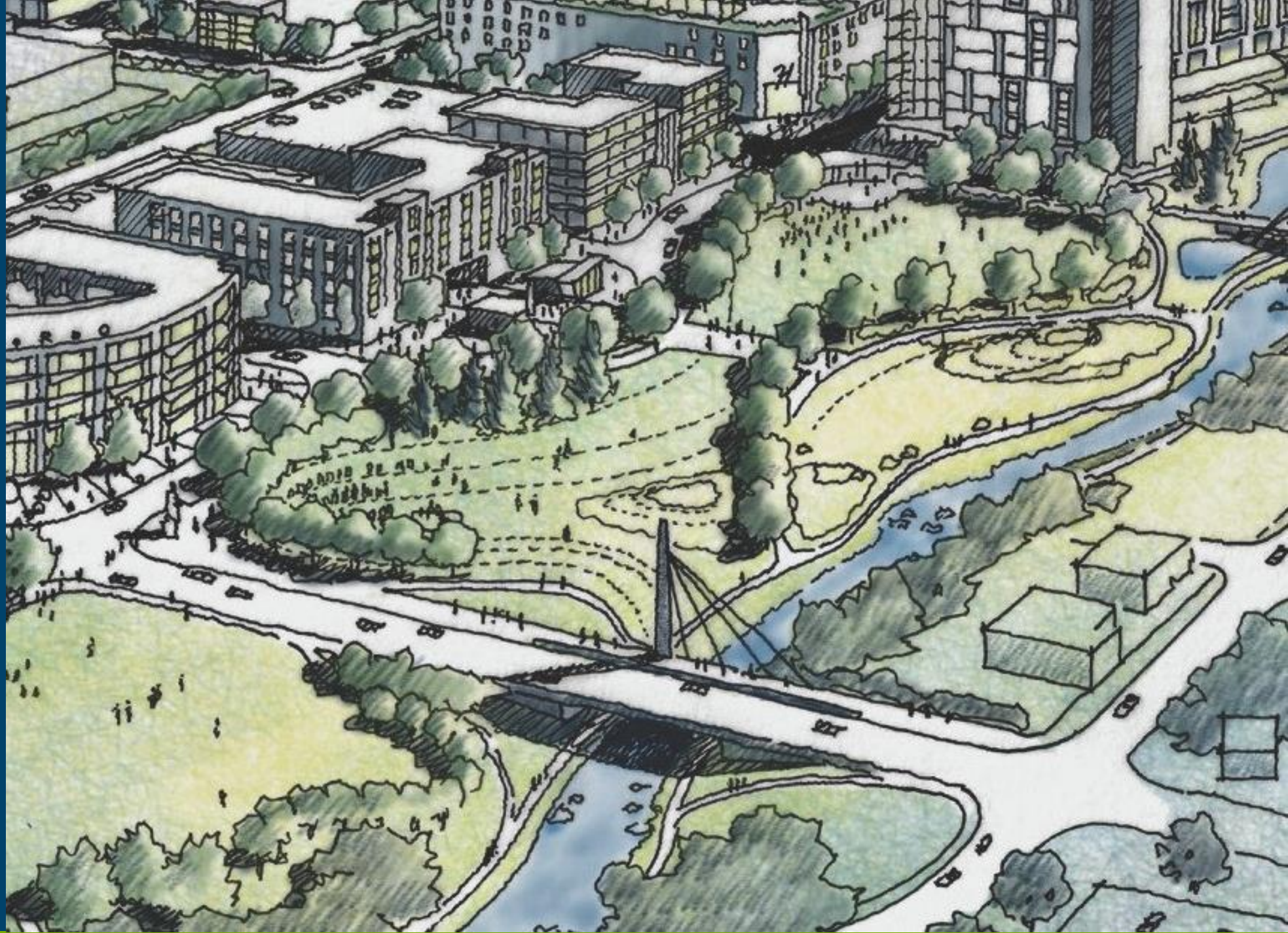


Planning and  
Development

## Walkable Midtown: The Midtown-St. Albans Area Plan

Planning Commission  
Committee of the Whole  
Oct. 22, 2020





# Status Update

- Next step is recommendation to City Council
- Planning Commission received a 30-day extension for review
- To meet the deadline, Committee must report out today and PC must make referral at Oct. 27 meeting
- After Council receives the item, a public hearing will be scheduled

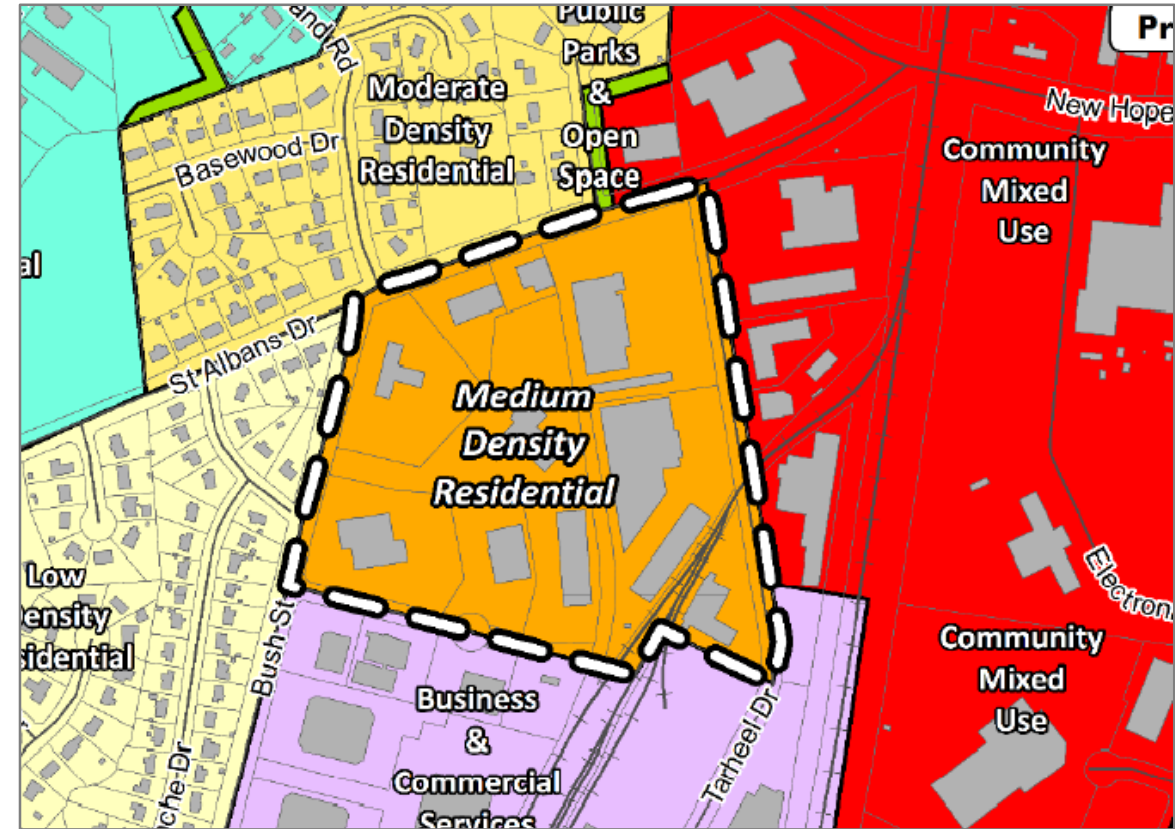
1

# St. Albans-Bush Area FLUM (CP-2C-20)

**Comment:** FLUM for St. Albans/Bush area should support office/other commercial uses

**Plan principle:** Allow more housing opportunities and create a transition to residential area to north

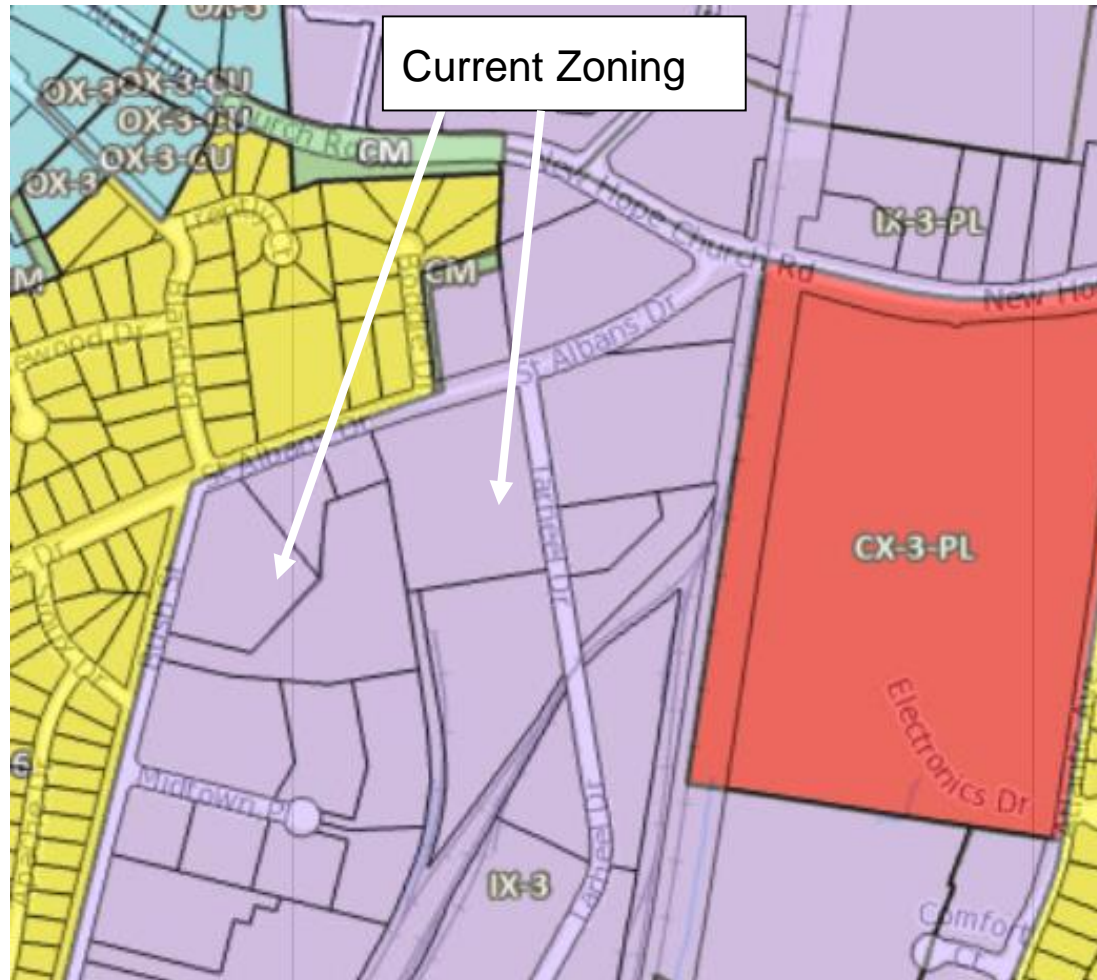
**Feedback:** 69 percent favorability as a way to accommodate more housing choice (120 respondents)





Raleigh

# St. Albans-Bush Area FLUM (CP-2C-20)



# St. Albans-Bush Area FLUM (CP-2C-20)

## Potential Options

1. Revise recommendation to retain existing Business and Commercial Services designation while including language that also regards housing, including ground-floor housing, as a reasonable future land use. This option would still align with plan principles while addressing concerns from property owners.
2. Retain Plan recommendation of Medium Density Residential. This option reflects the plan recommendation but does not address concerns from property owners.
3. Revise recommendation to a category that better facilitates housing while also supporting office and retail uses. Examples include Office and Residential Mixed Use or Neighborhood Mixed Use. This option still aligns with plan principles and partially addresses concerns from property owners.
4. Revise recommendation to retain existing Business and Commercial Services designation. This option would address concerns from property owners but would not align with plan principles.

2



# St. Albans-Bush Area Height (CP-2A-20)

**Comment:** More height (12 stories) should be allowed in the St. Albans/Bush area. Plan recommends 4/5.

**Plan principle:** Avoiding stark transitions to lower-scale areas

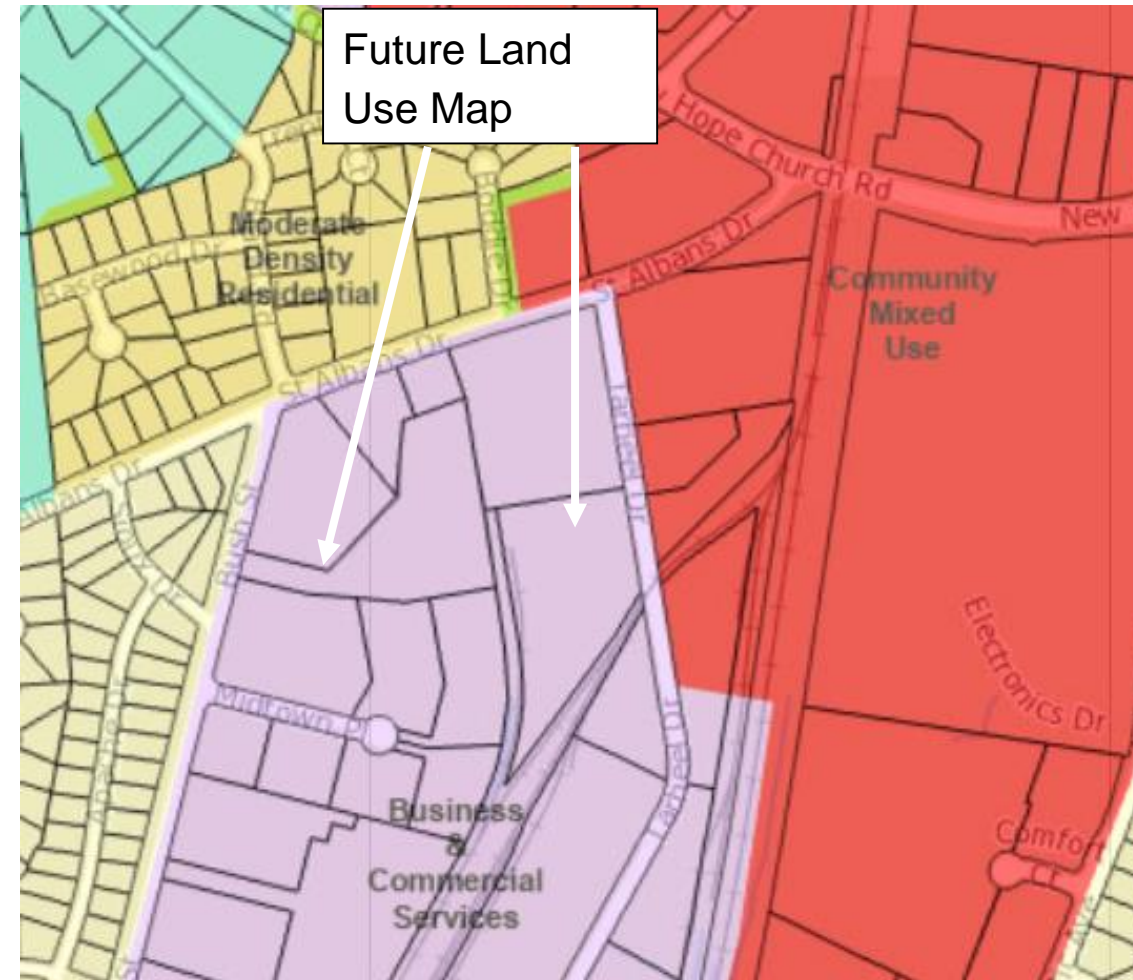
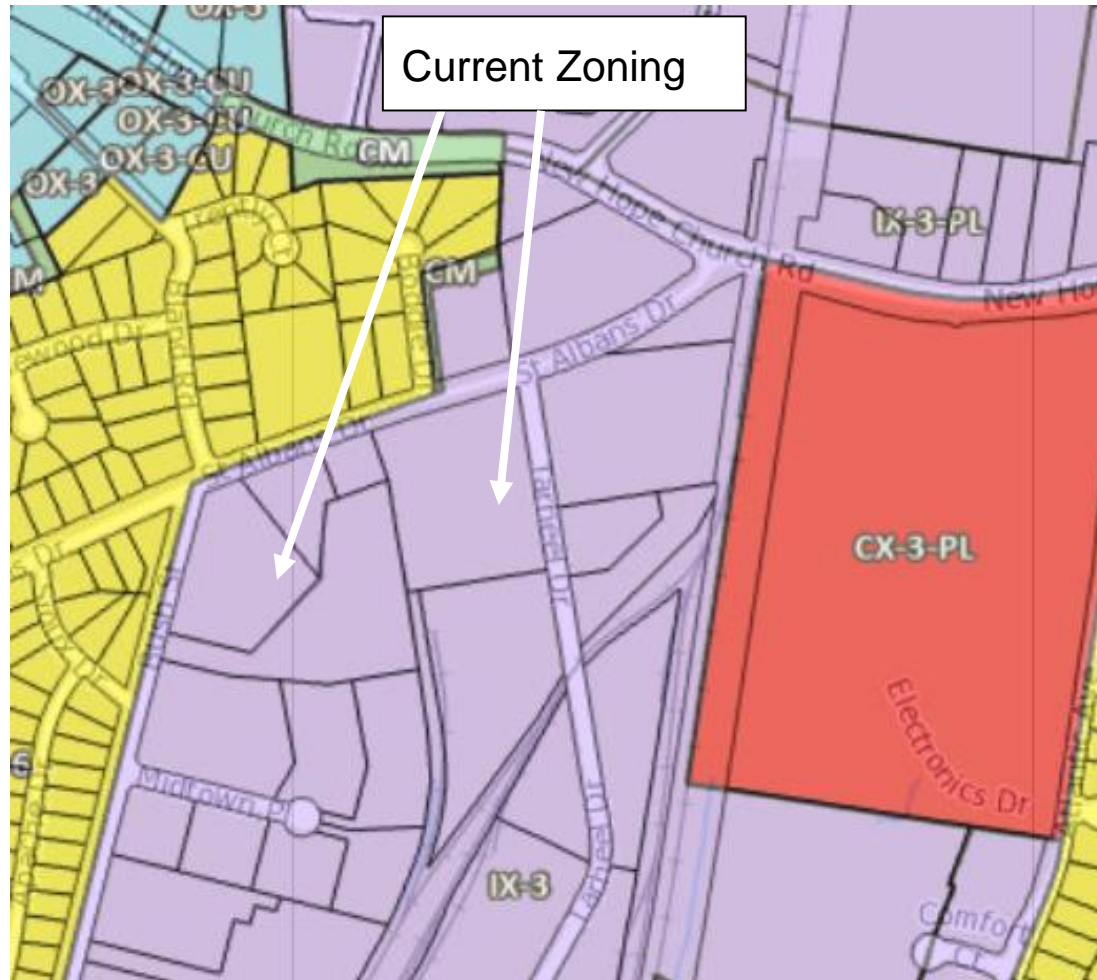
**Feedback:** Not asked separately from FLUM change; 69 percent favorability as a way to accommodate more housing choice (120 respondents)



Plan recommendation for height (current zoning is three stories everywhere on map)



# St. Albans-Bush Area Height (CP-2A-20)



# St. Albans-Bush Area Height (CP-2A-20)

## Potential Options:

1. Retain Plan recommendation of five/four stories. This reflects the plan principle of allowing additional height while not creating a stark height transition to adjacent areas.
2. Revise recommendation to retain existing height guidance of three stories. This reflects the existing status quo in terms of zoning and height guidance.
3. Recommend additional height beyond four/five stories. Additional height beyond that explored by the plan process or current height guidance ideally should involve a new process. Any property owner or resident may request a FLUM change.

3



# Six Forks: Height (CP-2A-20)

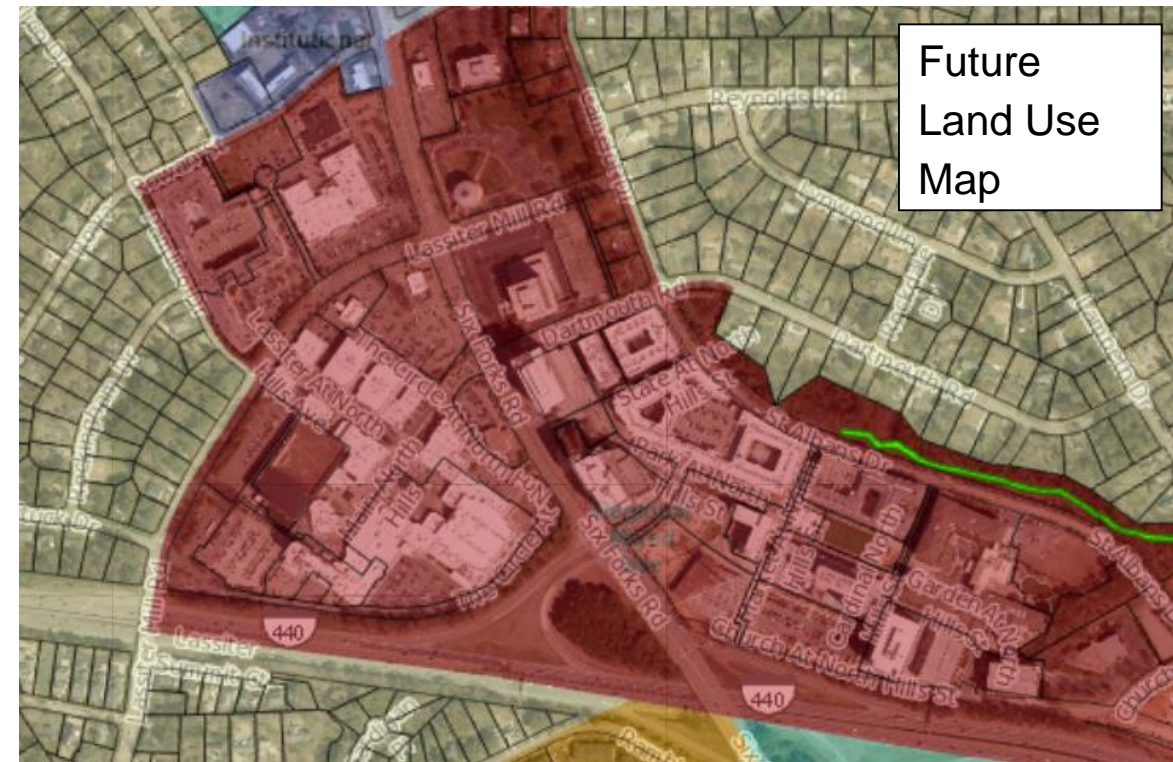
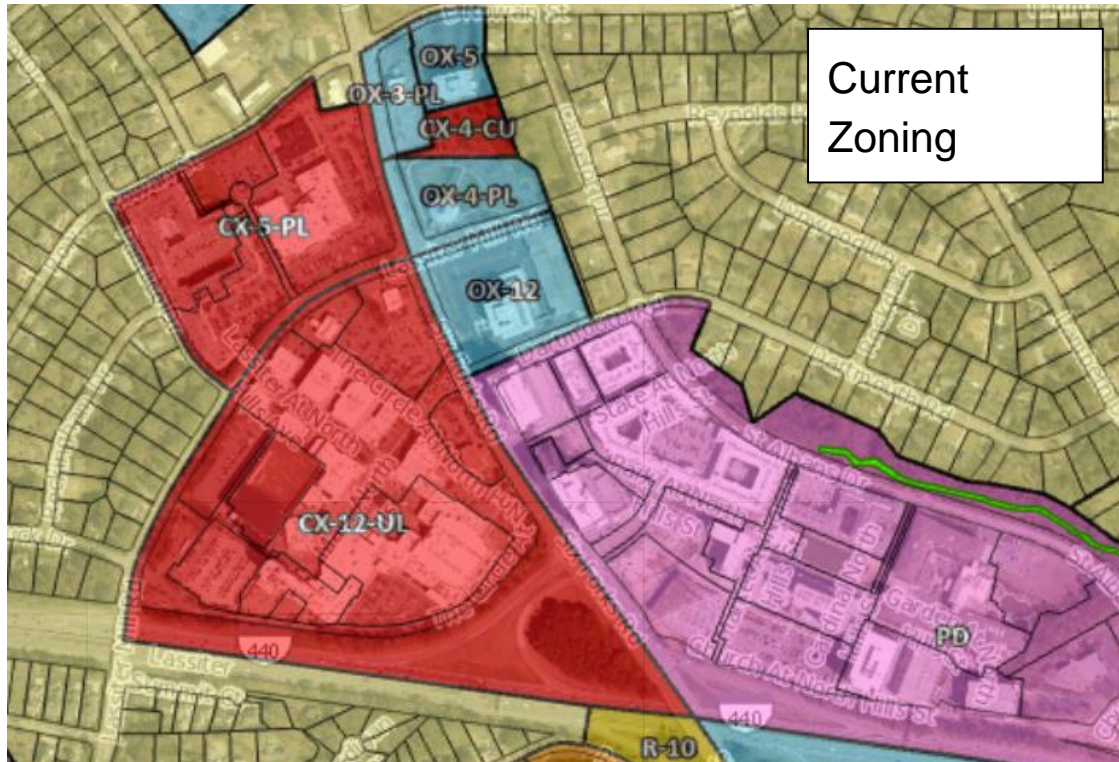
**Comment:** 20 stories is too tall along Six Forks Road

**Plan principle:** Allow more housing/employment in walkable center served by transit

**Feedback:** 61 percent average positive rating on online survey (88 responses)



# Six Forks: Height (CP-2A-20)



# Six Forks: Height (CP-2A-20)

## **Potential Options:**

1. Retain Plan recommendation for 20-story guidance with transition down to four stories. This supports the plan principle of allowing more housing and employment options in a core portion of the study area that is walkable and served by transit.
2. Revise recommendation to reduce height guidance to 12 stories. This reflects the existing zoning.



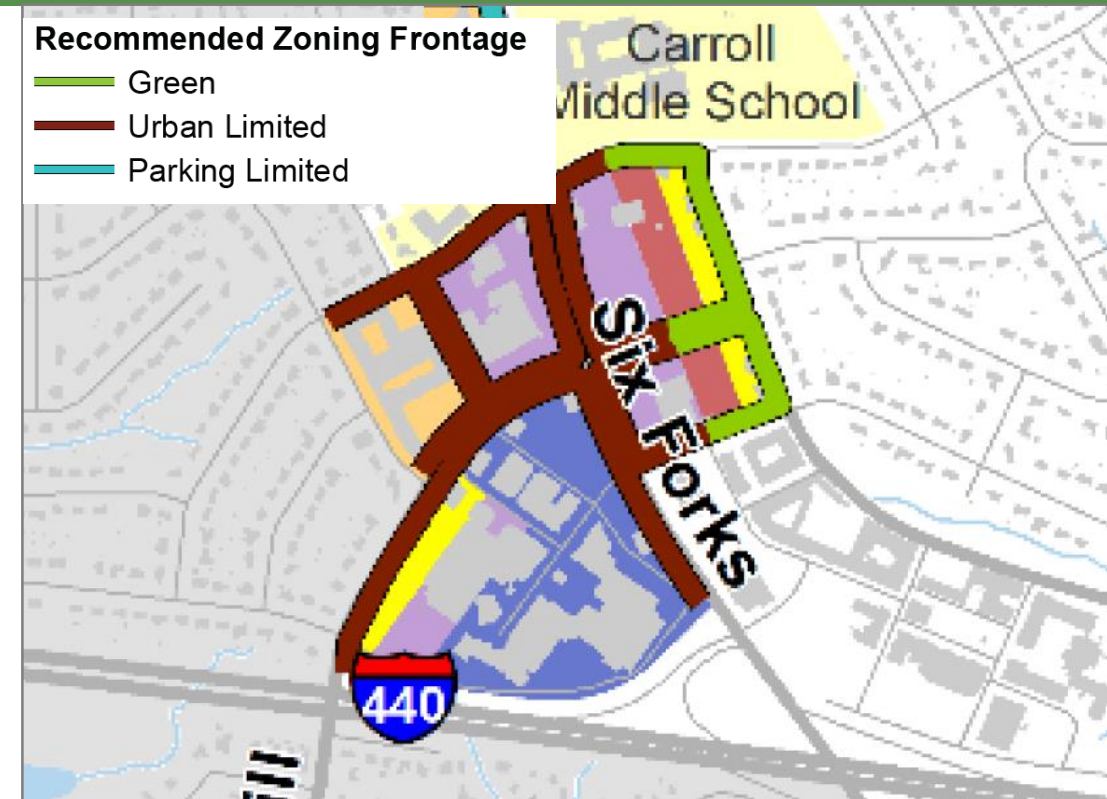
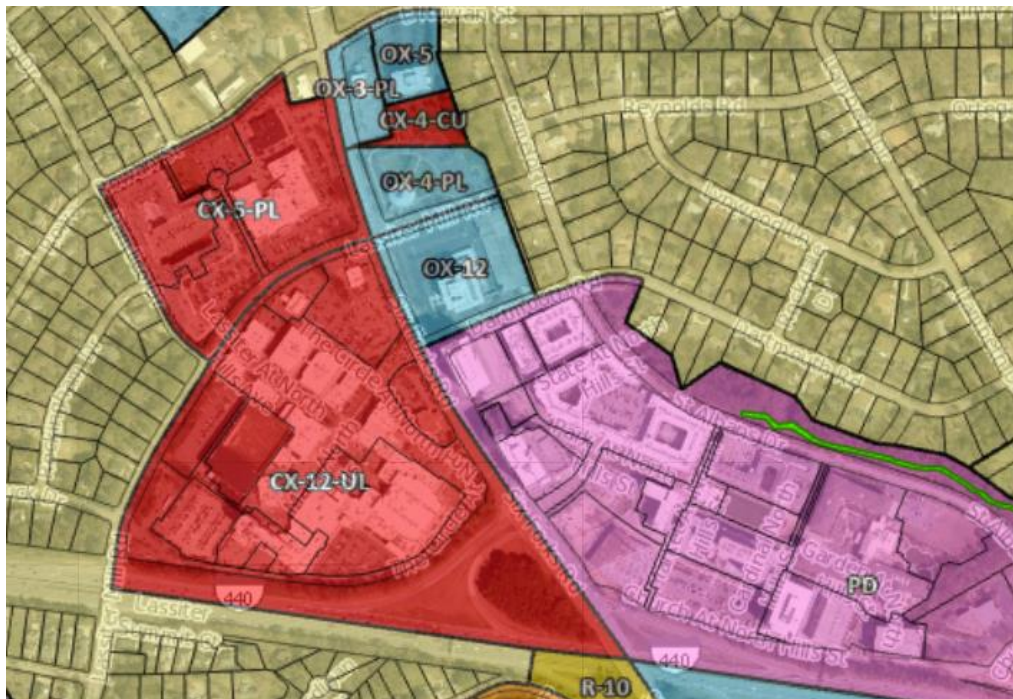
4

# Six Forks Frontage/Urban Form (CP-2A-20)

**Comment:** Six Forks should not have an urban frontage

**Plan principle:** Create more walkable places, include building entrances on street

**Feedback:** Little specific input, but reflects a primary input theme



# Six Forks Frontage/Urban Form (CP-2A-20)

## **Potential Options:**

1. Retain Plan recommendation for urban frontage. This reflects the plan principle of encouraging walkability.
2. Revise recommendation to specify a frontage with larger setbacks, allows parking between building and street, narrower sidewalks, and does not require any street-facing entrances. This does not align with plan principles supporting high levels of walkability.



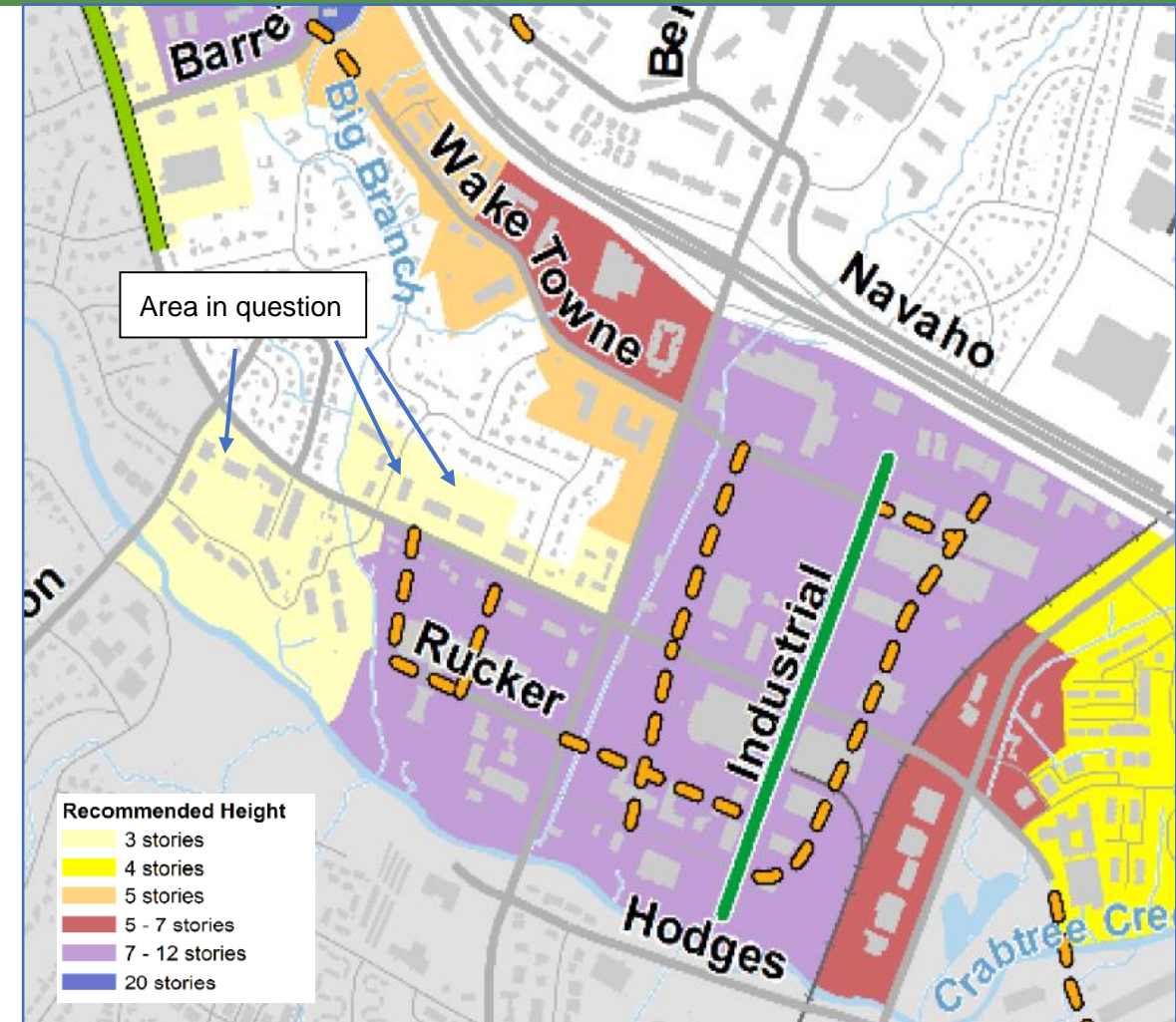
5

# Six Forks/Wake Forest Height (CP-2A-20)

**Comment:** At least four stories should be allowed on Hobbs/nearby properties on Six Forks. Plan recommends three. Current zoning is three stories; current height guidance is 4/5 on north, 4 on south

**Plan principle:** Transition from taller mixed use area east and south

**Feedback:** Survey illustrated transitions from 12 stories at core of the Waterfront area to three stories on the edges. 75 percent favorable



# Six Forks/Wake Forest Height (CP-2A-20)





# Six Forks/Wake Forest Height (CP-2A-20)

## Potential Options

1. Revise recommendation to allow existing Future Land Use Map guidance of four/five stories to remain. This addresses the comment and conforms to the status quo of height guidance in the area.
2. Retain plan recommendation for three-story height. This reflects the plan's recommendation for height transition but does not address the comment.
3. Revise plan recommendation to allow up to seven stories. Additional height beyond that explored by the plan process or current height guidance ideally should involve a new process. Any property owner or resident may request a FLUM change.



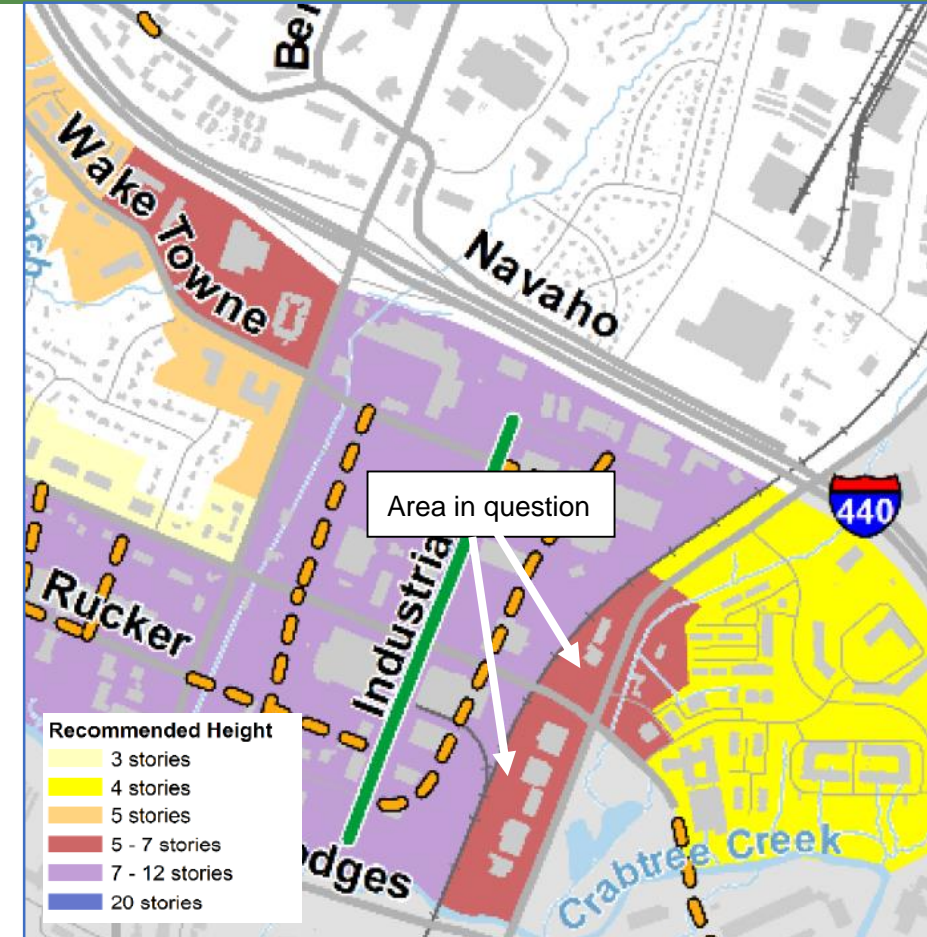
6

# Waterfront District: Height at Atlantic (CP-2A-20)

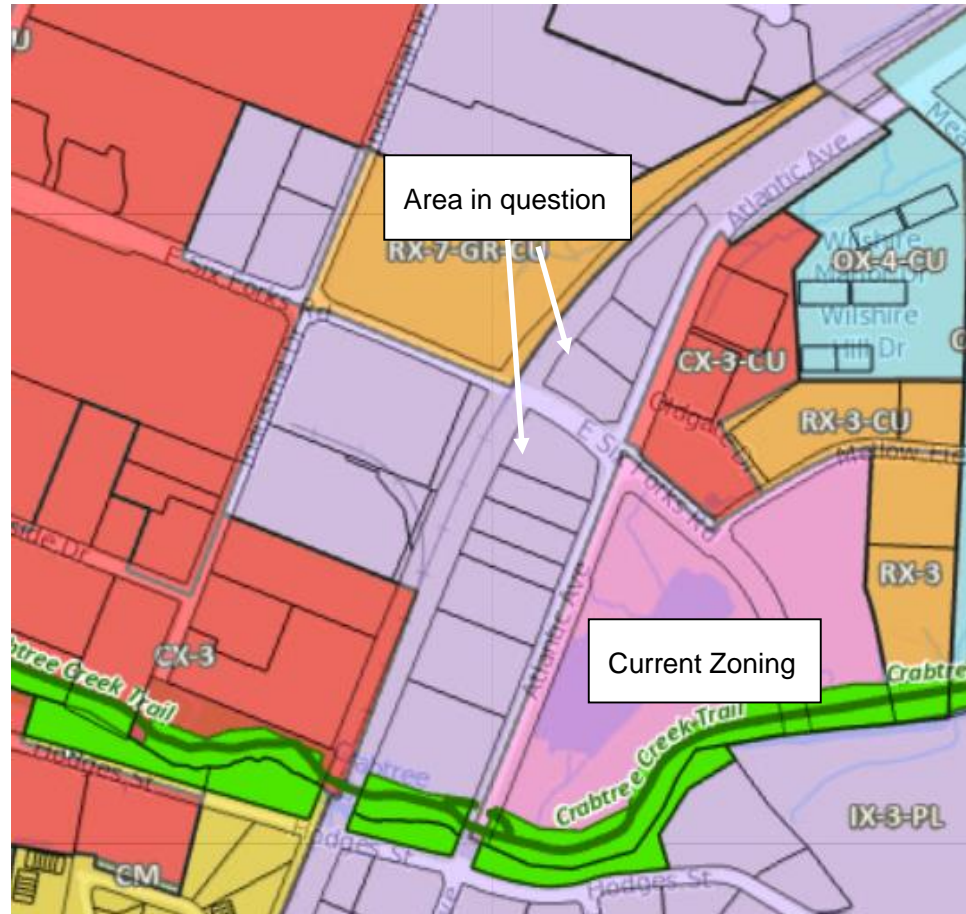
**Comment:** At least four stories should be allowed on Hobbs/nearby properties on Atlantic. Plan recommends 5-7. Current zoning is three stories; current general height guidance is five stories.

**Plan principle:** Allow more housing/employment in a walkable center

**Feedback:** Survey illustrated transitions from 12 stories at core of the Waterfront area to three stories on the edges. 75 percent favorable.



# Waterfront District: Height at Atlantic (CP-2A-20)



# Waterfront District: Height at Atlantic (CP-2A-20)

## Potential Options

1. Revise recommendation to permit up to 12 stories along Six Forks Road and Atlantic Avenue south of Six Forks, reflecting planned frequent transit. This in effect slightly shifts the height transition area to the east. This addresses the comment and conforms to the status quo of height guidance in the area.
2. Retain plan recommendation of up to seven stories. This reflects the plan's recommendation for height transition but does not address the comment.



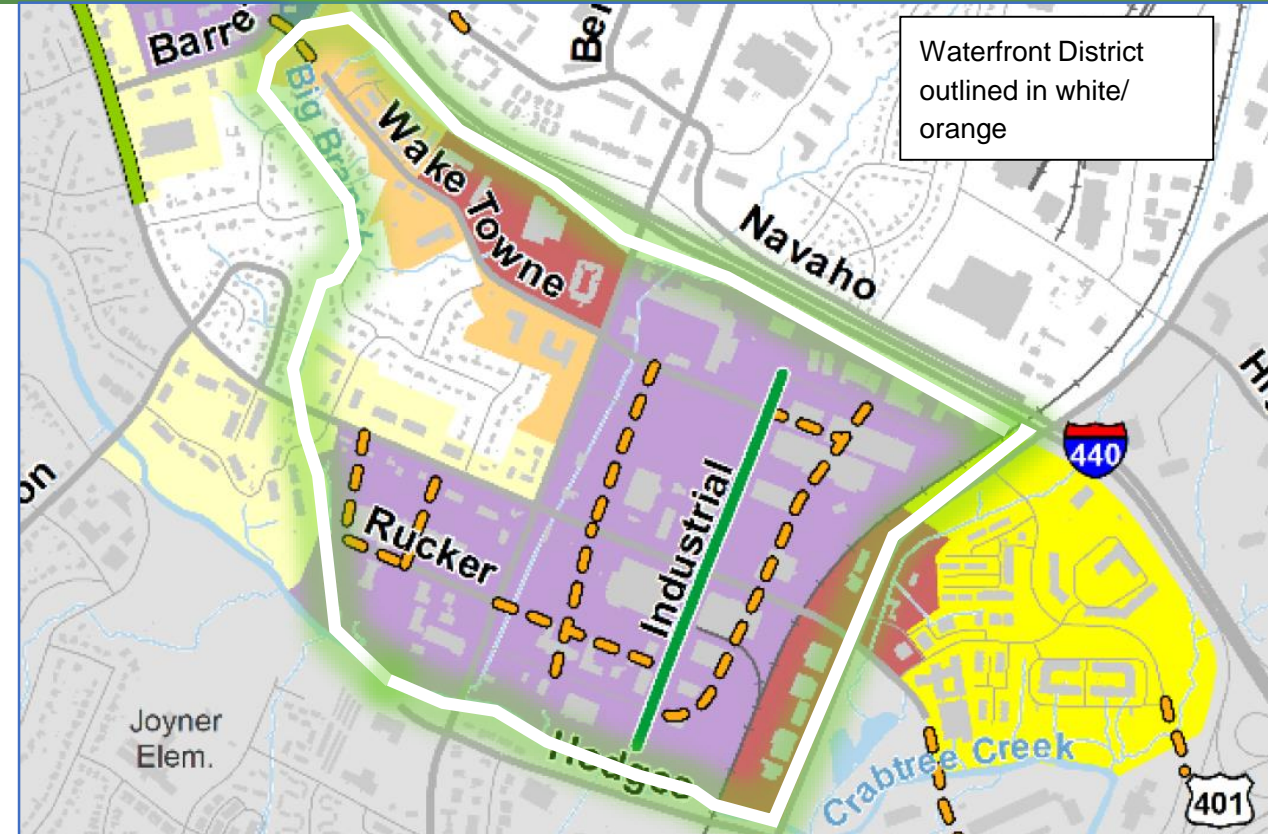
7

# Waterfront District: Urban Form (CP-2A-20)

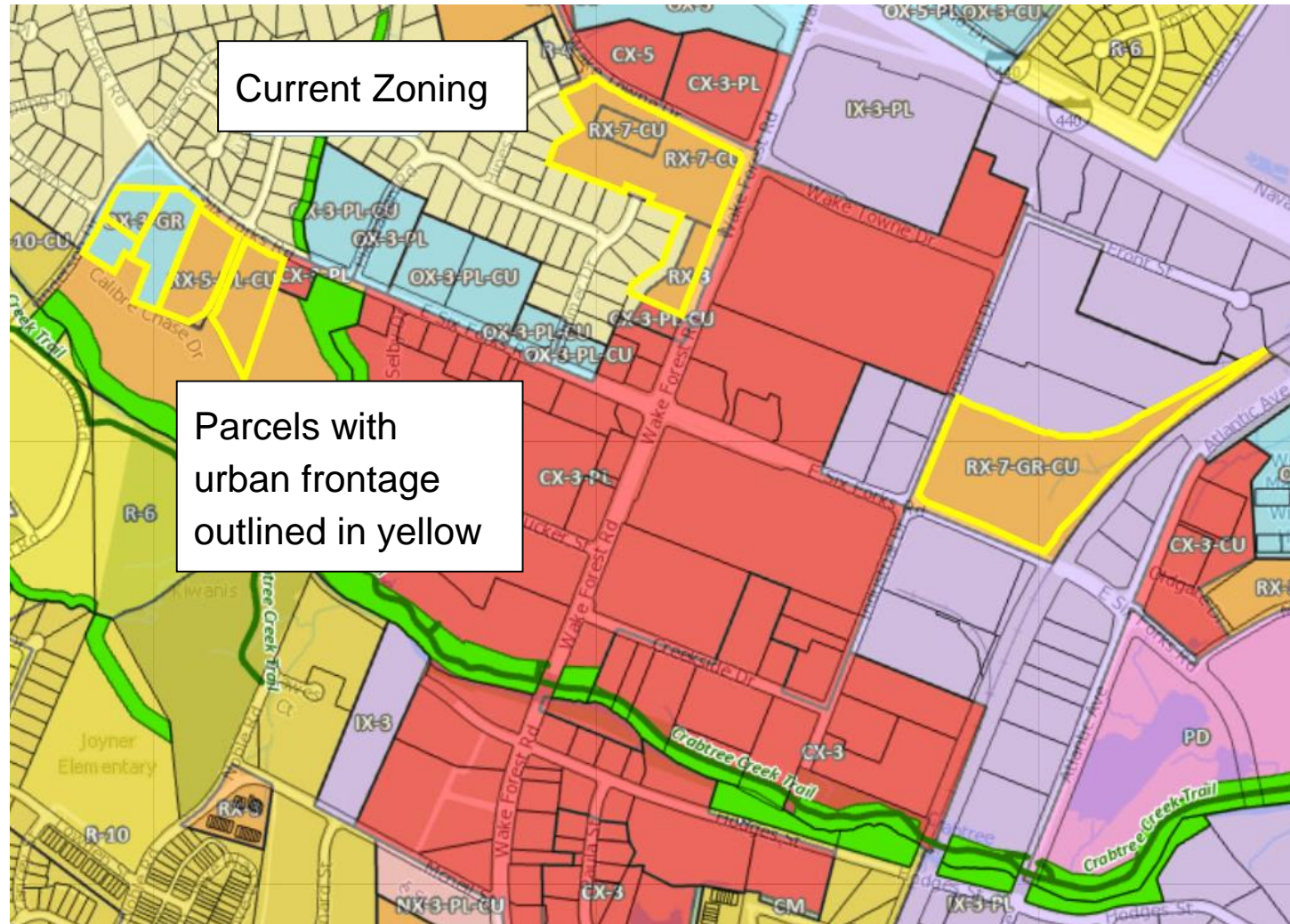
**Comment:** Parking should be allowed between the building and street in the Waterfront District

**Plan principle:** Allow more housing/employment in a walkable center

**Feedback:** Not specifically asked, but a key part of the core concept of a walkable waterfront/Main Street concept (82 percent positive, 136 responses to this question) and overall input



# Waterfront District: Urban Form (CP-2A-20)



# Waterfront District: Urban Form (CP-2A-20)

## Potential Options

1. Retain Plan recommendation of no parking between building and street (urban frontage). This reflects the plan principle of encouraging walkability.
2. Revise recommendation to reflect current policy, which allows some parking between building and street (hybrid frontage). This addresses the comment but does not align with plan principles supporting high levels of walkability.



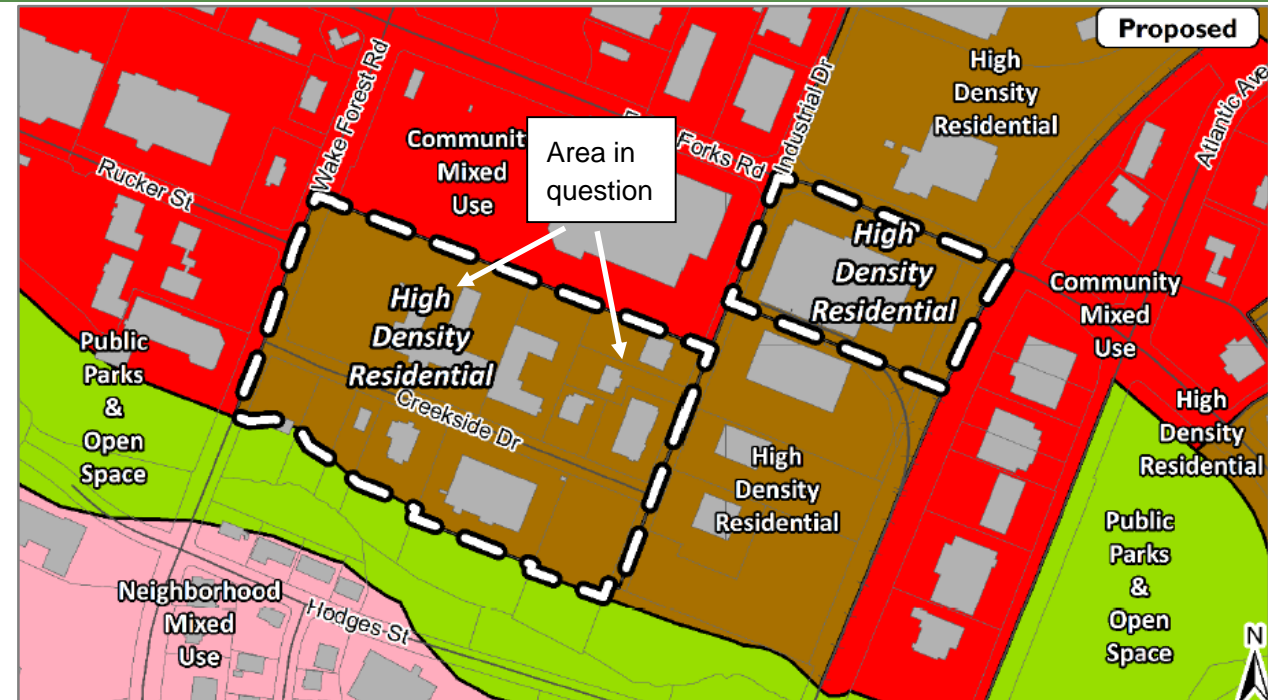
8

# Waterfront District FLUM south of Six Forks (CP-2C-20)

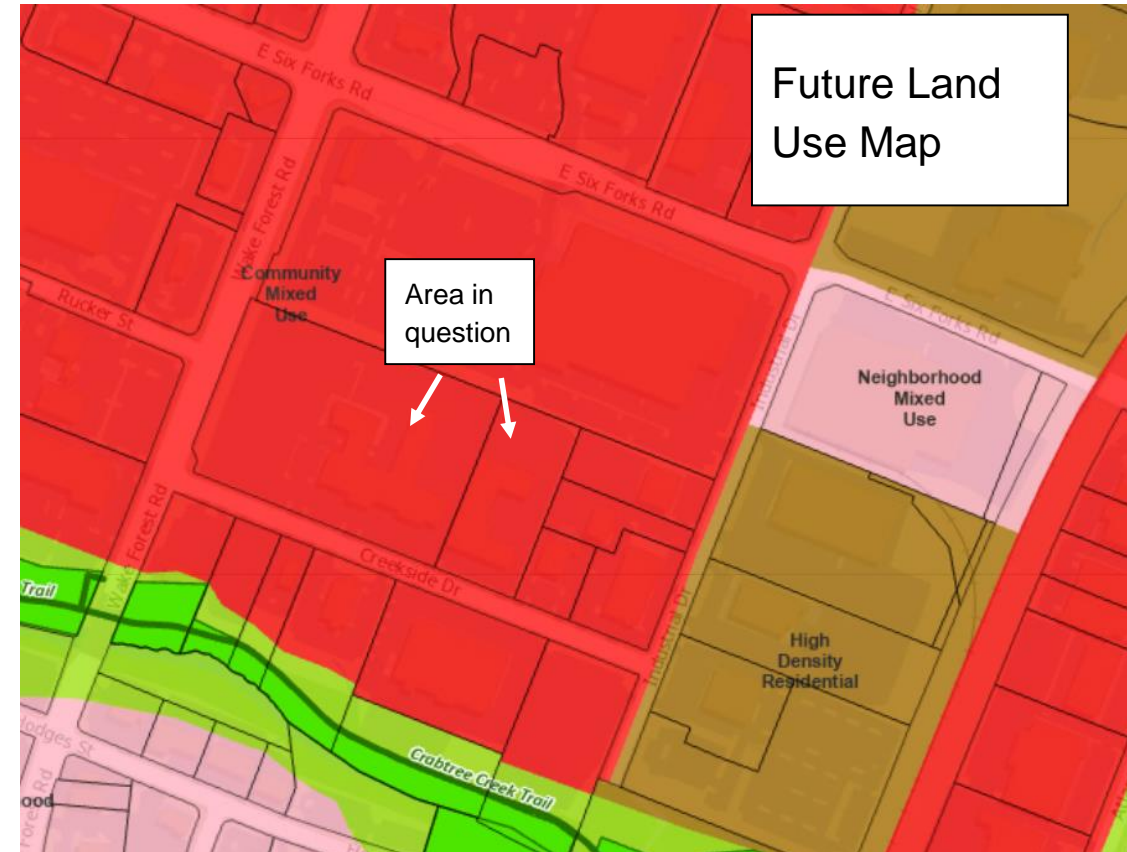
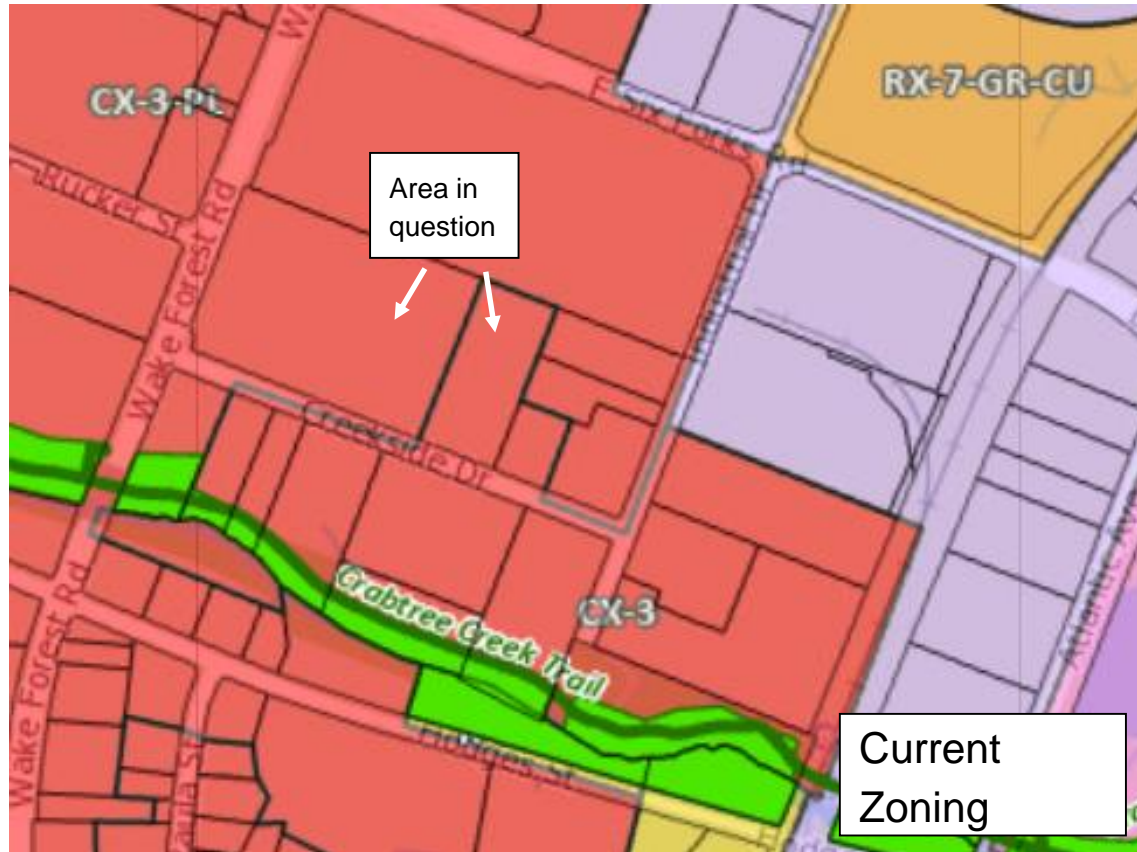
**Comment:** Leave Thompson properties (car dealership) as Community Mixed Use on FLUM. Plan recommends High Density Residential

**Plan principle:** A more lively Waterfront District by adding residential uses, encouraging a balance between commercial/residential uses.

**Feedback:** 77 percent average support (125 respondents)



# Waterfront District FLUM south of Six Forks (CP-2C-20)



# Waterfront District FLUM south of Six Forks (CP-2C-20)

## Potential Options:

1. Revise recommendation to retain existing Community Mixed Use designation. This addresses the comment and still aligns with the plan recommendation for the area.
2. Retain Plan recommendation of High Density Residential. This retains the plan emphasis on residential uses but does not address the comment.



9

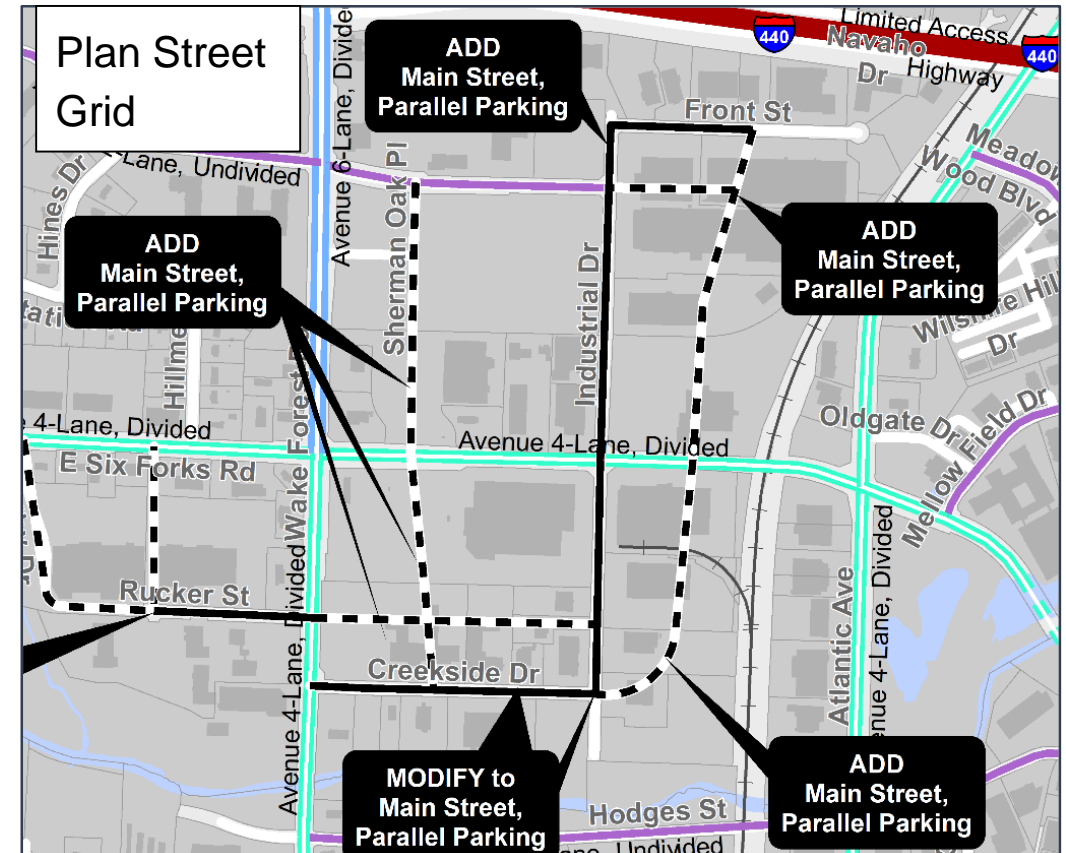
# Waterfront District: Street Plan south of Six Forks (CP-2D-20)

**Comment:** Eliminate new street crossing Thompson properties from Street Plan

**Plan recommendation:** Divide the large block bounded by Six Forks, Wake Forest, Hodges, and Atlantic into smaller, more walkable gridded blocks. The street would depend on future redevelopment.

**Relationship to plan principles:** A connected grid is essential for walkability, one of the core goals of the plan. A grid also enables vehicular movement without the necessity of widening main arterial roads.

**Feedback:** Not specifically put forward for input, but a desire for walkability was a core public input priority.



# Waterfront District: Street Plan south of Six Forks (CP-2D-20)

## Options

1. Retain existing proposal. This aligns with the plan recommendation for walkability in this area, which is enhanced by adding to the street density.
2. Remove street from Street Plan. This addresses the comment but does not align with plan goals.

10



# Waterfront District: FLUM at north end of Industrial (not currently part of CP-2-20)

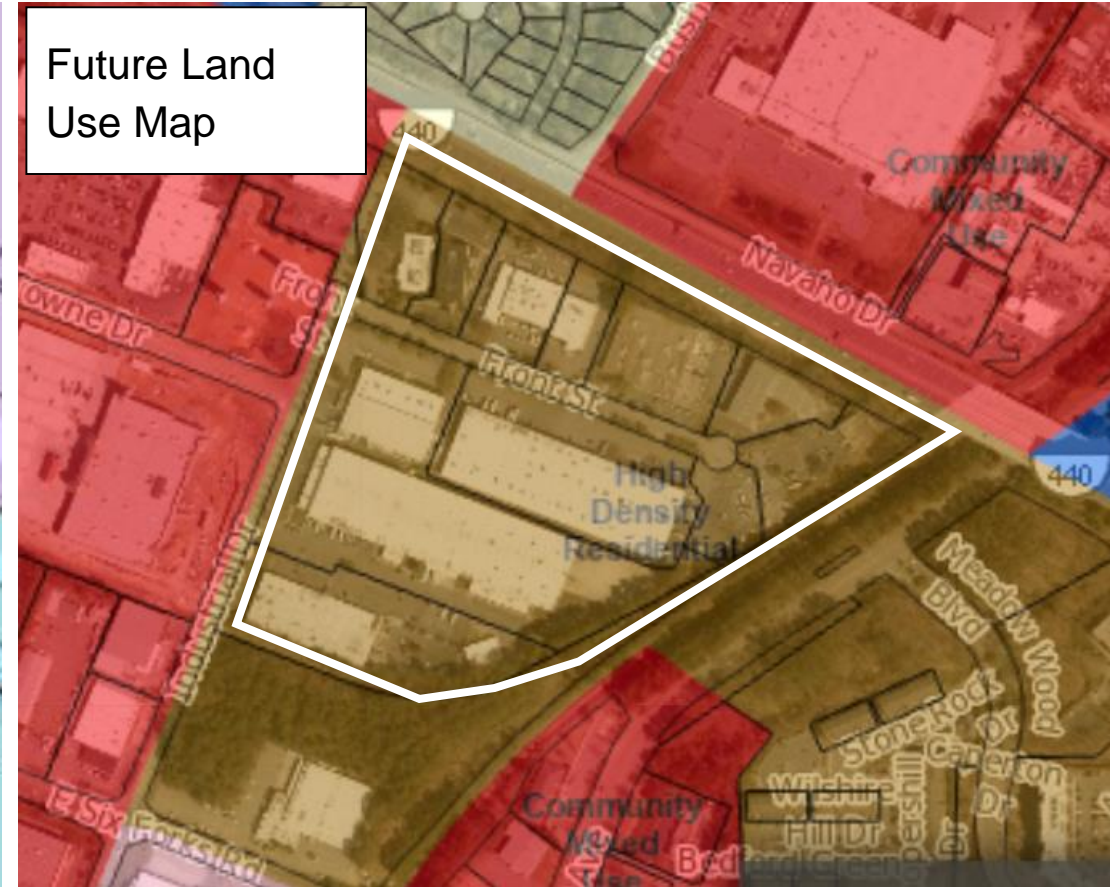
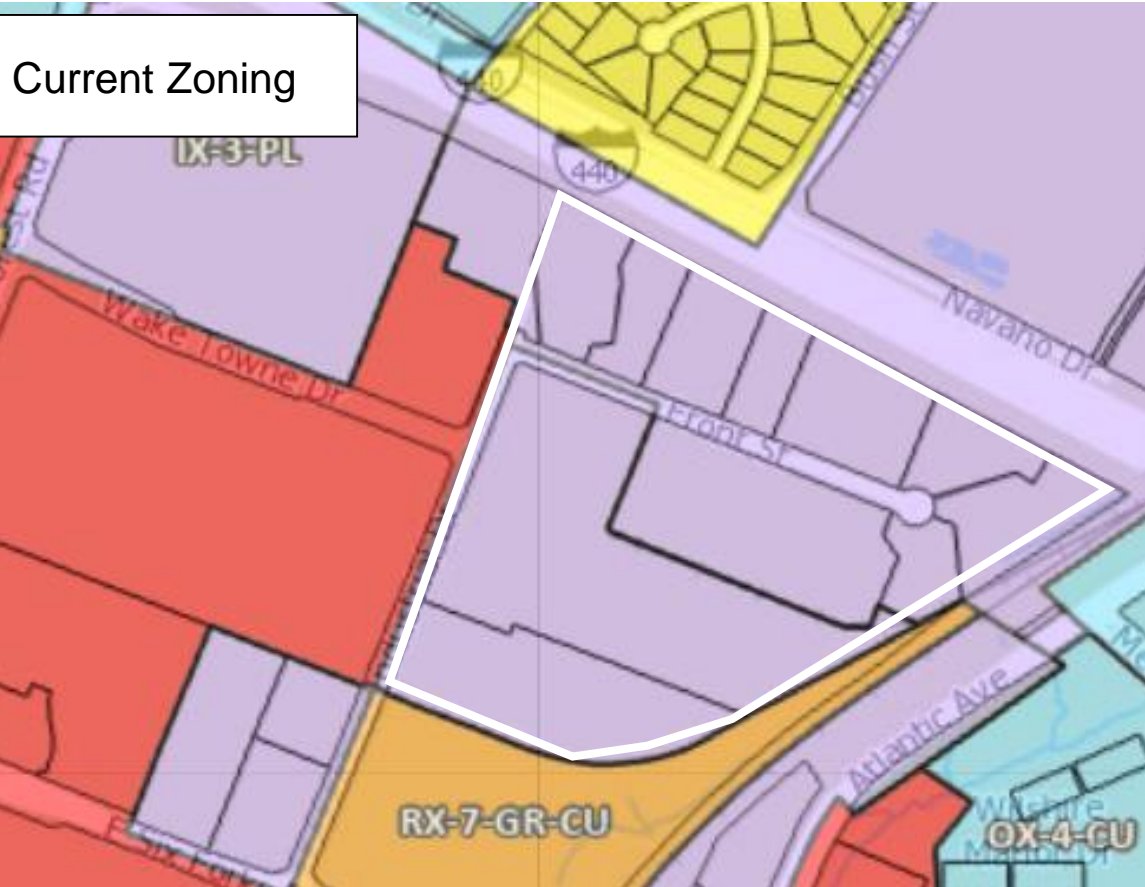
**Comment:** Commercial Mixed Use is an appropriate designation for Industrial/Front street properties

**Plan principle:** The plan does not propose a change from HDR, which envisions commercial uses on ground floor. The plan does amend that guidance by supporting office uses in the district

**Feedback:** Land use vision for Waterfront District received 77 percent favorability (125 respondents)



# Waterfront District: FLUM at north end of Industrial (not currently part of CP-2-20)



# Waterfront District: FLUM at north end of Industrial (not currently part of CP-2-20)

## Potential Options

1. Create a recommendation to revise to Community Mixed Use designation, which does reflect existing zoning. This addresses the comment and aligns with plan recommendations for a mix of uses in the area.
2. Retain current designation of High Density Residential along with the plan's added guidance that office uses. This is very similar to the above recommendation but does not address the comment.

11

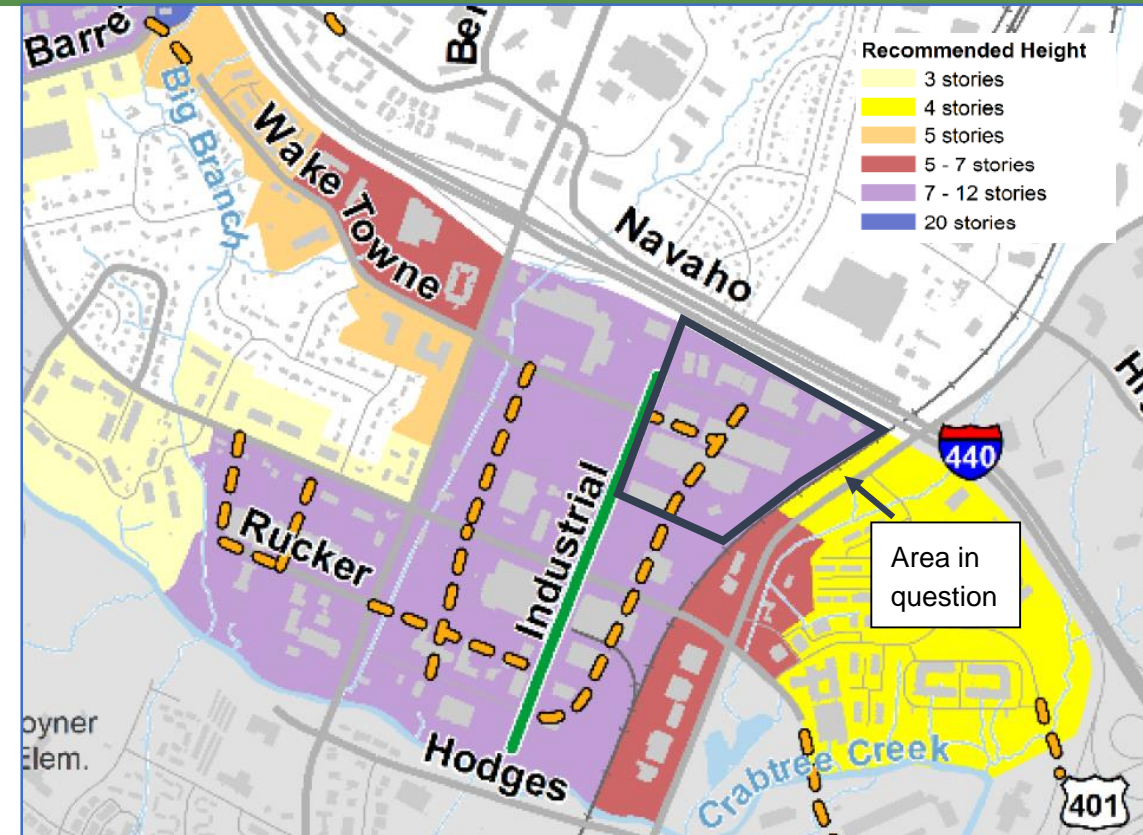


# Waterfront District: Height at north end of Industrial (CP-2A-20)

**Comment:** More height (20 stories) should be allowed in Industrial/Front area. Plan recommends up to 12.

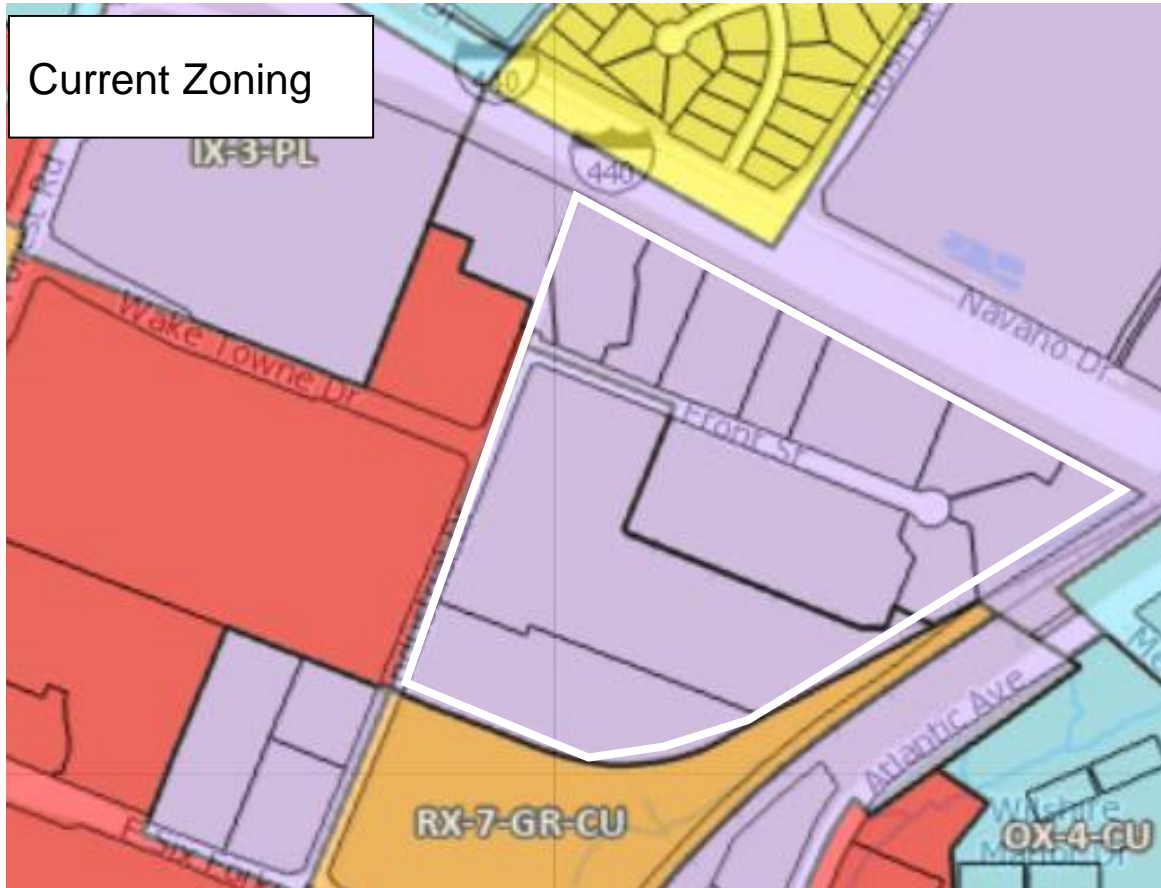
**Plan principle:** The plan's tallest recommended heights of 20 stories are at/near the core of the Midtown area, with tallest existing buildings and highest levels of planned frequent transit

**Feedback:** Survey asked about transitions from 12 stories at core of the Waterfront to three stories on edges. 75 percent favorable average. (115 responses)

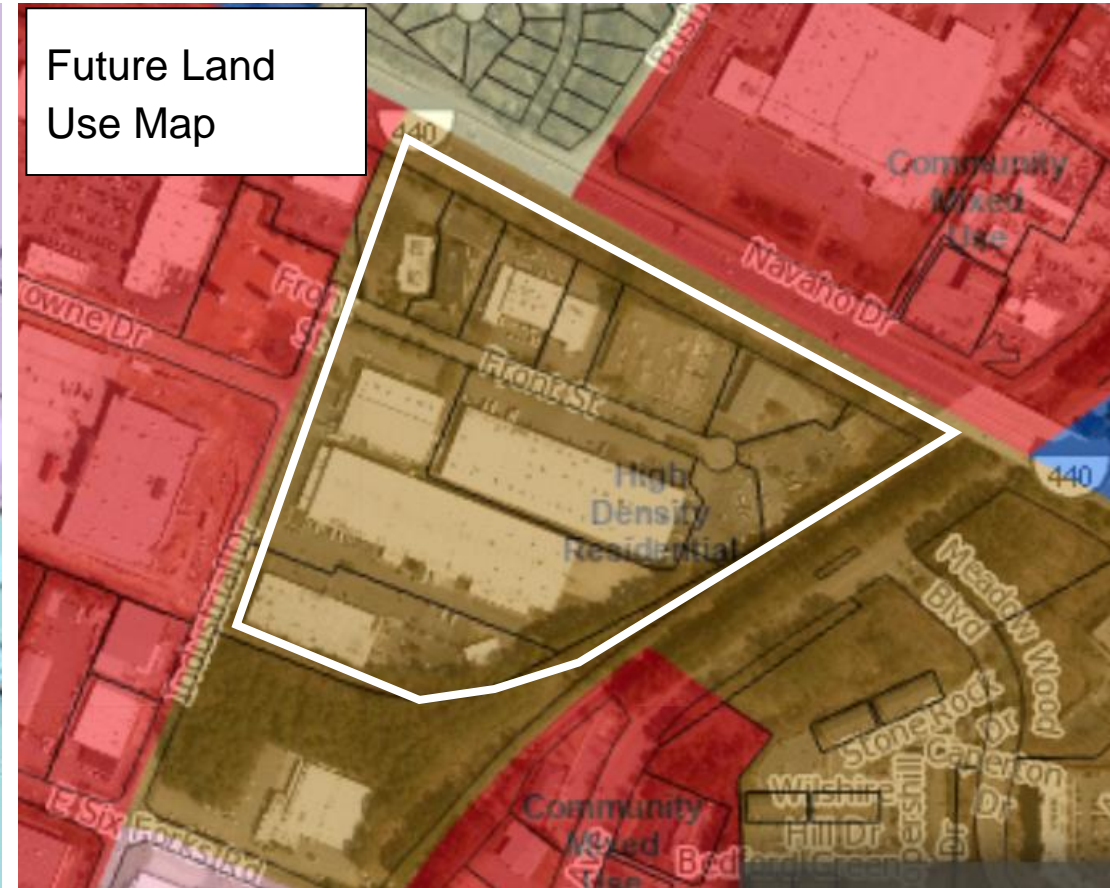


# Waterfront District: Height at north end of Industrial (CP-2A-20)

Current Zoning



Future Land Use Map



# Waterfront District: Height at north end of Industrial (CP-2A-20)

## Potential Options

1. Retain Plan recommendation of 12 stories (existing general height guidance in either the High Density Residential or Community Mixed Use categories also is up to 12 stories). This reflects the plan recommendation for allowing more housing and employment options in the area.
2. Revise plan recommendation to 20 stories. Additional height beyond that explored by the plan process or current height guidance ideally should involve a new process. Any property owner or resident may request a FLUM change.

12

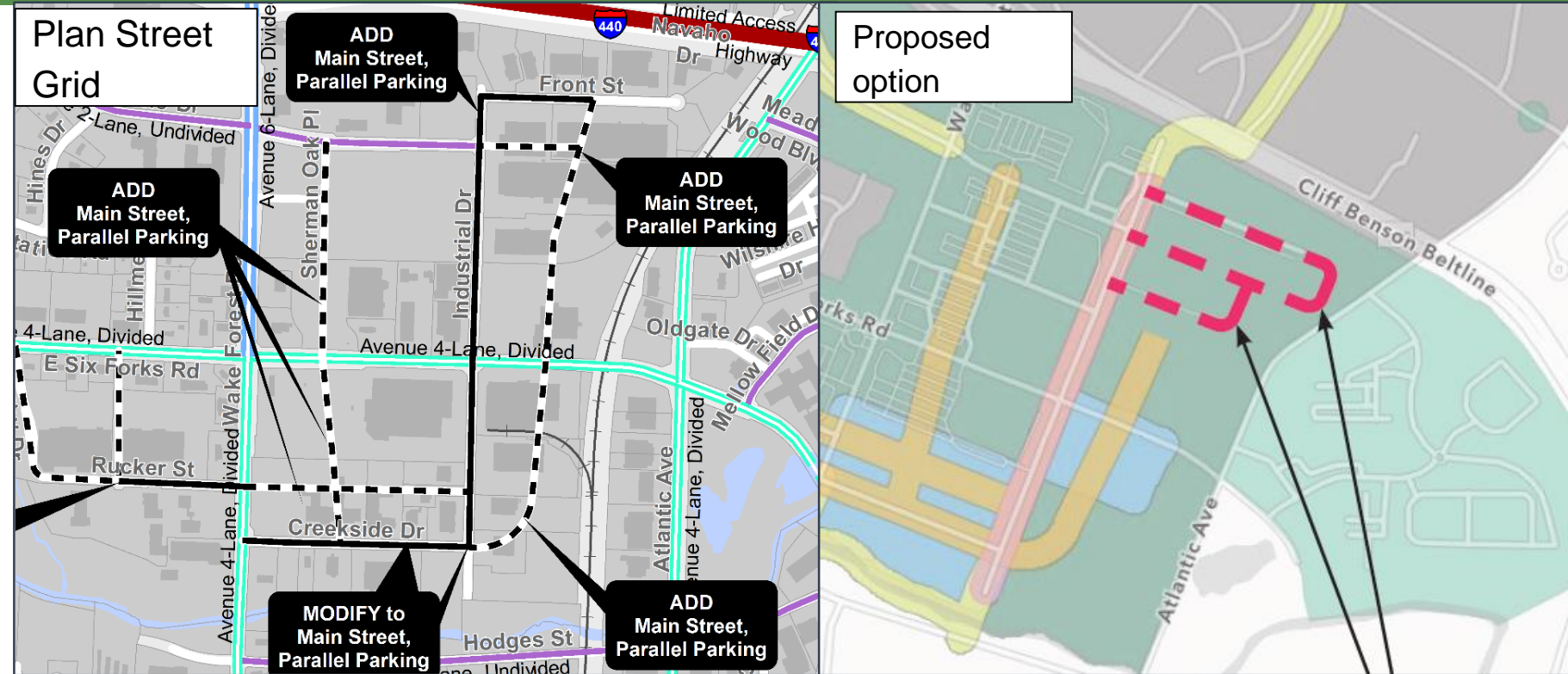


# Waterfront District: Street Plan at north end of Industrial (CP-2D-20)

## Comment:

Amend street plan recommendation at Industrial/Front  
**Plan principle:** A connected grid is essential for walkability

**Feedback:** Not asked specifically, but a desire for walkability was a core input theme



# Waterfront District: Street Plan at north end of Industrial (CP-2D-20)

## Options

1. Accept alternate proposal, with provision that it connects to the Creekside Drive extension. This meets the overall goals of the Street Plan recommendation. This addresses a portion of the comment and still aligns with the plan recommendation for walkability in this area, which is enhanced by adding to the street density.
2. Retain existing proposal. This reflects with the plan recommendation for walkability in this area, which is enhanced by adding to the street density.
3. Accept alternate proposal. This addresses the comment but does not meet the goals of the Street Plan recommendation, as it forces all southbound and eastbound trips onto Industrial Drive.

13

# Rail Transit Potential

- NCDOT received a grant to purchase S-line and is applying for TOD grant funding
- Plan is supportive of rail transit, with grade separation projects along the line
- Potential for future rail transit station at Six Forks/ Atlantic/Industrial area
- Need for additional study to support S-line/potential station area planning
- PC could add recommendation for future study

