

# Raleigh Midtown/St. Albans Area Plan

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

April 23, 2019

LEAD

CARROLL MAGNET  
MIDDLE SCHOOL  
LEADERSHIP IN TECHNOLOGY



# Introductions

# Today's Objectives

- **Update on outreach to date**
- **Review outline content for May**
- **Discuss format for May meetings**



# Today's Agenda

## I. Outreach to Date

*~25 minutes*

- I. I&O report
- II. Meetings and ongoing conversations

## II. Plan for May Public Meetings

*~45 minutes*

- I. Overall issue framework
- II. Detailed exploration
- III. Overall master plan

## III. Public Meeting Format

*~35 minutes*

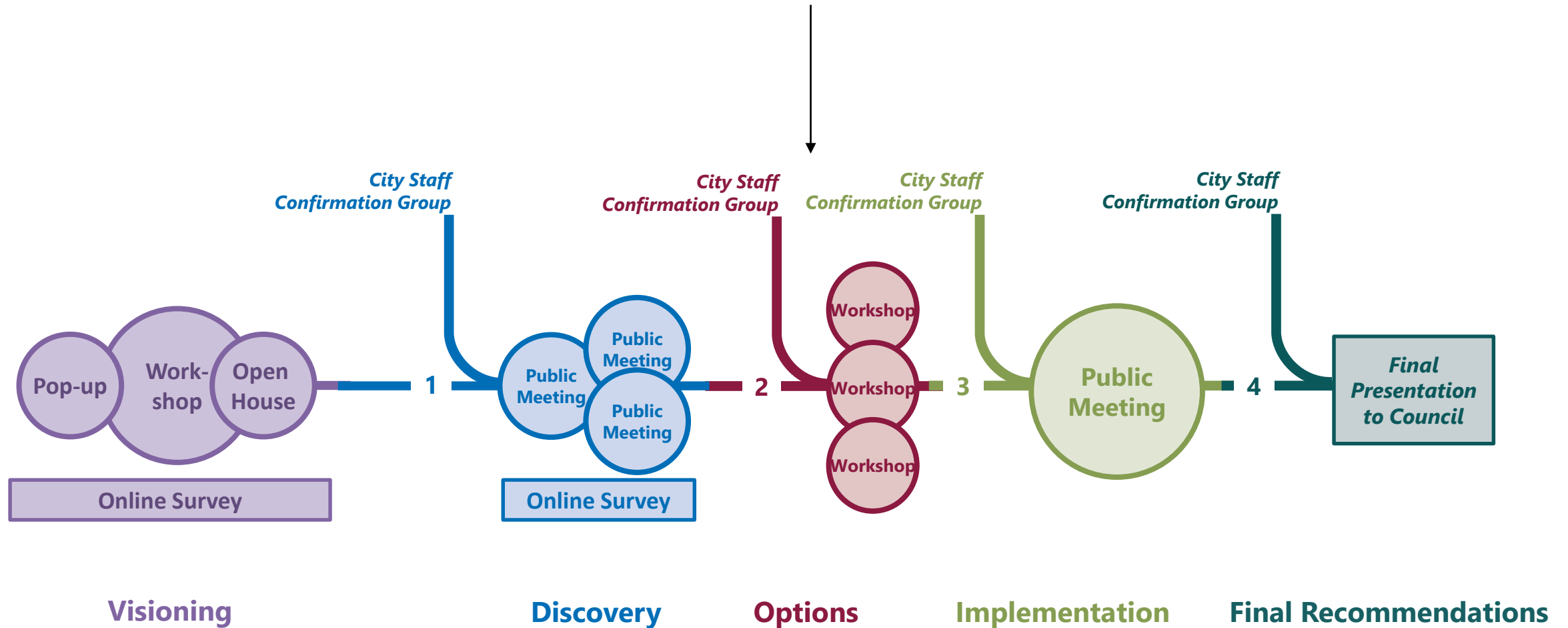
- I. Open house format
- II. Evaluation criteria

## IV. Next Steps

*~15 minutes*

# Process to Date

*We are here!*



# Outreach to Date



# Midtown Crush Mondays!



Midtown's Oldest House



Portal to Midtown's Future



Wake Tech

Do you have something special to feature? We want to know!



# Shout out to the Confirmation Group!

- Lee Hilts reached out to the area churches
- Shelly Winters connected us to Latino community
- Alicia Barfield set us up with Duke Raleigh Hospital employees
- Willard Ross proposed our first ice cream social!
- Tom Keville gave us a great room in the Hilton
- Stephen Sposato introduced us to area schools
- Bonner Gaylord set us up with North Hills
- Many of you shared information your neighbors and communities.



# Popping up all over Midtown

## Half Day Drop in Meetings

- Big Saturday Meeting 10am – 3pm
  - Presentations on the hour
- Meeting in Spanish 6pm – 7pm
- Big Monday Meeting 3:30 – 7:30pm
  - Presentations at 3:30 and 6pm

## Pop Ups

- Midtown Farmer's Market
- North Hills lunchtime popup
- Coastal Credit Union Ice Cream Social
- Table outside of La Tapatia
- Duke Raleigh Employee Picnic



# Outreach to Date

- 7,000 postcards mailed out this week
- Govdelivery email advertising meetings on April 15<sup>th</sup>
- Facebook events are live
- Fliers will be distributed to local non profits and businesses Wednesday
  - Suggestions are welcome!!
- Press releases upcoming in English and Spanish



# May Workshop Content

# Overall Framework Issues

## **I. Discuss Overall framework issues**

- I. Roads & traffic
- II. Green space/natural systems/bicyclists and pedestrians
- III. Transit
- IV. Development (housing & mixed use)
- V. Other?

## **II. Areas of more detailed exploration**

## **III. Overall Master Plan**



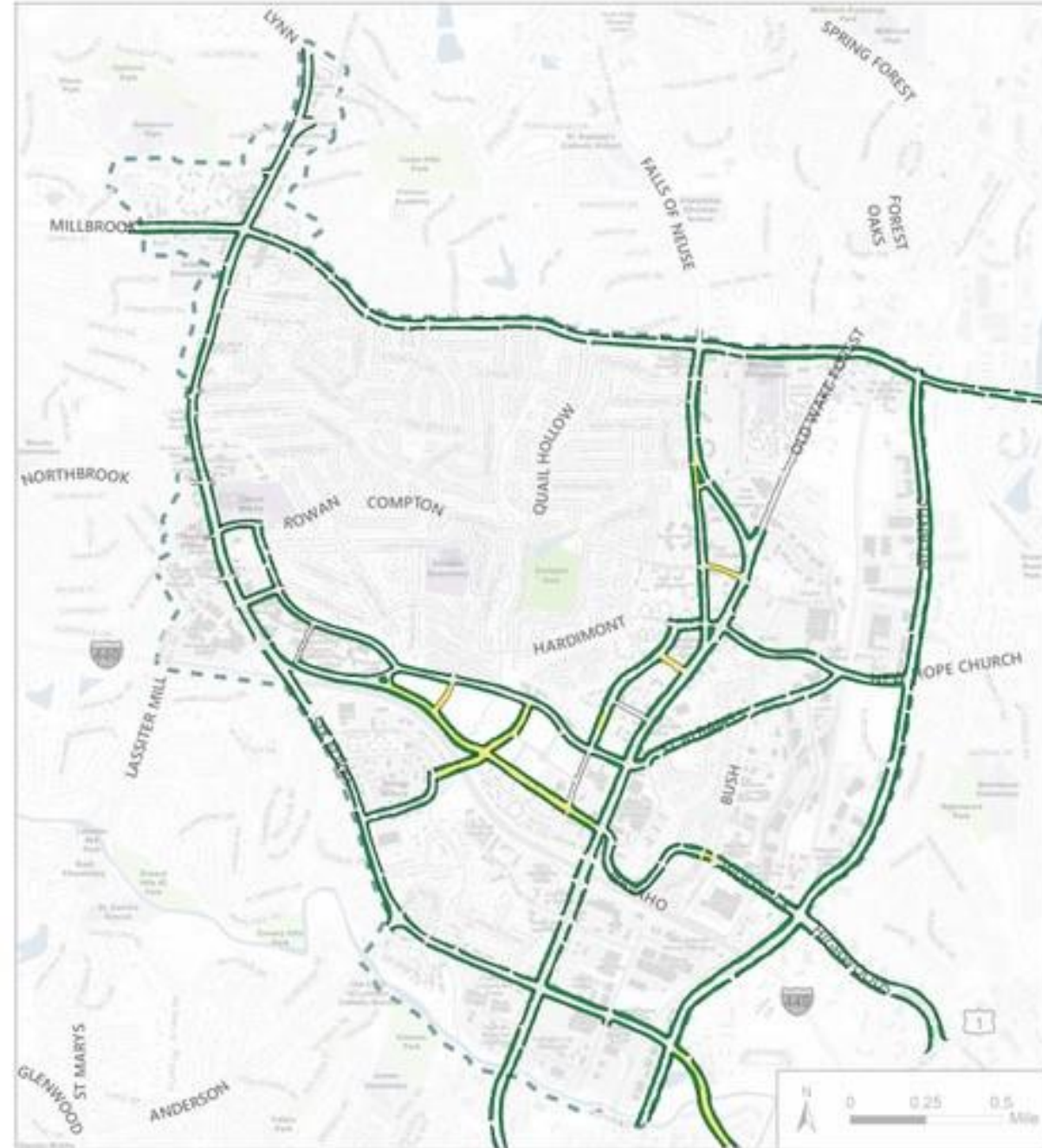
# Midtown Moves: Issues

- **Problems with congestion**
- **Non-local traffic**
- **Access management**

**Solution: Increase connections, build capacity, protect neighborhoods**

# Midtown Moves

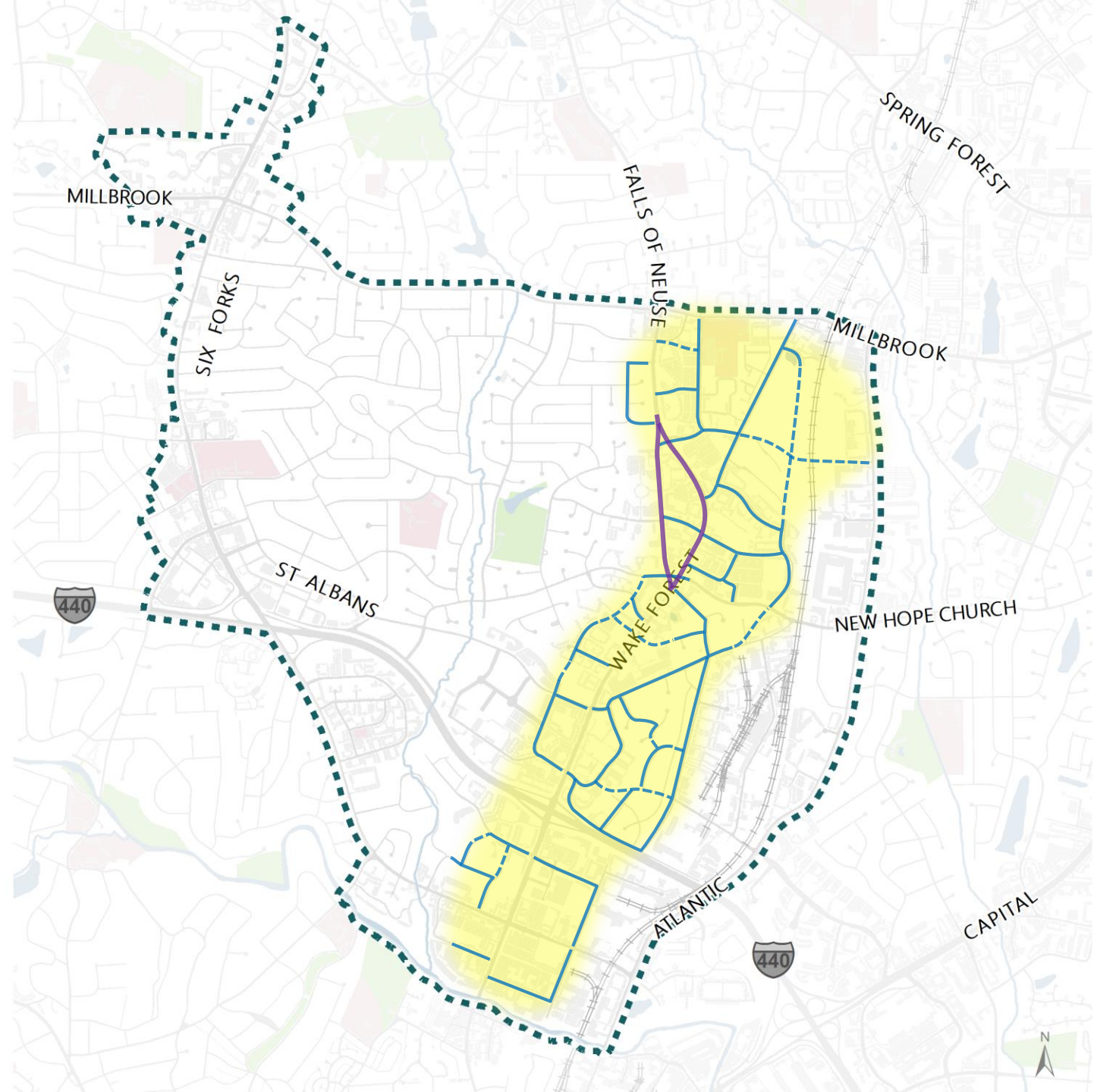
- Address main thoroughfares
- Improve connectivity
- Develop a more balanced network





# Connectivity & Access Management

- Identify opportunities for parallel connectivity for short trips
  - Network of streets, sidewalks, and bicycle facilities
  - Coordinated transit access & circulation
  - Integrate with parking & urban design elements
  - Implementation/phasing; development contingencies
- Evaluate access management options & impacts
  - Traffic capacity/LOS
  - Crashes
  - Pedestrians & bicycles
  - Transit routing & access
  - Land use & accessibility



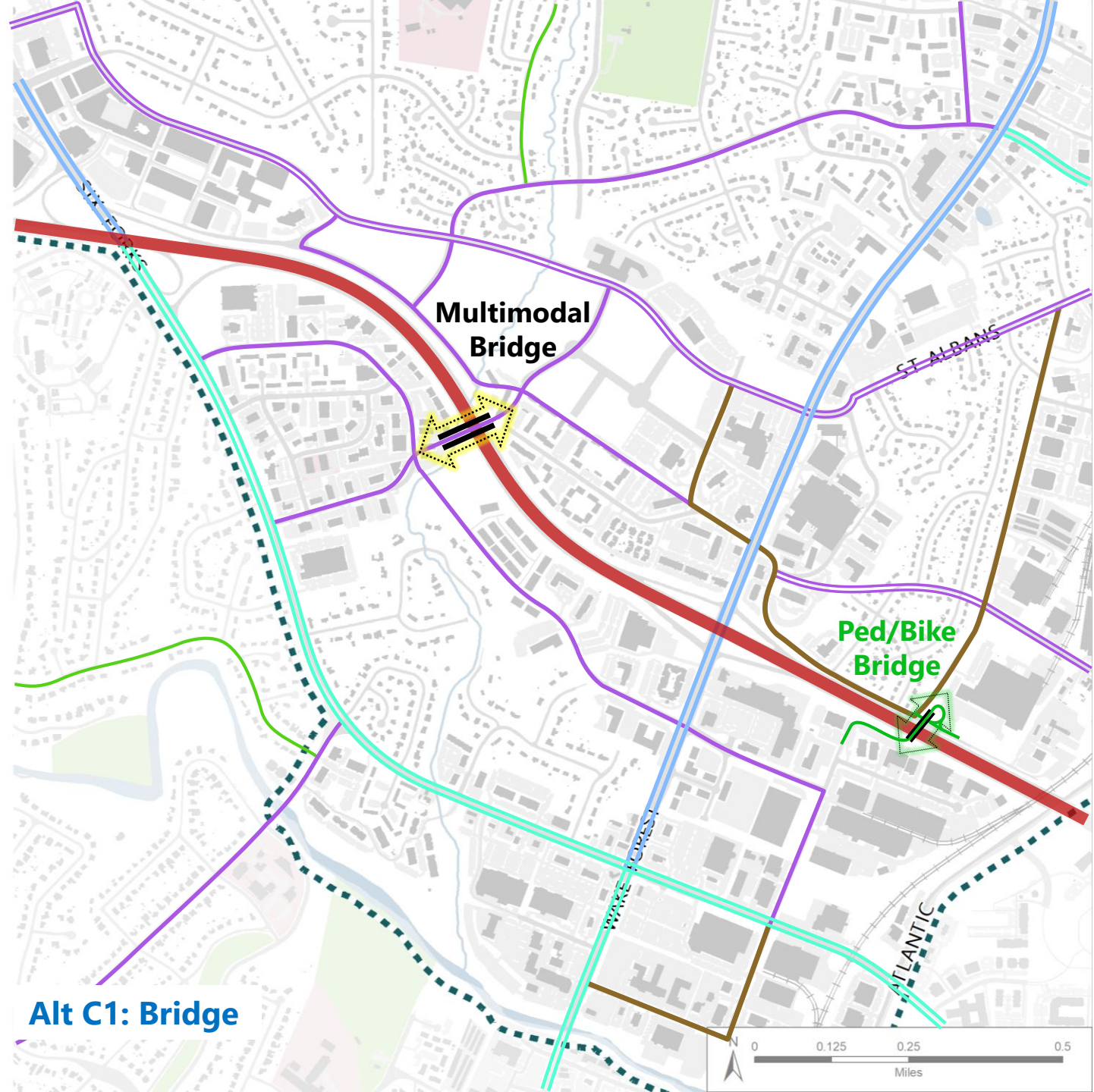
# I-440 Crossings

## Bridge more feasible than tunnel

- Lower costs (~\$15M / ~\$26M)
- Fewer drainage & floodway issues
- Less disruption to development
- Better ped/bike service
- Less risk

## Separate ped/bike options

- ~\$5M (minimum)



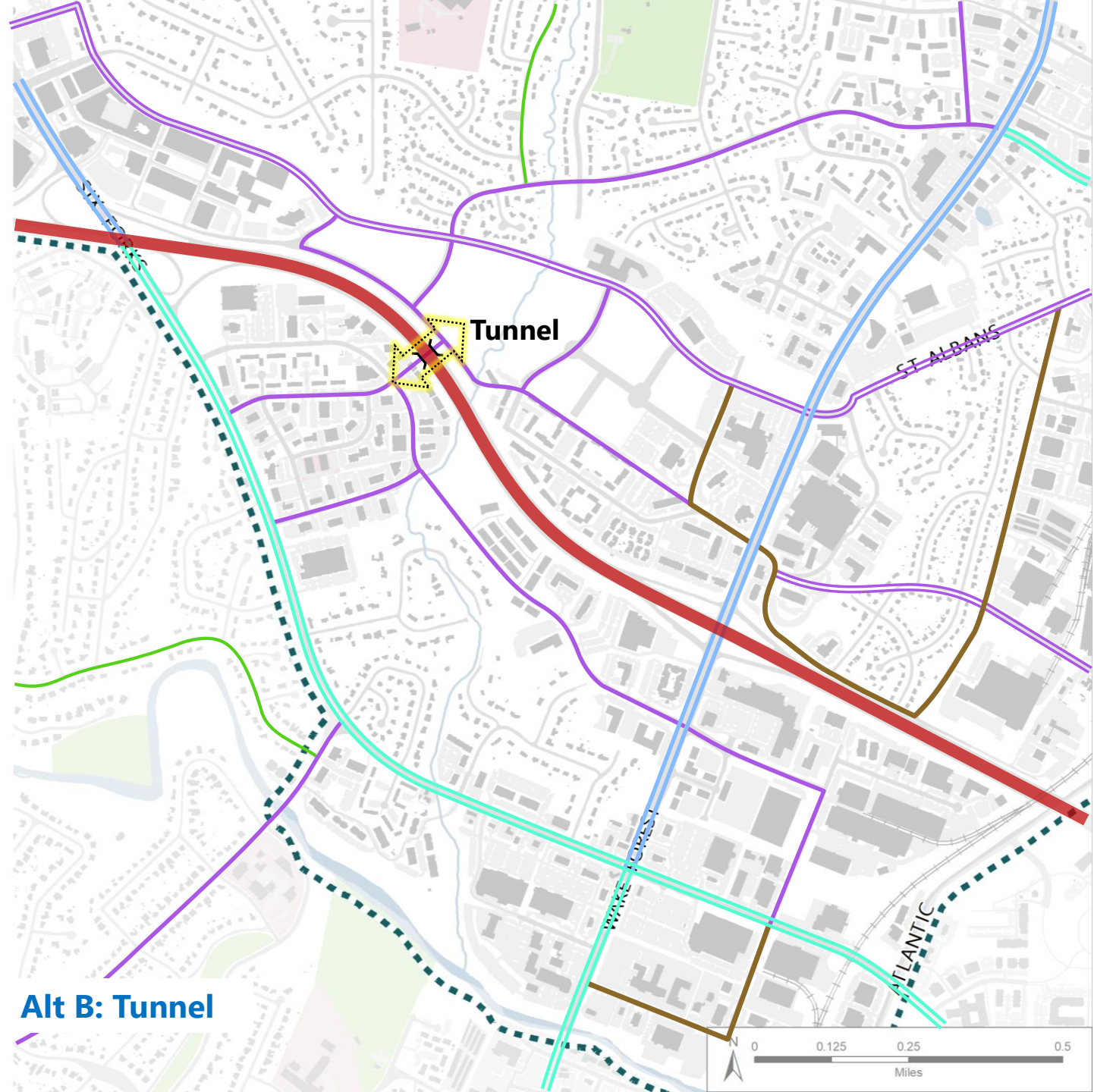


# I-440 Crossings

## Numerous Options (five shown)

### Key Considerations

- Planning level costs (\$15-26 million)
- Impact on known development
- Distance to cross
- Construction intensity and effect on area
- Impact on floodway
- Grade and landscape challenges

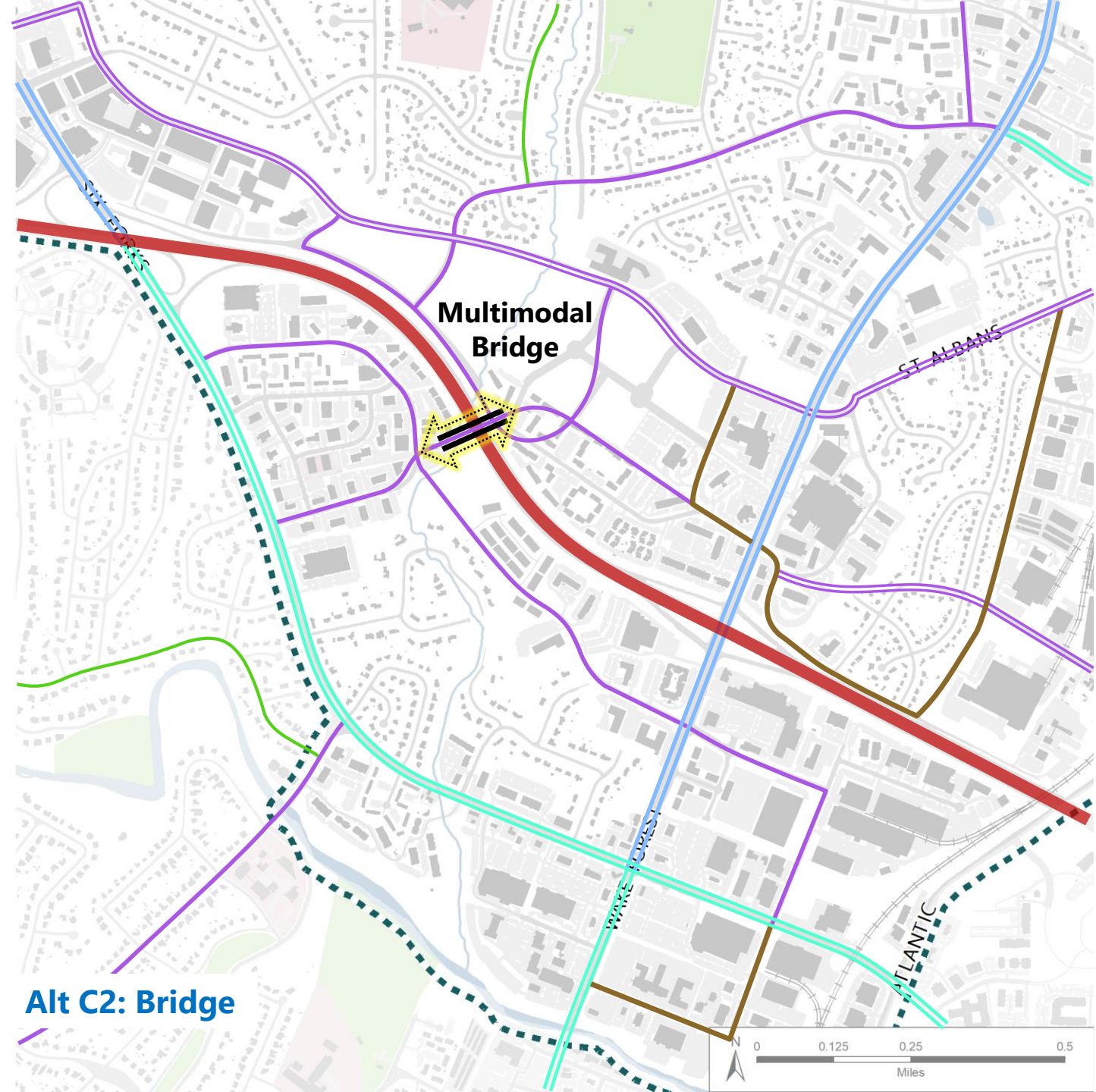


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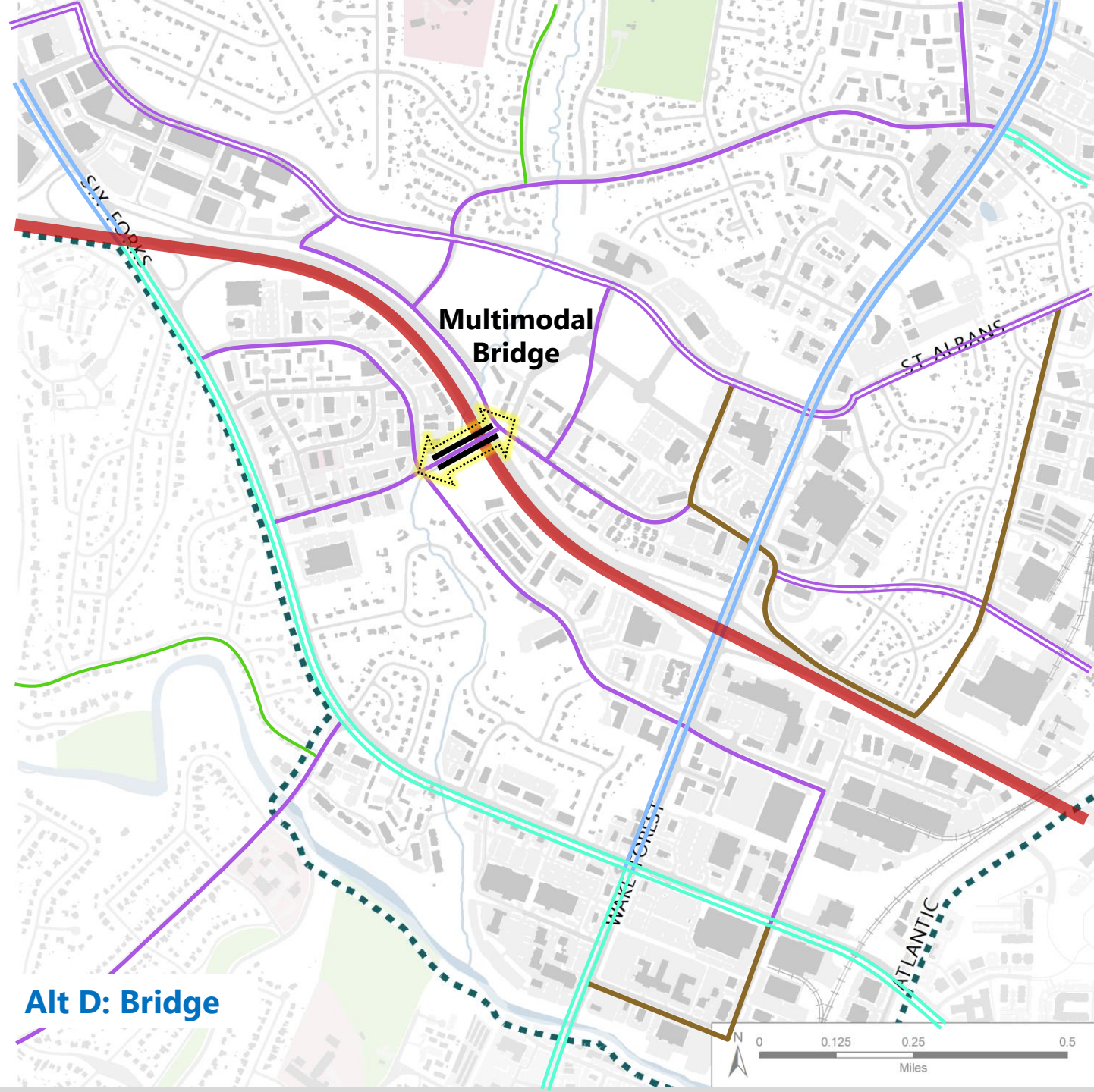


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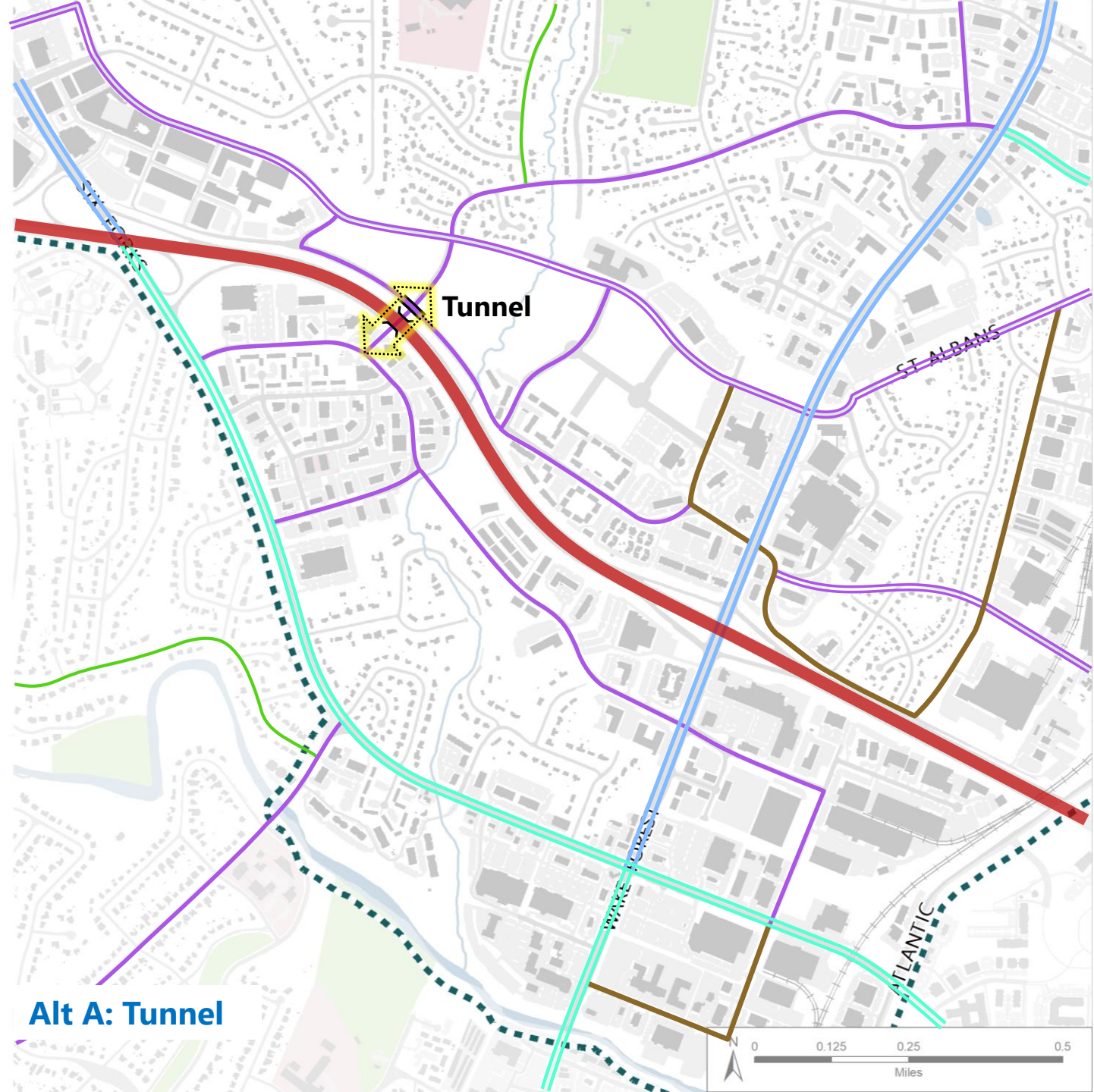


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# Midtown Green & Blue: Issues

- **Recurring flooding resulting from poor stormwater management**
- **Poor pedestrian access across major roads**
- **Inadequate bicycle facilities**

**Solution: Improve stormwater capacity, increase pedestrian and bicycle network, and address pedestrian and bicycle safety**

# Midtown Green & Blue

- Expand greenspace around Crabtree Creek
- Provide additional access across I-440
- Combination of improved greenway access and green streets to complete pedestrian and bicycle loop





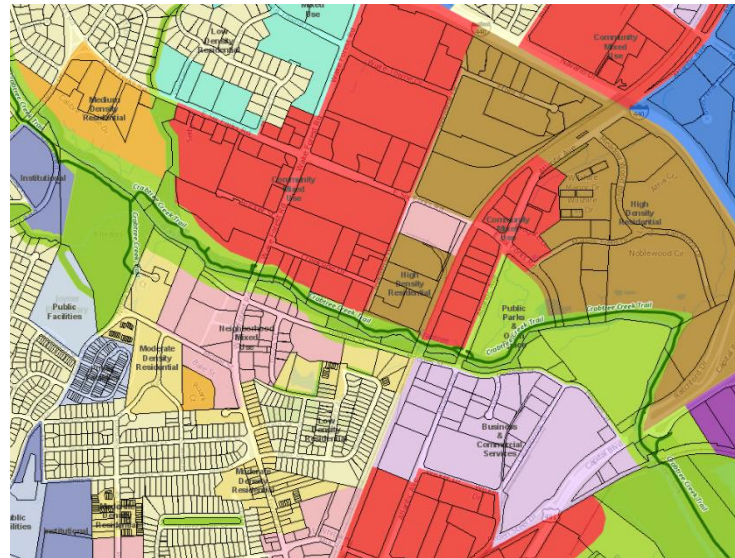
# Midtown Green & Blue: Crabtree Corridor Improvements

## Issues

- Flood-prone development along the Crabtree waterway
- Lack of walkable center for Midtown East

## Opportunities

- Greenway and daylighted creek
- Opportunity to create a public Midtown waterfront district
- Encourage flood-compatible development concurrent with updated floodplain management





# Midtown Green & Blue

MSA

Green Street Improvements  
Midtown St. Albans Area Plan

During the first round of public outreach, residents expressed preference for more greenway connections, improvements that reduce flooding, and reduce vehicle speeds through neighborhoods

Green Streets contain specially designed infrastructure that reduces the speed and severity of runoff from storms that contributes towards flooding of homes, businesses, and parks. These features typically include areas where water can infiltrate into the ground, typically through planted curb-strips, street tree root systems, and swales (grassy ditch or depression). Green Street design elements can be implemented along an entire corridor or in combinations to meet roadway constraints and the transportation needs of pedestrians, bicyclists, and motorists.

Green Street elements also have the added benefits of improving the comfort of an area through the addition of shade and decorative plants. Also, Green Streets are designed to accommodate pedestrians and bicyclists while slowing down vehicles to safer speeds.

1

In-Street Infiltration & Traffic Calming

2

Commercial Green Street

3

Stormwater Bump-outs

4

Local Green Street with On-Street Parking and Shared-Use Path

5

Local Green Street with On-Street Parking and Separated Bike Lanes

PLANNING PRINCIPLES

Midtown moves ✓

Midtown living ✓

Midtown works ✓

Aesthetics ✓

Natural systems ✓

PROS

Reduced Flooding

More Bikes & Pedestrians

Traffic Calming

Improved Comfort

More Pictures Pathing

CONS





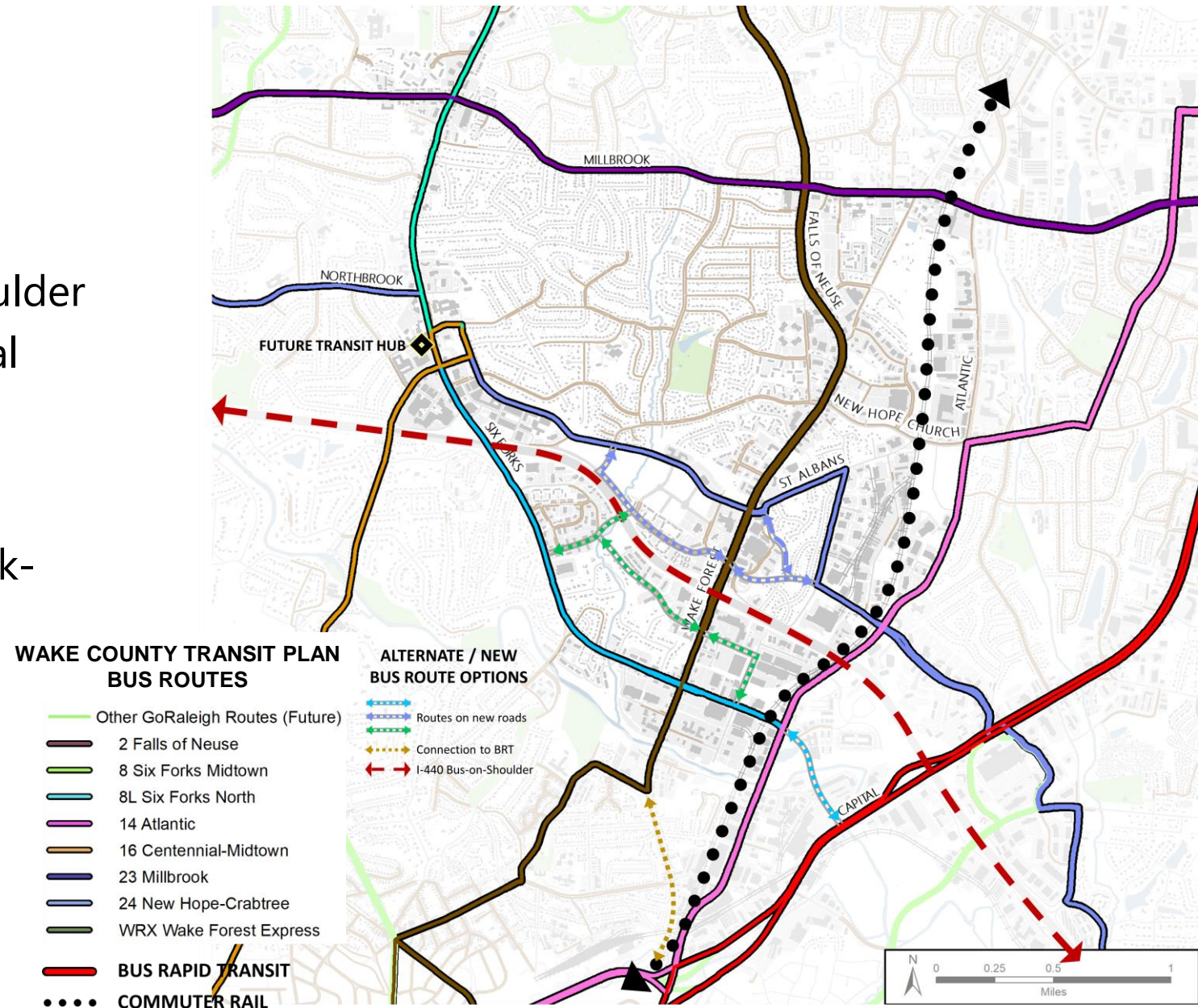
# Midtown Moves: Transit Issues

- **Poor pedestrian access to transit stops**
- **Lack of street connectivity makes transit service inefficient**
- **Congestion on main roads causes significant delays on transit performance**

**Solution: Improve and add to street network, improve pedestrian access to bus stops, and address congestion**

# Midtown Moves: Transit

- How to integrate with potential regional services?
  - BRT: access & interlining
  - I-440: possible express/bus-on-shoulder
  - Commuter Rail: long-range potential
- How can access improve?
  - I-440 crossing
  - Westinghouse-Highwoods-Wolfpack-Navaho improvements
  - Wake Towne Dr. extension
  - Pedestrian/bicycle connectivity





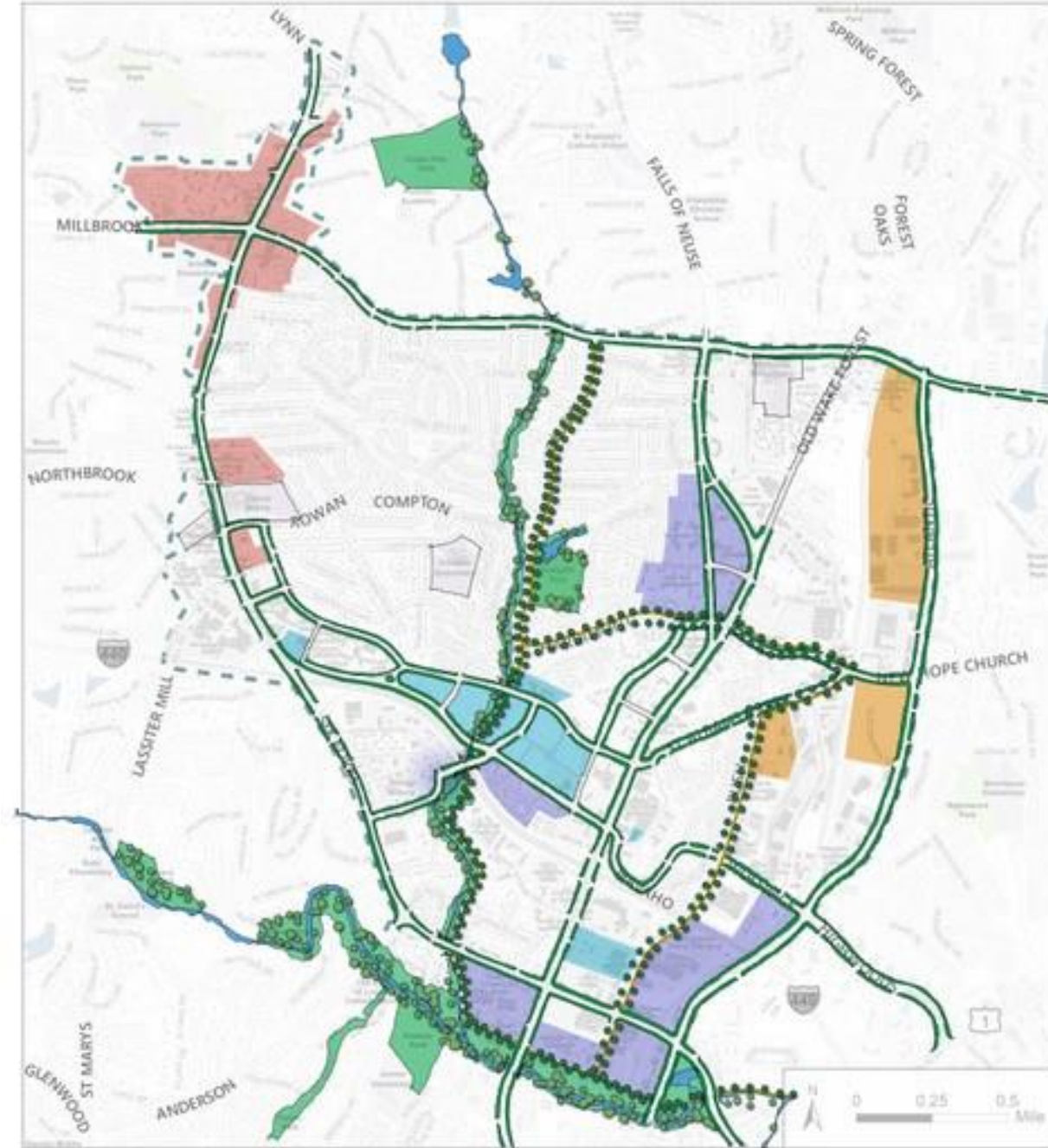
# Midtown Living: Issues

- **Previous development preceded infrastructure improvements**
- **Lack of housing diversity**
- **Suburban infrastructure and development pattern**

**Solution: Unlock development opportunities through infrastructure improvements/investments, develop at a scale that's sensitive to environment, and develop a mix of uses to support activity and walkability**

# Midtown Living

- Role of transportation improvements on redevelopment
- Entitled development (**blue areas**)
- Developable parcels identified from Six Forks Corridor Study (**pink areas**)
- Strategic mid-to-long term redevelopment (**purple & orange areas**)





# Midtown Living

- Exhibit in Progress
- Develop visual preference survey for different appropriate development patterns

NEIGHBORHOOD MIXED-USE

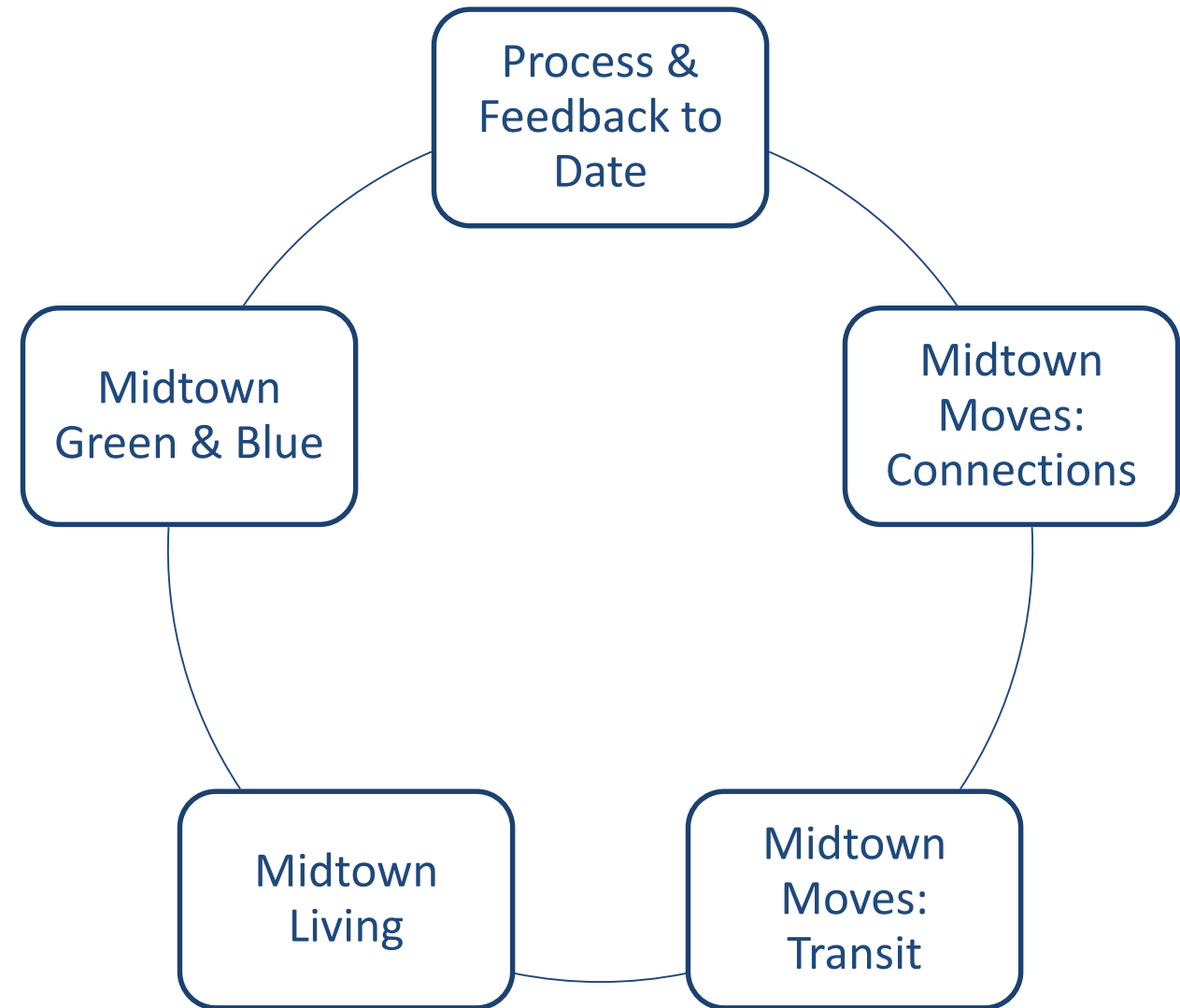


# May Workshop Engagement Format



# Workshop Format

- Intro presentation on the hour (15 mins)
- Five (5) stations with several interactive exhibits
  - Stations organized under Planning Principles
- *Proposed* station feedback features:
  - Issue overviews
  - Mark-up maps
  - Notes



# Example 1: Green Street

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Midtown St. Albans Area Plan

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DESIRABLE PRINCIPLES

Multimodal moves

Multimodal living

Multimodal works

Aesthetics

Natural systems

PROS

Reduced Flooding

More Bike & Pedestrian Options

Traffic Calming

Improved Comfort

More Resident Parking

CONS

+

+

Station 1 Feedback

Topic 1:  
.....  
.....  
.....

Topic 2:  
.....  
.....  
.....

Topic 3:  
.....  
.....  
.....

Station Overview

Mark-up Map

Station Feedback



MSA

# Greenway and Pedestrian Network

## Midtown St. Albans Area Plan

During the public engagement phase, community members expressed support for increasing options for walking and bicycling.

A robust and connected non-motorized network provides options for people to reach destinations, commute, or run errands without relying on a car. Improvements to the non-motorized network can include greenways, on-street separated bicycle facilities, sidewalks, and pedestrian-accessible bridges.

During the public engagement phase, community members expressed support for increasing options for walking and bicycling. Recommended work included expanding the greenway system and both creating new bicycle and pedestrian facilities and enhancing existing facilities.

Midtown views	✓
Midtown living	✓
Midtown works	✓
Aesthetics	✓
Natural systems	✓

### PROS

Shorter Commutes

More Biking & Walking Options

### CONS

May Reduce On-Street (PS-1918)

Greenway Accessible to Everyone

1

Greenway Extension

2

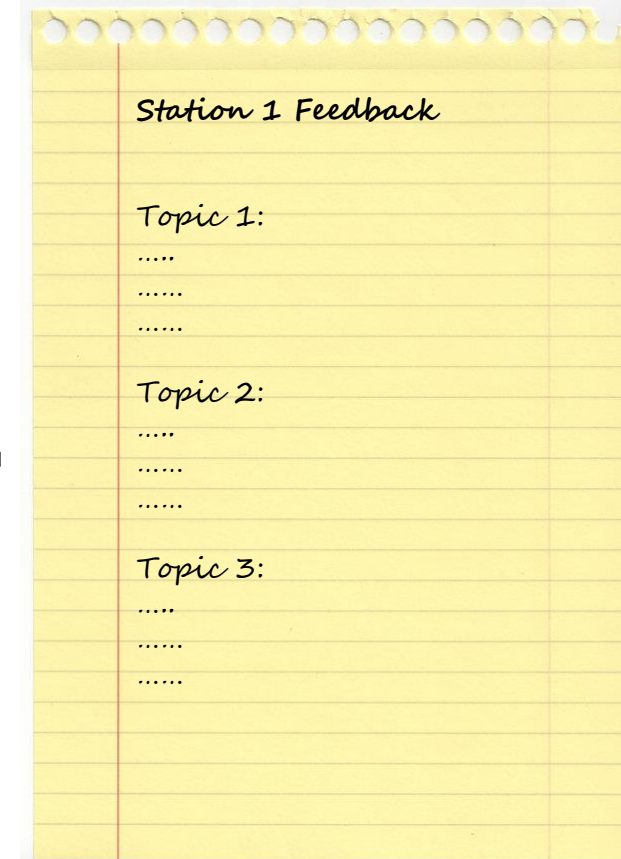
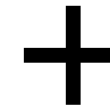
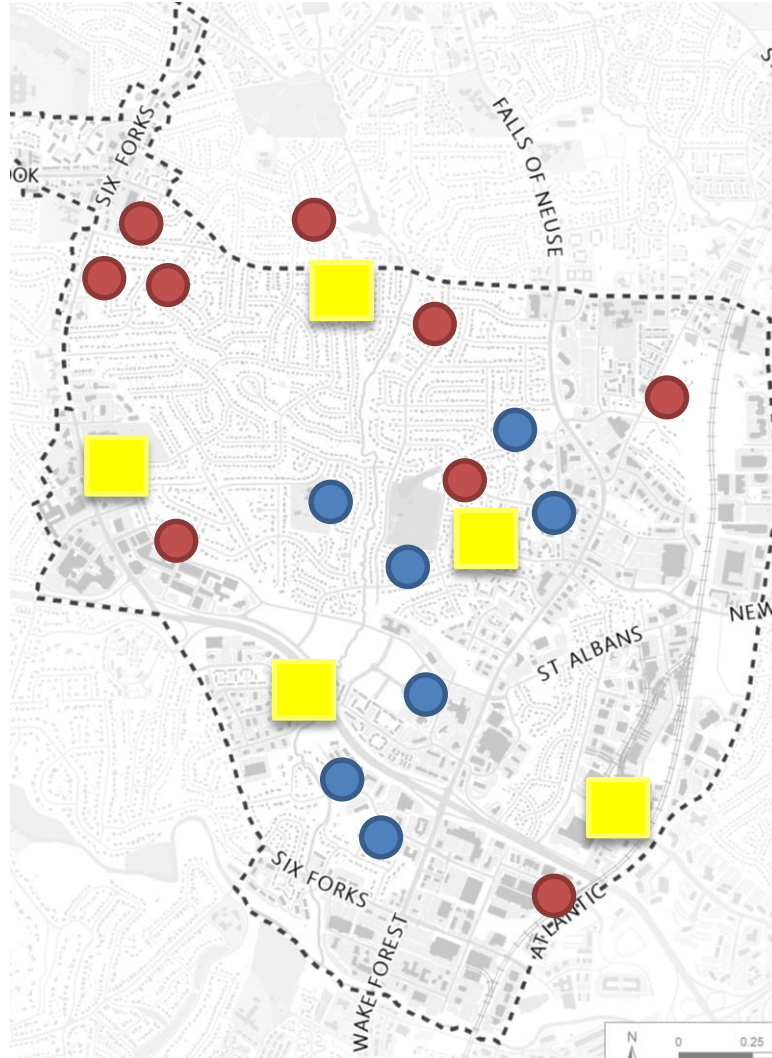
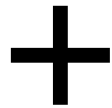
Green Street Elements

3

I-440 Crossing

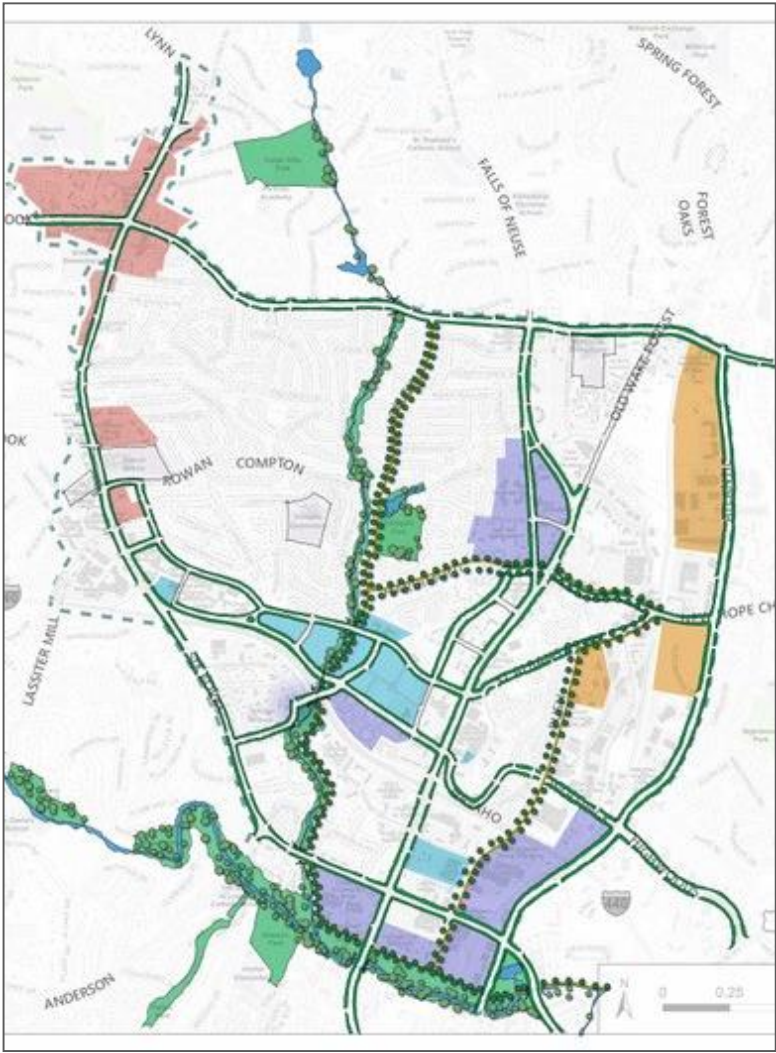
4

Improved On-Street Bicycle Facilities



## Station Feedback

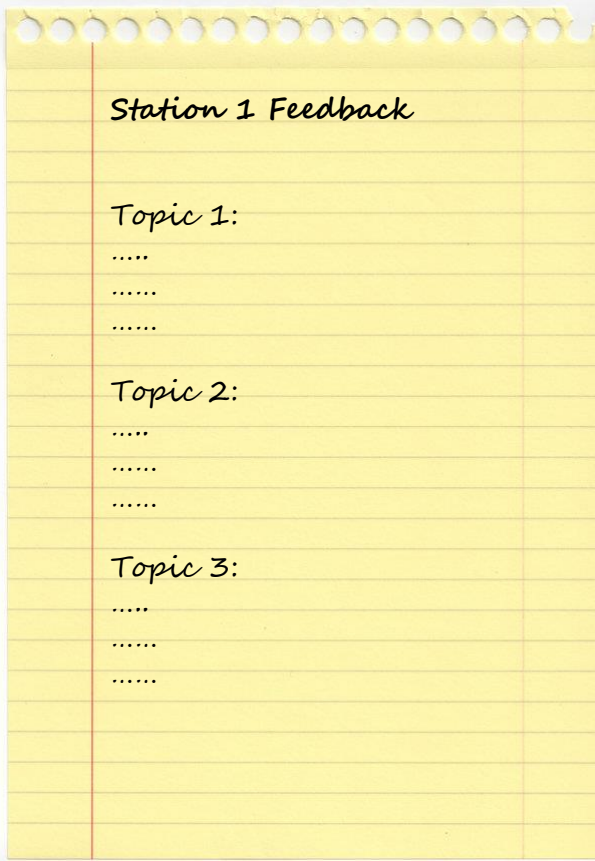
# Example 3: Land Use and Built Environment



Station Overview



Mark-up Map



Station Feedback



# Looking Ahead – May Workshops and Beyond

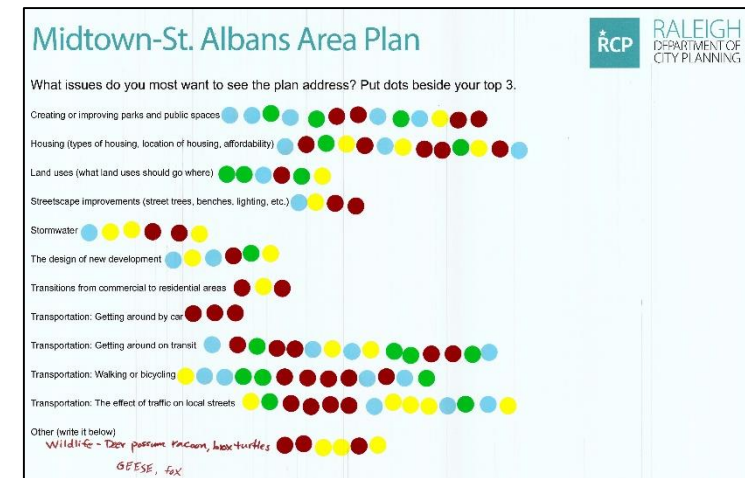
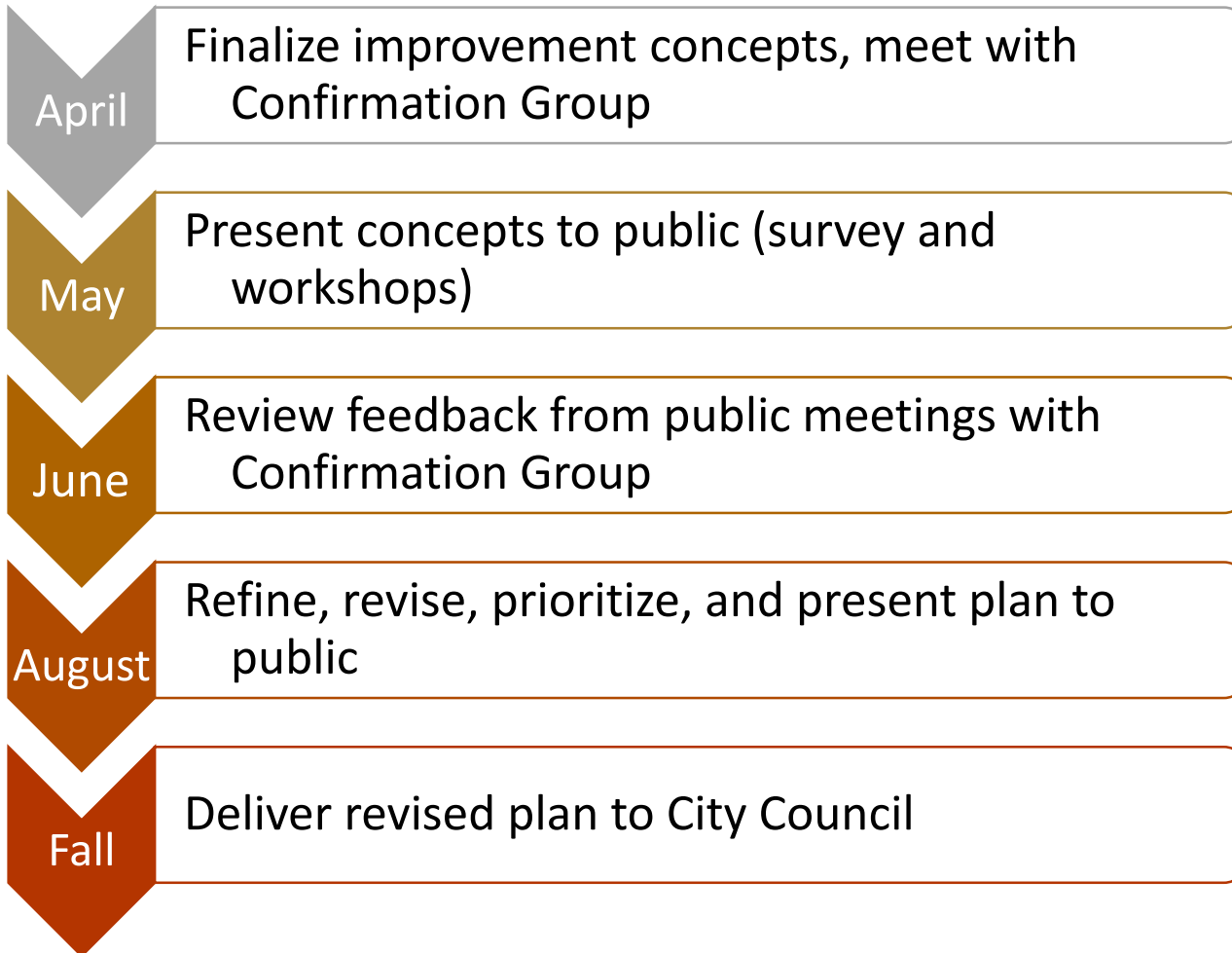
## Evaluation of alternatives

- Evaluated against Performance Measures & Planning Principles
- Continued evaluation through end of project
- Potential –*draft*– structure below

PLANNING PRINCIPLES	Midtown Moves	✓
	Midtown Living	✓
	Midtown Works	✗
	Midtown Beautiful	✗
	Green & Blue	✓

PERFORMANCE MEASURES	Risk	●
	Cost	●
	Public Benefit	●
	Community Choice	●

# Next Steps







# Discussion

Image: Eastgate Park geese in MSA  
Study Area