VISIONING

① INFRASTRUCTURE
- ROADWAY IN. INTEGRATED INTO THE REZONED ST. AUBANS AREA DEVELOPMENT
- STORMWATER CONTROLS → THROUGHOUT DISTRICT
  * IMPACT OF NEW DEVELOPMENT

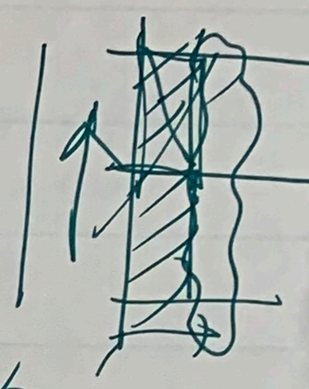
② NEW DEV. ON 6 FORKS → PUT DRAINAGE ONTO NEIGHBOR'S LOT
(3 LOTS S. OF DUNKIN' DONUTS)

③ 12-STORY ZONING ON 6-FORKS?! - This was pulled out of 6-forks plan
- BUILDING HTS. + REZONING MOVED INTO ST. AUBANS PLAN ~~BUILDING HTS. CONSIDERATION~~
  - NEIGHBORS NEED TO BE AWARE AND INPUT ON SPECIFIC RECOMMENDATIONS BEFORE REPORT IS FINALIZED → NO SURPRISES.

④ DETERIORATING INFRASTRUCTURE IN NEIGHBORHOODS
- ABOVE GROUND ELECTRIC - vulnerable in storms
- Underground - H_2O, Sewer - 50-60 yrs old...

⑤ LEVEL OF SERVICE / ROAD PERFORMANCE
- IMPACTED BY CARROLL JUNIOR HIGH, ST. TIMOTHY, EFFIE GREEN, BROOKS ELEMENTARY - NORTH BROOK } 6 FORKS
- ROWAN / CARROLL INTERSECTION - 3 WAY STOP

⑥ NORTH/SOUTH GREENWAY CONNECTION TO CRABTREE CREEK



⑦ DARTMOUTH + CAMELOT needs a 3-way stop
- Can't make a left onto Camelot from Dart.
b/c of backup/through traffic on ST. Albans.

⑧ Rowan @ 6forks. (needs a turn lane)
- look @ this intersection

⑨ LAKEMONT — might benefit from an Conservation Overlay?
protect aga. - tear downs
- lot subdivision

① VERIFY 6-FORKS PROJECT BOUNDARY
- ~~[illegible]~~ ROWAN TO LYNN ROAD? (APP. BY CITY COUNCIL)
OR 440 to LYNN ROAD?

② CORRECTION TO SATURDAY COMMENT
- 3-WAY STOP NEEDED AT CAMELOT + LASSITER MILL (NOT DARTMOUTH)

③ MTG OR PRESENTATION @ CARDINAL IS RECOMMENDED (TOM FORD, CEO)

④ 6-FORKS, WARE FOREST + FALLS OF NEUSE ARE STATE SECONDARY ROADS (4-DIGIT #)
- ~~[illegible]~~ WHAT IS PROCESS FOR IMPROVEMENTS?
- IS STATE INVOLVED?

Issues as expected?

Cars

Lassiter Mill @ Six Forks - congestion
Cars backing up on Lassiter Mill trying to get onto Six Forks, bike lanes took out vehicle lane, still seems dangerous for cyclists
Speeding on Dartmouth
Need to improve pedestrian safety at Six Forks and Dartmouth

Surprises?

St Albans at SixForks has a lot of traffic backing up, how will St Albans handle additional development?
Will more people cut through neighborhood?
Southbound traffic on Falls of Neuse to Millbrook can avoid stoplights by going through neighborhoods
Turning from Quail Hollow onto Millbrook is dangerous!
People cut through using Quail Hollow to Compton
Northbound Wake Forest has difficulty making left onto St. Albans because of cars in intersection backed up from signal to south
Need traffic calming in neighborhood, better flow on thoroughfares

1

Make sure trip growth projections are accurate. What are realistic internal capture rates? (for mixed use)

Can ride sharing help congestion?

Can parking requirements be shifted to ride share drop off areas?

Concentration of shopping centers at SE quadrant of Wake Forest / I-440 causes congestion of existing grid. (Industrial, Wake Town, etc.)

Difficult for pedestrians to cross Wake Forest at Wake Town Dr.

Can Hodges be expanded?

Lane widths on Wake Forest near I-440 are too small.

Hard to turn to enter Duke Hospital when southbound on Wake Forest (left turn)

Too far to walk to bus routes, connections take a long time, Park and Ride would encourage bus use.

Industrial & Six Forks is too congested, needs turn lanes

People cutting through Rucker St to get westbound on Six Forks from Creekside Want the Kroger back.

Big Branch has localized flooding north of Calthorpe Creek (Anderson Dr)

Hard to make a left turn from Nevaho to Southbound on Wake forest. Need turn lanes on Nevaho

Low visibility making left turn from St Albans to westbound New Hope Church

Illegal left turns from New Hope Church to St Albans

Streetside parking on Industrial impedes travel

(1)
12/3

Take Aways

- KEY CONCERNS
- MAIN ISSUES
- OTHER THOUGHTS, ...

- Speeding on Millbrook near Ivy / Quail ✓✓ Oak Hollow
- Hardimont + St. Albans traffic, speed, lights not working
  + ↳ Plan for this running into new development.
- Lanes on WFR (Wake Forest Rd) are terrifyingly narrow between Quail Corners (Millbrook Rd) and 440.
- Pedestrians need separate walk cycle
- CARS BLOCK INTERSECTIONS-CONSTANTLY RUN RED LIGHTS

- Tax incentives for TDM measures (staggered schedules, telework, etc)

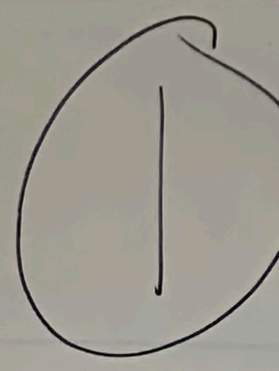
- Six Forks Rd & Wake Forrest Rd cannot handle the existing traffic - No way they can handle more!

- Wake Forest Rd lane width should meet City Regulations

(12-3)

KEY THEMES

- Issues
- Concerns
- Surprises ?



sidewalks & lighting on Navaho from Wake Forest to Bush → student / ped traffic to nearby Bus stop

Bridge (wolf pack over RR) high speed rail thru this area

narrow curving lanes (on six forks) side swipe crashes feels very uncomfortable

difficult left turns off Six Forks tight right turns into driveways

How will widening 440 impact Traffic in the area?

Six Forks missing sidewalk from 440 - Anderson — feels uncomfortable

Carroll Middle parallel parking on both sides narrows the roadway (especially during events) → other options for getting into Carroll

Concern over the Wake Forest / 440 intersection (diverging diamond concept)

Solutions for Quail Hollow?

Lefts onto Millbrook are difficult

hard to get to Denny's

(2)
Non-Cars

Discussion Themes

- NEW DEVELOPMENT, % OF-LOCAL CAPTURE ? → ADDRESS TRAFFIC
- BUSES CAUSING CONGESTION ? → ADDRESS. TRAFFIC
- LAST MILE CHALLENGE → MORE SIDEWALKS? BETTER BUS ROUTES.
- FITTING BIKE-PED-MOTOR IN INFRASTUREFURE (BALANCE) → BALANCED INFRASTRUCTURE.
- connections to major corridors → MORE SIDEWALKS.
- HIGH SPEED TRAFFIC and DEAD END SIDEWALKS → SAFETY (PED)
- CONGESTION & PARKING ISSUES EFFECT CHOICES OF WHEN TO TRAVEL → ALTERNATIVE MODES PEOPLE MOVERS, UBER
- CUT THROUGH TRAFFIC FROM HIGH SPEED TRAFFIC & TRAILERS → RESTRICT ACCESS ~~FOR~~ PED SAFETY.

KEY Themes

· ISSUES
· Concerns
· Surprises?

21

Long-term, consider a tunnel beneath I-440 to connect St. Albans to Navajo.

Greenways are the smartest use of public funds ever!

Quality of Sidewalks

Have to cross road to get to another segment of sidewalk in some locations! (Not good sidewalk connectivity)

Ability to access NH via greenways/bike facilities is key to future quality-of-life in this area!

Bike/Ped (or car) tunnel on Six Forks @ NH

Wake ~~Forest~~ Tech Connections to transit

Connect "sidewalks to nowhere" and create a continuous pedestrian network.

Poor pedestrian access @ Wake Tech to Navajo and Wake Forest

(2) Key Themes

12-B

SAFETY

+ Current transit dwell / layover + frequency is potential challenge if/when YOUR bus is missed. Inconvenient.

+ Future transit routes ⇝ Aligning w/ employment destinations
+ Ped Safety + improved Crossing at Six Forks Rd.

- MIDTOWN "R" LINE
→ TIMING OF PED PHASE @ DARTMOUTH, & LASSITER MILL TO CROSS G'FORKS (TOO SHORT)
+ Calming of traffic speeds
RULES FOR E-SCOOTERS Ditto Ditto!

- Encourage carpooling

- Parking garages on perimeter of North Hills/other commercial areas

- Ending sidewalks + no crosswalks.
- Don't put in bike lanes if you can't extend all the way to the next destination
  i.e. bike lane on Glen Eden proceeding East across Glenwood stops creating a dangerous pinch on the east side

KEY THEMES:

- Concerns
- Issues
- Surprises?

3

Affordable housing

- Redevelop Industrial sites
- Urban Form transitions (height) ✓✓
- North Hills additions should continue same pattern of transition
- How does Raleigh/Midtown compare to other places with respect to public space?
- AFFORDABILITY - HOW TO MAINTAIN?
- IDENTIFY WHERE TO GO / HOW TO CONNECT TO TRANSIT

12/8

3

Key Thoughts/Themes

Wake Forest → not same characteristic as Six Forks - ? Improve?

between St. Albans & Bland

Wake Forest Rd between 440 and St. Albans → too narrow lanes
stressful to drive

Navajo dr and Wake Forest intersection needs a green right of way light

Affordable Housing needs and tree conservation density of dev. | height NIMBY → YIMBY Options! Housing Types

St. Albans to Wake Forest → Congested — No Right Turn → Add Turn Lane
→ Already Gridlocked

Affordable Housing Options — Where is the middle.?

Low income apartments ——?—— Expensive Single Family

Six Forks "Housing void"

Turn NIMBY into YIMBY ; District needs housing options

Density is related to, but not always required

Save & Value Trees

(3)

- We need a main thoroughfare
- Extending Six Forks Rd to Capital Blvd
- Preservation of existing housing – Maintain Affordability
- ~~My concern~~
- What I'd like to see next presentation; tie in accident data on main thoroughfares b/c Wake Forest & Six Forks Rd have some of the highest accident rates in the state

+ SIX FORKS CORRIDOR DISTRICT NAME DOES NOT RESONATE, CONFUSING — BW Reggy Ray
+ ANDERSON FOREST STORMWATER & SEWER PINCH POINT/ISSUE
+ CIRCULATION AROUND WEGMAN'S? IMPROVEMTS PLANNED?
+ TRAFFIC CONGESTION IN GENERAL, DRIVER COURTESY

- Where is the data coming from? How much is anecdotal vs. data driven? (Specifically for traffic)
- Do we have additional tools to address speeding in the neighborhoods? (beyond speed bumps) Comprehensive Traffic Plan for Neighborhood
- Zoning in the area is preventeding a slow evolution of compact housing, denser neighborhoods to maintain affordability

- Impact on the school system; do we anticipate a larger number of children entering the school system?
- How will they get to school, etc.

(3)
Dev / Land Use

- Don't sacrifice any bike/ped infrastructure to make room for development or extra cars
- Implement non car crossing as close to wake forest over the beltline as possible

(3)

- AFFORDABILITY & CONNECTION TO EMPLOYMENT
- OPPORTUNITY FOR BETTER TRANSIT TO CONNECT NODES?
- CARDINAL ANOTHER TOWER

[NOTE FOR ROBERTA -
SEND ROBERT P. TO SIXFORKS & NORTHWOOD - VACANT PROPERTY]

KEY THEMES

- Concerns
- Issues
- Surprises?

4

Six Forks west of Wake Forest is dangerous for bikes and pedestrians because there is no sidewalk (Between North Hills and Anderson)

* There is more stormwater volume than there used to be along the north side of North Hills East (St Albans)

Crabtree Creek → * Greenway goes on-road west of Lassiter Mill, not pleasant to ride on

* Tennis courts and playgrounds are desirable recreation/park experiences
* Lack of sidewalks on neighborhood streets (Wadimont)
* May need more park facilities on the east side of study area
  ↳ (Bush / Atlantic / Wolfpack)
* I-440 is a barrier for bicycle travel
* More stormwater ~~on~~ on streets on Quail Hollow, Wadimont since infill development has been taking place
* Big Branch is a wildlife corridor for deer, other animals
* Development of greenfield sites on St Albans may displace animals
* Public pool in Eastgate Park might be nice
* Community centers are aging
  * Some greenways trails are not paved, would be better paved
* Could there be a public performance venue? Maybe in Eastgate Park.

Flooding at Quail Hollow and Wadimont is more frequent

4

- Lassiter Mill / Camelot needs signal
- Traffic from school drop off/pick up trails out into neighborhood
  - Carroll Middle & Douglas Elementary [Magnet School]
- North Hills traffic backs up Lassiter Mill south of study area (2 Signals)

4

Benches in parks are uncomfortable

Area between parking lot and playground in Eastgate Park is a "dead zone", the park could have more programming

Bathrooms in Eastgate Park not pleasant

More/better playground equipment needed in Eastgate Park

Park and school locations should be coordinated to share facilities

12/3

(4) KEY THOUGHTS / THEMES

Greenway access w/o needing street/parking

Preservation of tree canopy!!! DITTO - ASAP - week by week we are loosing 100YR old trees for LAWNS that need to be watered

Discontinuous bike lanes, not both sides of road

MAINTENANCE OF Streams, culverts, drainage — remove debris

Longer Pedestrian crossing, protected phases (Barnes Dana?)

Concerns over Wildlife Protection w/ more development

Bike lanes along cut through and busy streets = not good

Locate greenways to less vulnerable locations AND maintain existing greenways.

Require Resid. Devel to mage RUN off ON their OWN Property

Add park facilities ~~for~~ to keep pace w/ new residents (Scotland area?)

★ Questions/Observations

(4) How to route greenway N/S near homes?

How & where? Will Greenways cross 440? >x1

Supportive of greenway plans & connectivity

100 yr. floods happening more frequently! x2

Water/Flooding washing out greenways

Greenway status behind Lady of Lourdes

Tree loss from development and impact on floodings

More runoff from development/impervious surfaces

Flooding's gotten worse x1

Difficulty parking and accessing local area, but not through other modes

Update existing Stormwater measures!

(4)

4

Natural Systems

Ditto

Greenway route along Quail Hollow

Separated bike lanes preferred to on-road

Greenway along Quail Hollow to Park

Upgrade Eastgate Park (Trash can, sidewalks, buildings pond, landscaping, pond)

Clear Fallen trees + undergrowth along Crabtree Creek

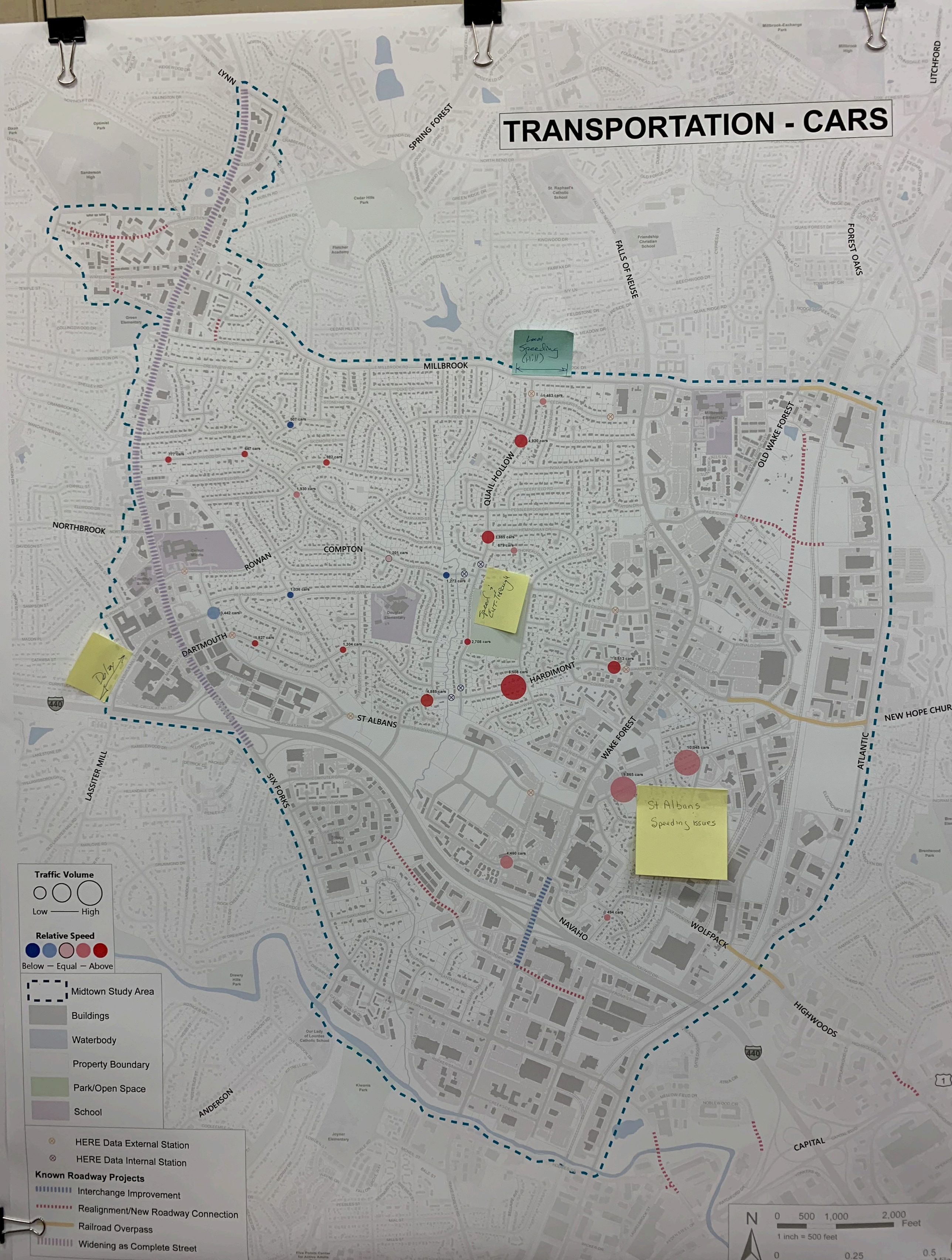
Concern about growing "heat island" of more urbanized landscape and loss of trees / green cover

More local parks

~~Improve ped access~~

Trouble crossing Wake Forest to access parks

TRANSPORTATION - CARS



RALEIGH STREETS PLAN

LYNN
SPRING FOREST
LITCHFORD
FALLS OF NEUSE
FOREST OAKS
MILLBROOK
OLD WAKE FOREST
NORTHBROOK
COMPTON
QUAIL HOLLOW
HARDIMONT
NEW HOPE CHURCH
ATLANTIC
ST ALBANS
LASSITER
BUSH
WAKE
NAVAHO
WOLFPACK
HIGHWOODS
CAPITAL
SIX FORKS

Optimist Park
Dixon Park
Sanderson High
Cedar Hills Park
Fletcher Academy
St. Raphael's Catholic School
Friendship Christian School
Millbrook-Exchange Park
Millbrook High
Millbrook Elementary
Green Elementary
Douglas Elementary
Eastgate Park
Trilogy School
Lassiter Mill Park
Root Elementary
Drewry Hills #2 Park
St. David's School
Drewry Hills Park
Our Lady of Lourdes Catholic School
Kiwanis Park
Joyner Elementary
Brentwood Elementary
Brentwood Park

Love flashing yellow left turn lanes!

SIX FORKS/ Millbrook intersection needs work

SIX FORKS HAS BAD FLOW. NO BREAKS for neighborhood street traffic to enter

Not enough room for cars on the road now, SO - NO room for more cars

Not enough room for cars now - So, not room for more cars

Lassiter Mill Currituck light needs adjusting for time of day especially 4-6 pm. Traffic backs up to Ramblewood Drive

BARNES DANCE? Everybody stops for ped. + bike Crossing

We don't need bike lanes in the midst of auto traffic conjestion

LANES ON W.E. ARE TOO NARROW Yes!! D. Ho

Gridlock already Too narrow! D. Ho

MORE RED LIGHT CAMERAS

PEDESTRIAN WALK SIGNALS AND LIGHTS

Turning capacity red light cameras

Front Atlantic connection ?

Left turns on Falls are impossible at peak hours D. Ho

Raleigh Streets Plan

Local Streets
- Neighborhood Street
- Neighborhood Street Proposed

Mixed Use Streets
- Avenue 2-Lane, Undivided
- Avenue 2-Lane, Undivided Proposed
- Avenue 2-Lane, Divided

Major Streets
- Avenue 4-Lane, Divided
- Avenue 4-Lane, Divided Proposed
- Avenue 6-Lane, Divided

Industrial and Service Streets
- Industrial Street
- Industrial Street Proposed

Other Streets
- Limited Access Highway

- Midtown Study Area
- Buildings
- Waterbody
- Property Boundary
- Park/Open Space
- School

N
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1 inch = 500 feet
0 0.25 0.5 Mile

Property Boundary

Park/Open Space

School

nnection

cations

WAKE FOREST

SIX FORKS

PEDESTRIAN AND BICYCLE

Six Forks is Unsafe! Speeds + Volume

- Dartmouth
- Lassiter Mill

Ped Crossing

SAFE WAY TO Cross 6 FORKS @ the mall.

Costly for ROW acquisition bikes to local st. not Six Forks

Sidewalk randomly ends

GAP

Missing Sidewalk on St. Albans

- St Albans
- Athletic Ave
- Bad Ped Facility

More Sidewalks

Ped light Cycle to cross

Bridge narrow - no sidewalk

Bike Lane not enough on Ware Forest

Greenway - Existing	Midtown Study Area
Sidewalks - Existing	Buildings
Bicycle Lanes - Existing	Waterbody
Bike Facilities - Future	Property Boundary
Bicycle Lane	Park/Open Space
Neighborhood Bikeway	School
Separated Bikeway	

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1 inch = 500 feet

0 0.25

PEDESTRIAN AND BICYCLE

Need more parks for the added people

Barns Dance Return signal

No traffic calming at bike/ped crossings (Oxford)

Widen Sidewalks

Used as Cut through

Barns Dance

Neighborhood Greenway? Use Sunset Dr. space

Cut through Street, too fast

Hard to fit in bike lanes

Water Main breaks

Pedestrian Connection?

Make easier to cross DOT

Pedestrian Bridge/access needed

Changing will be Good but bad for Community

Open + Mixed Use future? Flood buyout

Greenway - Existing
Sidewalks - Existing
Bicycle Lanes - Existing
Bike Facilities - Future
Bicycle Lane
Neighborhood Bikeway
Separated Bikeway
Midtown Study Area
Buildings
Waterbody
Property Boundary
Park/Open Space
School

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1 inch = 500 feet
0 0.25 0.5 Miles

Sidewalks
Bicycle Facility
Planned Bicycle Facilities
Greenway Property

Sidewalks on Six Forks Rd

Sidewalks Needed

North Hills Ped Crossing (over) (Pedestrian)

Crossing of Fork Rd North Hills

Grade Separation to cross Six Forks Rd North Hills

PM Period traffic Lasts until XX

City Sidewalk Retrofit Project is Active!

ROW of Albans

Dead end Streets Cul-de-sac

Over/Under

Future

Sidewalks needed St Albans East

ST ALBANS

Ped Connections (easements)

Tight!

People Mover "Gondola" into North Hills District

Wide Intersection (No Ped Refuge)

CostCo

Constrained

Crabtree Creek Trail

Greenway - Existing
Sidewalks - Existing
Bicycle Lanes - Existing
Bike Facilities - Future
Bicycle Lane
Neighborhood Bikeway
Separated Bikeway
Midtown Study Area
Buildings
Waterbody
Property Boundary
Park/Open Space
School

Education Programs

More Sidewalks and connectivity

N
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1 inch = 500 f
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TRANSIT - FUTURE

Future Transit Routes

- 2 Falls of Neuse
- 8 Six Forks Midtown
- 8L Six Forks North
- 14 Atlantic
- 16 Centennial-Midtown
- 23 Millbrook
- 24 New Hope-Crabtree
- 32 Lynn-Spring Forest
- Capital BRT

Midtown R-line? ditto

Sidewalk ends! no crosswalk

Transit Connection to N. Hills

Bus Bump Outs

P-&-Shop

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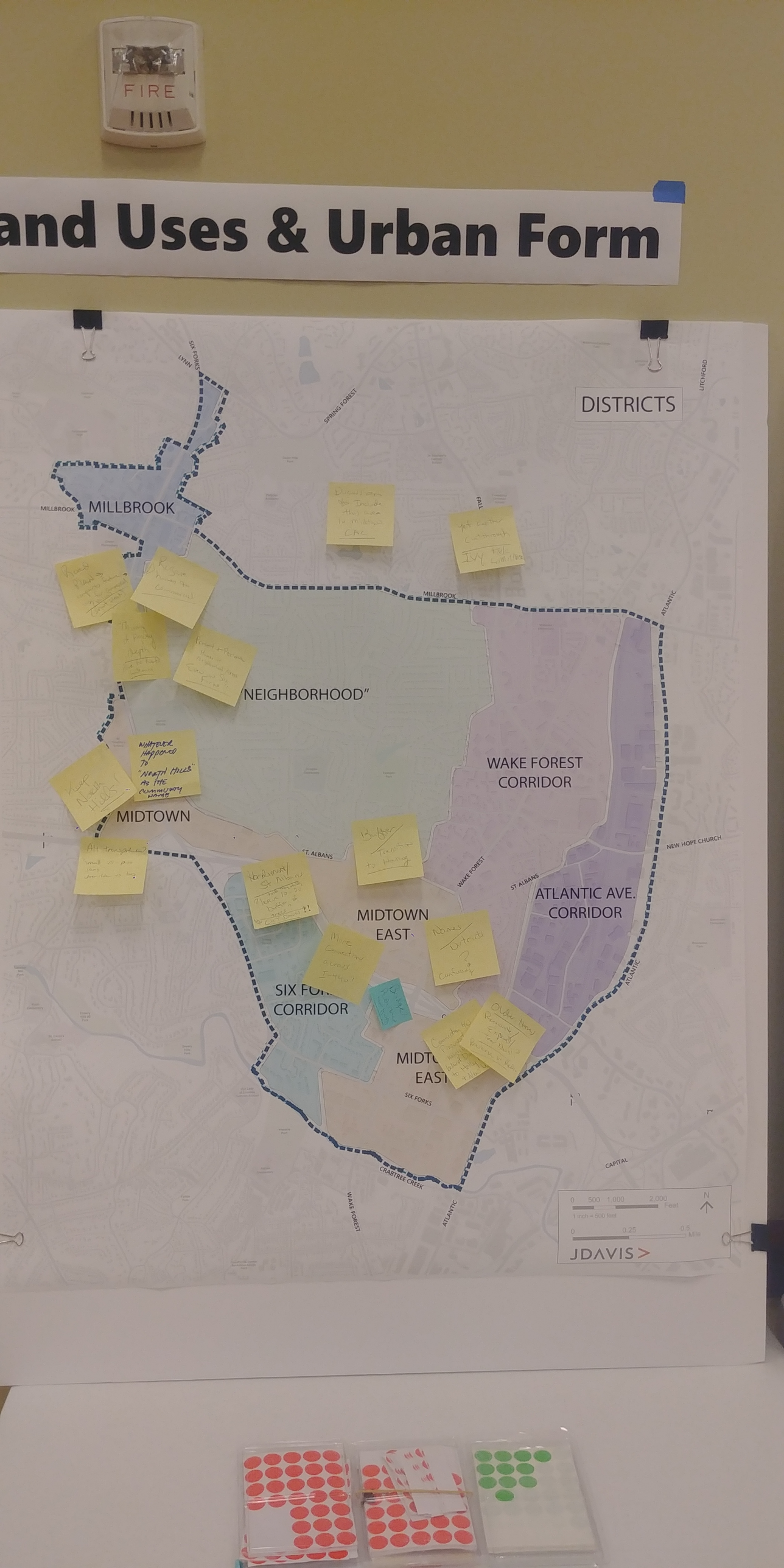
1 inch = 500 feet

0 0.25 0.5 Mile


FIRE
and Uses & Urban Form
DISTRICTS
MILLBROOK
NEIGHBORHOOD"
MIDTOWN
WAKE FOREST CORRIDOR
ATLANTIC AVE. CORRIDOR
MIDTOWN EAST
SIX FORKS CORRIDOR
MILLBROOK
SPRING FOREST
FALL
ATLANTIC
NEW HOPE CHURCH
ST. ALBANS
WAKE FOREST
SIX FORKS
CRABTREE CREEK
CAPITAL
LITCHFORD
LYNN
0 500 1,000 2,000 Feet
1 inch = 500 feet
0 0.25 0.5 Mile
N
JDAVIS

FUTURE LAND USE INTENSITY

Traffic backs up to here

People give here for turn-lane

Short-sighted --- should be MED. DENSITY here on S.F.

Carolina Zinna, North Brook Six Forks

Potential Upfit

Treetop Apt. Colby St. Apts. etc

High ox. x

Commercial/Mixed use Rezoning?

No Turn-out options Preventing that.

MILLBROOK

SIX FORKS

LYNN

SPRING FOREST

LITCHFORD

FALLS OF NEUSE

ATLANTIC

ST. ALBANS

WAKE FOREST

CLIFF BENSON BELTLINE / I-440

NEW HOPE CHURCH

CRABTREE CREEK

CAPITAL

Dixon Park
Optimist Park
Sanderson High
Cedar Hills Park
St. Raphael's Catholic School
Millbrook Exchange Park
Millbrook High
Fletcher Academy
Friendship Christian School
Green Elementary
Millbrook Elementary
Carroll Middle
St. Timothy's School
Douglas Elementary
Eastgate Park
Trilogy School
Lassiter Mill Park
Root Elementary
Drewry Hills #2 Park
St. David's School
Drewry Hills Park
Our Lady of Lourdes Catholic School
Kiwanis Park
Joyner Elementary
Fallon Park
Five Points Center for Active Adults Park
Brentwood Park

HIGH DENSITY

MEDIUM DENSITY

LOW DENSITY

0 500 1,000 2,000 Feet

1 inch = 500 feet

0 0.25 0.5 Mile

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JDAVIS

REDEVELOPMENT POTENTIAL

SIX FORKS
LYNN
SPRING FOREST
LITCHFORD
MILLBROOK
ATLANTIC
FALLS OF NEUSE
SIX FORKS
ST. ALBANS
ST ALBANS
NEW HOPE CHURCH
CLIFF BENSON BELTLINE / I-440
CRABTREE CREEK
WAKE FOREST
ATLANTIC
CAPITAL

Dixon Park
Optimist Park
Sanderson High
Cedar Hills Park
Fletcher Academy
North Ridge Shopping Center
St. Raphael's Catholic School
Millbrook-Exchange Park
Millbrook High
Friendship Christian School
Millbrook Elementary
Falls Centre Shopping
Somerset Park
Douglas Elementary
Eastgate Park
Tree Top Apartments
Walmart
FedEx
LENNOX
Lassiter Mill Park
Root Elementary
Drewry Hills #2 Park
St. David's School
Drewry Hills Park
Our Lady of Lourdes Catholic School
Kiwanis Park
Joyner Elementary
Brentwood Elementary
Brentwood Park
NC Lottery

Nancy baked Nan (etc.) should relocate?

Expand Redev. across the street?

Change School Colors

PURPLE IS CONFUSING FOR SCHOOLS

↑ APT REDEVELOPMENT

? Ronald McDonald house?

↑ Rec Center

↑ CONNECT ROAD BEYOND TRUCK LOTS? WITH MNS

ENTITLED REDEVELOPMENT
MIDTERM REDEVELOPMENT
LONGTERM REDEVELOPMENT

0 500 1,000 2,000 Feet
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0 0.25 0.5 Mile
N

JDAVIS

DISTRICTS

MILLBROOK

"NEIGHBORHOOD"

WAKE FOREST CORRIDOR

ATLANTIC AVE. CORRIDOR

MIDTOWN

MIDTOWN EAST

SIX FORKS CORRIDOR

Discussion to Include this area in Midtown CAC

Yet another Cutthrough

Ivy Falls to Millbrook

Road Plan → impacts future use for Commercial (Values Comfort Level)

Rezone Homes to Commercial

Thinning of Property Depth due to Road Widening

Protect & Preserve Homes in Neighborhood Areas Even on Six Forks !!

WHATEVER HAPPENED TO "NORTH HILLS" AS THE COMMUNITY NAME

Keep North Hills!

Alt transportation? "small 15-pass vans" uber-like vs bus

Hardimont/ St. Albans ~~tree buffering~~ ?leave 10-20 buffer? of trees? ~~to~~ CUT DOWN ?!

Buffer / Transition to Housing

More Connections across I-440!

Names / Districts ? Confusing

Bridge? Pedestrian ~~Tunnel~~ Trail

Older Homes Renovate Expand? Tear Down? Preserve vs. Redev

SPRING FOREST

LITCHFORD

SIX FORKS

LYNN

MILLBROOK

ATLANTIC

WAKE FOREST

ST. ALBANS

NEW HOPE CHURCH

CRABTREE CREEK

CAPITAL

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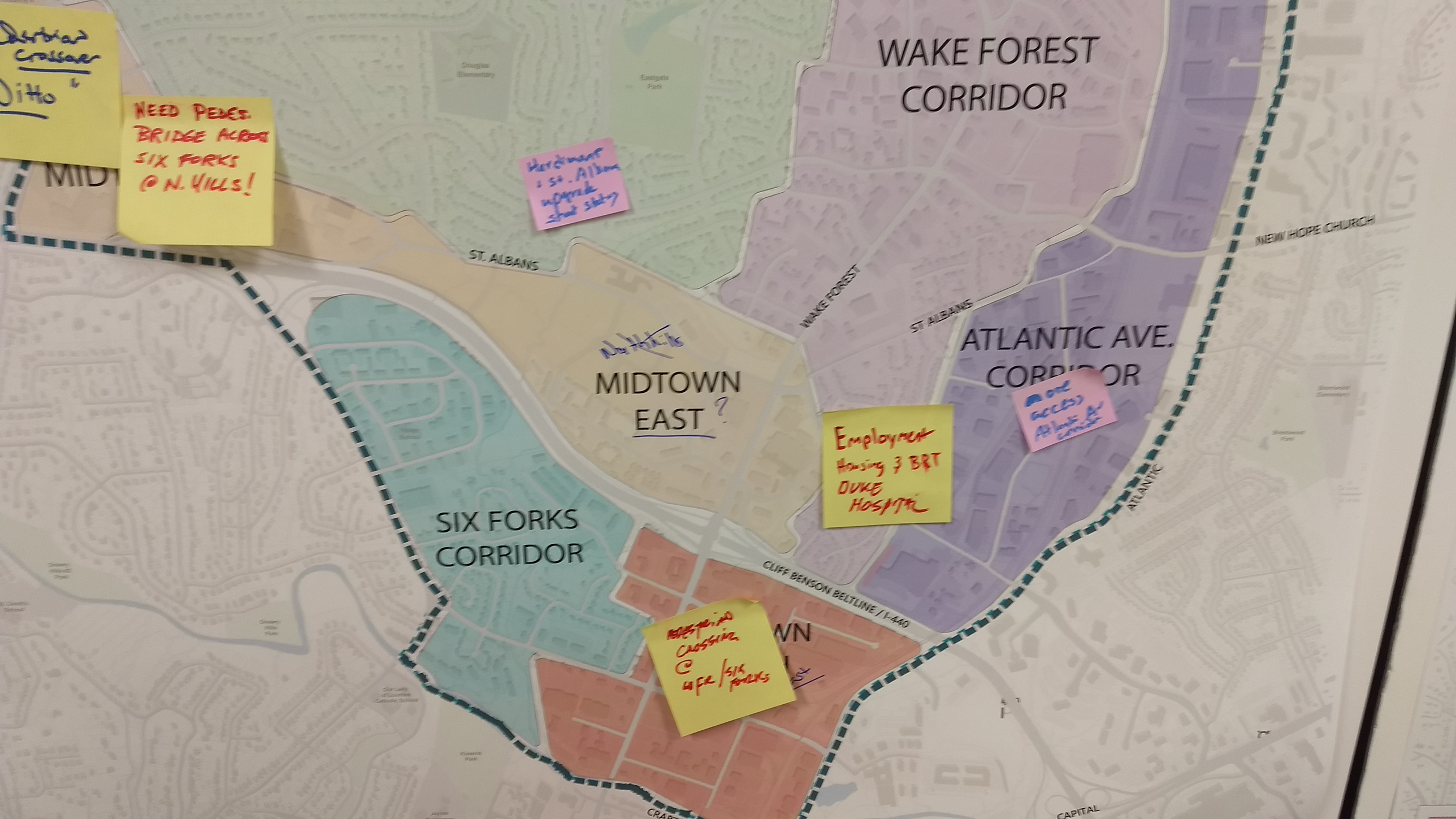
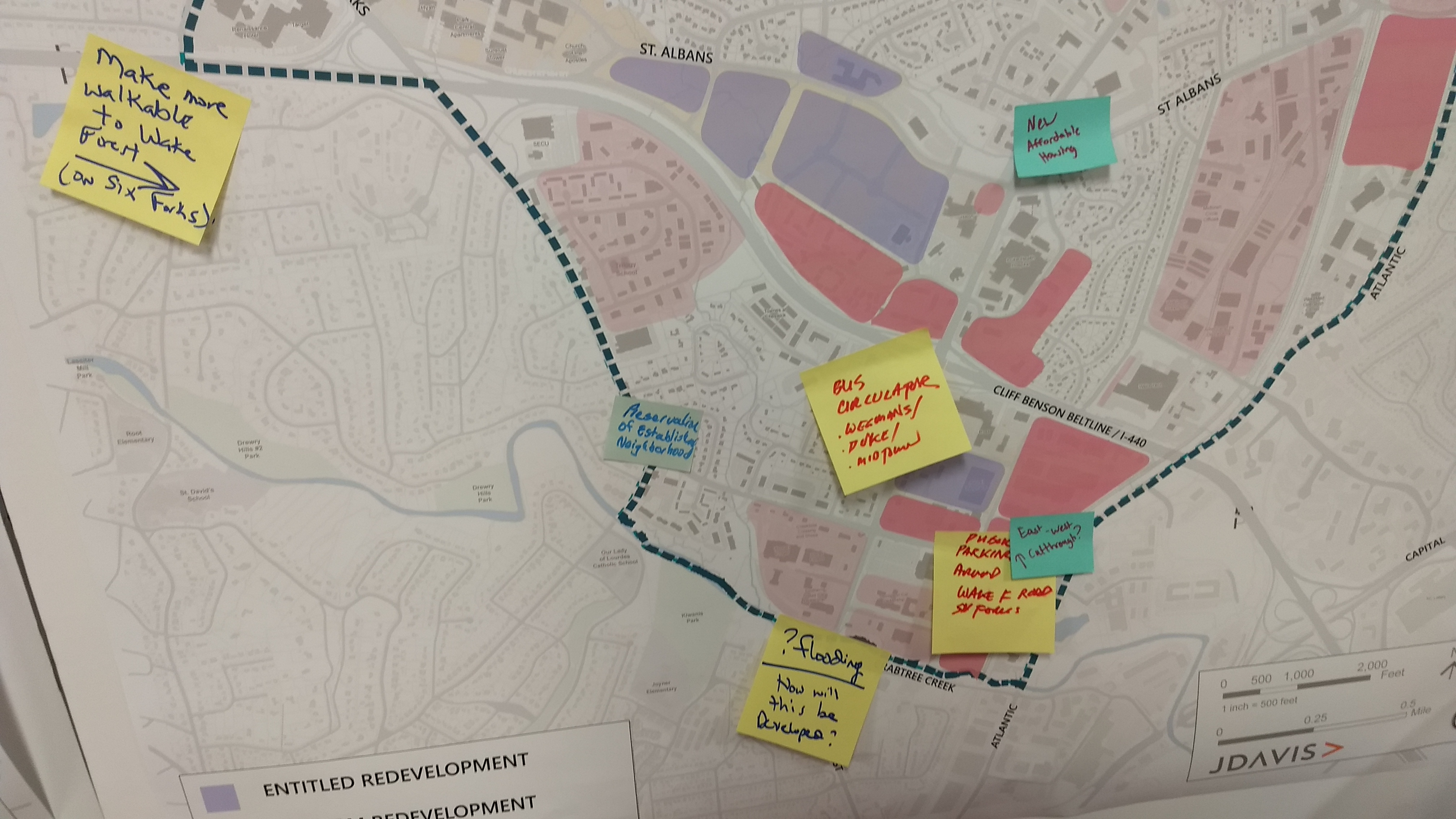
JDAVIS


WAKE FOREST CORRIDOR
NEED PEDES. BRIDGE ACROSS SIX FORKS @ N. HILLS!
ST. ALBANS
MIDTOWN EAST ?
WAKE FOREST
ST ALBANS
ATLANTIC AVE. CORRIDOR
NEW HOPE CHURCH
Employment Housing & BRT DUKE HOSPITAL
SIX FORKS CORRIDOR
CLIFF BENSON BELTLINE / I-440
ATLANTIC
CAPITAL



Make more walkable to Wake Forest (on Six Forks)
ST. ALBANS
ST ALBANS
New Affordable Housing
SECU
Trilogy School
Lassiter Mill Park
Root Elementary
Drewry Hills #2 Park
St. David's School
Drewry Hills Park
Our Lady of Lourdes Catholic School
Kiwanis Park
Joyner Elementary
Preservation of Established Neighborhood
BUS CIRCULATOR
. WEGMANS/
. DUKE/
. MIDTOWN
CLIFF BENSON BELTLINE / I-440
ATLANTIC
CAPITAL
East-west ↑ Cutthrough?
PUBLIC PARKING AROUND WAKE F ROAD SIX FORKS
? flooding
How will this be Developed?
ABTREE CREEK
ATLANTIC
0 500 1,000 2,000 Feet
1 inch = 500 feet
0 0.25 0.5 Mile
JDAVIS
ENTITLED REDEVELOPMENT

FUTURE LAND USE INTEN

SIX FORKS

SPRING FOREST

FALLS OF NEUSE

MILLBROOK

WAKE FOREST

ST. ALBANS

ST ALBANS

CLIFF BENSON BELTLINE / I-440

CRABTREE CREEK

CAPITAL

WAKE FOREST

ATLANTIC

Improvements
Good —
Out ↑
↑ Speed!

Avoid intersection major problem
? Future Chokepoint?

Redo Dead Mall complex

Traffic backs up to here

People que here for turn-lane

DO NOT

Redo Office Complex

Make green space walk (Convert vacant lots)

Concern about loss of tree/green cover

Need more restaurants

Flexibility

Anderson Crossing

"Ditto"
more Restaurants in St. Albans

HIGH DENSITY

MEDIUM DENSITY

LOW DENSITY

0 500 1,000 2,000

1 inch = 500 feet

0 0.25

JDAVIS

DISTRICTS

MILLBROOK

"NEIGHBORHOOD"s

WAKE FOREST CORRIDOR

MIDTOWN EAST ?

ATLANTIC AVE. CORRIDOR

SIX FORKS CORRIDOR

Pedestrian Crossover "Ditto"

NEED PEDES. BRIDGE ACROSS SIX FORKS @ N. HILLS!

Employment Housing & BRT DUKE HOSPITAL

one access Atlantic Ave

PEDESTRIAN CROSSING @ WFR/SIX FORKS

SIX FORKS

LYNN

SPRING FOREST

FALLS OF NEUSE

LITCHFORD

MILLBROOK

ATLANTIC

NEW HOPE CHURCH

ST. ALBANS

WAKE FOREST

ST ALBANS

ATLANTIC

CLIFF BENSON BELTLINE / I-440

CRABTREE CREEK

WAKE FOREST

ATLANTIC

CAPITAL

0 500 1,000 2,000 Feet

1 inch = 500 feet

0 0.25 0.5 Mile

N

JDAVIS

FUTURE LAND USE INTENSITY

SIX FORKS
LYNN
SPRING FOREST
LITCHFORD
MILLBROOK
FALLS OF NEUSE
ATLANTIC
ST. ALBANS
WAKE FOREST
NEW HOPE CHURCH
CLIFF BENSON BELTLINE / I-440
CRABTREE CREEK
CAPITAL

Improvements good — but ↑ Speed!

Avoid intersection major problem
? Future Chokepoint!?

Redo Retail Complex
D:to

Traffic backs up to here

Only way to exit the Plaza

People que here for turn-lane

Redo Office Complex
D:to

DO NOT INTENSIFY HEIGHTS ON SIX FORKS

DO NOT INTENSIFY SIX FORKS

Make green space usable (Convert vacant lots)

Concern about loss of trees/ green - effects on stormwater/ Walkability

Need more restaurants

Flexibility on Protection

Anderson Flooding

"Ditto"
More Restaurants on St. Albans

HIGH DENSITY
MEDIUM DENSITY
LOW DENSITY

0 500 1,000 2,000 Feet
1 inch = 500 feet
0 0.25 0.5 Mile
N

JDAVIS

REDEVELOPMENT POTENTIAL

SIX FORKS
LYNN
SPRING FOREST
LITCHFORD
MILLBROOK
FALLS OF NEUSE
ATLANTIC
SIX FORKS
ST. ALBANS
NEW HOPE CHURCH
ST ALBANS
ATLANTIC
CLIFF BENSON BELTLINE / I-440
CAPITAL
ABTREE CREEK
ATLANTIC

Make more walkable to Wake Forest (on Six Forks)

Preservation of Established Neighborhood

BUS CIRCULATOR
. WEGMANS/
. DUKE/
. MIDTOWN

New Affordable Housing

East - west cut through?

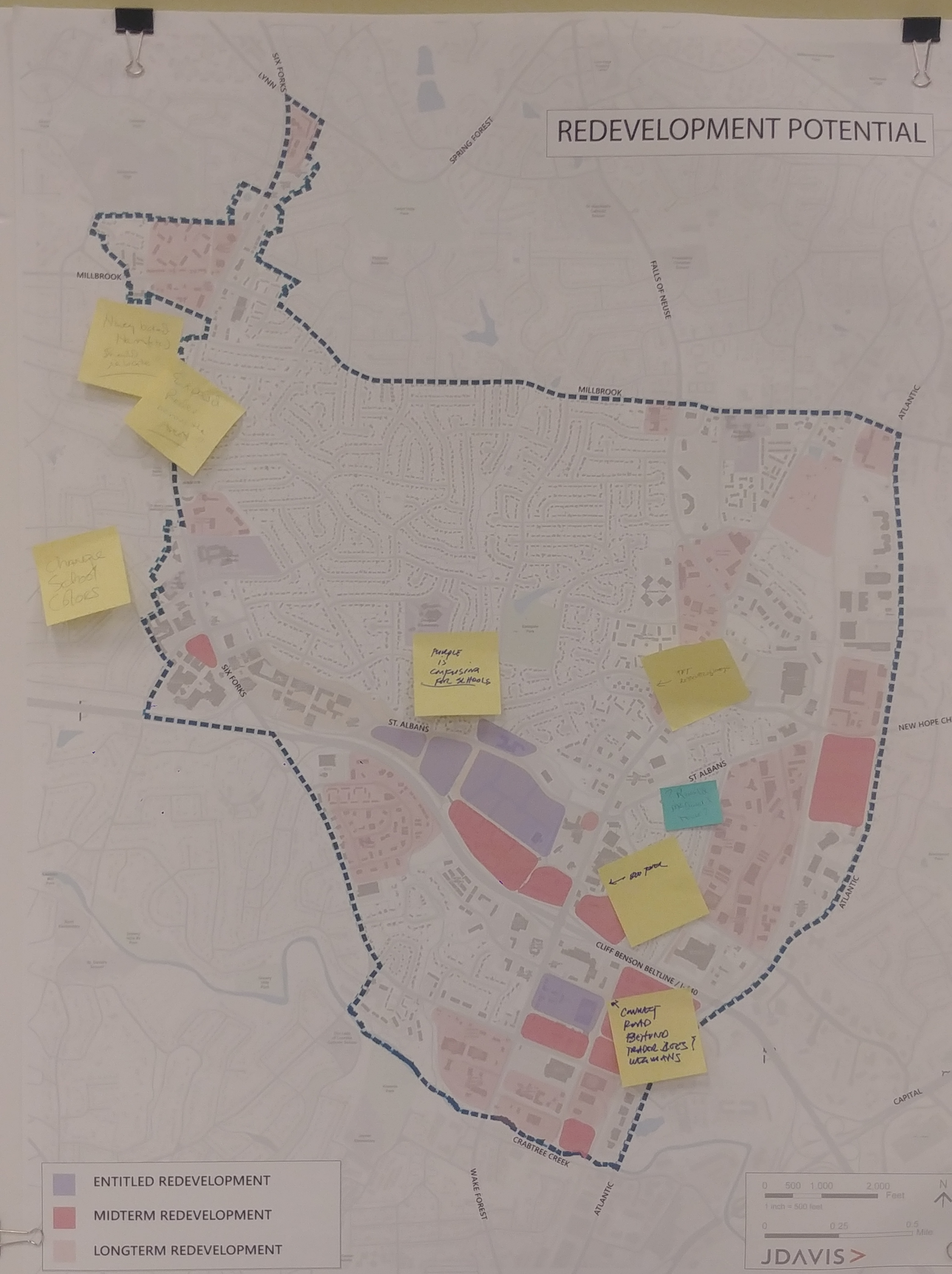
?flooding
How will this be developed?

ENTITLED REDEVELOPMENT
MIDTERM REDEVELOPMENT
LONGTERM REDEVELOPMENT

0 500 1,000 2,000 Feet
1 inch = 500 feet
0 0.25 0.5 Mile
N
JDAVIS

(Re)Development Potentia





Real Estate

- Supply
  - Planned/Under Construction:
  - 1,764,726+/- s.f. Office
  - 136,355+/- s.f. Industrial/Flex
- Supply
  - Planned/Under Construction:
  - 359,970+/- s.f. Retail
- Supply
  - Planned/Under Construction:
  - 2,557 units
- Supply
  - Planned/Under Construction:
  - 652 rooms/keys

Market Trends

Shrinking SF/Employee
Shared Office/Co-Working
Mixed-Use Environments
AI/Automation

E-Commerce
Store Closures/Bankruptcies
Shrinking Footprints
Experiential Retail

Affordability
Multi-Generational Households
Aging in Place
Micro Units

Sharing Economy (AirBNB)
Hotel Mergers
Emerging Lodging Concepts

NATURAL SYSTEMS AND GREENWAYS

Flash flood

New parks?

Sidewalk washout during rains

N-S Greenway Connection

Large washout

Greenway Trail Reroute + Quail Hollow

Pervious Pavement Consideration as Solution

revamp Park ✓

Improve north hills park

Flood Control has helped here

Undersized Culvert

'Reserve' Designation (see other note)

N-S connection over here

Flying Squirrel Documentation

Wildlife Relocation Concerns

Creek Nodecases making flooding worse

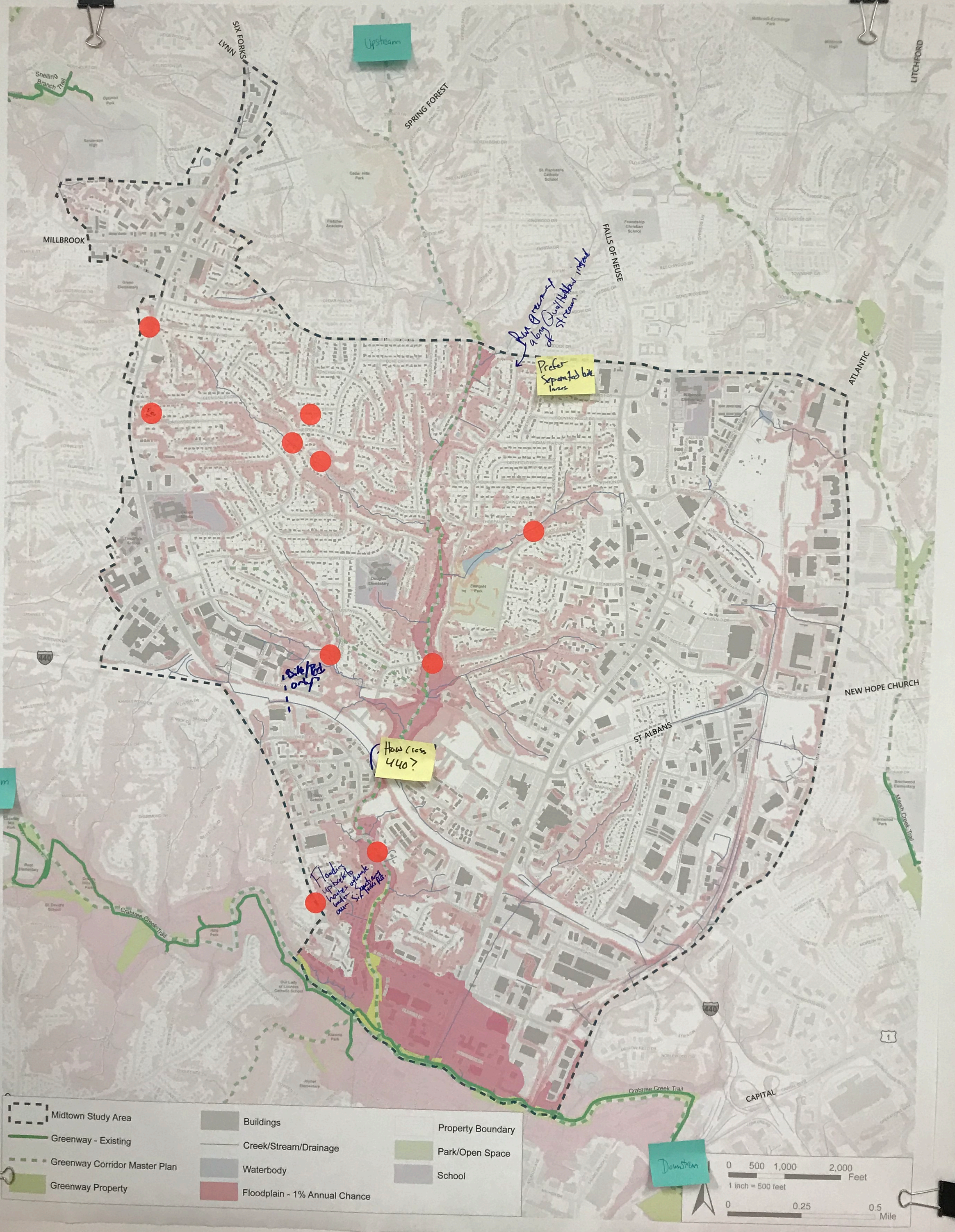
Waterways continue to flood due in part to previous "flood" debris impacting stream culverts

SPRING FOREST
LYNN
LITCHFORD
FALLS OF NEUSE
FOREST OAKS
OLD WAKE FOREST
NORTHBROOK
ROWAN
COMPTON
CAMELOT
QUAIL HOLLOW
HARDIMONT
NEW HOPE CHURCH
ST ALBANS
SIX FORKS
ATLANTIC
BUSH
NAVAHO
WOLFPACK
HIGHWOODS
ANDERSON
CAPITAL

Crabtree Creek Trail
Crabtree Creek Trib B/Big Branch Creek
Walnut Creek-Big Branch Creek
Crabtree Creek-Marsh Creek Trib A
Marsh Creek Trail

Midtown Study Area
Greenway - Existing
Greenway Corridor Master Plan
Greenway Property
Buildings
Creek/Stream/Drainage
Waterbody
Floodplain - 1% Annual Chance
Property Boundary
Park/Open Space
School
Slope >= 10%

N
0 500 1,000 2,000 Feet
1 inch = 500 feet
0 0.25 0.5 Mile


Upstream
SIX FORKS
LYNN
SPRING FOREST
LITCHFORD
Sheilins Branch Trail
MILLBROOK
FALLS OF NEUSE
Run greenway along Quail Hollow stream instead
Prefer Separated bike lanes
ATLANTIC
NEW HOPE CHURCH
ST ALBANS
Bike/Ped only
How cross 440?
Flooding up back to homes outside study area. Especially near Six Forks Rd.
Upstream
Crabtree Creek Trail
CAPITAL
Downstream
Midtown Study Area
Greenway - Existing
Greenway Corridor Master Plan
Greenway Property
Buildings
Creek/Stream/Drainage
Waterbody
Floodplain - 1% Annual Chance
Property Boundary
Park/Open Space
School
0 500 1,000 2,000 Feet
1 inch = 500 feet
0 0.25 0.5 Mile

Too much traffic to cross on foot

Drainage issues

LYNN

FORKS

MILLBROOK

SPRING FOREST

Add park (existing)

FALLS OF NEUSE

LITCHFORD

PROPOSED G'WAY

ATLANTIC

Flood mitigation needed. Add park amenities

Wet Surface? Flooding

Hike/Bike Ped. Walkway

Potential Park (Duke/Rodeghiero facility)

Older Stormwater drain, getting plugged and flooding

NEW HOPE CHURCH

EXISTING G'WAY

Need access to Greenway Safely

Field change and impact on flooding?

WAKE FOREST

CAPITAL

Midtown Study Area

Buildings

Waterbody

Property Boundary

Park/Open Space

School

N

0 500 1,000 2,000 Feet

1 inch = 500 feet

0 0.25 0.5 Mile