



# Raleigh Midtown/St. Albans Area Plan

*Presented by*  
**VHB, 1/1 Studio, JDavis, Rose & Associates**

February 5, 2019



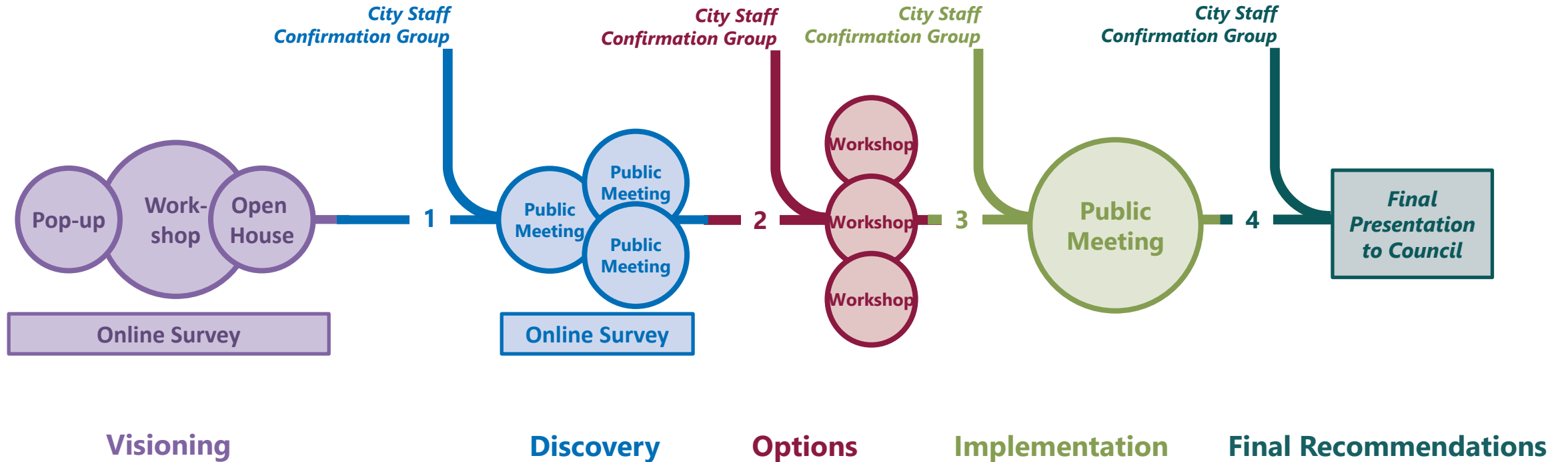
# Outline – Confirmation Group

- **Introductions**
- **Outreach strategy and process to date**
- **Analysis of Issues and Input**
- **Planning Principles**
- **Discussion**
  - Feedback
  - Measures of success

# Introductions

# Process to Date

*We are here!*



# Outreach Strategy



# Understanding the Area

December  
Meetings and  
Survey



Confirming  
Our Findings



Issues and  
Opportunities  
Report



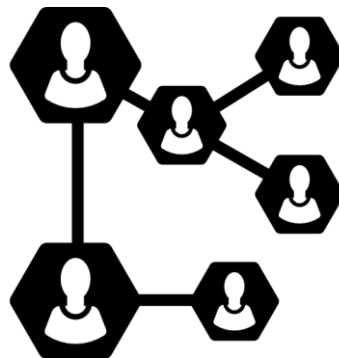
April/May  
Meetings and  
Survey



# Who did we reach out to?



Sent surveys to area schools



Confirmation Group Extended  
Network



Distributed surveys to  
Churches



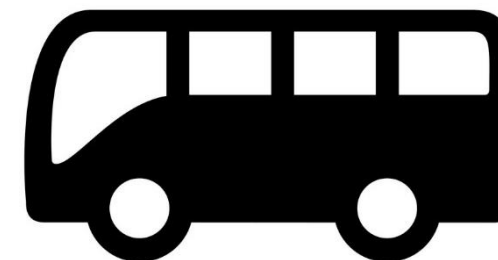
Handed out paper  
surveys to Latino  
Businesses



Visited/emailed  
survey links to  
apartments with  
**3,912** units



In person visits to area  
businesses



Handed out survey links  
on area bus routes



**6,000** GovDelivery Emails  
(sent 4 times!)



Emailed swim and  
social clubs



Presented to **Midtown &  
Atlantic** CACs



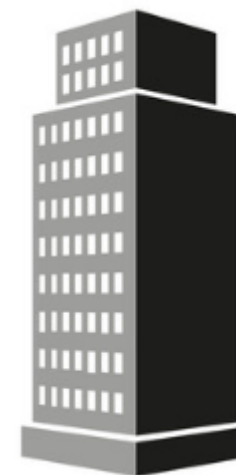
Mailed out **5,000**  
postcards

**Did these outreach methods capture people in the  
area?**

**Were we missing anything?**



Targeted Social Media Posts



Worked with North Hills &  
Midtown Raleigh Alliance



# Understanding the Area

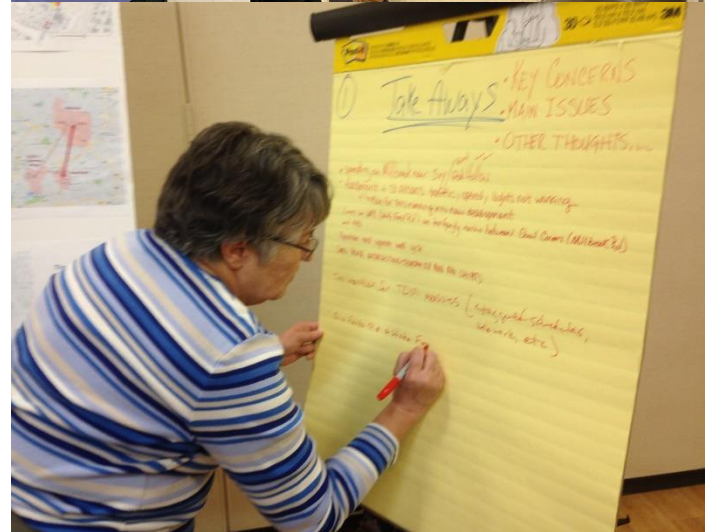
## December Meeting Format

- Short Presentation
- 5 Timed activity stations to identify key issues and opportunities
- Staff and participants wrote down notes on maps and giant pads

**Did this format provide an open and comfortable opportunity for input?**

**What did you find worked well?**

**What would you change?**



### Midtown-St. Albans Area Plan – Feedback Form

Are the traffic/land use/development issues described during this meeting the same issues that you experience? (Describe why or why not) Yes. Particular problems getting out of neighborhood onto Six Forks <sup>+ millbrook</sup> left-hand turns impossible (requires read-about route) and even right turns can be challenging.

Which issues resonate the most with you? (List your top three) Neighborhood quality (tree losses) McPhersons, improved transit.

Was anything surprising to you? Proposed greenway along Brook near Quail Hollow - great idea, but I don't live there.

What issues are missing? Affordable housing - including maintaining affordability of existing neighborhood.

(continue on back if needed)

### Midtown-St. Albans Area Plan – Feedback Form

Are the traffic/land use/development issues described during this meeting the same issues that you experience? (Describe why or why not) Yes, although not sure all connections are being made between loss of trees and green space and effects on noise, neighborhood heat, and stormwater.

Which issues resonate the most with you? (List your top three) ① Effective egress from neighborhood, including through biking and greenway access. ② Tree cover, ③ ~~Cost-effective~~ Affordable Housing

Was anything surprising to you? \_\_\_\_\_

What issues are missing? Noise and heat island effects of planned development

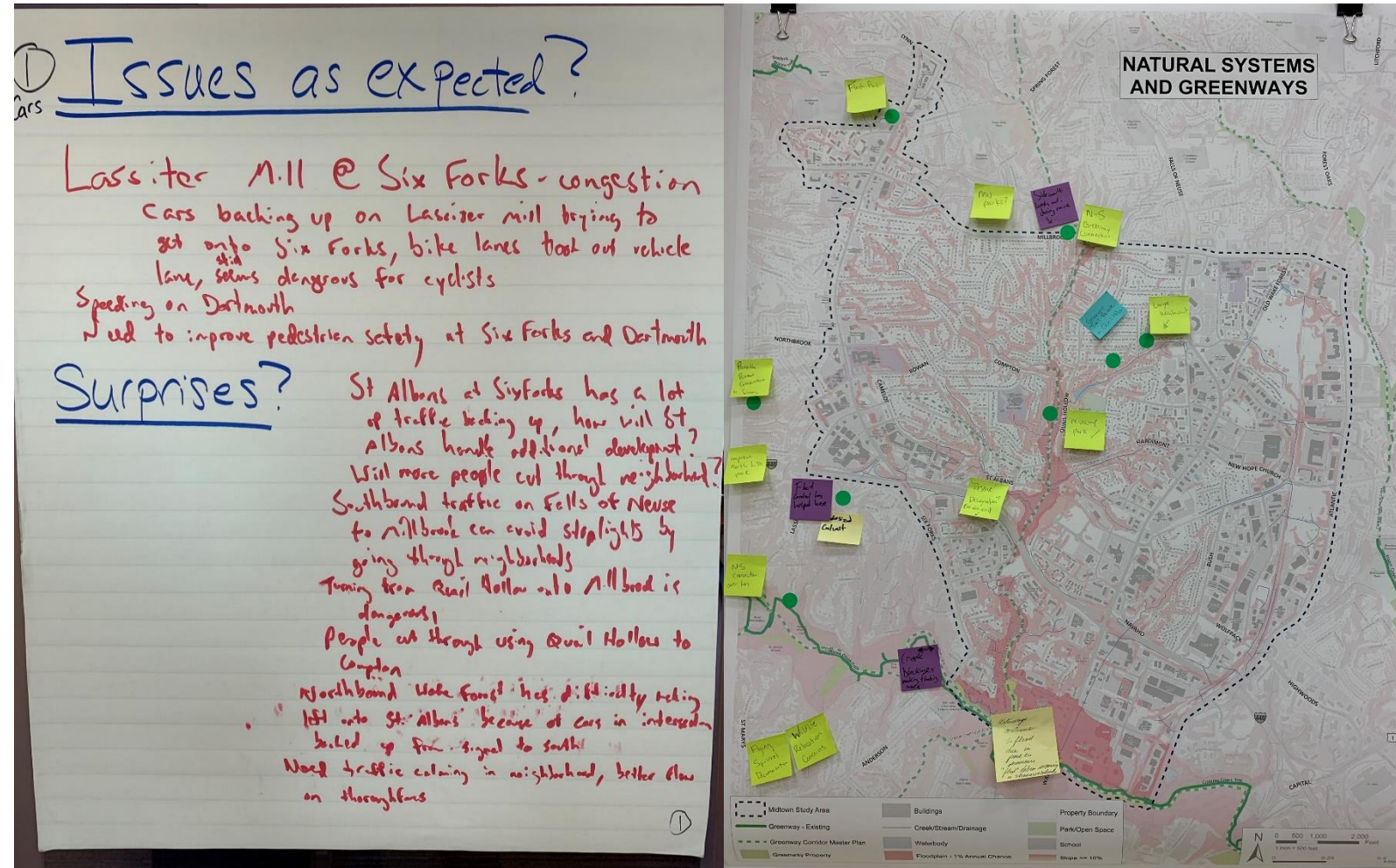
(continue on back if needed)

## Understanding the Area Highlights

## Public Input Stats:

- 3 December Meetings
- 105 Total Attendees
- 36 Feedback Cards
- 22 Maps Marked Up
- 24 Pages of Flip Chart Notes


= A lot of great input!





# Public Meeting Feedback

- **92%** of respondents agreed or strongly agreed the meetings were a good opportunity to provide input.
- **74%** of respondents strongly agreed this was a good opportunity to provide input.
- **82%** of respondents agreed or strongly agreed the meeting was organized and they received the information they needed.
- **87%** of respondents agreed or strongly agreed that staff and consultants were knowledgeable and helpful.

**Event Comments** 


How did you hear about this planning event?  
\_\_\_ Website ☒ Social Media \_\_\_ Word of Mouth \_\_\_ Mailing \_\_\_ Other CAC

Agree or disagree:  
This meeting was organized and I received the information I needed  
(strongly agree) 5 4 3 2 1 (strongly disagree)

Staff and consultants were knowledgeable and helpful  
(strongly agree) 5 4 3 2 1 (strongly disagree)

This was a good opportunity for me to provide input  
(strongly agree) 5 4 3 2 1 (strongly disagree)

Do you have any other comments to add about this event?  
*Please add your comment to the back of this sheet.*  
Thank you!

**Event Comments** 

12-1-18

How did you hear about this planning event?  
\_\_\_ Website \_\_\_ Social Media \_\_\_ Word of Mouth ☒ Mailing \_\_\_ Other CAC meeting

Agree or disagree:  
This meeting was organized and I received the information I needed  
(strongly agree) 5 4 3 2 1 (strongly disagree)  
too much info to digest in a short time

Staff and consultants were knowledgeable and helpful  
(strongly agree) 5 4 3 2 1 (strongly disagree)

This was a good opportunity for me to provide input  
(strongly agree) 5 4 3 2 1 (strongly disagree)  
will provide more info in online survey

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

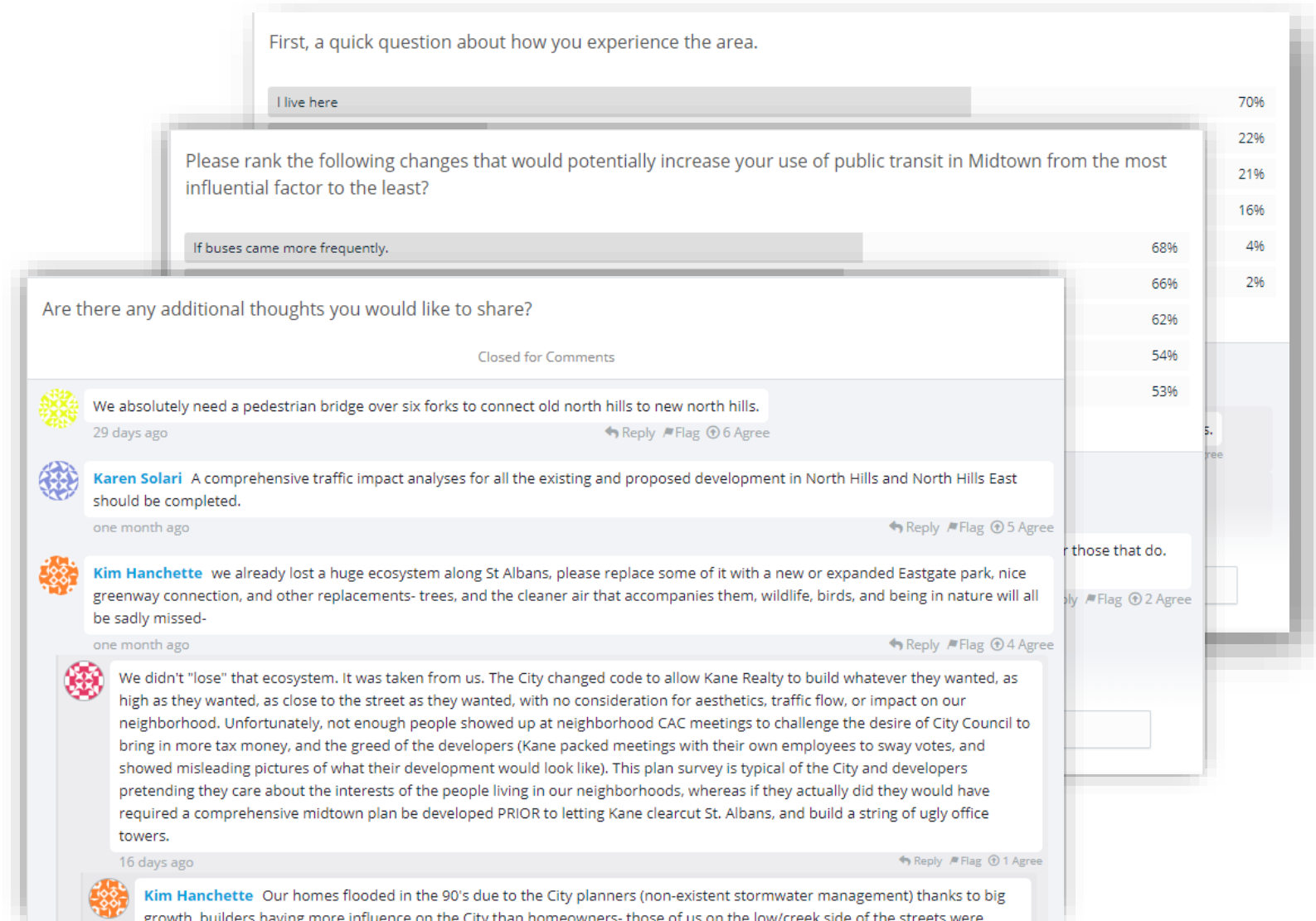


# Survey Highlights

- 615 Participants
- 1,520 Comments
- 140+ problem intersections identified

**Did the survey ask the right questions?**

**Are the results what you expected? Any surprises?**



# Survey Analysis

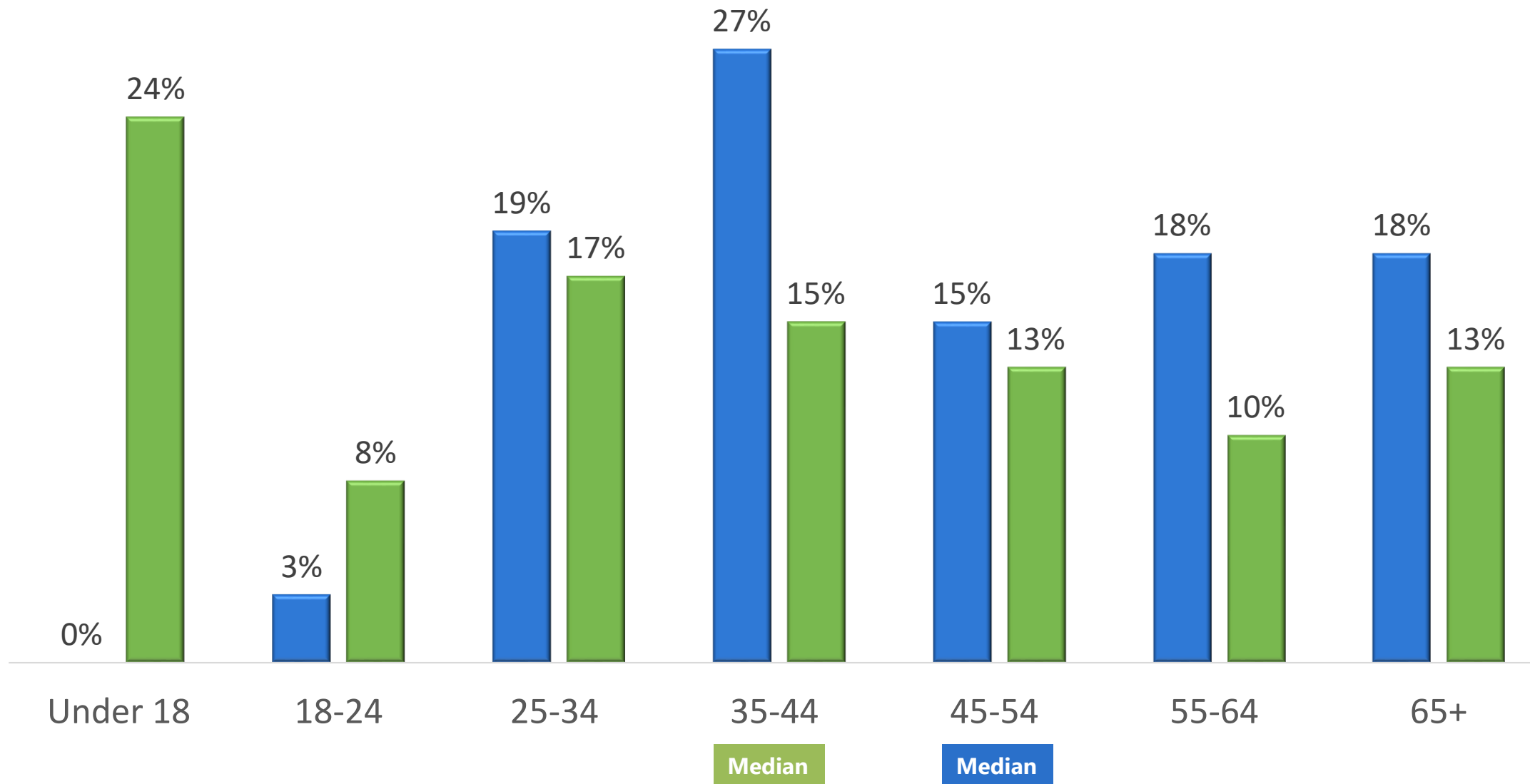
# Who Responded?

Answered: 342 of 614

Survey

Study Area

What is your age?





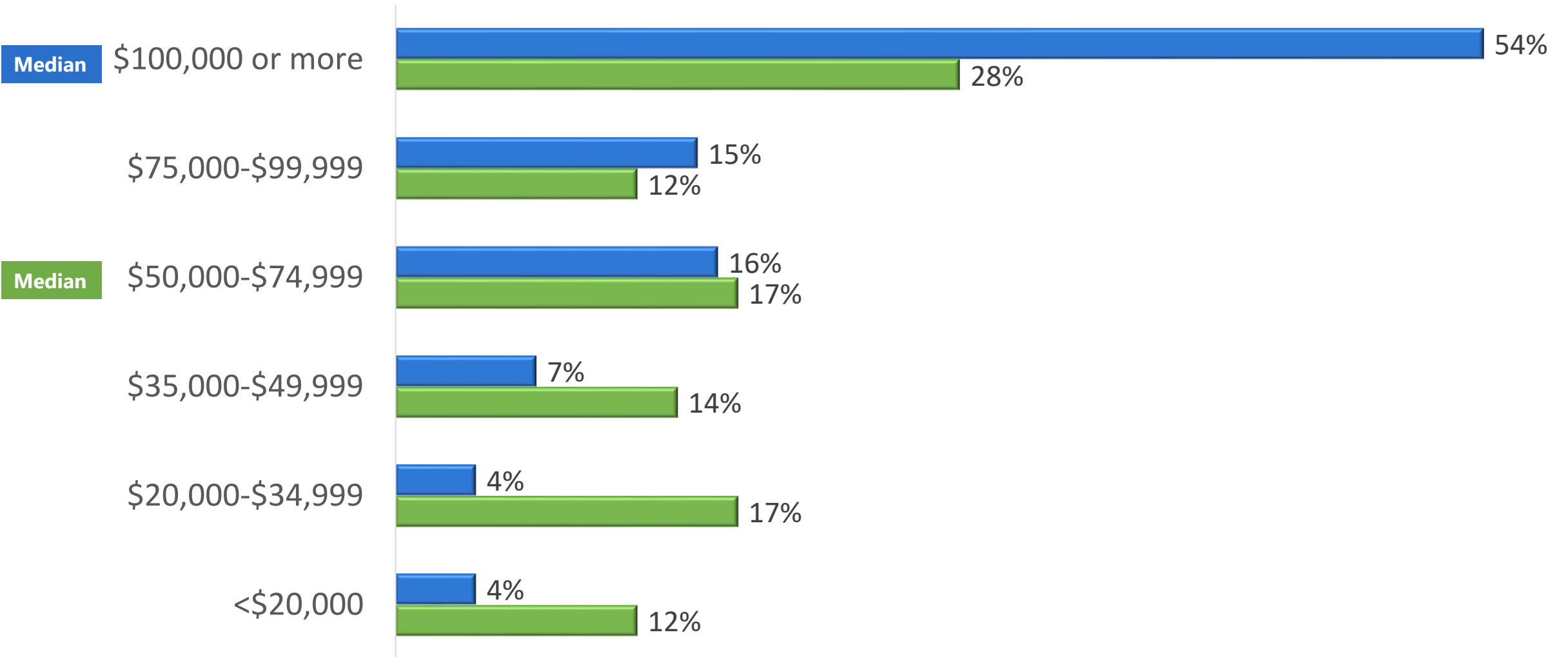
# Who Responded?

Answered: 297 of 614

Survey

Study Area

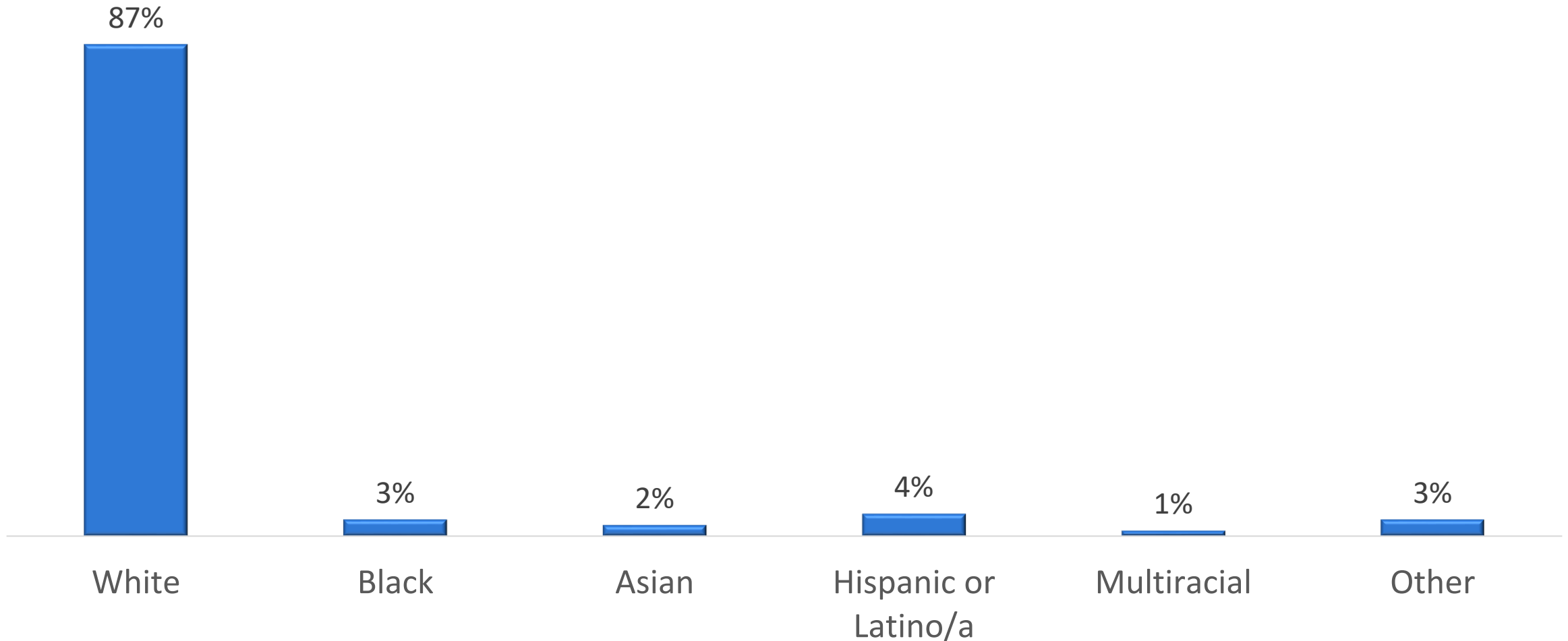
What is your approximate household income, after taxes?



# Who Responded?

Answered: 323 of 614

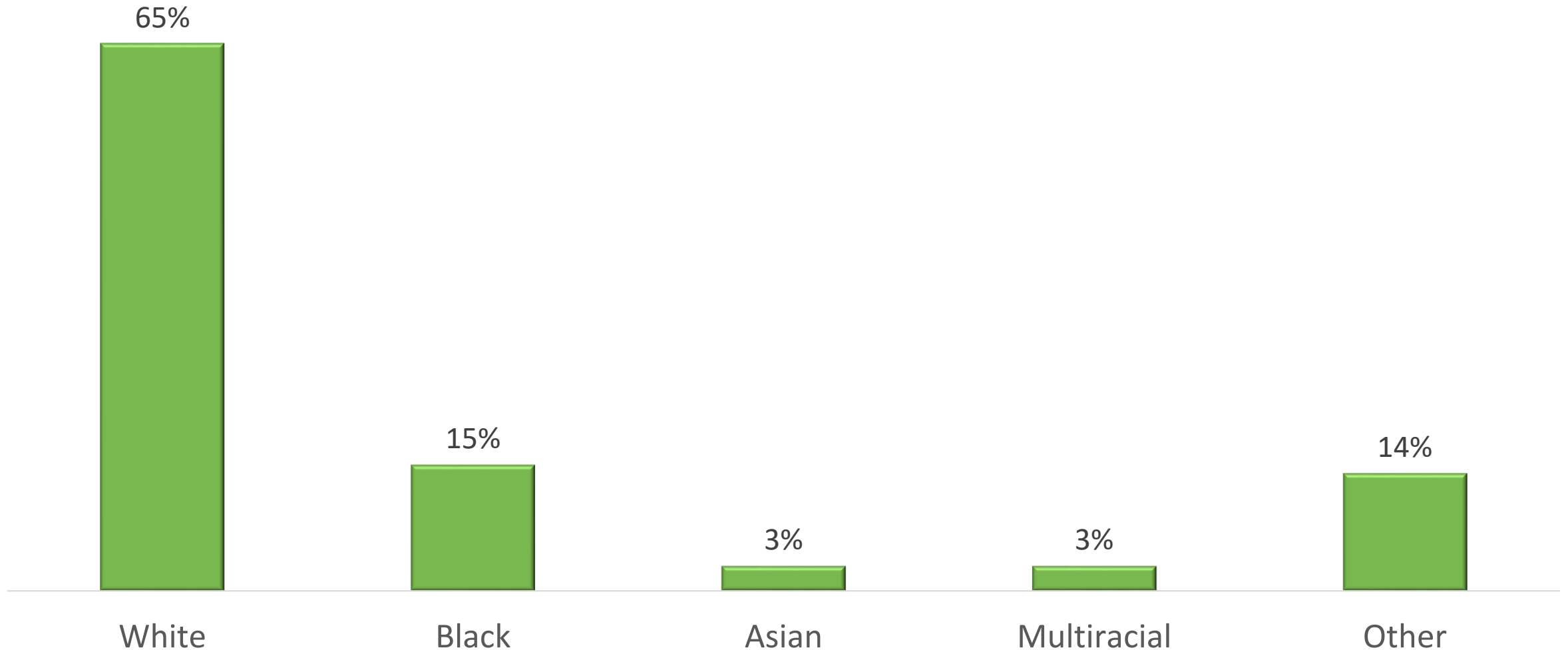
Which best describes your racial identity?



# Who Responded?

Answered: 323 of 614

Which best describes your racial identity?





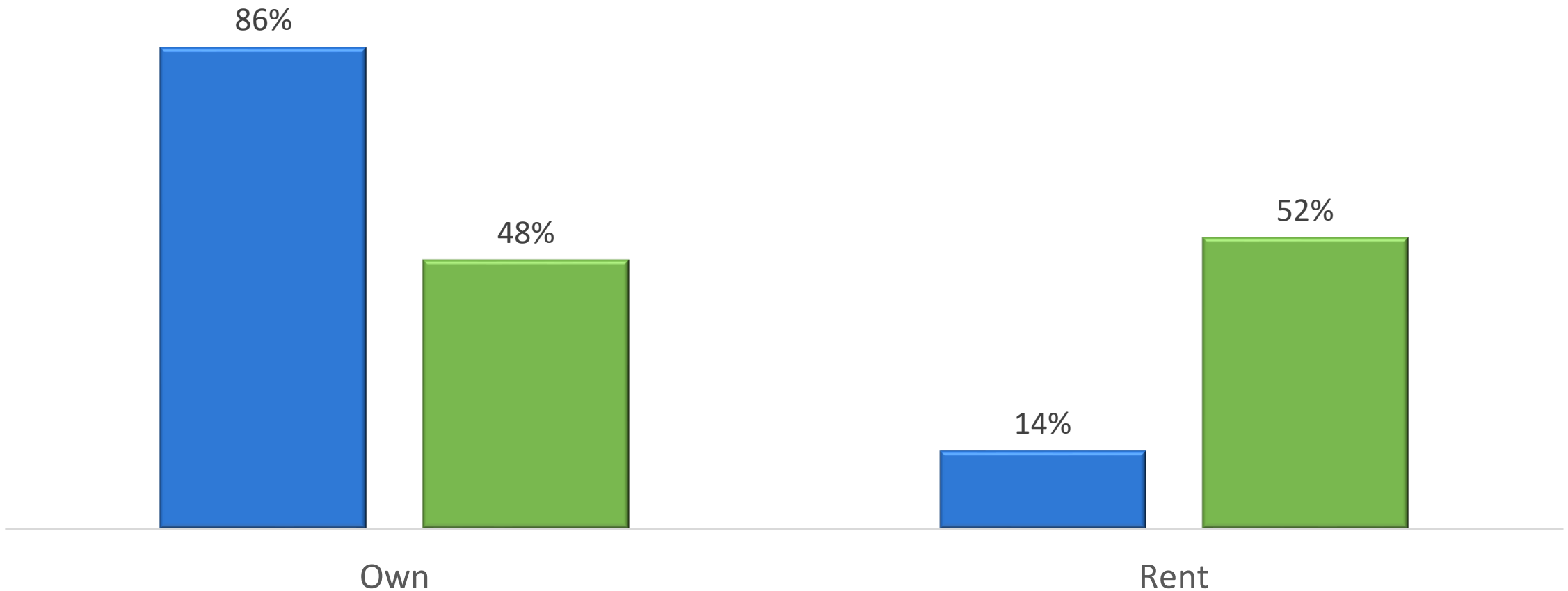
# Who Responded?

Answered: 327 of 614

Survey

Study Area

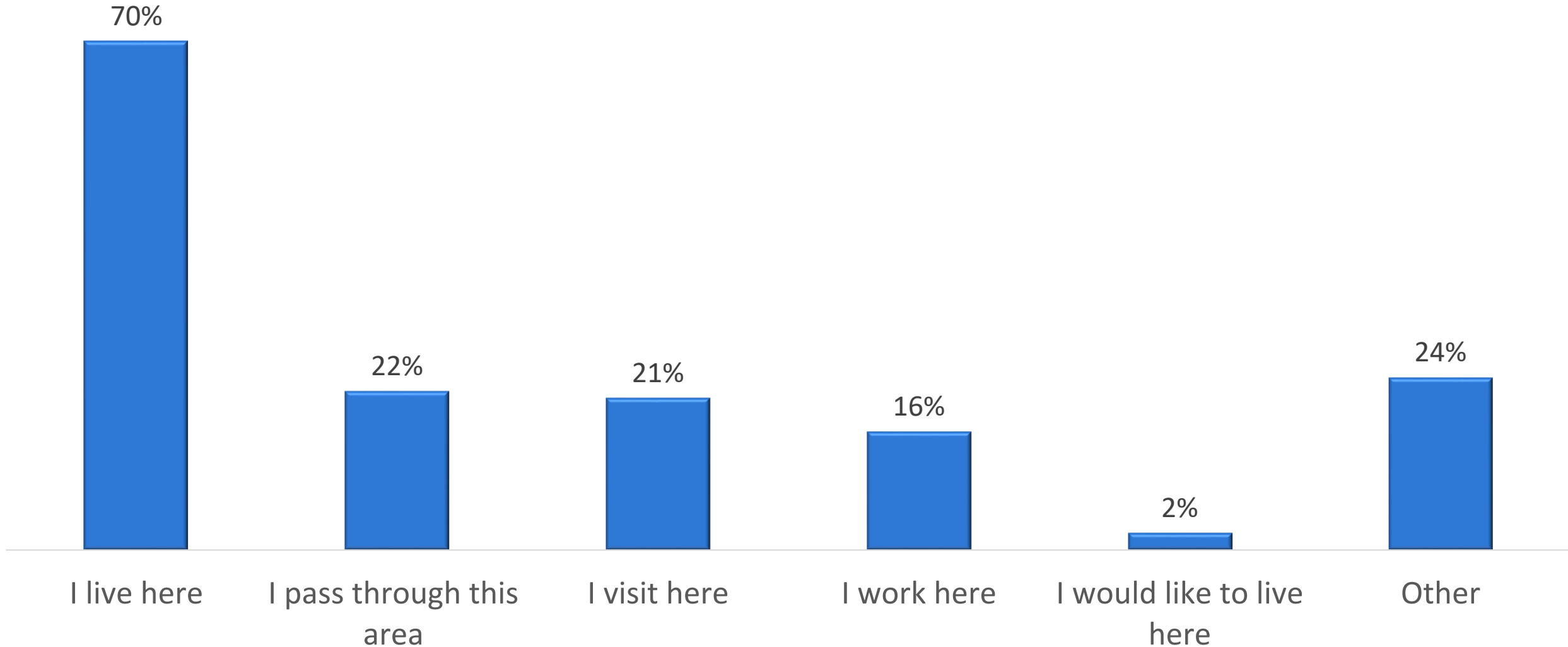
Do you own or rent your current residence?



# Overview

Answered: 541 of 614

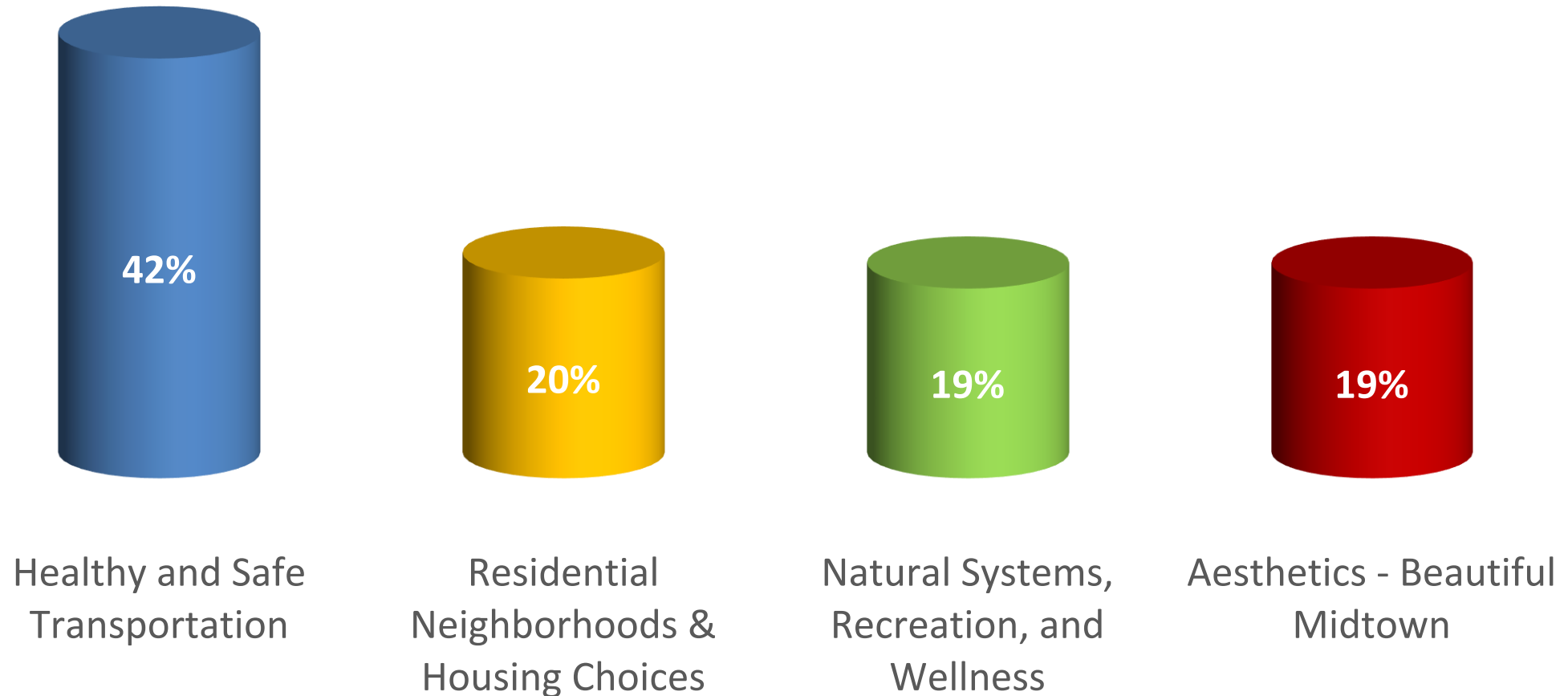
First, a quick question about how you experience the area.



# Overview

Answered: 370 of 614

Aggregation by Four Themes: What issues should the plan address?

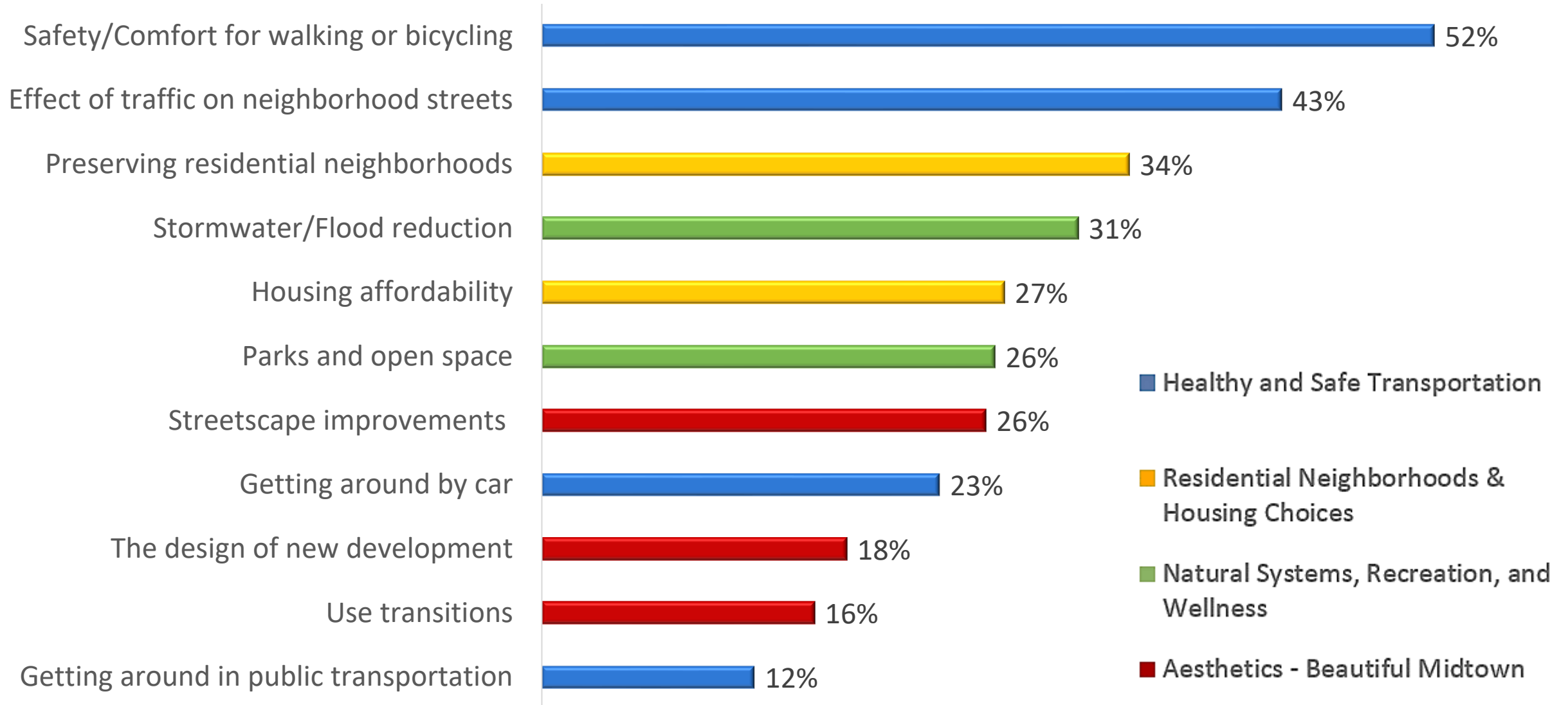




# Overview

Answered: 370 of 614

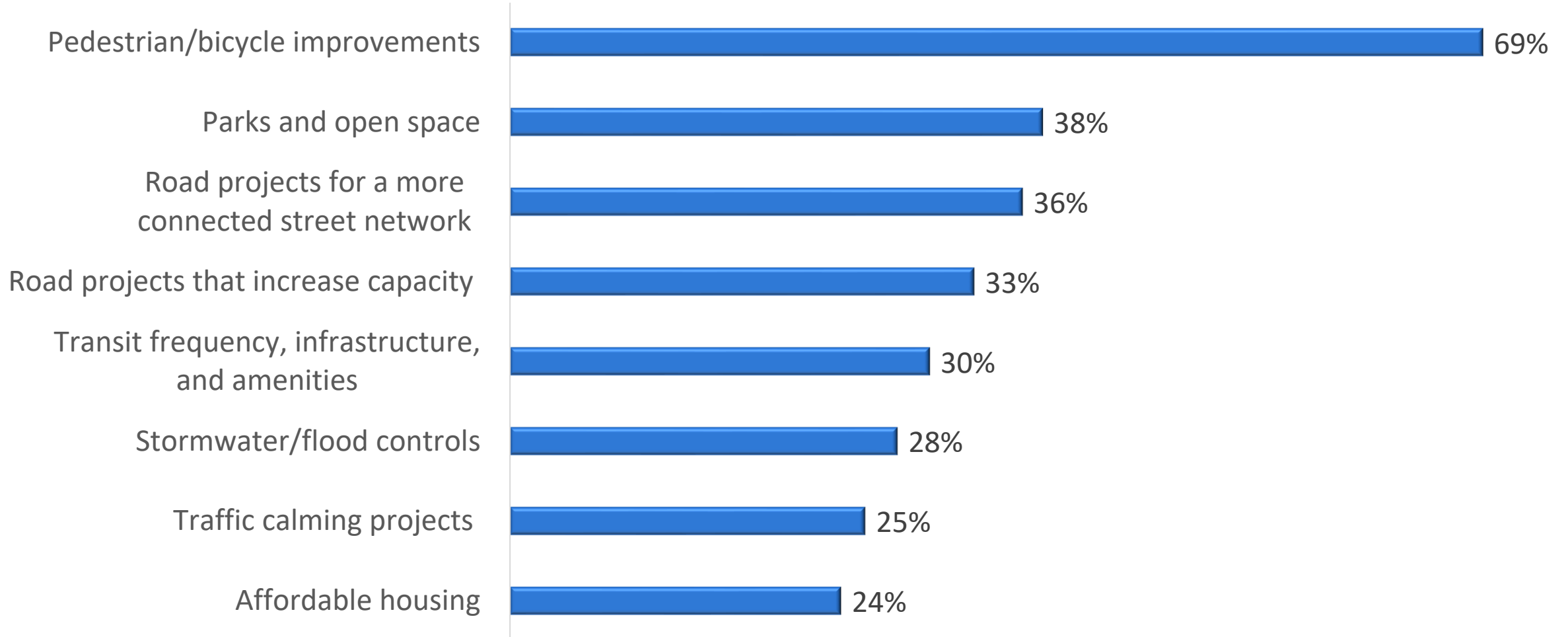
Of the following issues, which are the top three the Midtown plan should address?



# Overview

Answered: 348 of 614

Of the following infrastructure improvements, which three should be prioritized in the Midtown plan?

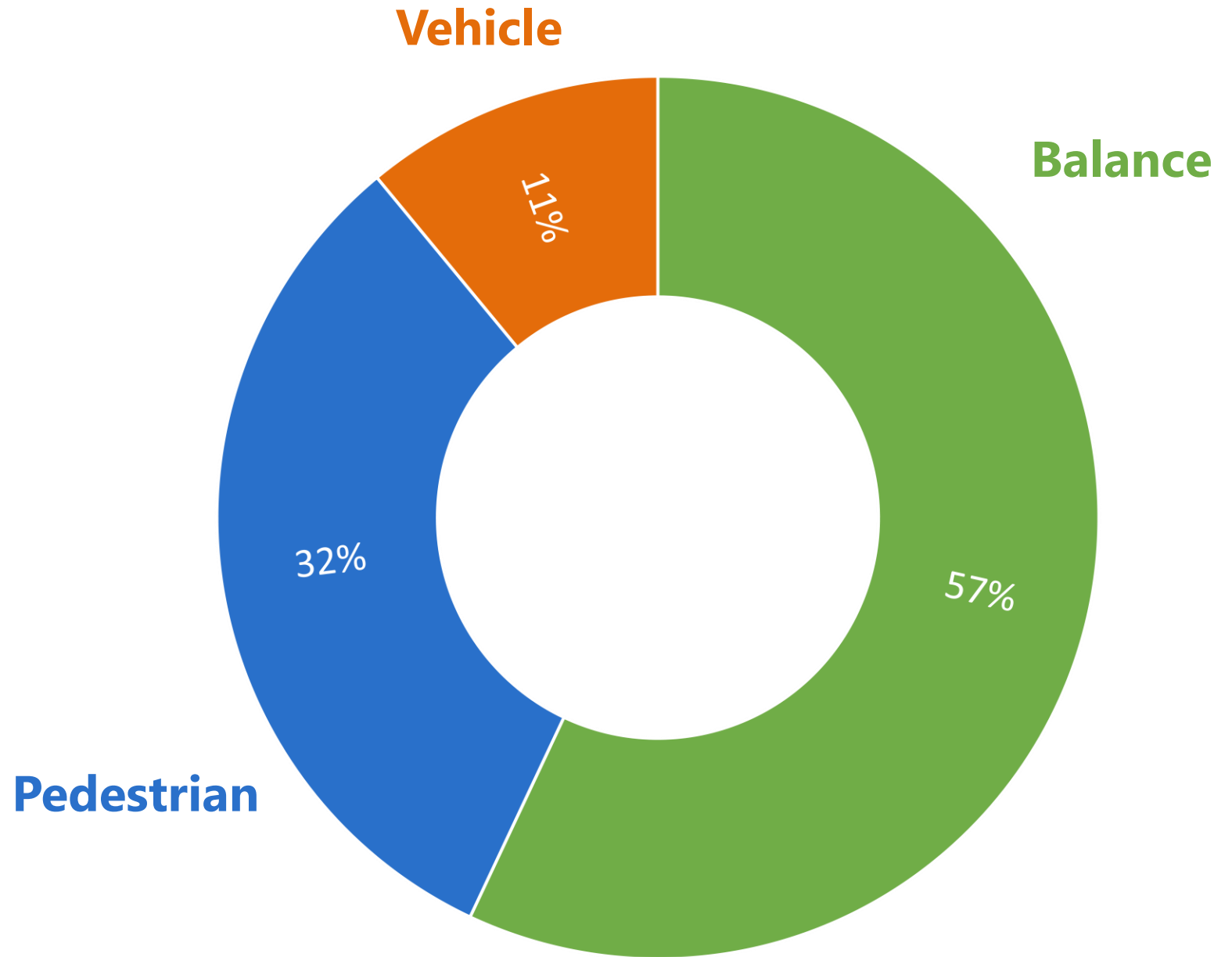


# Transportation

# Transportation

Answered: 457 of 614

Often [roadway] improvements involve trade-offs between vehicle traffic flow and making it safer for pedestrians. Which, if either, is a higher priority for you?

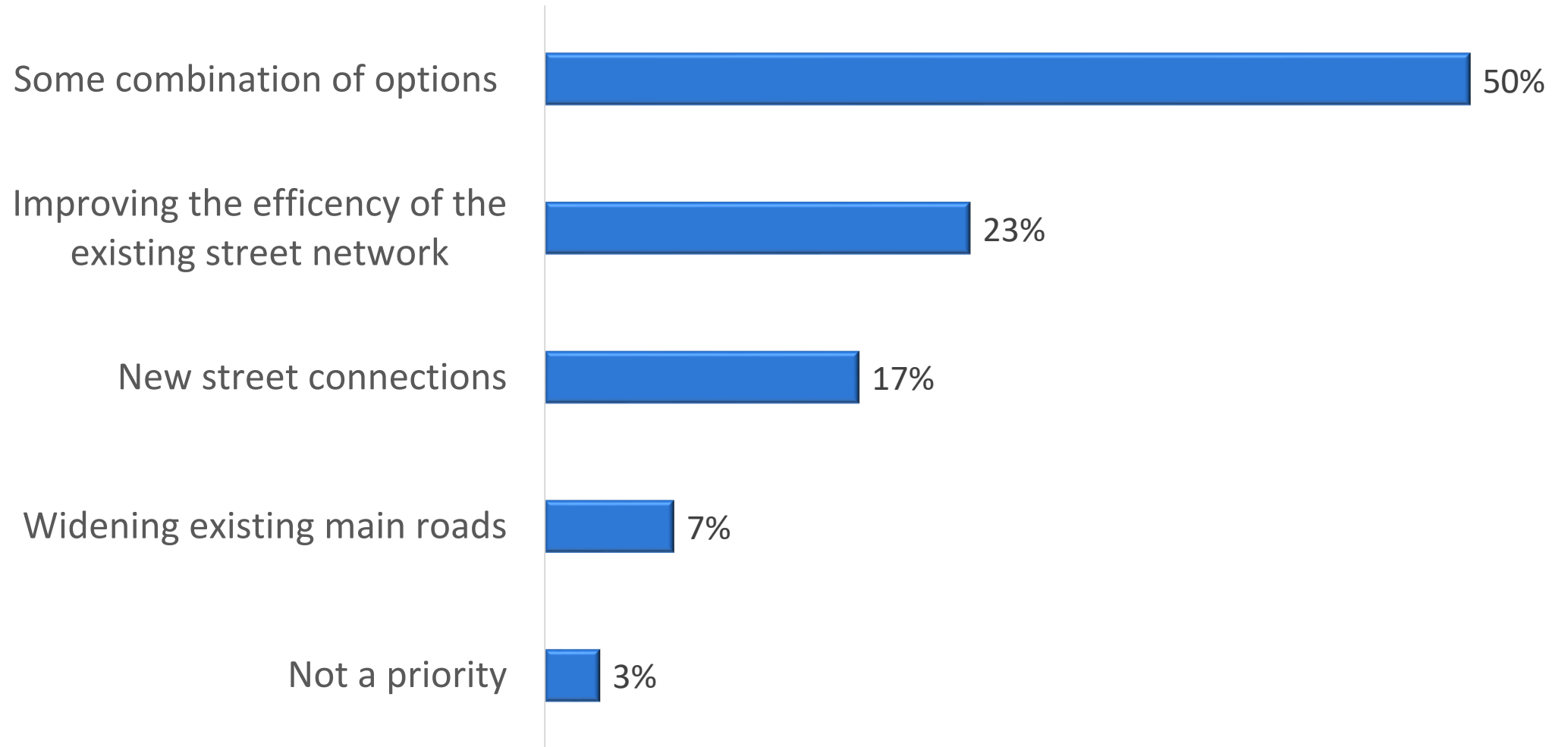




# Transportation

Answered: 439 of 614

What is the best way to address traffic issues in Midtown?



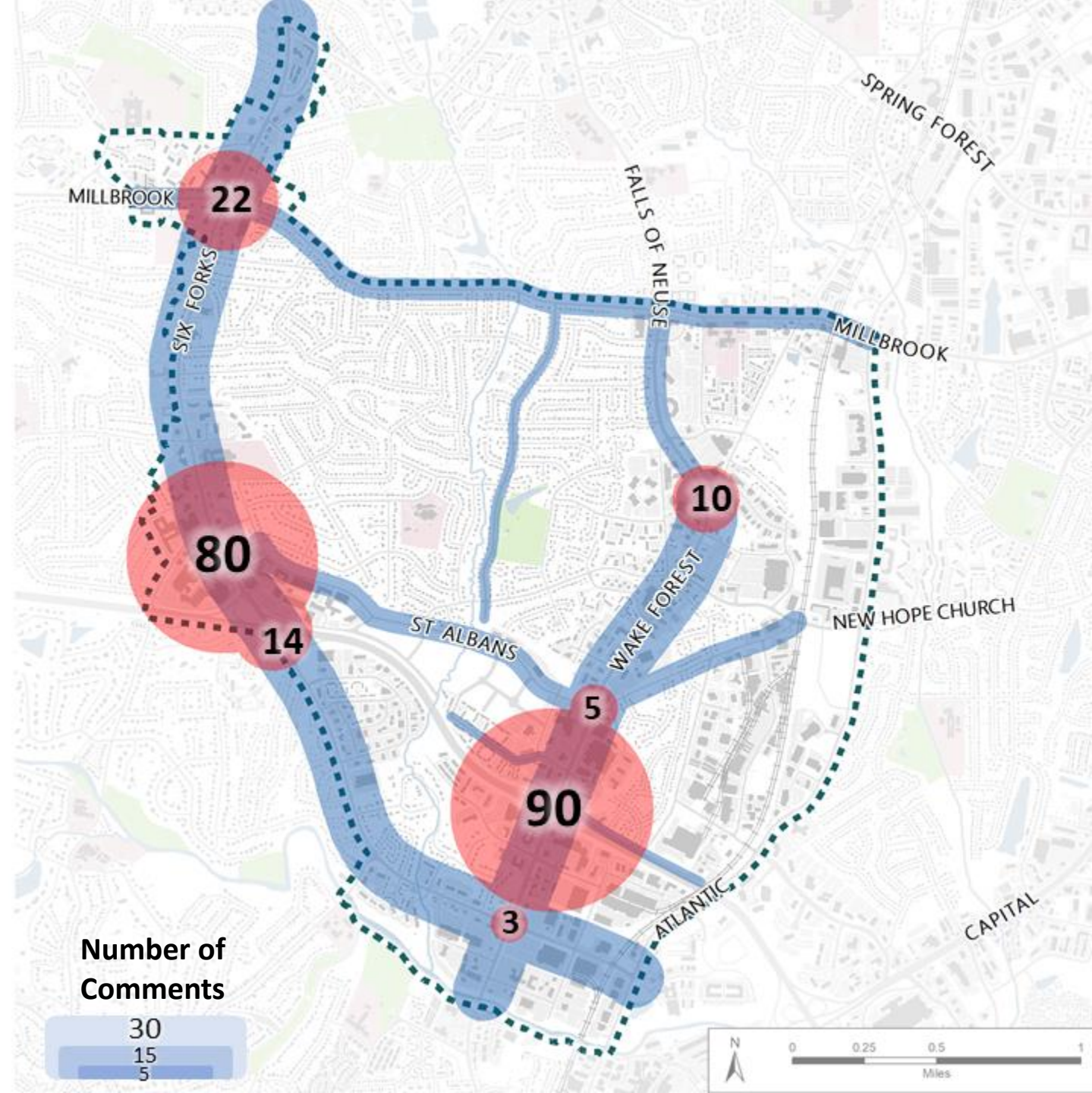
# Where are the worst problems for traffic in Midtown?

## Corridors

- Six Forks
- Wake Forest
- Millbrook
- St. Albans

## Intersections

- Wake Forest at I-440
- Six Forks at North Hills
- Six Forks and Millbrook
- Wake Forest/Falls of Neuse and Old Wake Forest
- Six Forks at I-440





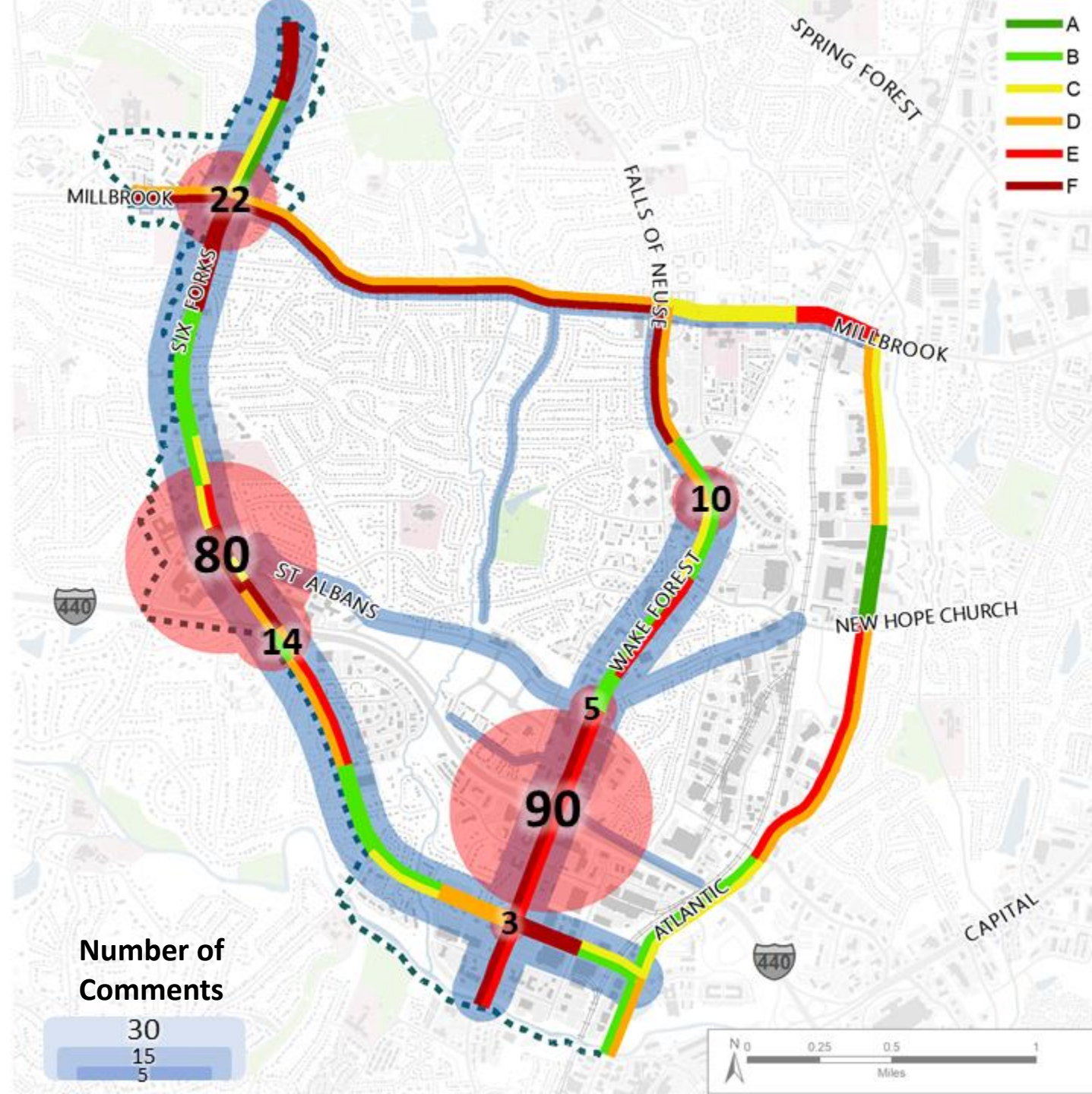
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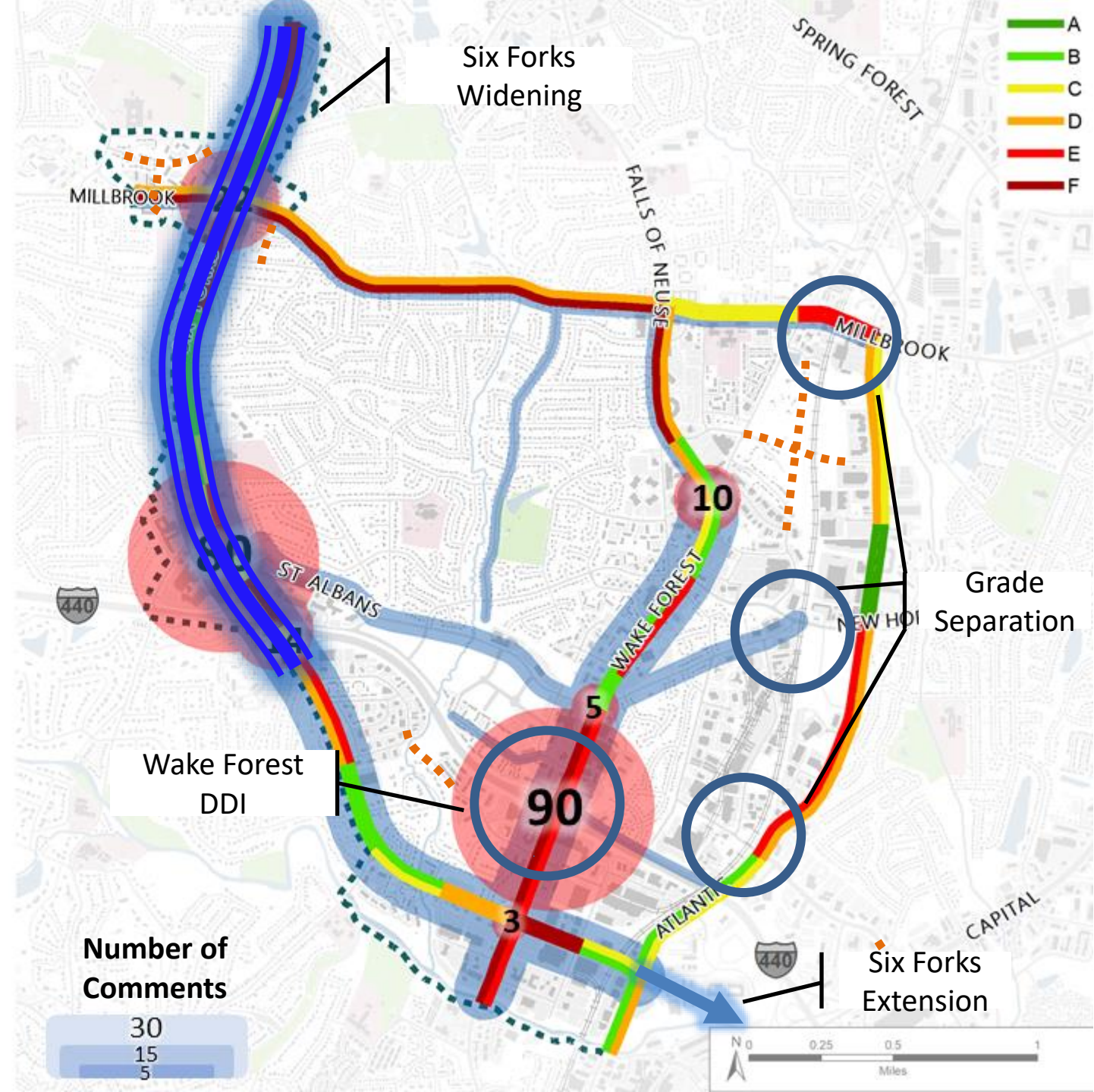
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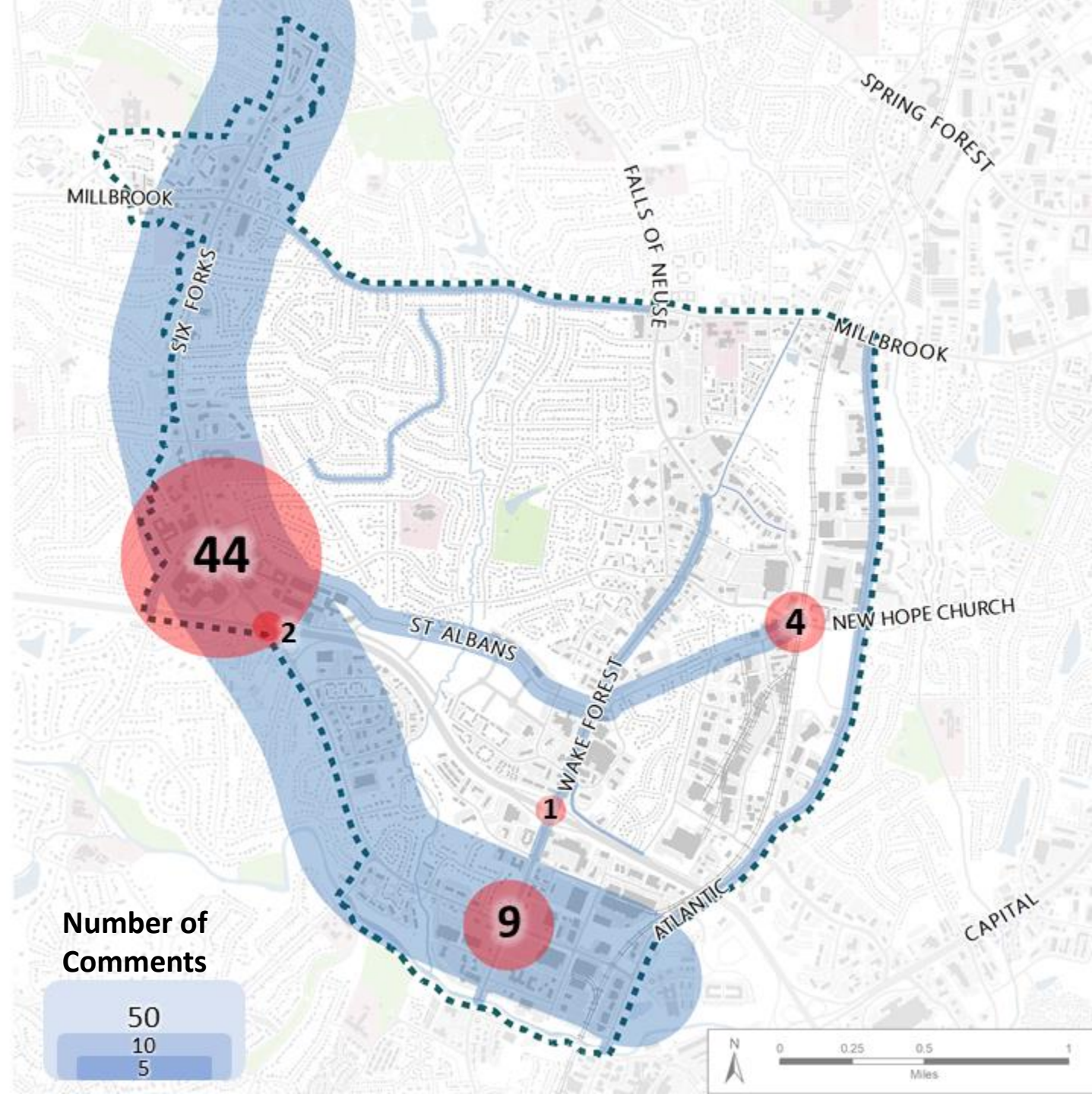
# Where are the worst problems for people walking or bicycling in Midtown?

## Corridors

- Six Forks
- Wake Forest
- St. Albans

## Intersections

- Six Forks at North Hills
- Six Forks and Wake Forest
- St. Albans and New Hope Church Road





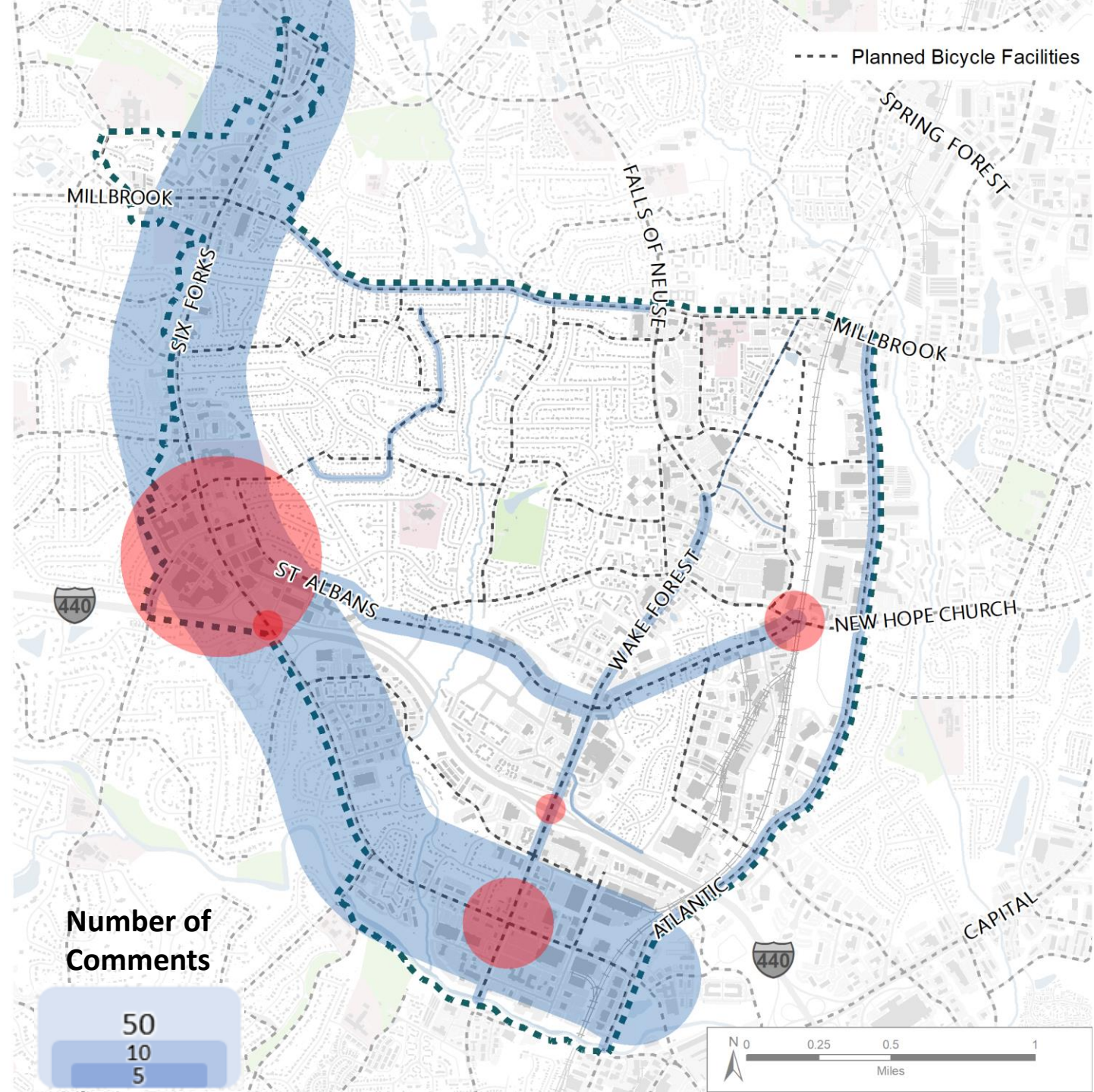
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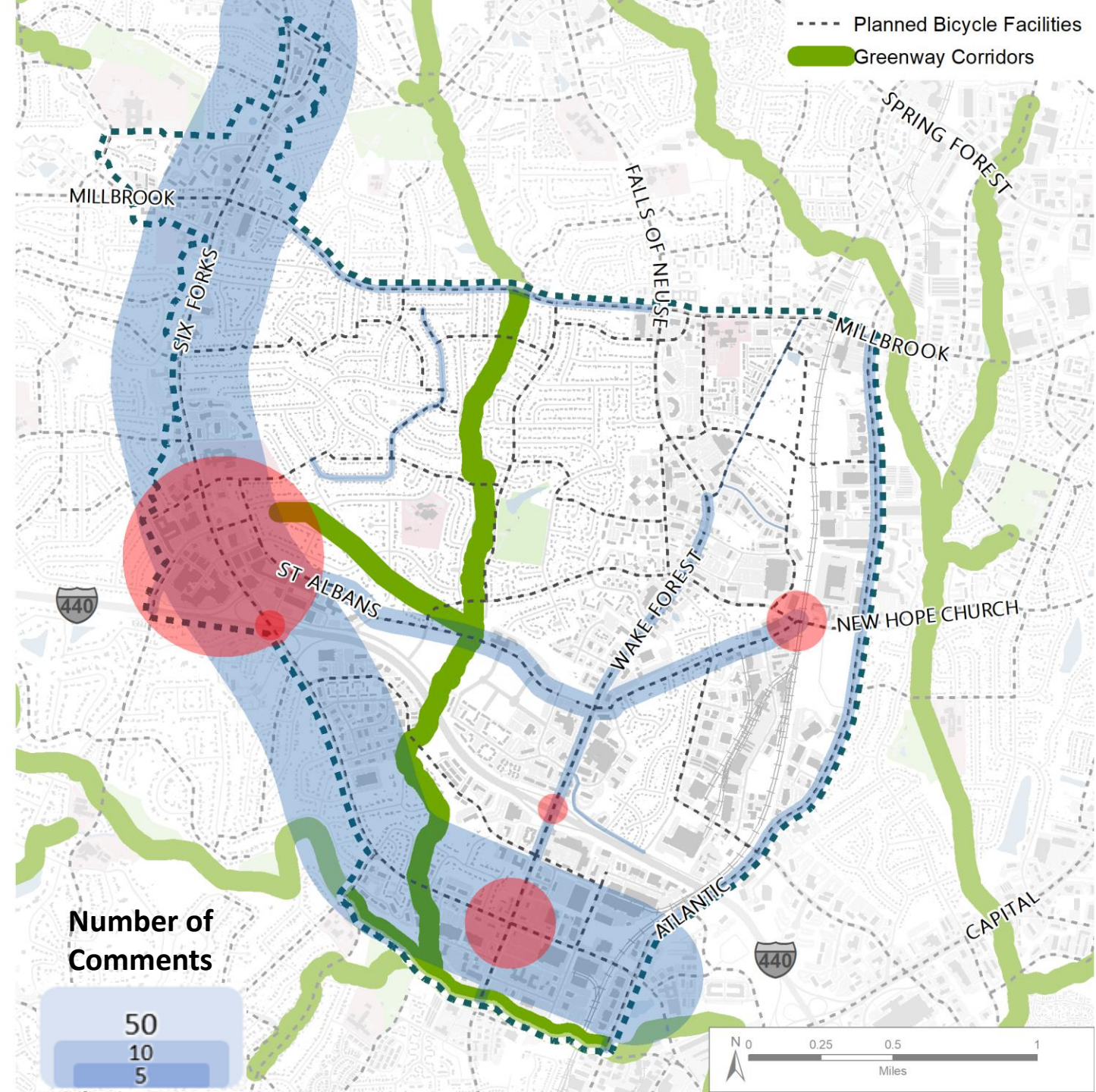
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- St. Albans

## Intersections

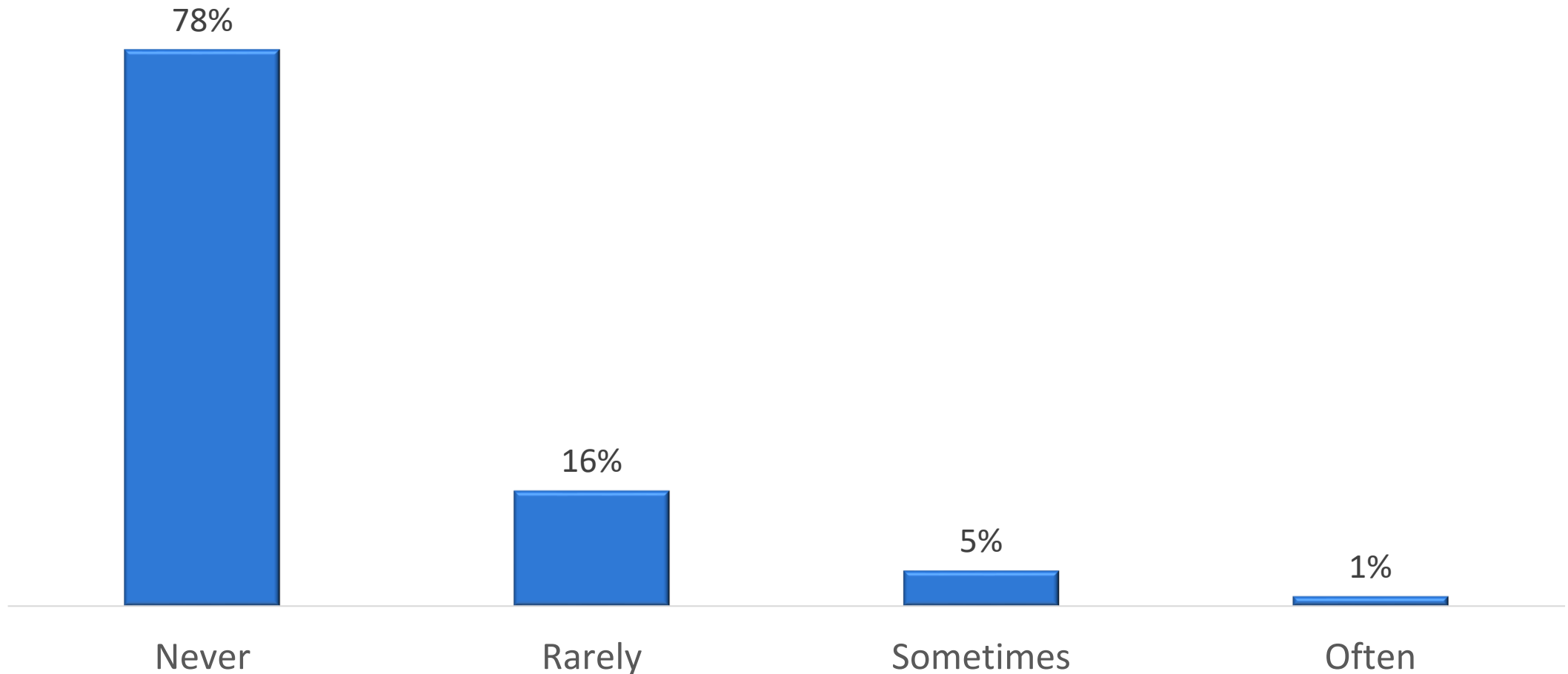
- Six Forks at North Hills
- Six Forks and Wake Forest
- St. Albans and New Hope Church Road



# Transportation

Answered: 422 of 614

How often do you ride public transit (GoRaleigh or GoTriangle buses) in Midtown?

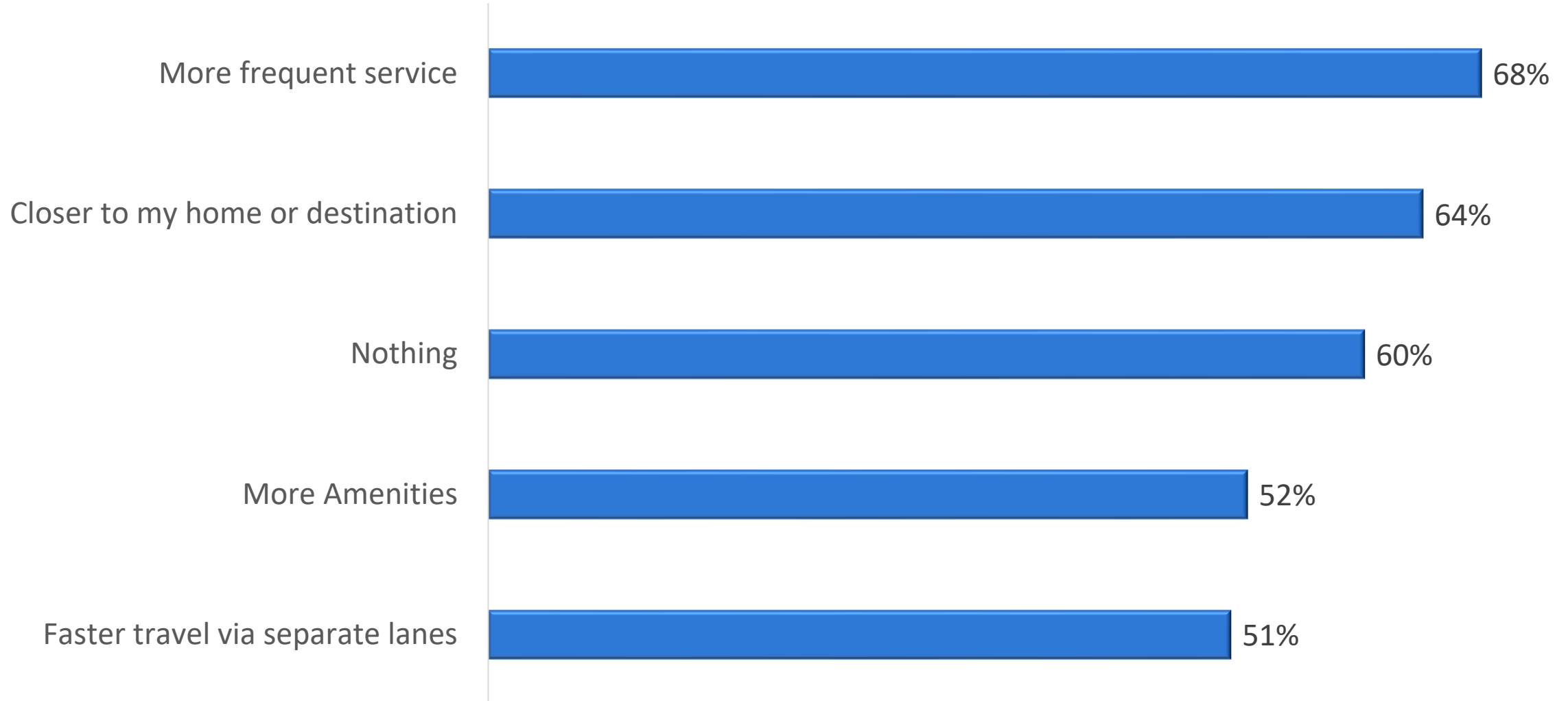




# Transportation

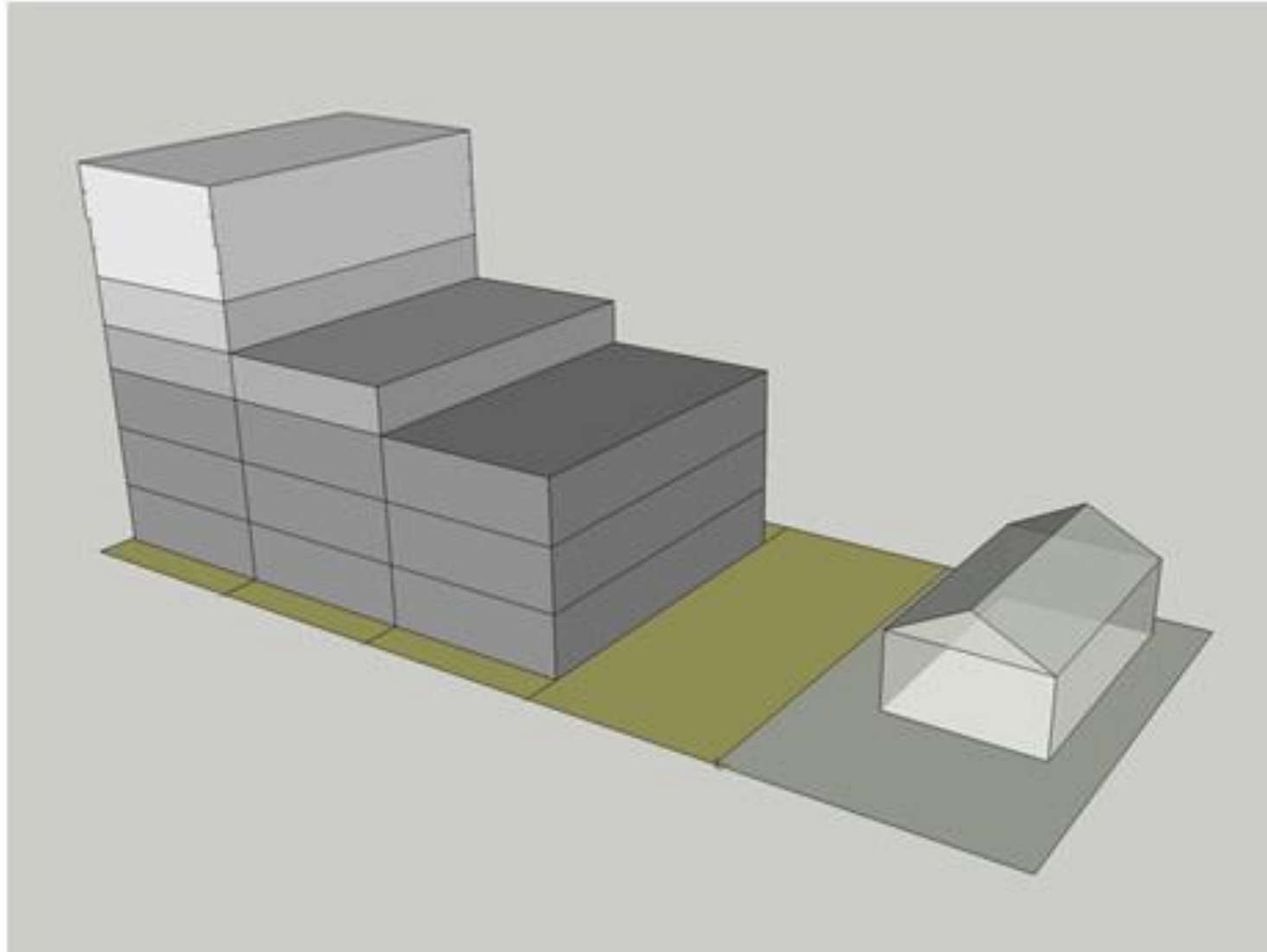
Answered: 174 of 614

What would increase your public transit use the most?



# Aesthetics

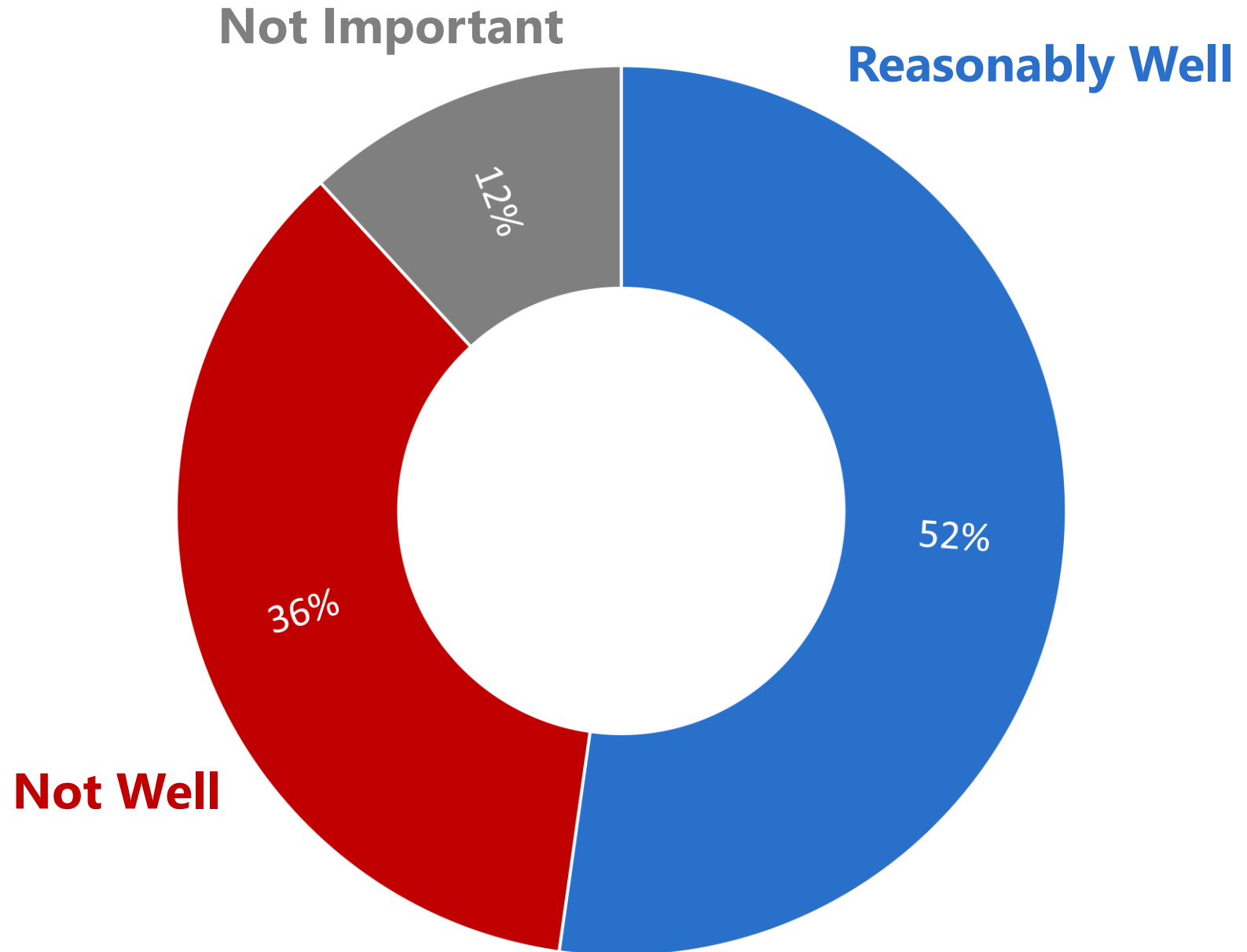
The illustration above shows an example of a height and space transition between taller mixed-use buildings and smaller residential buildings. How well do you think transitions are working in Midtown?



## Aesthetics

Answered: 381 of 614

The illustration above shows an example of a height and space transition between taller mixed-use buildings and smaller residential buildings. How well do you think transitions are working in Midtown?



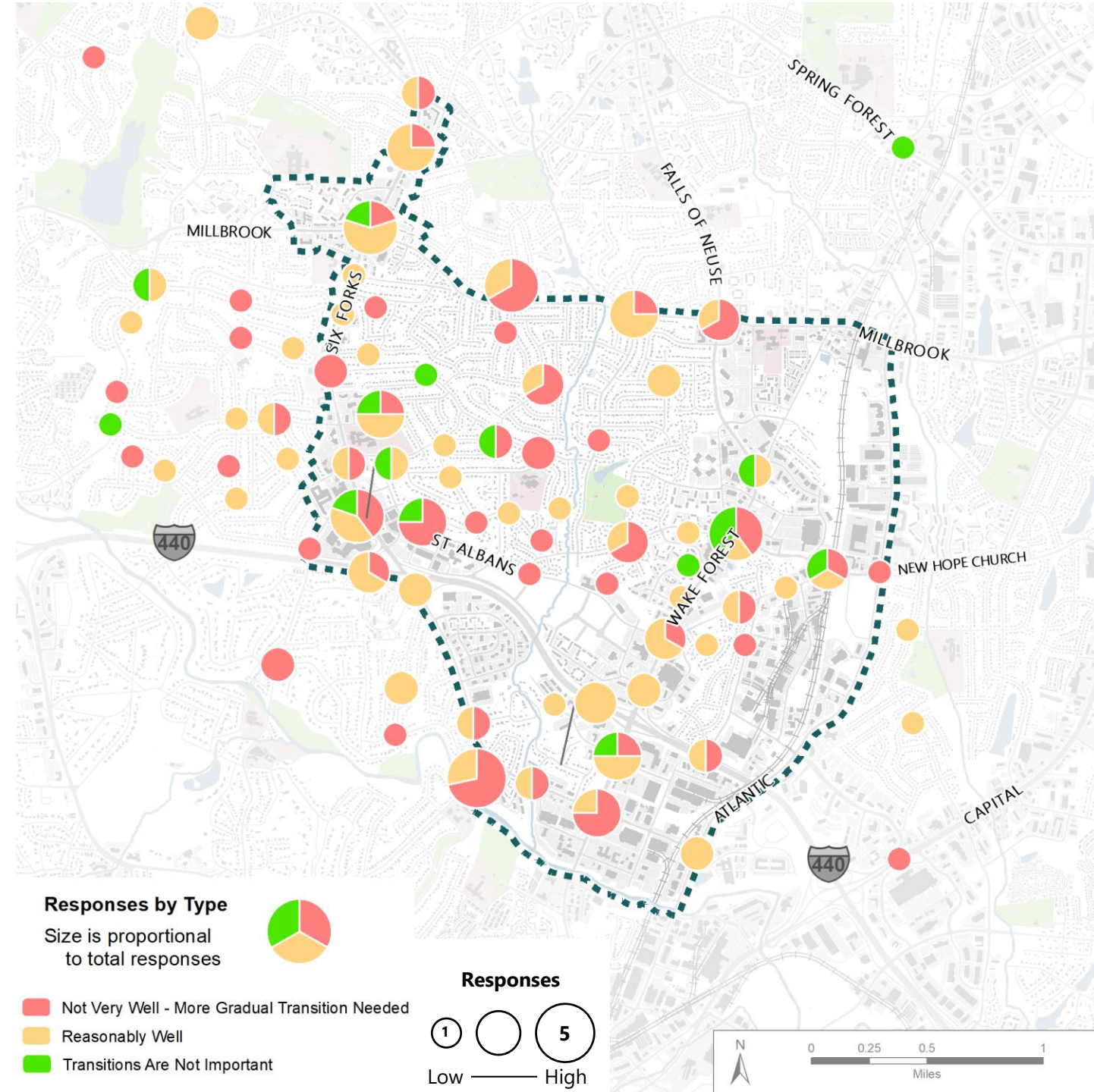


# How well are transitions working in Midtown?

Answered: 171 of 614\*

Most concern about transitions is from residents in developing areas:

- North Hills
- Midtown East
- St. Albans

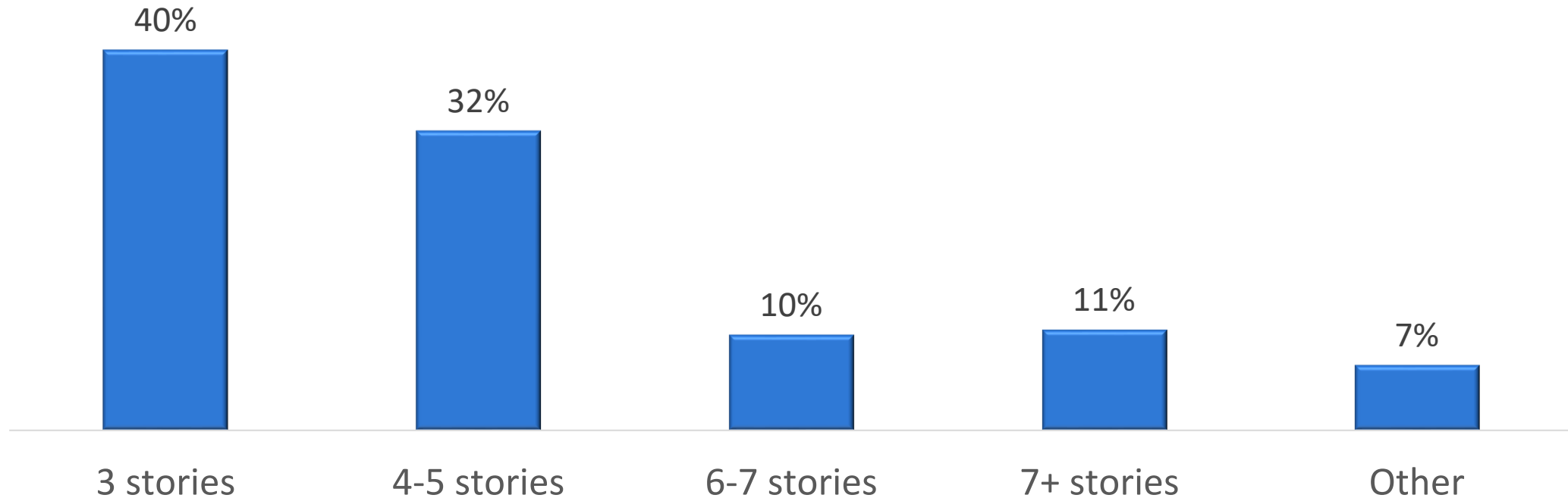


\*Respondents who answered the question and included the closest intersection to where they live.

# Aesthetics

Answered: 374 of 614

What is the ideal maximum height of a building next to or across the street from smaller residential houses and/or smaller buildings in Midtown?

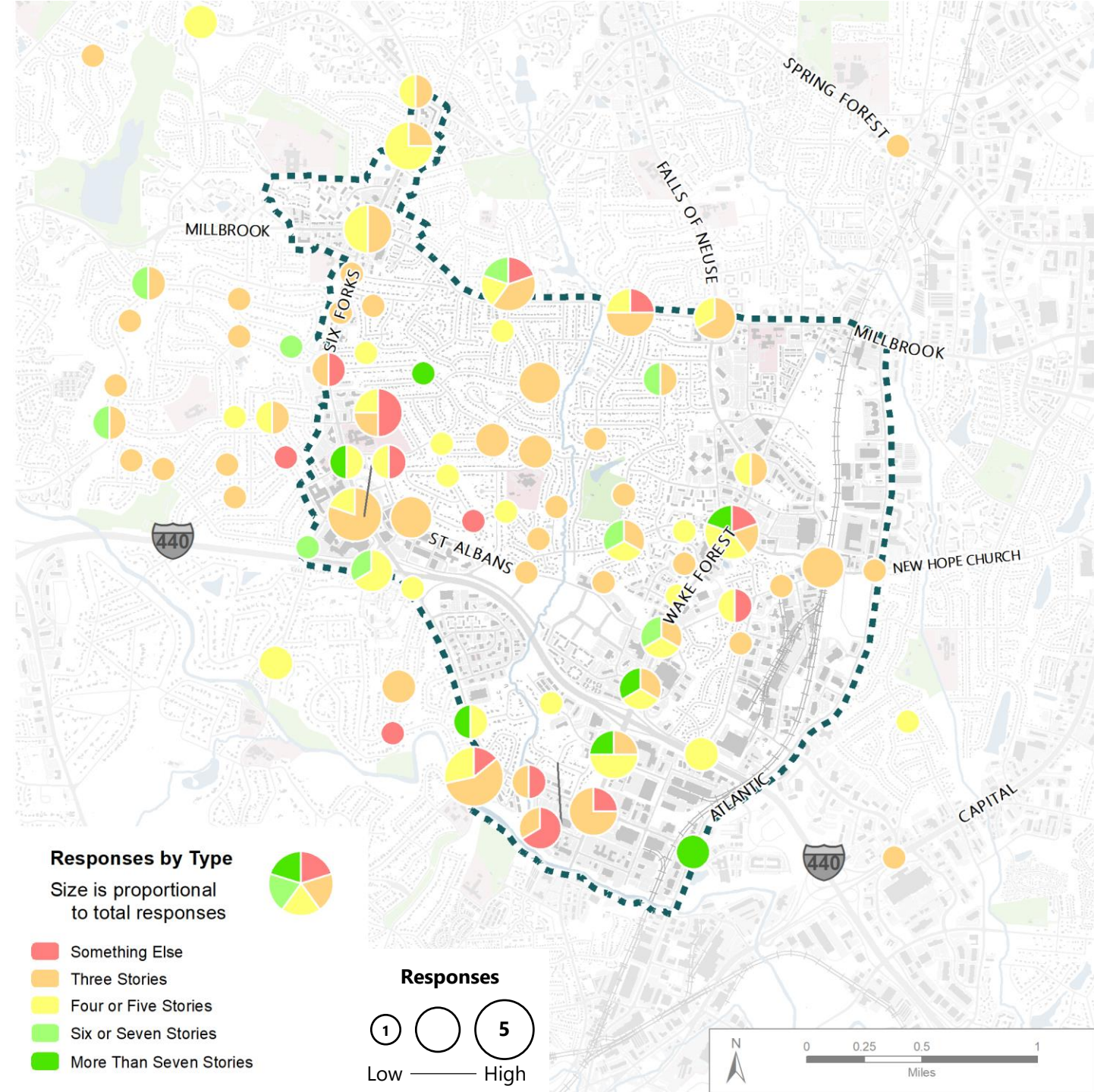




# What is the ideal maximum height of buildings in Midtown?

Answered: 168 of 614\*

- Most respondents favor 3 stories, followed by 4-5 stories
- Residents along Wake Forest and Six Forks chose taller building heights more often than other residents



\*Respondents who answered the question and included the closest intersection to where they live.

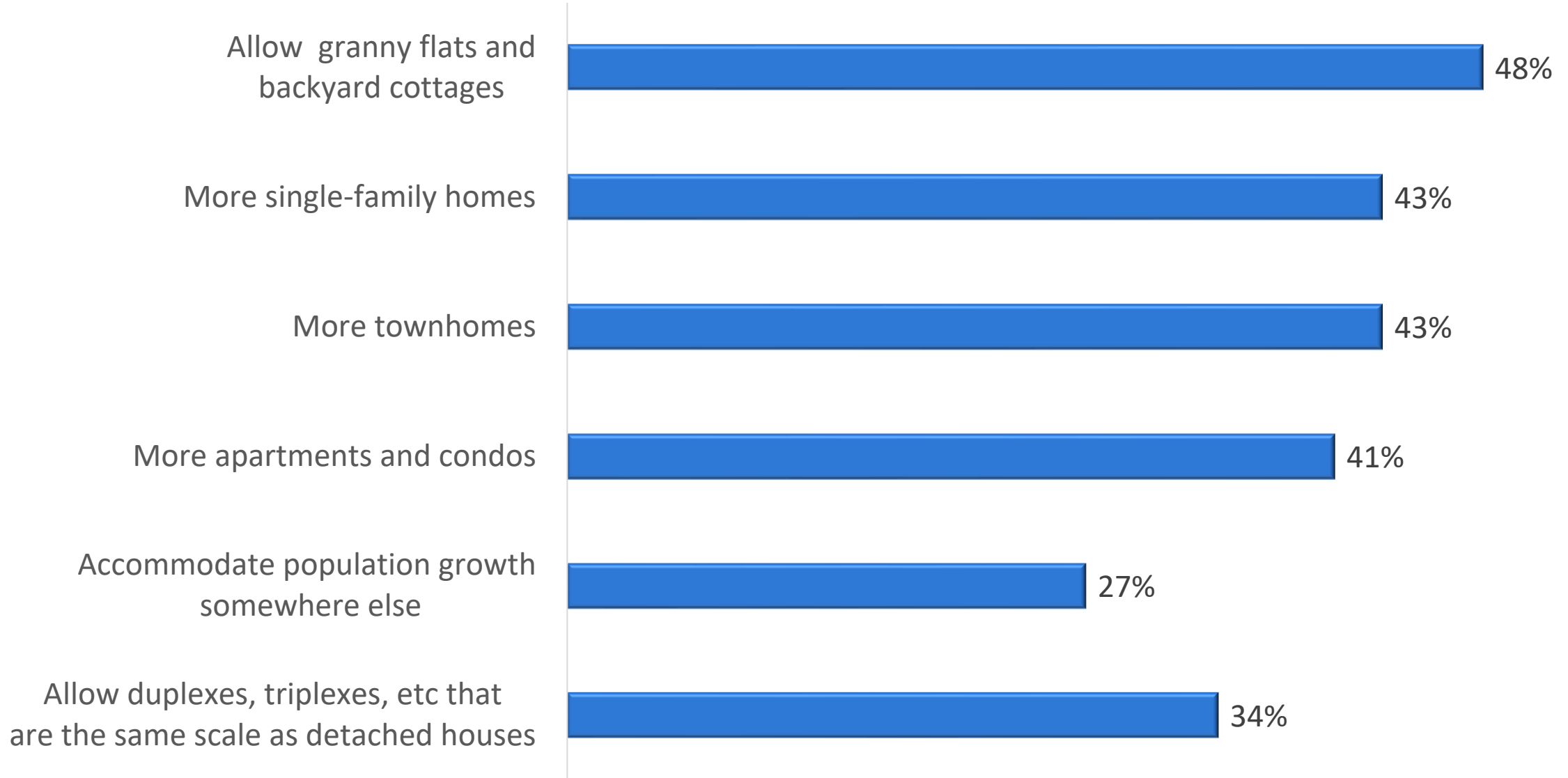
The background is a solid purple color with a complex, abstract pattern of white lines. These lines form various geometric shapes, including squares, rectangles, and curved segments, creating a sense of depth and movement. The pattern is centered and fills the entire frame.

# Housing

# Housing

Answered: 357 of 614

Midtown, like the rest of Raleigh, is experiencing population growth. Please check all options for accommodating new residents that you agree with.



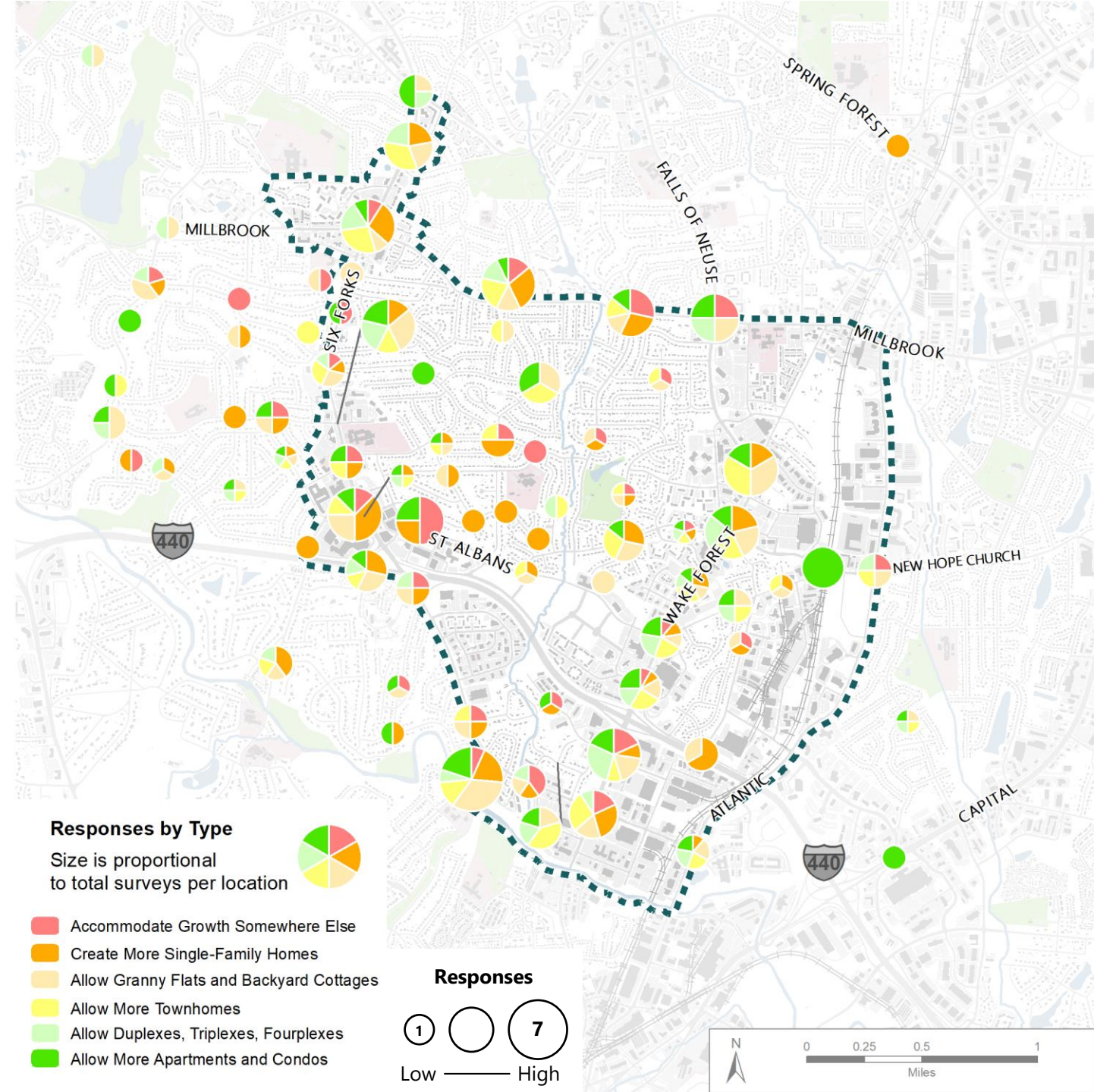


# What options for accommodating growth do you agree with?

Answered: 169 of 614\*

- Widespread support for allowing single family homes and granny flats
- Residents in areas with recent development or increased traffic are most likely to want to accommodate growth elsewhere
- Residents along major corridors tend to approve of denser housing types

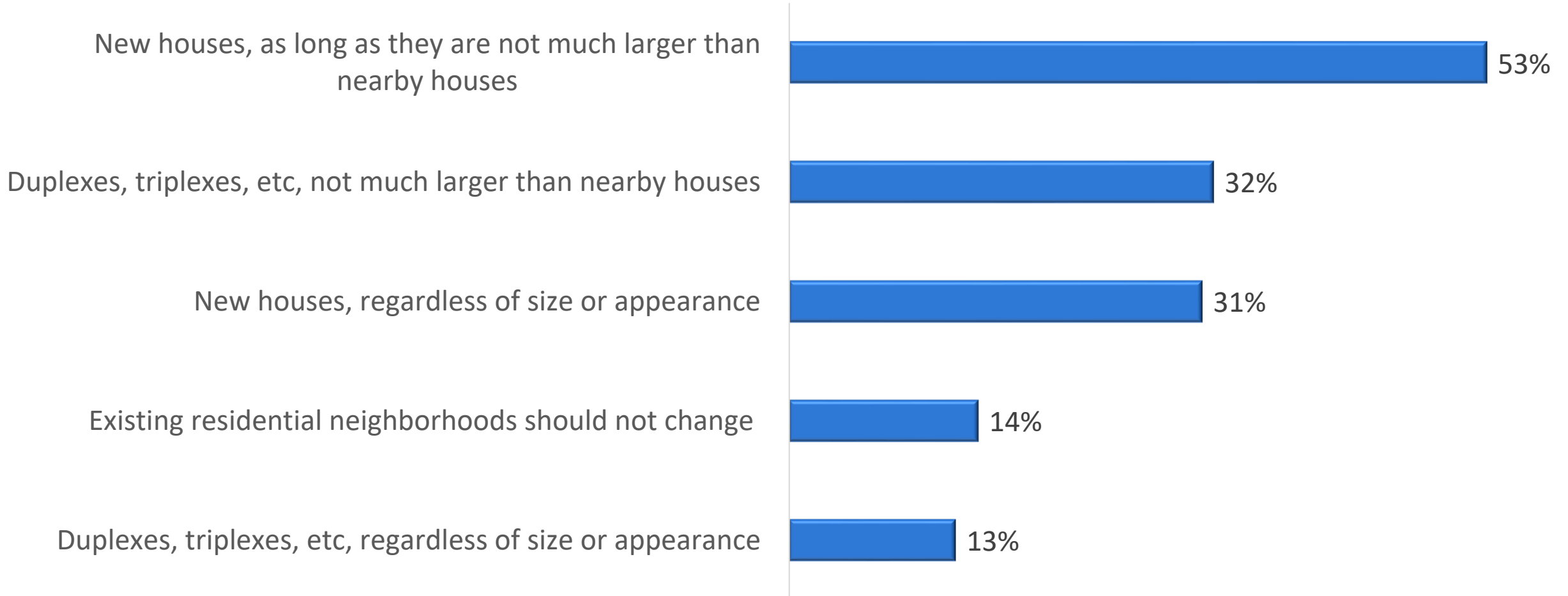
\*Respondents who answered the question and included the closest intersection to where they live.



# Housing

Answered: 350 of 614

Which of the following statements describe your view about the future of residential neighborhoods in Midtown?



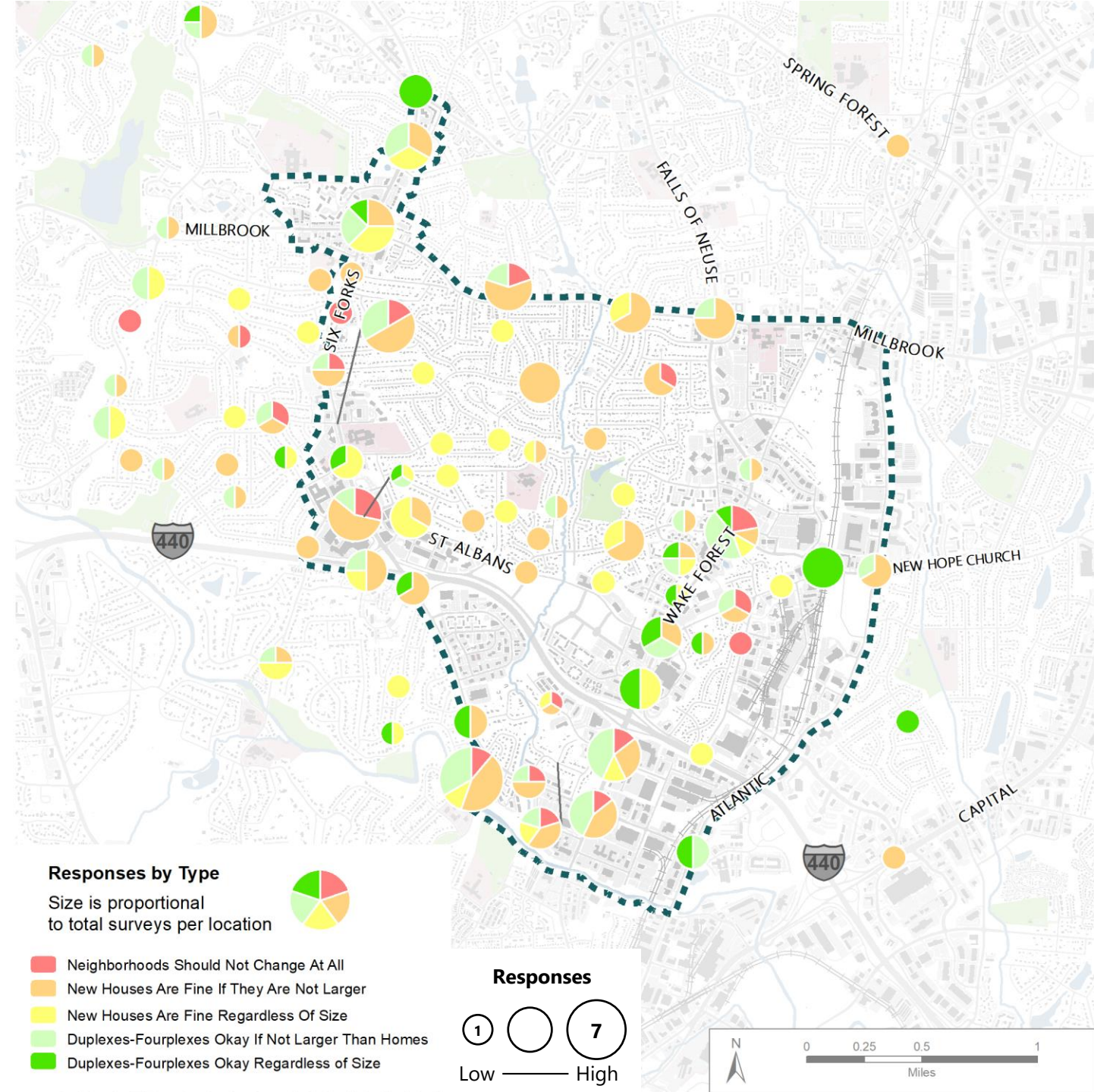


# Which of the following describes your view about the future of residential neighborhoods in Midtown?

Answered: 171 of 614\*

- Most residents agree all new housing should be similar in size to existing structures
- Residents along major corridors agreed duplexes-fourplexes were suitable more often than other residents

\*Respondents who answered the question and included the closest intersection to where they live.



The background is a solid green color with a subtle, repeating pattern of white geometric shapes. These shapes include concentric arcs, rectangles, and diamond-like forms, creating a complex, layered visual effect. The text is centered in the middle of the image.

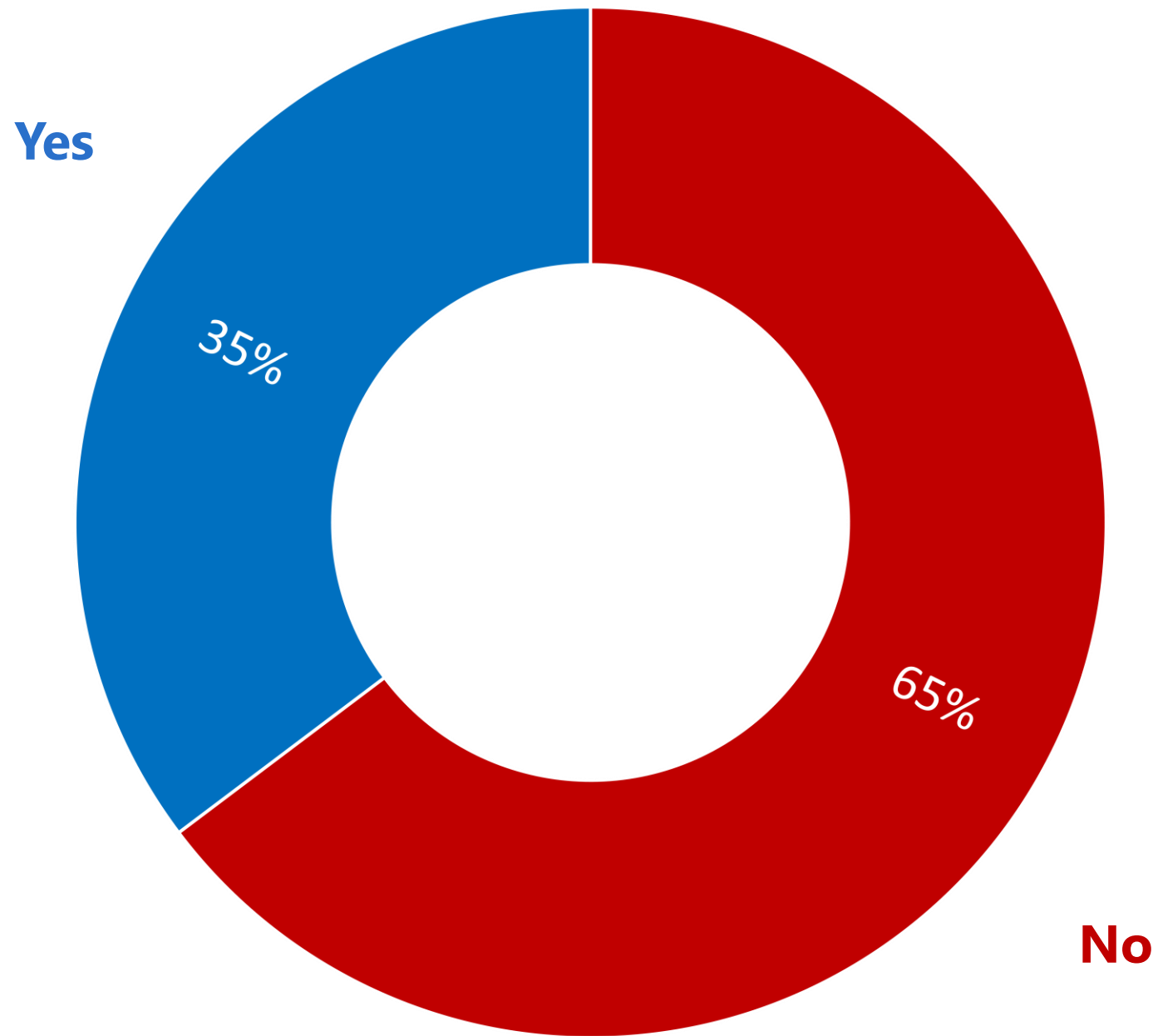
# Parks and Open Space



## Parks and Open Space

Answered: 326 of 614

Have you experienced  
problems with  
stormwater or  
flooding in Midtown?



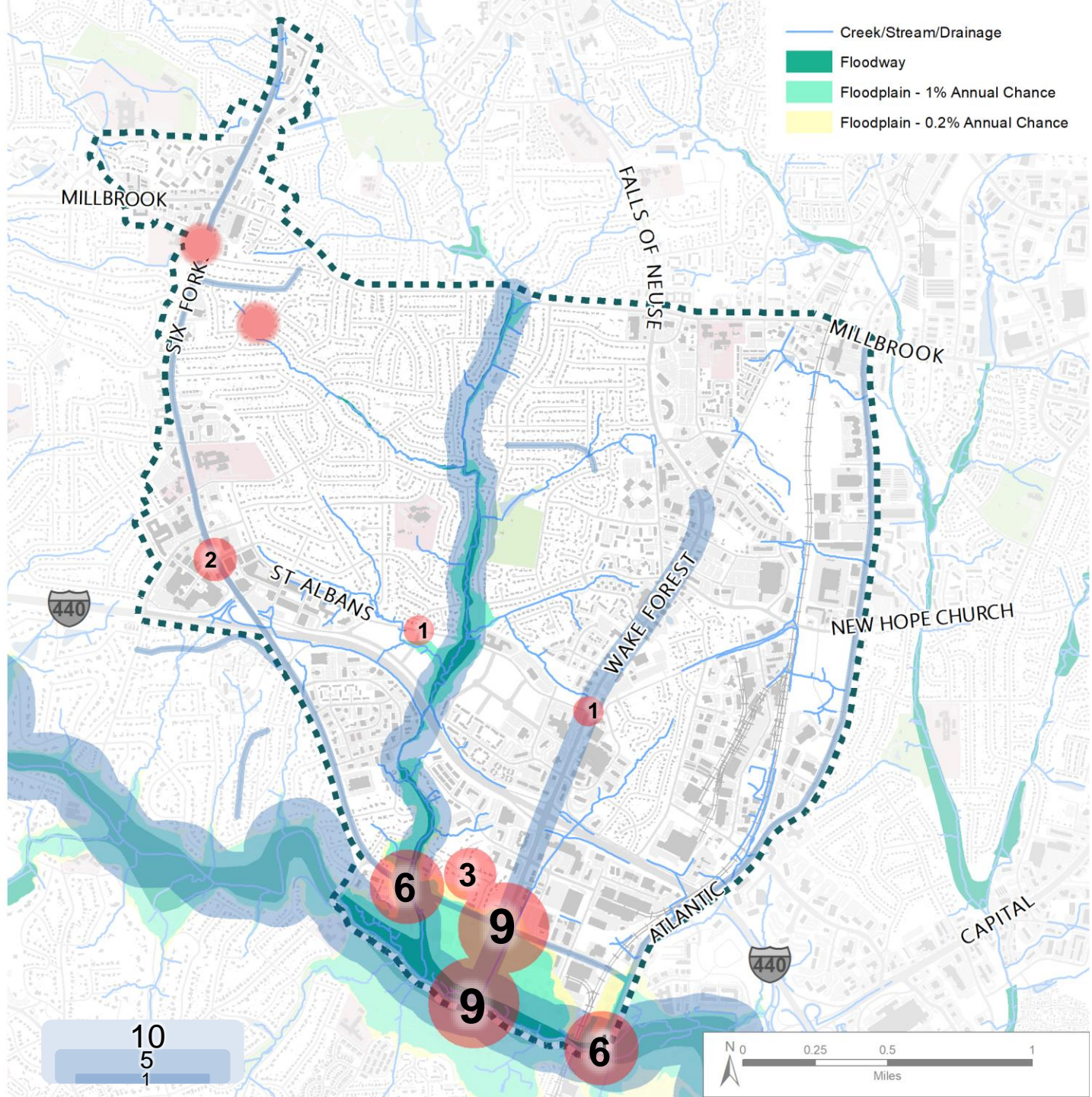
# Where has flooding been a problem in Midtown?

## Corridors

- Crabtree Creek
- Big Branch
- Wake Forest

## Intersections

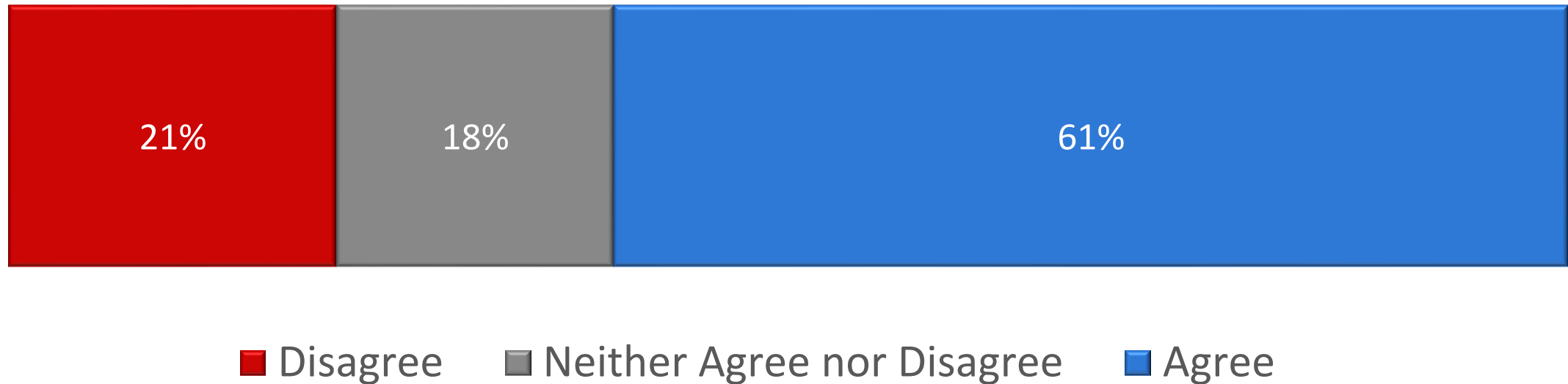
- Crabtree Creek and Wake Forest
- Six Forks and Wake Forest
- Crabtree Creek and Atlantic
- Crabtree Creek and Anderson



# Parks and Open Space

Answered: 366 of 614

To what extent do you agree or disagree with the following statement: The quality and number of parks in Midtown should be improved, even if that means higher taxes.



# Comparison of In-Person & Survey Takeaways

## In-Person Events



Add and **connect sidewalks**, improve **transit**, make operational and signal changes, trouble **crossing**, reduce **cut-through** traffic, **don't widen**, high congestion



Increase affordable **housing options**, address **neighborhood** character



Preserve canopy, create open space and improve **parks**, address **flooding**



Insights into planned developments, promote non-car development, new development **effects**, density increases for housing, address **transitions**

## Survey



Fill in **sidewalk gaps**, make **crossings** safer, include protected bike lanes, improve **transit**, accessibility for all ages, reduce **cut-through** traffic, **don't widen**



Support **options** that allow affordable housing, avoid drastic **neighborhood** changes



Poor existing **parks**, developers should support new parks, **flooding** problems



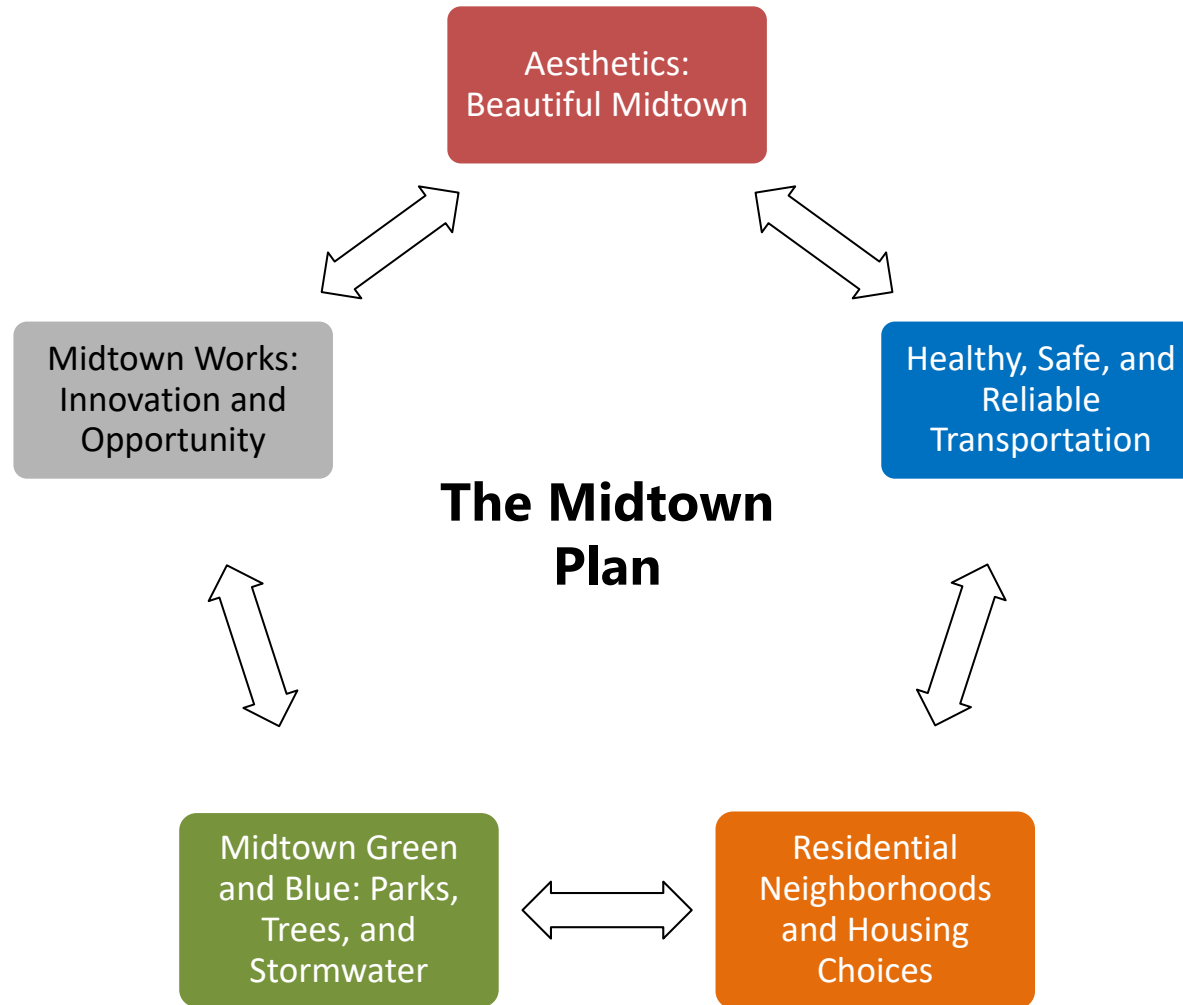
Development is **affecting** greenspace, use setbacks for bike/ped facilities, **transitions** needed between commercial and residential



The background is a solid teal color with a complex, abstract pattern of white lines. These lines form various geometric shapes, including concentric circles, overlapping squares, and curved segments, creating a sense of depth and movement.

# Planning Principles

# Planning Principle Themes



## Draft Planning Principles for Midtown-St. Albans

The Planning Principles act as a foundation for the process moving forward, and they draw upon public feedback from the workshops and survey and the discovery process. They are separated into five general themes to guide discussion.



### Healthy, Safe, and Reliable Transportation

- Ensure all Midtown destinations can be reached safely and comfortably by walking.
- Improve travel time reliability for cars and transit vehicles, with a focus on improved technology, demand management, and a better-connected street network.
- Provide more desirable options for travel within the area, including improved transit service and facilities.
- Ensure safe traffic speeds, both on major roads and on neighborhood streets.



### Residential Neighborhoods and Housing Choices

- Respect the existing scale of housing in residential neighborhoods.
- Ensure a range of housing options exists for residents at various phases of life and at a range of income levels.



### Midtown Green and Blue: Parks, Trees, and Stormwater

- Blue: Improve stormwater infrastructure and incorporate it into a connected natural space network, including greenways and parks.
- Blue: Explore opportunities to create distinct places focused on water and natural spaces.
- Green: Retain and enhance street trees and functional green spaces to improve the appearance of the area, provide greenway connections, and provide stormwater benefits.



### Midtown Works: Innovation and Opportunity

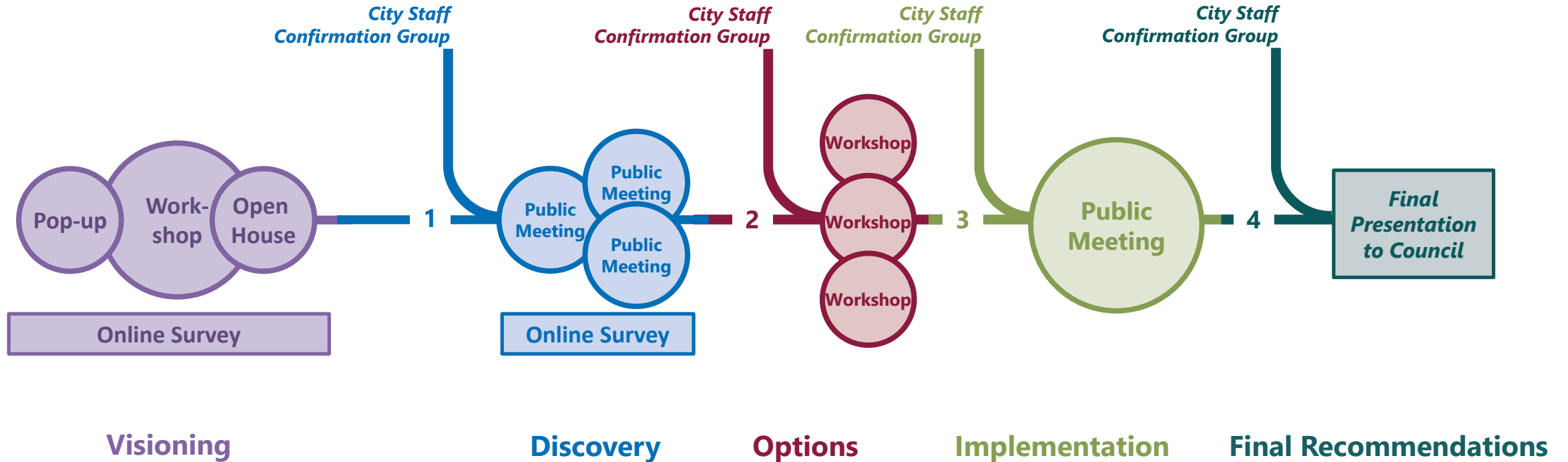
- Support the transformation of aging or outdated uses to supply new and anticipated employment and housing needs.
- Encourage innovation and entrepreneurship through land use and other policies and programs.



### Aesthetics: Beautiful Midtown

- Create attractive streetscapes and ensure the design of new development enhances the feel and appearance of streets and other public spaces.
- Ensure adequate transitions in building heights where a high-density or mixed-use area is adjacent to existing residential neighborhoods.

# Process: Where do we go from here?





# Discussion