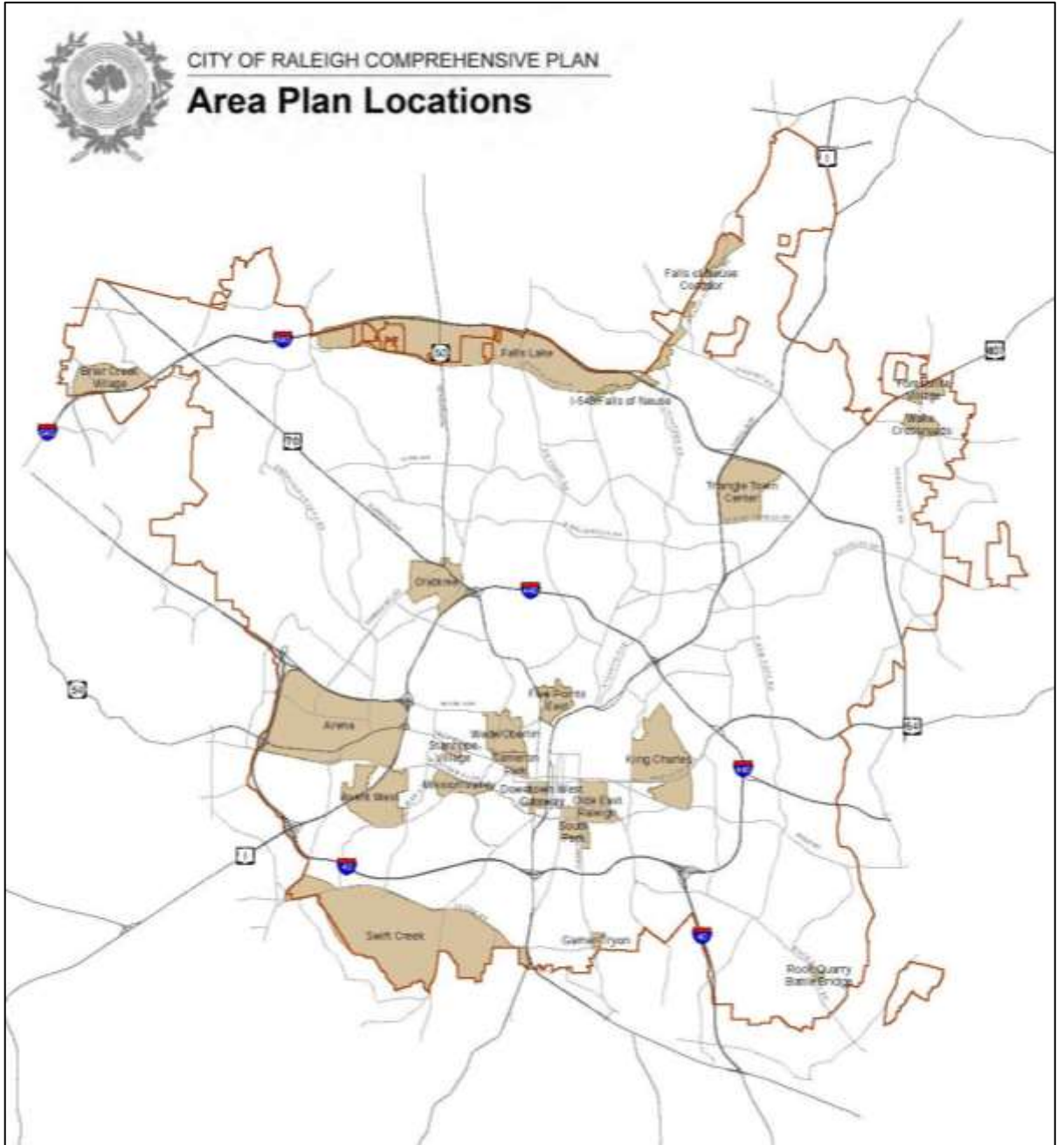
Public Meeting
August 10, 2017



AGENDA

- Area Plans
- Public Input Process
- Existing Conditions
- Presentation of Draft Recommendations
- Q&A
- Table Discussions

Area Plans provide detailed information and solutions to guide the future physical and regulatory characteristics for particular areas of the city.



AREA PLAN PROCESS AND SUBSTANCE

- Involve the community in developing a long-term vision
- Define policies and actions that will guide how the area should be maintained or changed in the future
- Identify future land uses
- Recommend future infrastructure such as improvements to sidewalks or parks
- Provide design guidance
- Often used to analyze rezoning requests

AREA PLAN PROCESS

Data Gathering

Identifying Issues and Opportunities

Potential Land Use Scenarios

Final Recommendation

Plan Adoption

Implementation

You are here

FALLS OF NEUSE COMMUNITY ENGAGEMENT PROCESS

Confirmation Group

- Selected by Council to ensure planning process is reflective of community input
- Met five times during process

Consultant

- Rhodeside & Harwell brought in to lead input process and develop recommendations

Public Meetings

- Kickoff workshop in May
- Community workshop in June
- Draft recommendations in August

Other Input/Communication

- Survey (in conjunction with community workshop)
- Project page
- Draft plan review/public comment period



COMMUNITY ENGAGEMENT: SURVEY



- Open for three weeks in July
- More than 120 responses
- Asked for preferences regarding concepts for specific areas, overall thoughts
- Added to data gathered during in-person workshops

2006 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.

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

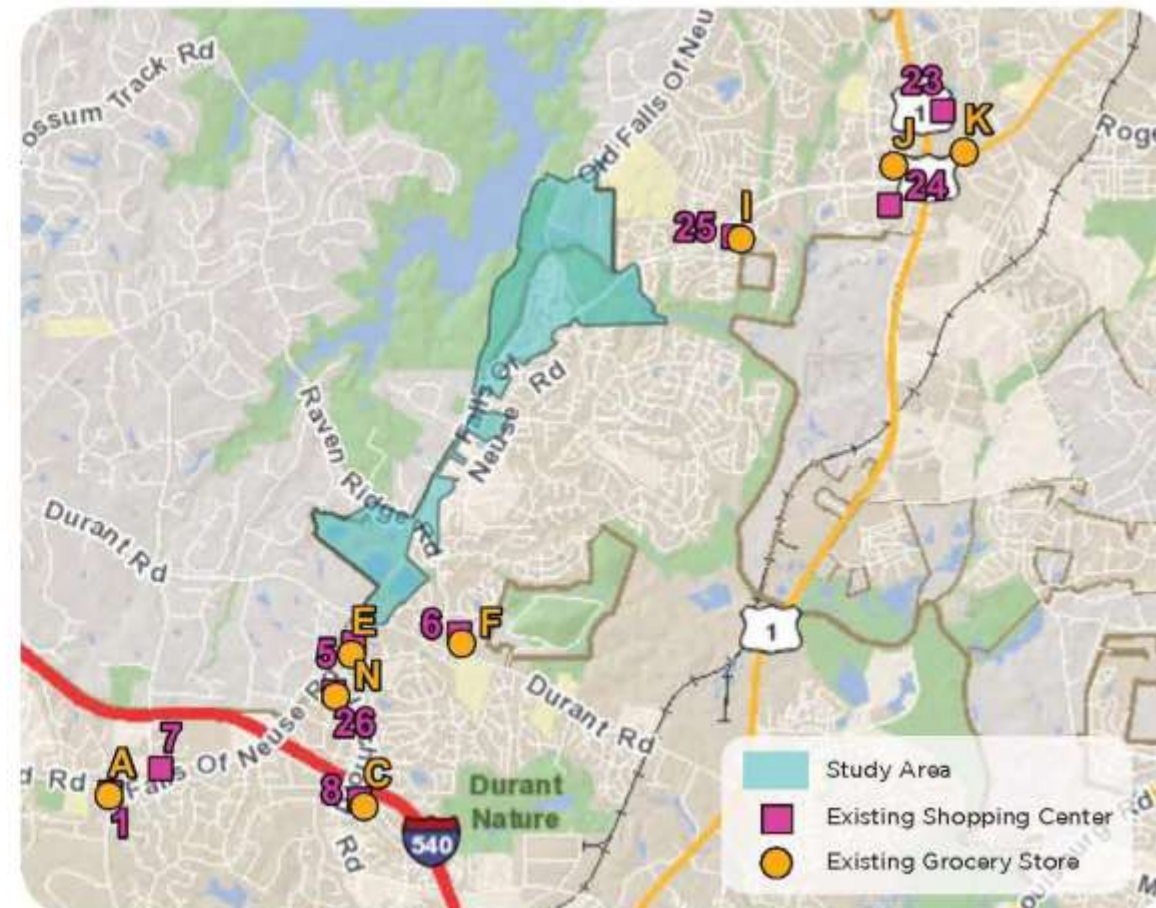
- Residential market is strong
- Small lot single family, townhouses or low-rise apartments most feasible within study area sites

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.)



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



THREE GENERAL CHARACTER ZONES



COMMUNITY 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



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

PLAN RECOMMENDATIONS: THREE THEMES



**PARKLIKE
CHARACTER**



**ACTIVE
LIVING**



**RECREATION
HUB**

PARKLIKE CHARACTER

- **FON 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.
- **FON Frontage** - A Parkway frontage should be applied to properties being developed or redeveloped along Falls of Neuse Road and Raven Ridge Road.
- **FON Forestation and Conservation** - Wooded sites should maintain a 40% tree conservation area, meaning existing trees must be preserved on at least 40% of the area. Where existing trees do not equal 40% of the site or meet forestation standards, forestation should supplement the existing tree conservation area, for a total of 40%.



PARKLIKE CHARACTER

- **FON Area Conservation** - Protect environmentally significant areas 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.
- **FON Parking Lots and Drive-Through Facilities**
Parking should be located behind or beside buildings. Drive-through facilities should not be allowed.
- **FON Corridor Signage** - Commercial signage should consist of low-profile ground signs. Signage should not be digital or internally-lit.



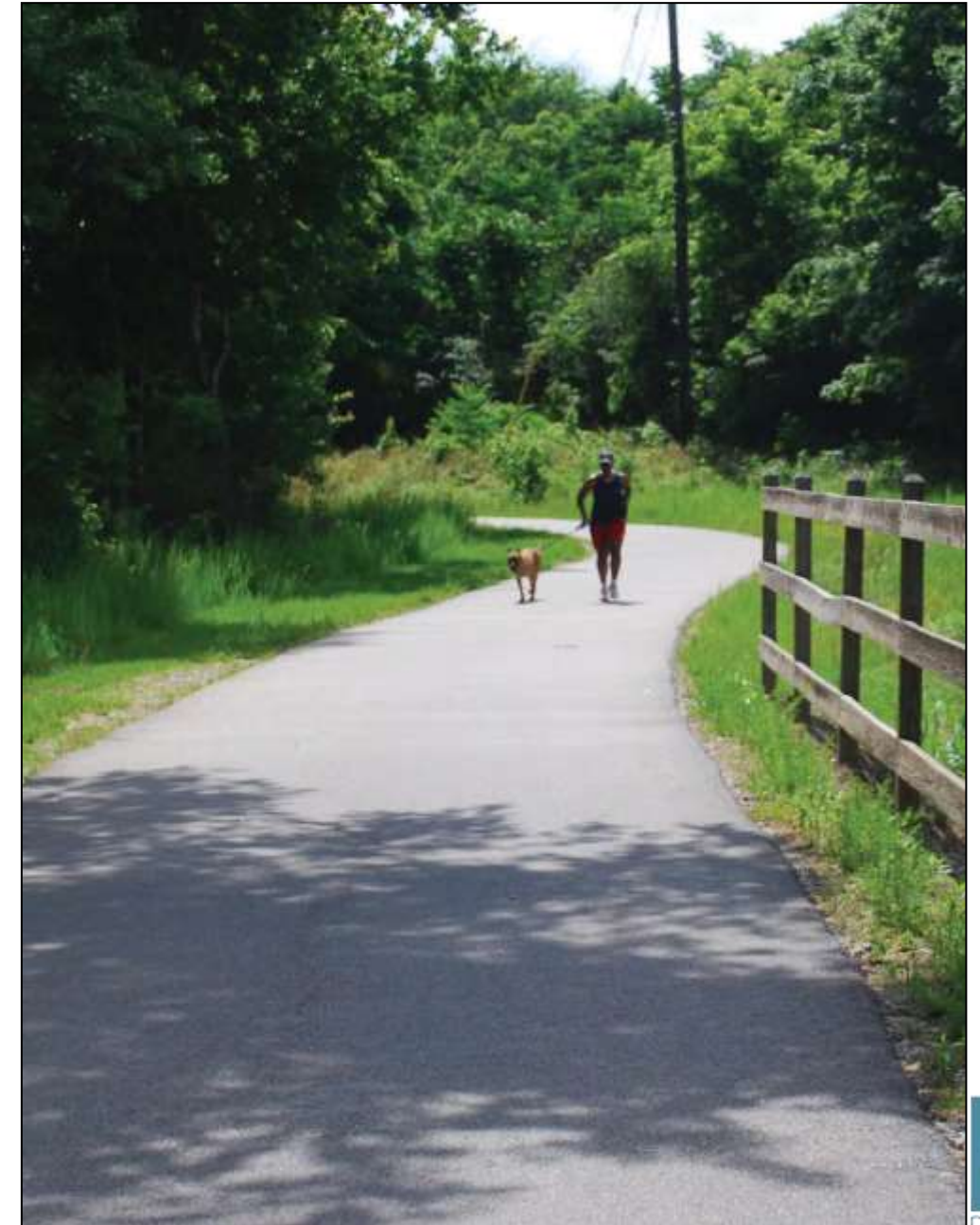
PARKLIKE CHARACTER

- **Falls Community** - The character and the design of new development or redevelopment in the historically-significant Falls community should reflect in material and character the unique enclave of existing homes in the neighborhood.
- **FON Corridor Lighting** – Other than streetlights, light fixtures should be limited to 15 feet in height and should be full cutoff.



ACTIVE LIVING

- **Neuse River Trail Access** - Provide additional vehicle parking at or near the entrance to the Neuse River Trail.
- **Falls of Neuse/Raven Ridge Pedestrian Improvements** - Make pedestrian improvements at the intersection of Raven Ridge / Falls of Neuse Road to make the intersection ADA (Americans with Disabilities Act) compliant. Improvements include:
 - Installation of pedestrian actuation and pedestrian heads for the southern and western intersection crosswalks.
 - Construction of wheel chair ramps in the southwest intersection quadrant.



ACTIVE LIVING

- **Falls of Neuse Sidewalk Extension** - Construct a sidewalk and install street lighting 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.



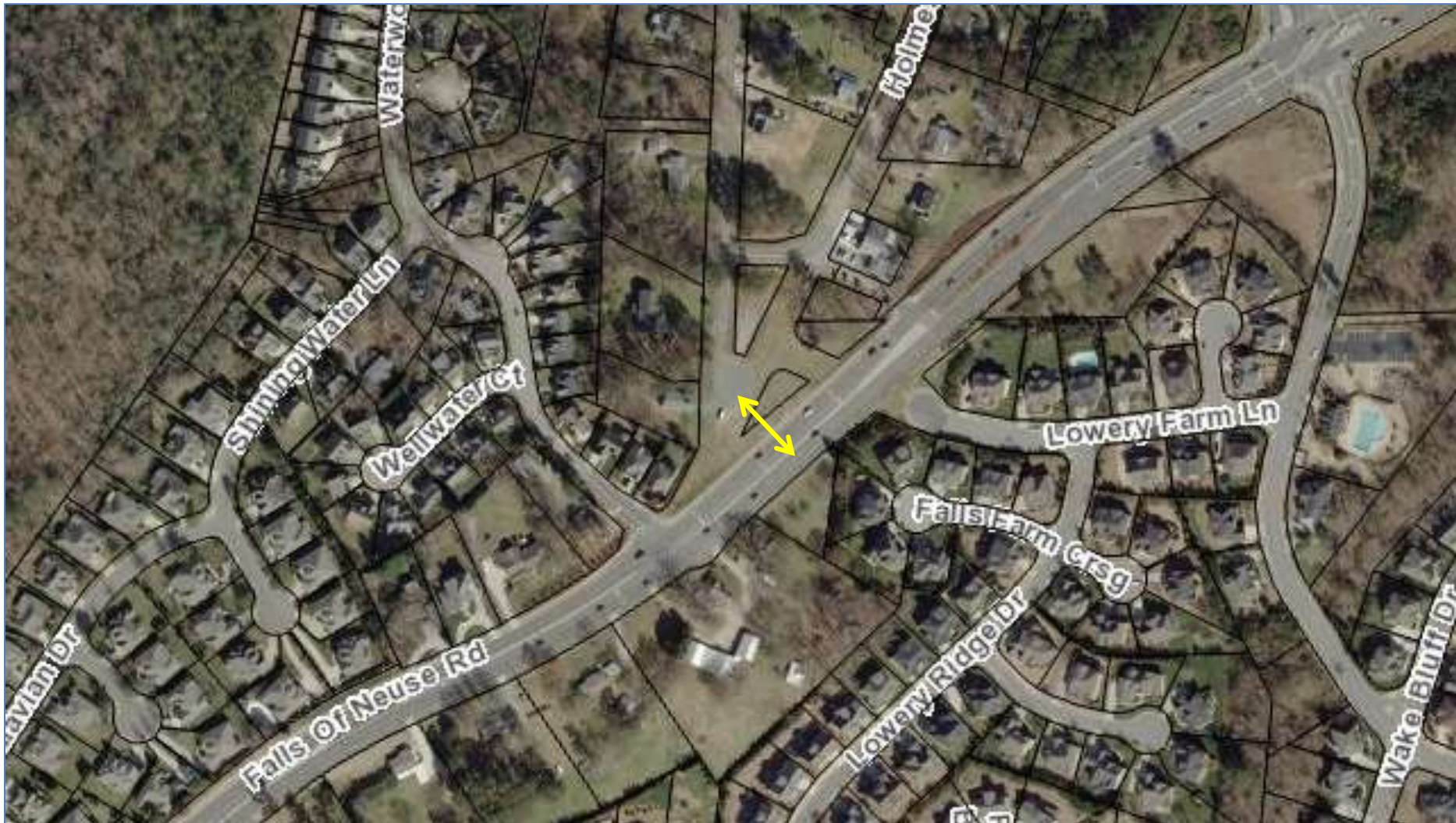
ACTIVE LIVING

- **Falls of Neuse/Durant Pedestrian Improvements**
 - Restripe westbound Durant Road approach at Falls of Neuse Road to include dual left-turn lanes and a single shared through / right-turn lane.
 - Widen existing concrete island on Durant Road on the east side of the intersection to create a refuge for pedestrians crossing Durant Road.
 - Restripe western intersection leg to properly align with westbound through traffic flow.



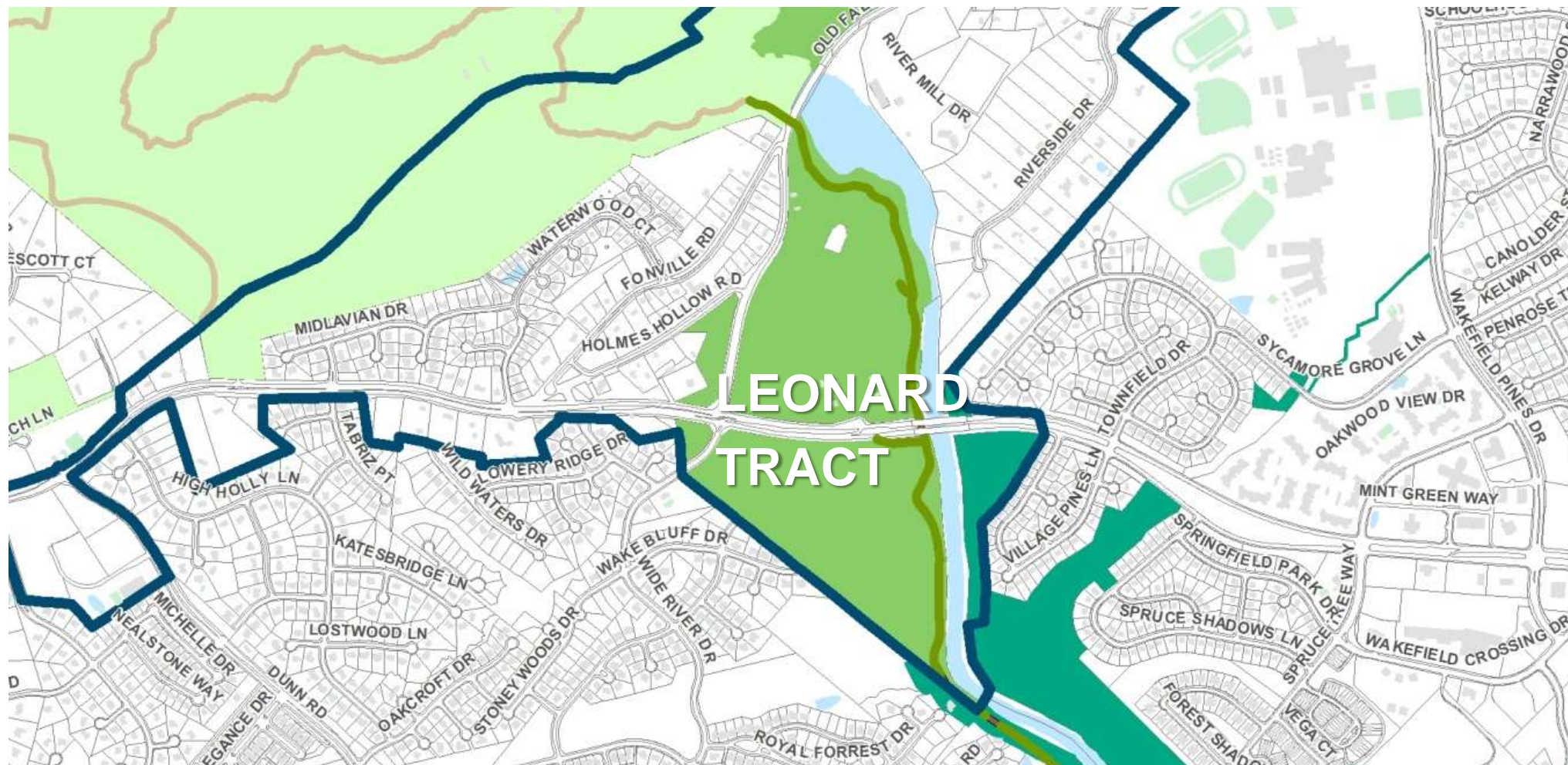
ACTIVE LIVING

- **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.



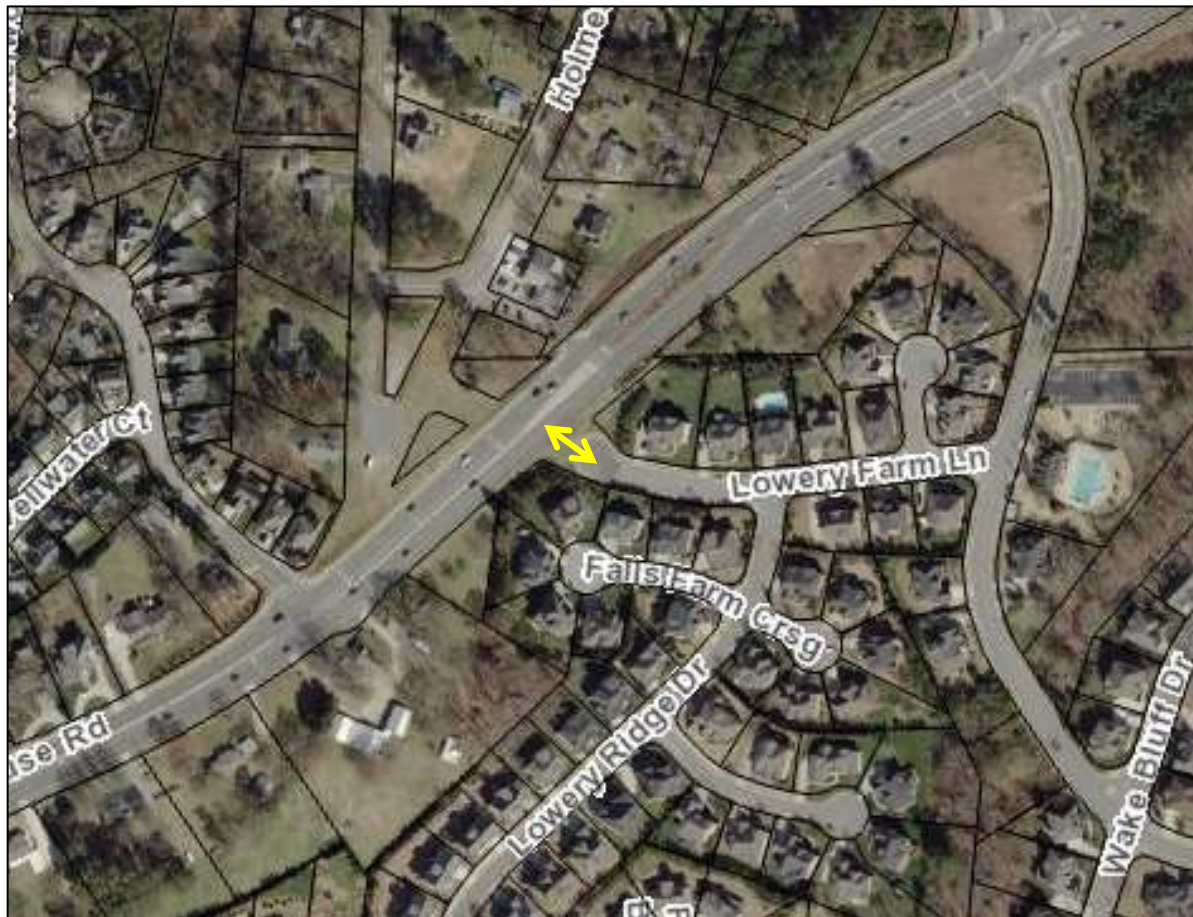
RECREATION HUB

- **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.



RECREATION HUB

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



RECREATION HUB

- **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 to be consistent with the City's BikeRaleigh plan.



RECREATION HUB

- **Falls Retail**
 - 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 the future whitewater park.
 - 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 and no larger than 4,000 square feet, with new impervious surfaces minimized. Hours of operation should generally follow those of the nearby recreational facilities.



RECREATION HUB

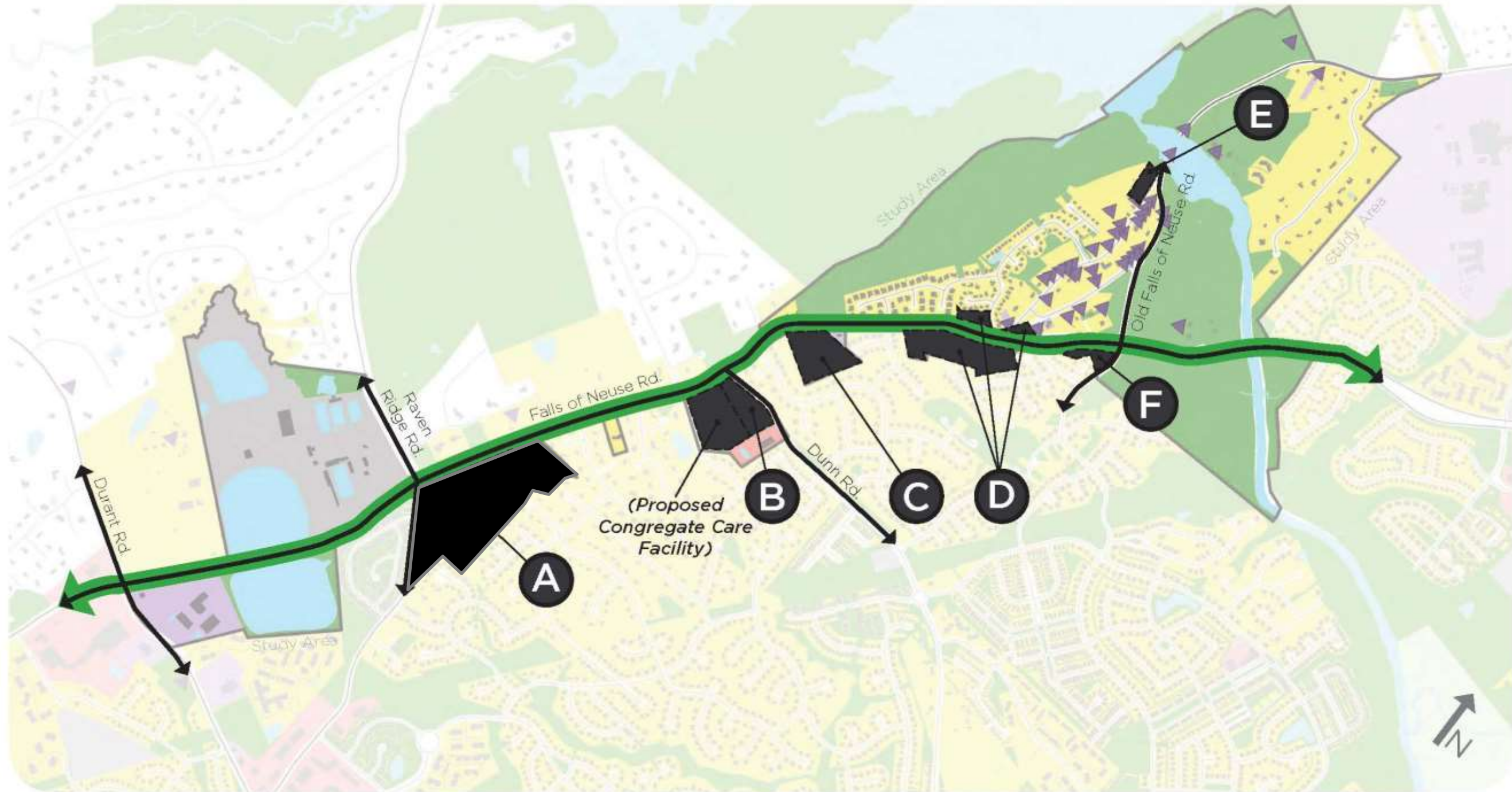
- **Identity** - Promote and strengthen the area's identity as hub for recreational activity and natural scenery for the region. All relevant City maps or documents should refer to the area as Falls North.



OTHER GENERAL RECOMMENDATIONS

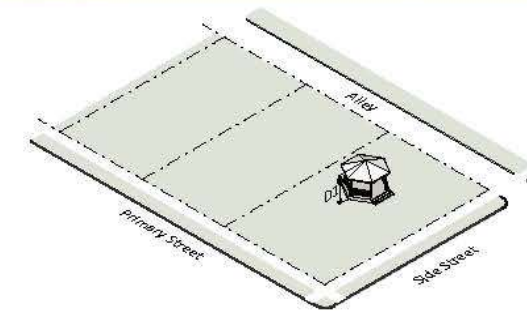
- **FON Residential Access** - New detached residences fronting Falls of Neuse Road are discouraged.
- **FON Frontage Lots** - Small frontage lots on Falls of Neuse Road should be recombined for development rather than redeveloped individually.
- **Dehijuston/Raven Ridge Road Connection** - A new public street should connect Dehijuston Court with Raven Ridge Road.

SITE-SPECIFIC RECOMMENDATIONS



SITE F: CONCEPT AND RECOMMENDATION

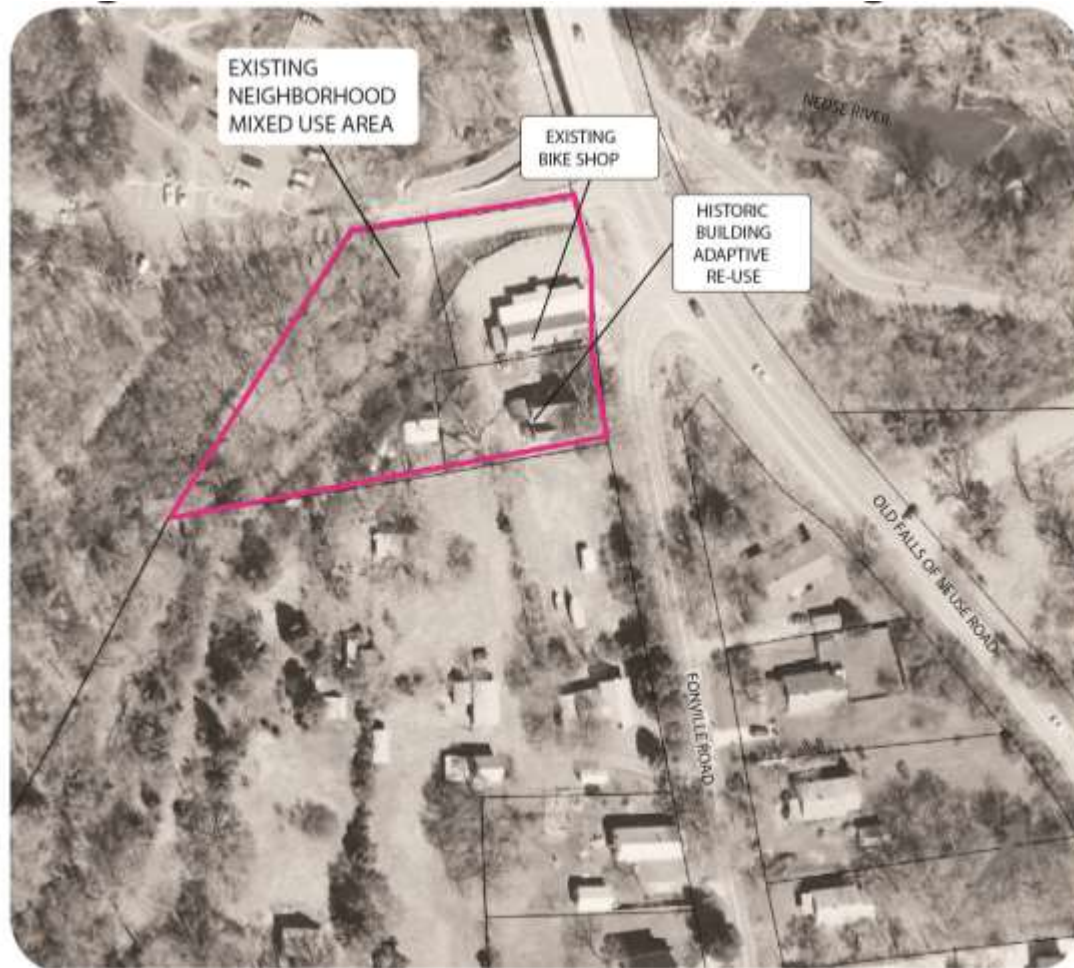
PUBLIC PARKS & OPEN SPACE



- 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

SITE E: SCENARIOS

1. Neighborhood Mixed Use: Existing Area



2. Neighborhood Mixed Use: Expanded Area



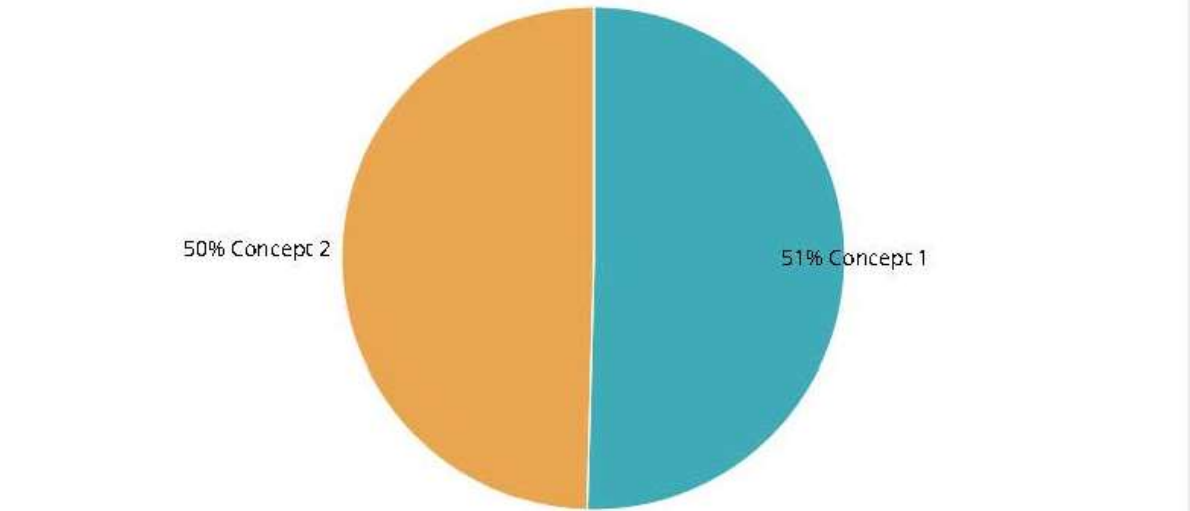
SITE E: PUBLIC INPUT

Community Workshop

Comment	Response From Each Table
Prefer Concept '1'- retain current 'Neighborhood Mixed Use' area	1, 2, 10
Prefer Concept '2'- expand 'Neighborhood Mixed Use' area	2, 3, 4, 9
Additional Comments	
More input needed from adjacent neighborhood	

Survey

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



50%	Concept 1	58 ✓
50%	Concept 2	57 ✓

115 votes

SITE E: RECOMMENDATION HYBRID SCENARIO (SMALL EXPANSION)



SITE E: RECOMMENDATION HYBRID SCENARIO (SMALL EXPANSION)



- 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 and no larger than 4,000 square feet, with new impervious surfaces minimized. Hours of operation should generally follow those of the nearby recreational facilities.

SITE D: SCENARIOS

Low Density Residential



Low & Moderate Density Residential



SITE D: PUBLIC INPUT

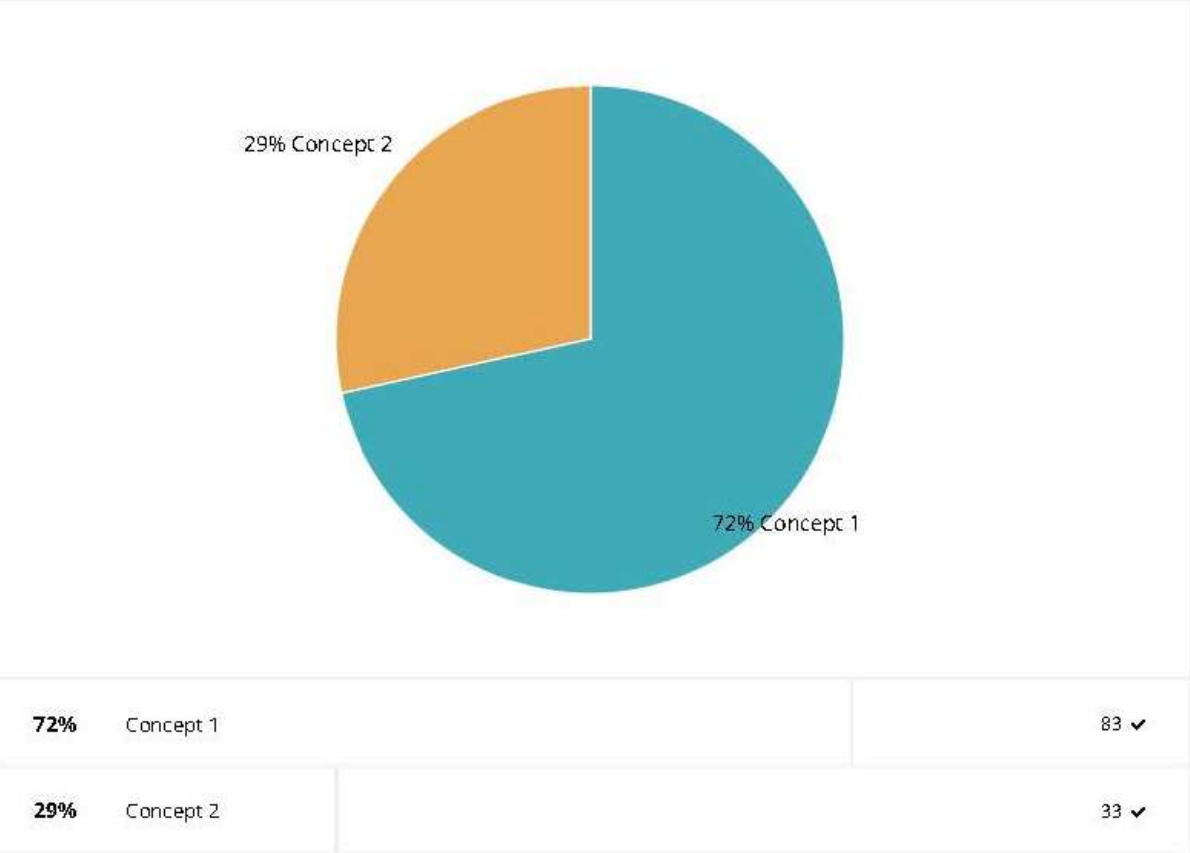
Community Workshop

Comment	Response From Each Table
Prefer Concept '1'- retain current 'Neighborhood Mixed Use' area	1, 2, 10
Prefer Concept '2'- expand 'Neighborhood Mixed Use' area	2, 3, 4, 9
Additional Comments	
More input needed from adjacent neighborhood	



Survey

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



SITE D: RECOMMENDATION



Context



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

SITE C: CONCEPT AND INPUT

Office & Residential Mixed Use

Comment	Response From Each Table
Prefer concept as shown	1, 2, 3, 9
Reinforce architectural standards	3, 4
Limit building scale	4, 5
Discourage residential use	9
Office use not appropriate due to traffic-prefer low density residential. Consider connections to adjacent residential streets	10



Context



- Retain current Office & Residential Mixed-Use classification
- Small office uses encouraged
- Office buildings should be one or two stories and incorporate features such as a gable roof to blend with adjacent residential neighborhoods
- Building facades should be made of materials such as wood, stone, brick, and similar treatments to harmonize with the natural character of Falls of Neuse Road

SITE C: RECOMMENDATION

Office & Residential Mixed Use



Context

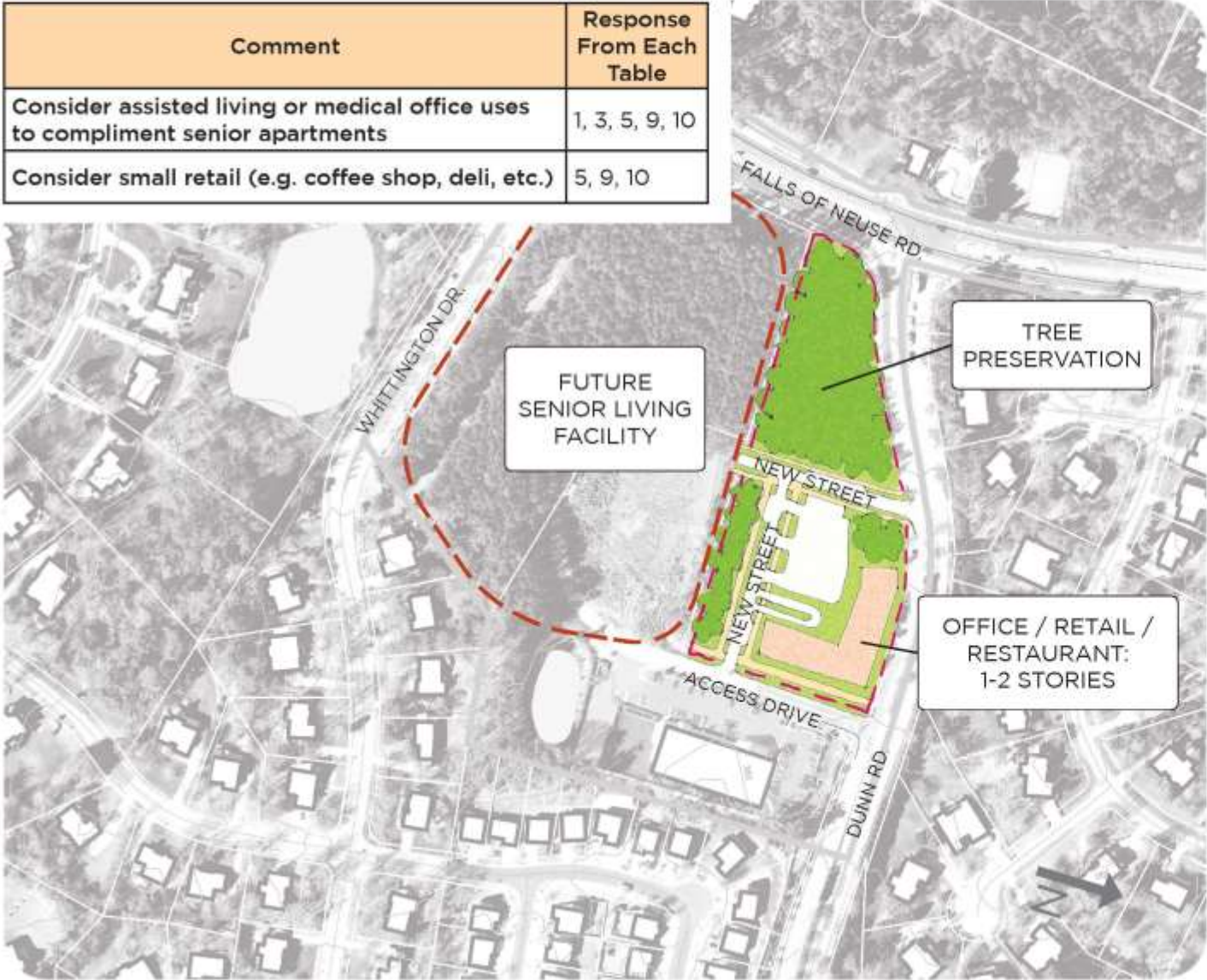


- Retain current Office & Residential Mixed-Use classification
- Small office uses encouraged
- Office buildings should be one or two stories and incorporate features such as a gable roof to blend with adjacent residential neighborhoods
- Building facades should be made of materials such as wood, stone, brick, and similar treatments to harmonize with the natural character of Falls of Neuse Road
- Signage should not be electronic

SITE B

Neighborhood Mixed Use

Comment	Response From Each Table
Consider assisted living or medical office uses to compliment senior apartments	1, 3, 5, 9, 10
Consider small retail (e.g. coffee shop, deli, etc.)	5, 9, 10

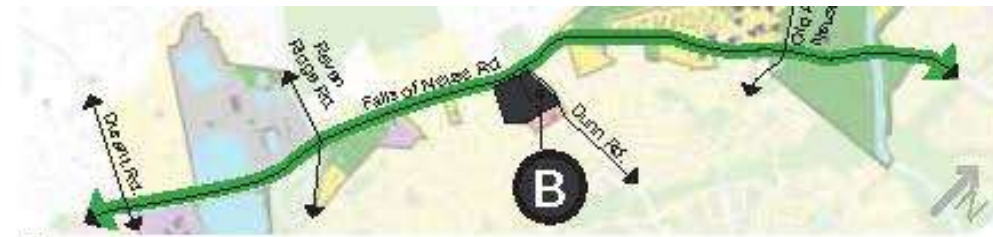


Context



SITE B: RECOMMENDATION

Neighborhood Mixed Use



Context



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.

SITE A: SCENARIOS



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



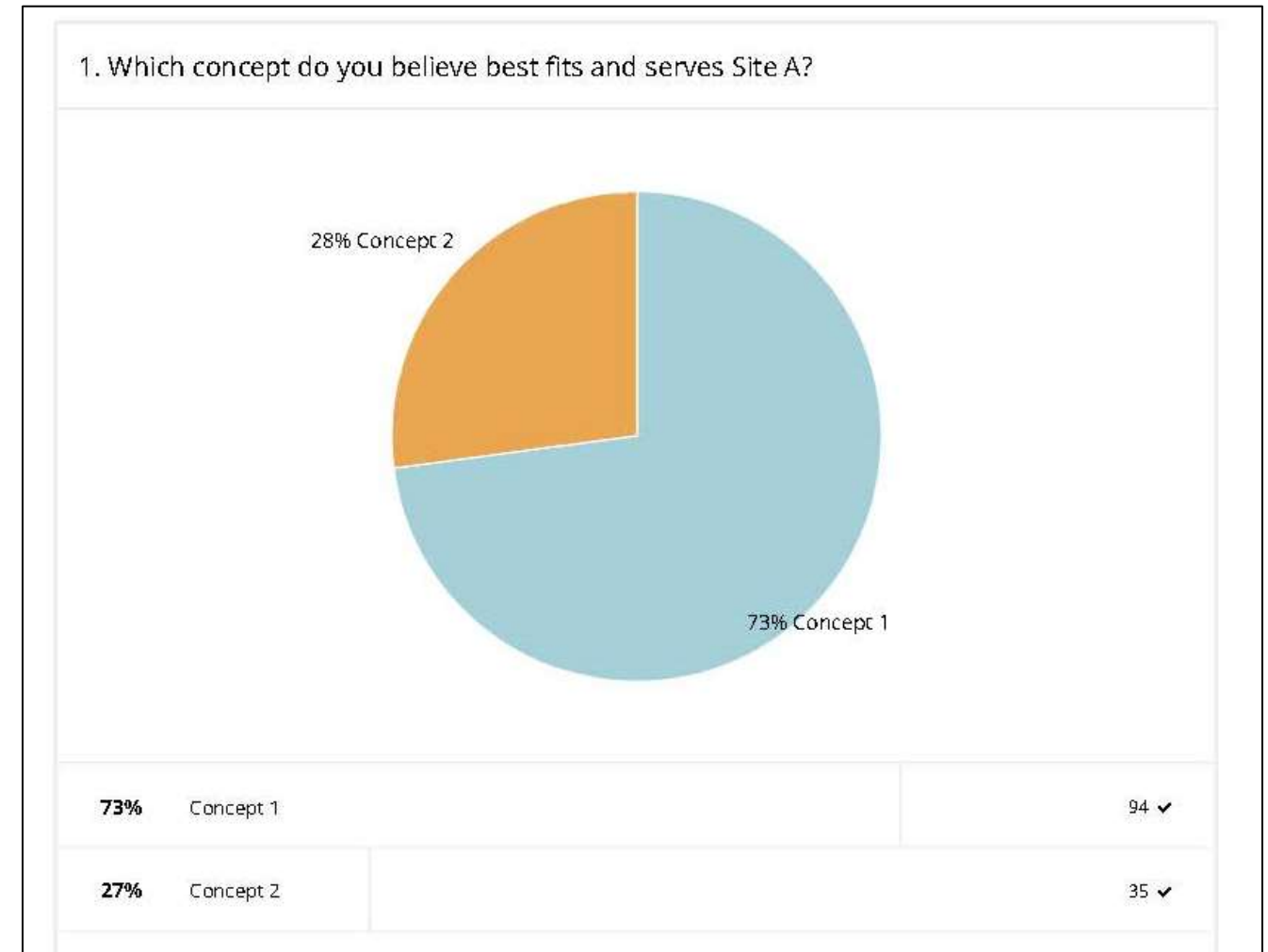
Concept 2: Planned Unit Development

- 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: PUBLIC INPUT

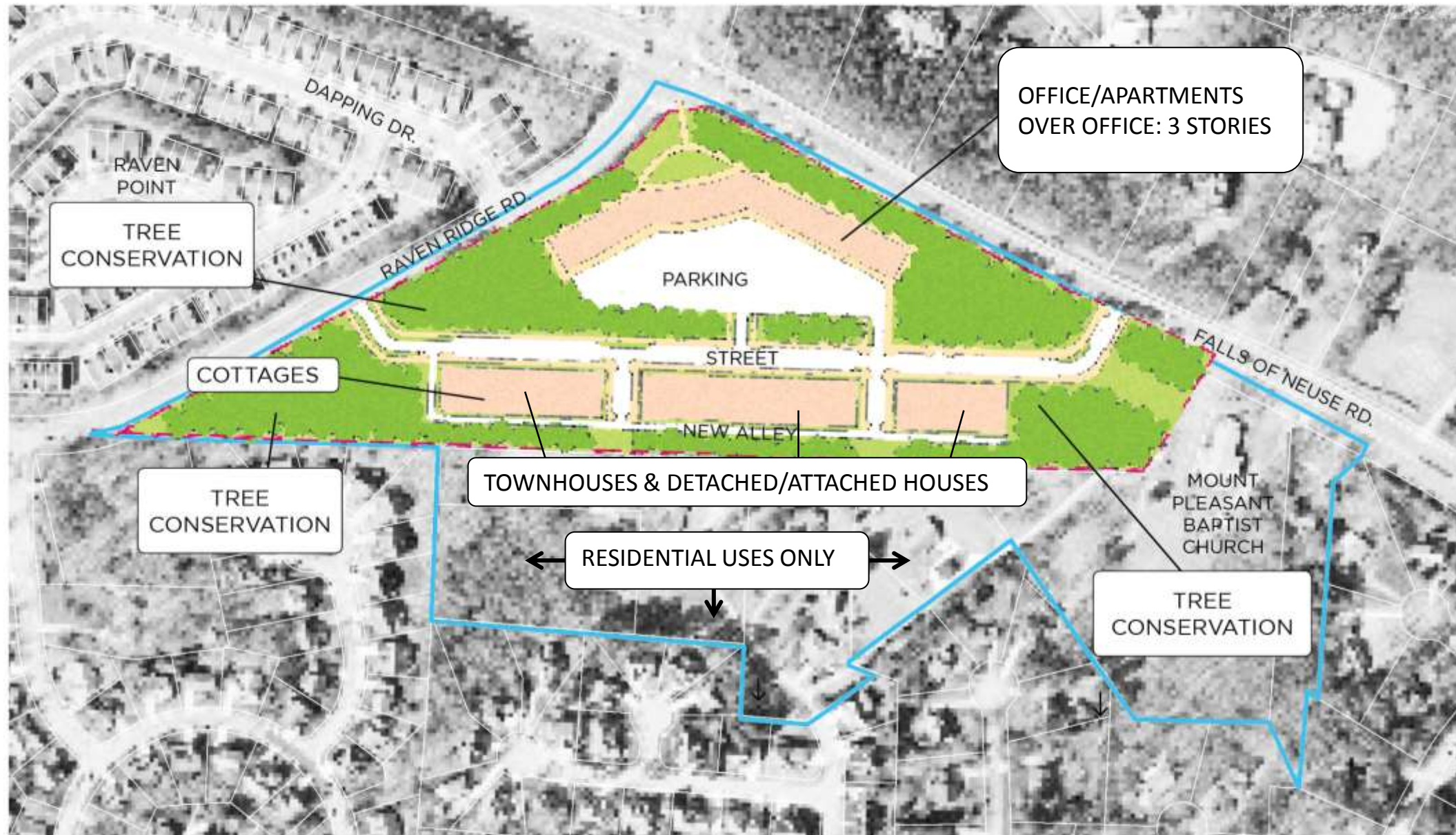
Community Workshop

Comment	Response From Each Table
Prefer Concept '1'	1, 2, 3, 4, 6
Incorporate limited/small retail uses	3, 4, 9
Consider residential only development. Would prefer moderate/low density residential over office uses.	5,10
Prefer tree preservation concept shown in Concept '2'	2,3
Limit development to two stories or 30' height	3
Consider realigning the Raven Ridge Rd. site access	1
Address light pollution using vegetated buffers between future and existing development	6
Include more parks	6
Additional Comments	
Limit street connections to adjacent neighborhoods	



*24 respondents preferred residential-only

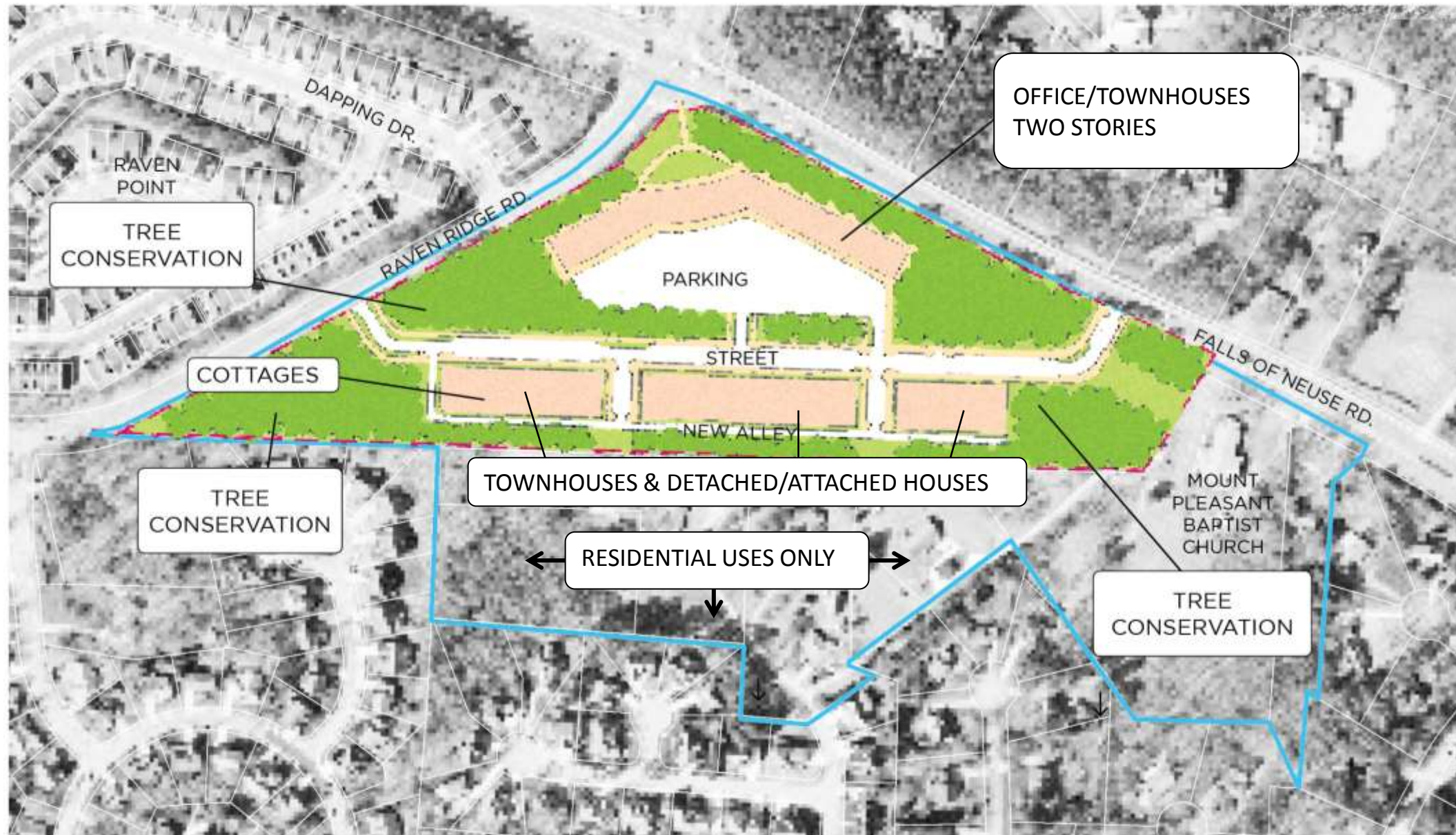
SITE A: OPTION 1



- 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**



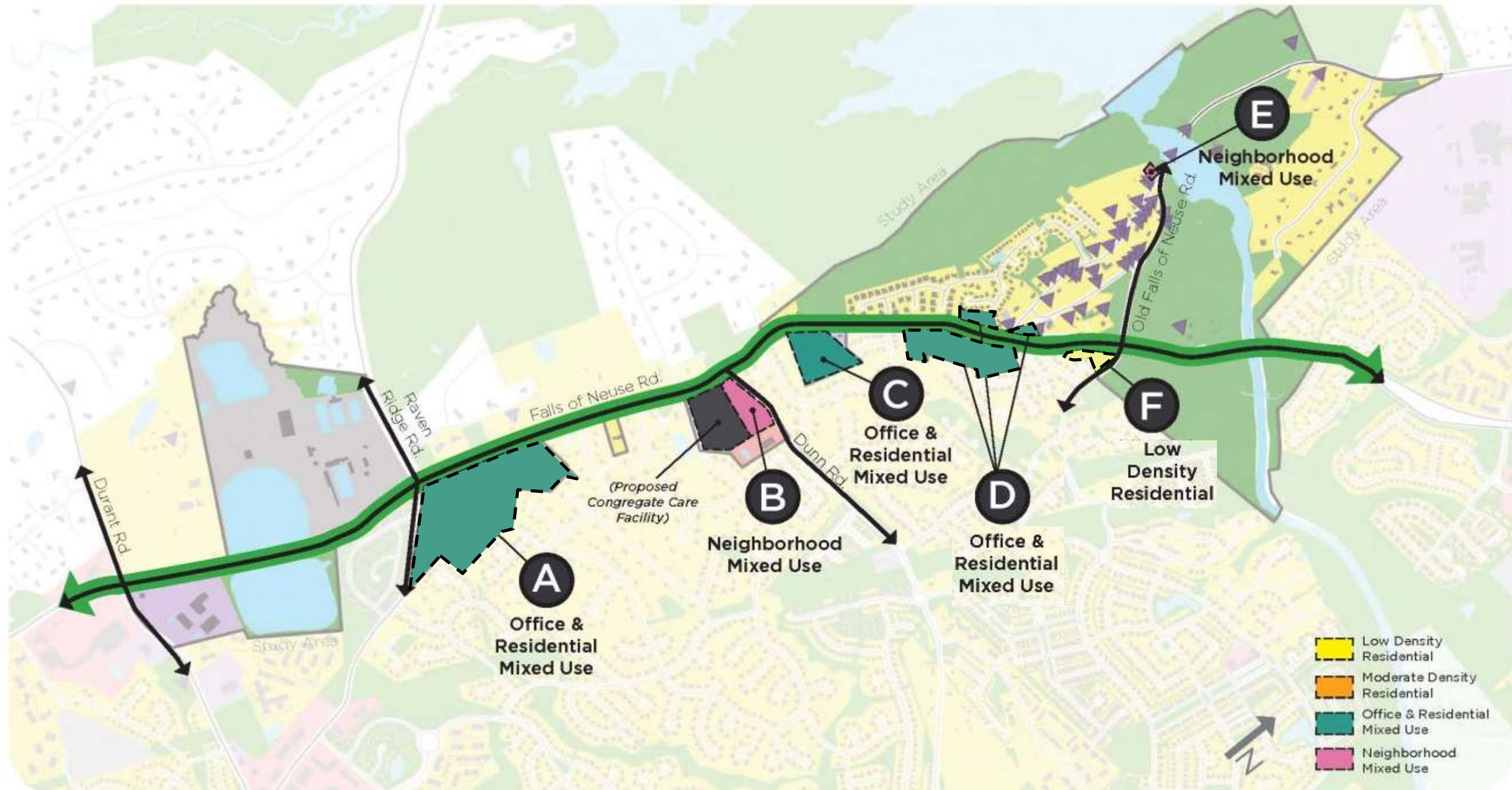
SITE A: OPTION 2



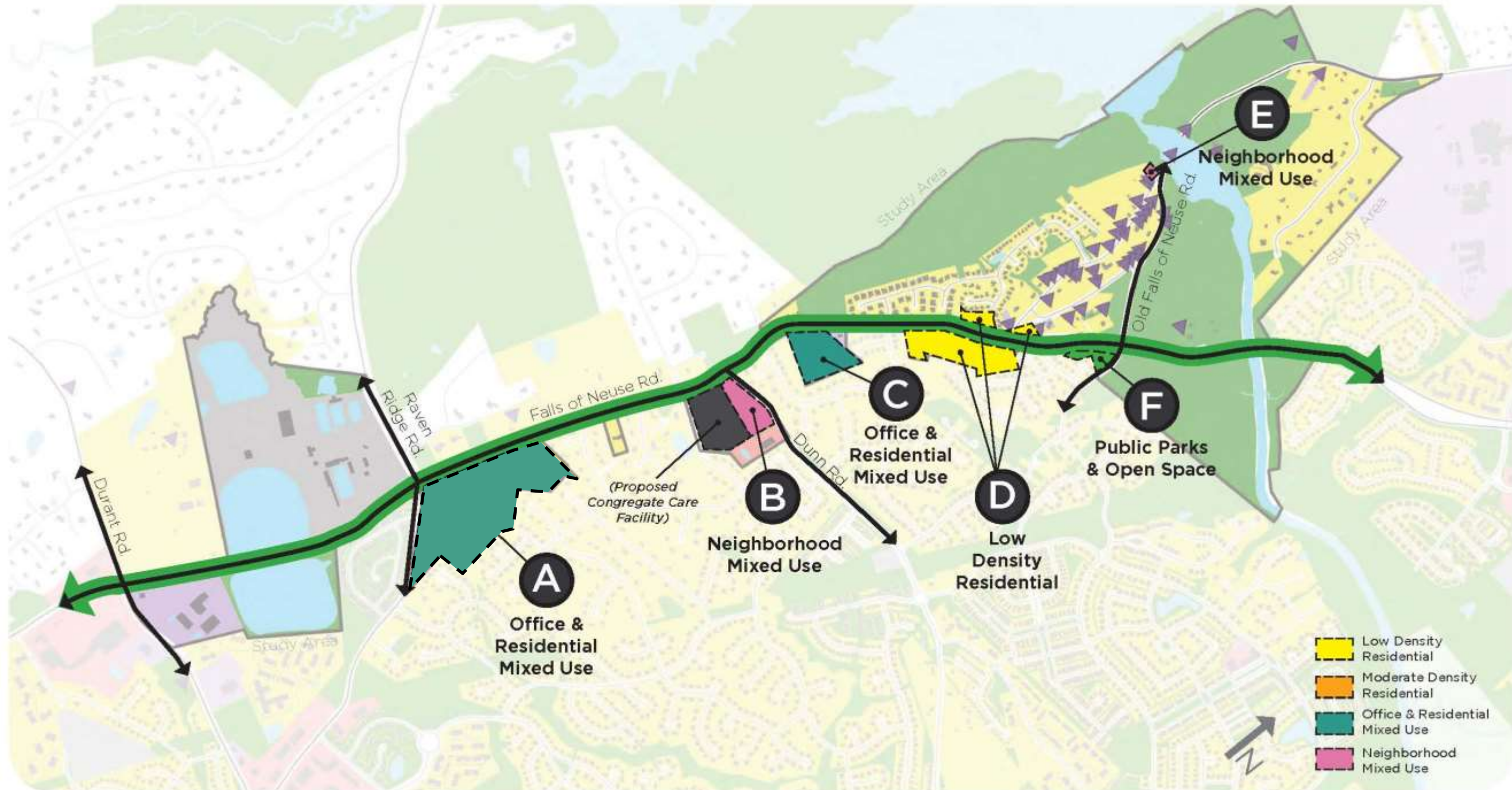
- Office and residential only
- **No retail on site**
- Office uses should be limited to 150' of Falls of Neuse Road or Raven Ridge Road
- Residential limited to **townhouses, duplexes, or detached houses**
- Height limited to **two stories**



EXISTING FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP



NEXT STEPS

- Publish Draft Plan Report - September
- Available on Project Page
 - www.raleighnc.gov/planning, click on “Falls of Neuse Plan Update”
- Open for Comments
- Revisions
- Input from Confirmation Group
- Planning Commission/City Council Review

Q&A/ADDITIONAL INPUT

- Q&A
- Questions/Comments at Tables
- Site A Options/Overall Comment Card

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments) *Emulate Raven Point. Town homes*

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ☒ Mailing ___ Other (Specify)___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ___ No Suggestions_____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ___ Mailing ___ Other (Specify) TV news

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

X Yes ___ No Suggestions _____

Apartment taken care off by 32 units developing on Raven

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Bridge

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments) — *Could there be Condos?*

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ___ Mailing ___ Other (Specify) *on committee* ☒

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

___ Yes ___ No Suggestions _____

Do you have any other comments to add about this event or the plan update? Please add your comment below or to the back of this sheet.

*There is a 32 unit apartment bldg just getting started on Raven Ridge, so Condo's might be a better option
Concept 2*

Site A Options/Comment Card

Falls of Neuse Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ☒ Social Media ___ Posted Sign ___ Mailing ___ Other (Specify)___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ___ No Suggestions MAINTAIN 40% Forestation AND 50' TREE PRESERVATION AND LANDSCAPE ALONG FOFN AND Raven Ridge Rd.

Do you have any other comments to add about this event or the plan update? Please add your comment below or to the back of this sheet.

PLEASE DON'T ALLOW ANY FUTURE DEVELOPER CLEAR CUT SITES AND ALWAYS Adhere to 40% Forestation Requirement. STRESS RESIDENTIAL USES FEE Simple AND MAINTAIN MAXIMUM HEIGHT OF 2-STORY.

Keep FofN Corridor Green. KEEP SEPARATE THROUGH AND RIGHT TURN LANE ON Durant Rd West bound ACROSS FofN

We appreciate your feedback!

NO CONNECTOR Rd. through Site A From Delhijester Rd.

JASON / Wynne Did a great 'job'!

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

2 story, no apartments - there are plenty already in the area

How did you hear about this planning event?

___ Website

___ Social Media

___ Posted Sign

___ Mailing

☒ Other (Specify) I'm a committee member

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes

___ No

Suggestions _____

Do you have any other comments to add about this event or the plan update? Please add your comment below or to the back of this sheet.

remove Dehijutson connection
Rec. Hub Policy - Falls Retail - include protections against external exhaust, drive thru's, please include any potential "other problems" retail/restaurants may cause.

RCP

RALEIGH
DEPARTMENT OF
CITY PLANNING

We appreciate your feedback!

over →

Do not include
recommendation to
merge straight + ~~lt~~ lanes
@ Durant heading to Falls
b/c it works well now,
don't break it. Very few
pedestrians cross here. Perhaps
there is another way to
address pedestrian access
w/out doing this

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments) —

How did you hear about this planning event?

? Six lane highway?

___ Website ___ Social Media ___ Posted Sign ___ Mailing ☒ Other (Specify)___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

___ Yes ___ No Suggestions_____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

☒ Website ☐ Social Media ☐ Posted Sign ☒ Mailing ☐ Other (Specify) _____

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ☐ No Suggestions _____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Action 10 → do not support connection to ^{existing} Dehijston Ct. and potential conversion from private road to public road. Have had major concerns about opening the door

We appreciate your feedback!



to a cut-through into the existing residential area - ~~as~~ as well as those homes that front onto or back up to that road currently. Development here should avoid back connections into existing neighborhoods.

Thank you for ~~ep~~ allowing our feedback!

Also question the need for the enlarged median at Durant / Falls that would eliminate / combine one lane.
Have concerns about traffic impacts.

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ___ Mailing ___ Other (Specify)___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ___ No Suggestions_____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

Should be option 3: 2-story height limit with apartments My preference
How did you hear about this planning event? E-Mail

___ Website ___ Social Media ___ Posted Sign ___ Mailing ___ Other (Specify) Notice

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

✓ Yes ___ No Suggestions Good venue for meeting

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

For site A, option ~~2~~ (two story limit) is best.
[Signature]

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

☐ Website ☒ Social Media ☐ Posted Sign ☐ Mailing ☐ Other (Specify) _____

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ☐ No Suggestions _____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ___ Mailing ☒ Other (Specify) TEXT

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ___ No Suggestions _____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

- 1) NO CONNECTOR FROM Raven Ridge to DEJI HUSTON. This is not necessary!
- 2) NO 3 STORY Apartments anywhere
- 3) NO Retail at Raven Ridge / FOM
- 4) NO additional Retail at the Bivve Shop
- 5) DO NOT Remove the Right Turn Lane or Straight run on Duane West on Falls

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ☒ Social Media ___ Posted Sign ___ Mailing ___ Other (Specify)___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ___ No Suggestions_____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Do Not Cut Trees And Replace with
~~Small~~ small bushes or small samplings.

Heavy Fine for cutting Trees even if by Mistake.
Five Million per Tree.

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

☒ Option 3 (Two story height, apartments over office) ~~no retail~~

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ☒ Mailing ___ Other (Specify)___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ___ No Suggestions_____

Do you have any other comments to add about this event or the plan update? Please add your comment below or to the back of this sheet.

Site B - adjacent to Senior "Independant" Living
should be considered for assisted living
facility

★
RCP

RALEIGH
DEPARTMENT OF
CITY PLANNING

We appreciate your feedback!

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

LOW DENSITY HOUSING
(NO COMMERCIAL
NO RETAIL)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ☒ Mailing ___ Other (Specify) ___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ___ No Suggestions _____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ ☒ Social Media ___ Posted Sign ___ Mailing ___ Other (Specify)___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ___ No Suggestions_____

Do you have any other comments to add about this event or the plan update? Please add your comment below or to the back of this sheet.

AS MUCH AS I APPRECIATE THE ATTENTION
TO KEEPING THE STREET APPEARANCE OF "SITE
A" IN LINE WITH THE SPIRIT OF THIS AREA, I'M
CONCERNED THAT ATTENTION IS LACKING WHERE
THE PROPERTY ADJUTS RESIDENTIAL PROPERTIES.

We appreciate your feedback!

(over)

NOISE, ODD, ETC. FROM PARKING, LOADING DOCKS, TRASH
+ SIMILAR SHOULD BE SEVERELY LIMITED. DIRECT THAT
POLLUTION TOWARDS THE TENANTS OR PUBLIC SPACE, NOT
AT RESIDENTS' BACK YARDS.

THANK YOU VERY MUCH FOR THE CARE BEING TAKEN IN
THIS PROCESS. VERY REFRESHING.

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ☒ Mailing ___ Other (Specify) _____

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ___ No Suggestions _____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☒ Option 1 (Three story height limit, apartments allowed over offices)

☐ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

☒ Website ☐ Social Media ☐ Posted Sign ☐ Mailing ☐ Other (Specify) _____

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ☐ No Suggestions _____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

☒ Website ☐ Social Media ☐ Posted Sign ☐ Mailing ☐ Other (Specify) _____

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ☐ No Suggestions _____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ___ Mailing ___ Other (Specify)___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

___ Yes ___ No Suggestions_____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ~~___~~ Mailing ___ Other (Specify)___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

~~___~~ Yes ___ No Suggestions_____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign X Mailing ^e ___ Other (Specify)___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

X Yes ___ No Suggestions None

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*



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CITY PLANNING

We appreciate your feedback!

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☒ Option 1 (Three story height limit, apartments allowed over offices) - *Anything*

☐ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ___ Mailing X Other (Specify) email

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

X Yes ___ No Suggestions _____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☒ Option 1 (Three story height limit, apartments allowed over offices)

☐ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ___ Mailing ___ Other (Specify)___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

___ Yes ___ No Suggestions_____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ☒ Social Media ___ Posted Sign ___ Mailing ___ Other (Specify)___

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ___ No Suggestions_____

Do you have any other comments to add about this event or the plan update? Please add your comment below or to the back of this sheet.

As a resident of Hadleigh, I'm opposed to the connection of Delijurston to King Crest. Not opposed to some small amount of boutique retail incorporated. Similar to Latayette Village

We appreciate your feedback!

but would be much smaller portion of site, $< 15 \text{ Kft}^2$

Key is to deadend Dehijaston and not connect

King Crest. So site traffic would exit on

Raven Ridge and FON.

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

- ☐ Option 1 (Three story height limit, apartments allowed over offices)
☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ___ Mailing ___ Other (Specify) Emails

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ___ No Suggestions _____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☒ Option 1 (Three story height limit, apartments allowed over offices)

☐ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ___ Mailing ___ *X* Other (Specify) *Someone saw my property on internet.*

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

___ Yes *X* No Suggestions *No good map showing where each letter located*

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ___ Mailing ___ Other (Specify) M. Gov

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

☒ Yes ___ No Suggestions _____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☒ Option 2 (Two story height limit, no apartments)

* Agree.
No Retail
* Especially no grocery store.

How did you hear about this planning event?

___ Website

___ Social Media

___ Posted Sign

___ Mailing

✓ Other (Specify) neighborhood email

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

✓ Yes ___ No Suggestions _____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

★
RCP

RALEIGH
DEPARTMENT OF
CITY PLANNING

We appreciate your feedback!

Site A Options/Comment Card

Falls of Neuse
Area Plan Update

What do you think is the more reasonable option for Site A?

☐ Option 1 (Three story height limit, apartments allowed over offices)

☐ Option 2 (Two story height limit, no apartments)

How did you hear about this planning event?

___ Website ___ Social Media ___ Posted Sign ___ Mailing X Other (Specify) Email

Did the meeting provide a good opportunity for you to learn about the Falls of Neuse plan update?

X Yes ___ No Suggestions _____

Do you have any other comments to add about this event or the plan update? *Please add your comment below or to the back of this sheet.*

*I appreciate what y'all do!
The plan looks pretty darn good!*

 RCP

RALEIGH
DEPARTMENT OF
CITY PLANNING

We appreciate your feedback!

