



MAIN
OFFICE



Midtown-St. Albans
Area Plan



City of Raleigh

Presented by

VHB, 1/1 Studio, JDavis, Rose & Associates

May 11, 2019

Outline

- **Process and Input**
 - Visioning
- **Testing Ideas**
 - Analysis and Emerging Solutions
- **What is your role today?**



Meet the Project Team

- Raleigh City Staff
- Confirmation Group – appointed by Raleigh City Council
 - Role
 - Ensure an inclusive process
 - Engage relevant stakeholders
 - Received input matches plan recommendations
- Consultant Team
 - VHB
 - JDavis Architects
 - 1/1 Studio
 - Rose and Associates

Confirmation Group

The role of the Confirmation Group is to ensure that the planning process invites and includes input from all relevant stakeholders, and to provide feedback confirming our findings.

- Appointed by the Council Representative for the Plan area
- Meets monthly
- Helps with outreach

Members

1. Alicia Barfield - Duke Raleigh Hospital
2. Steve Brechbiel - Hickory Hills Neighborhood
3. Bonner Gaylord - Kane Realty
4. Robin Hammond - Lakemont Neighborhood
5. Lee Hilts - Church of the Apostles
6. David Jones - Anderson Forest Neighborhood
7. Thomas Keville - Hilton North Raleigh
8. Ted Kunstling - Spring Valley Neighborhood
9. Donna Rosefield - North Hills Neighborhood
10. Willard Ross - Coastal Federal Credit Union
11. Stephen Sposato - Wake County Public Schools
12. Shelley Winters - Atlantic CAC/Raleigh CAC

I BELIEVE THAT EVERY PERSON IS BORN WITH TALENT

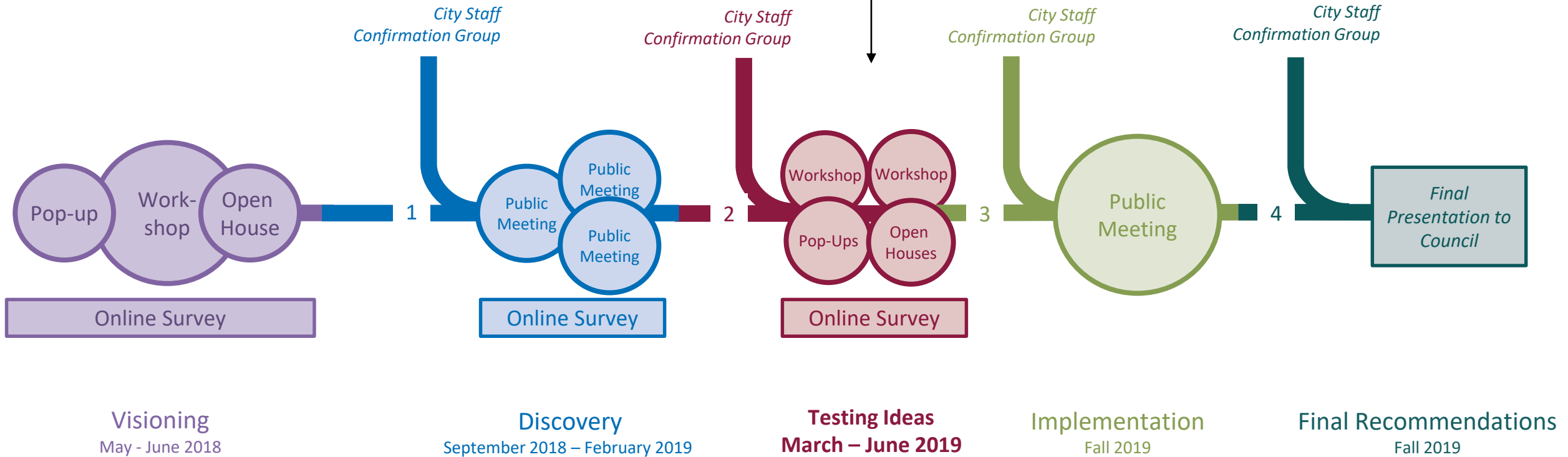
Midtown Project Team

- City of Raleigh Planning Department: Jason Hardin, Sara Ellis, Hannah Reckhow
- VHB (transportation): Don Bryson, Joe Seymour, Chris Brasier
- Rose and Associates (market research): Kathleen Rose
- 1/1 Studio (outreach and process): Maggie Connor
- JDavis Architects (land use): Larry Zucchini



Project Phasing

We are here!





Where we started

Visions for the Future

May & June 2018 Meetings

- Beginning of the process
- Short staff presentation
- Participants marked up maps in small groups to highlight areas with assets and issues

Goal of the Meeting:

- To create a rich base of community-sourced knowledge about the area

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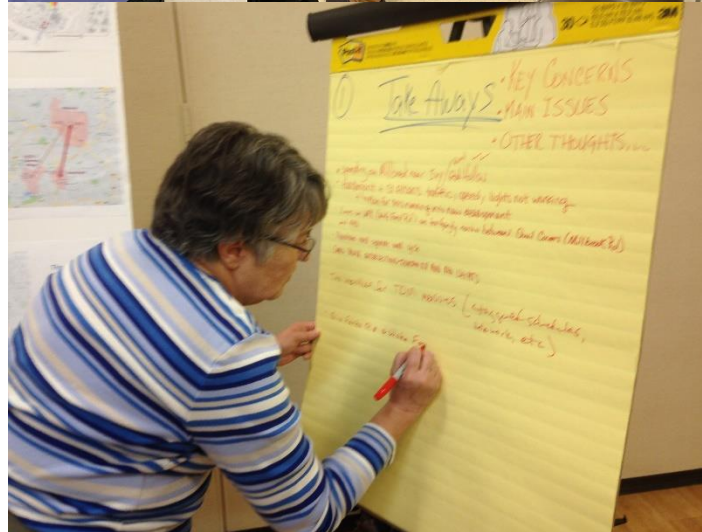
Understanding the Area

December Meetings

- Short Presentation
- 7 Timed activity stations to identify key issues and opportunities
- Staff and participants wrote down notes on maps and notepads.

Goal of the Meeting:

- To understand what people like and don't like in the area.



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 ^{+millbrook} 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 (tear down McMansions), 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)

Outreach to Date

- 7,000 postcards mailed out
- Govdelivery email blast
- Facebook events
- Twitter/Instagram Posts
- Fliers distributed to local non profits and businesses

- Worked with community partners
- Reached out to area schools
- Presented to Midtown/ Atlantic CACs
- Worked with North Hills and Midtown Raleigh Alliance
- Press releases in English and Spanish

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



Testing Ideas

Key Issues

■ **Transportation**

- Current network lacks safe and convenient pedestrian and bicycle connections
- Congestion on main thoroughfares
- Problems on main roads are causing bad behavior on neighborhood streets: speeding, running stop signs, aggressive driving.
- East-west capacity and continuity lacking, few good connections to Capital Boulevard, no local connections over or under I-440.
- Balance access & mobility

■ **Development and Urban Form**

- The role, responsibility, and timing of infrastructure related to increased density
- Housing affordability is an increasing problem (in Midtown and in Raleigh)
- Need to mitigate and transition in scale between small-1 and 2-story residential and taller more intense commercial development

■ **Natural Systems**

- Crabtree Creek flooding
- Old stormwater infrastructure in the neighborhoods, flooding here as well.
- Understand the impact of new development on existing homes and businesses

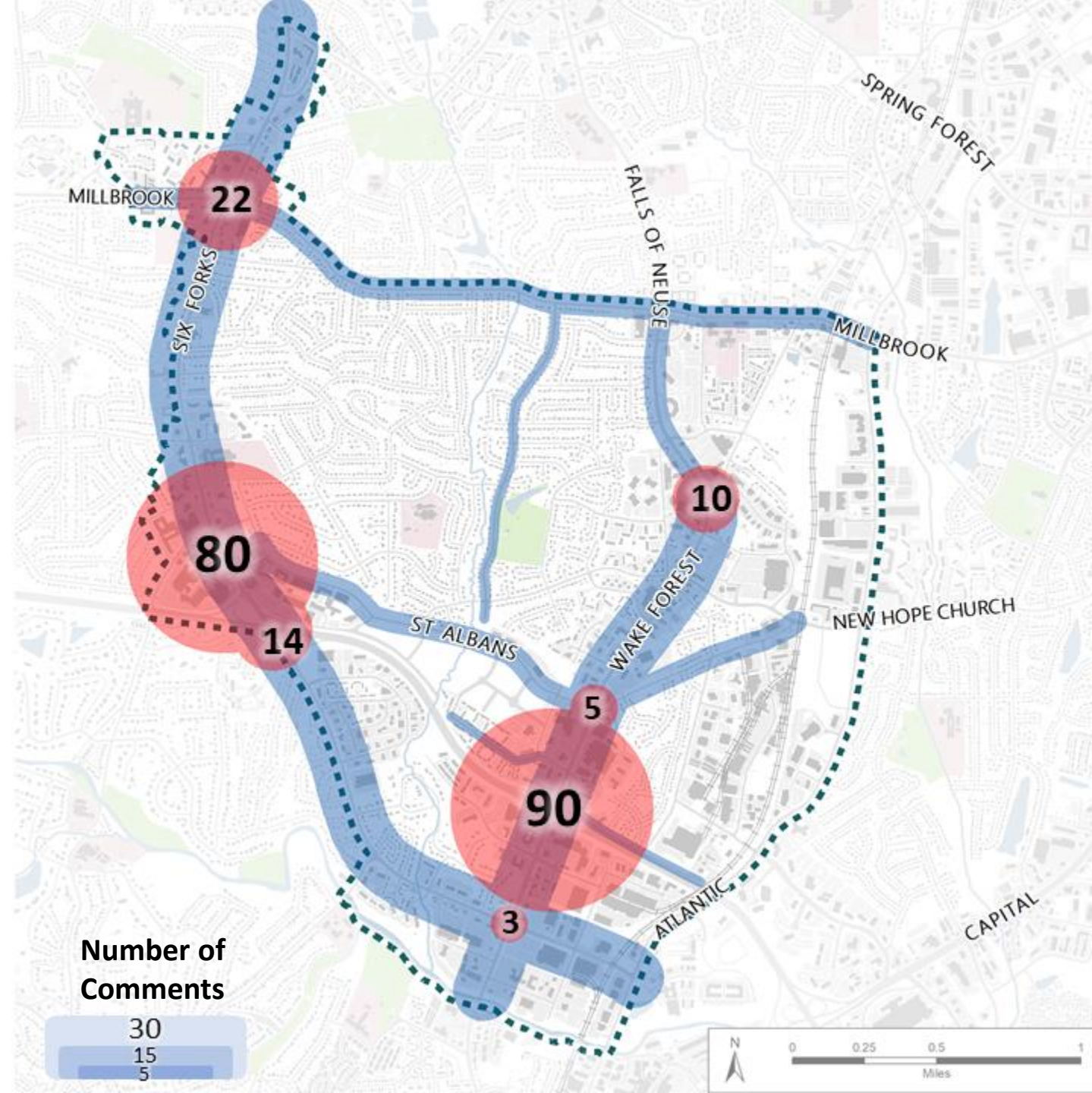
Where are the worst problems for traffic in Midtown?

Corridors

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

Intersections

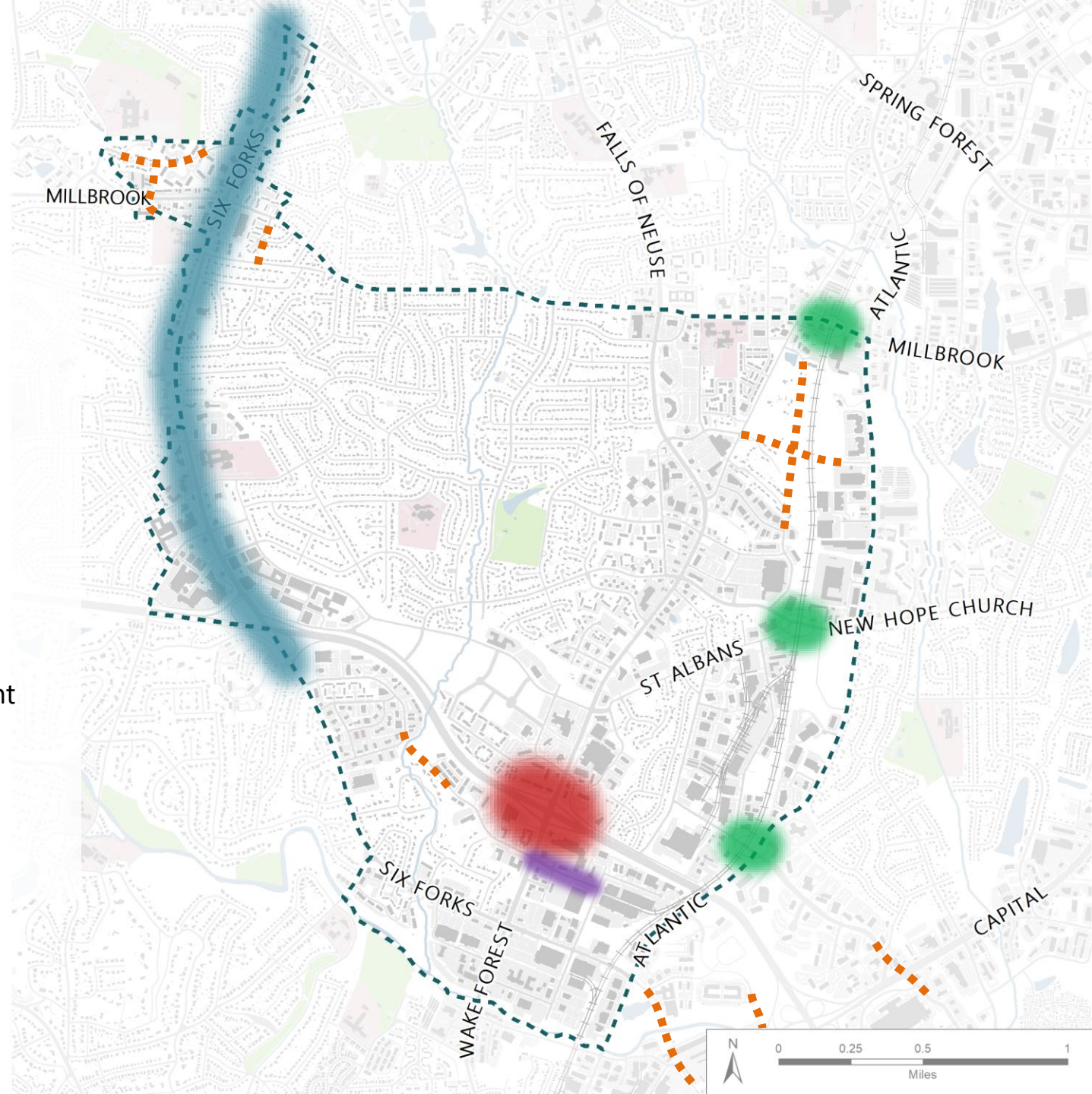
- Wake Forest at I-440
- Six Forks at North Hills
- Six Forks and Millbrook
- Wake Forest/Falls of Neuse and Old Wake Forest
- Six Forks at I-440



Committed Projects - Transportation

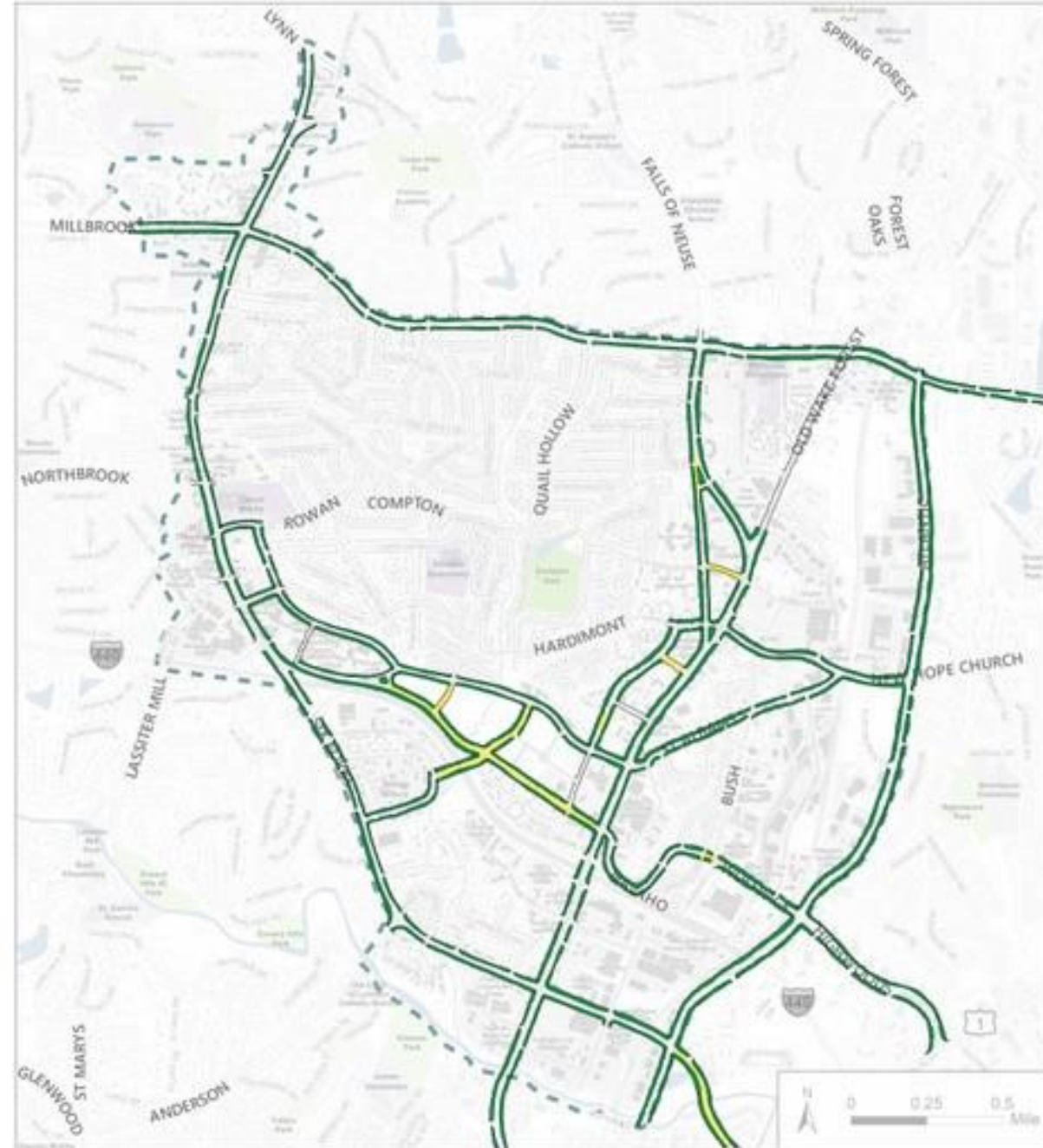
- **Six Forks Road corridor (I-440 to Lynn Rd)**
 - 6 lanes w/ median
 - Ped & bike improvements
 - Design & engineering starts 2019
- **I-440 @ Wake Forest Road**
 - Convert to “diverging diamond” interchange
 - Planning & design underway
- **Wake Towne Dr extension to Industrial Dr**
 - Underway as part of Wegman’s/Midtown East development
- **New Hope Church Rd rail overpass**
 - Three locations
 - Bridge RR to eliminate at-grade crossing
 - Planning underway

Raleigh Street Plan Connections ■ ■ ■ ■ ■



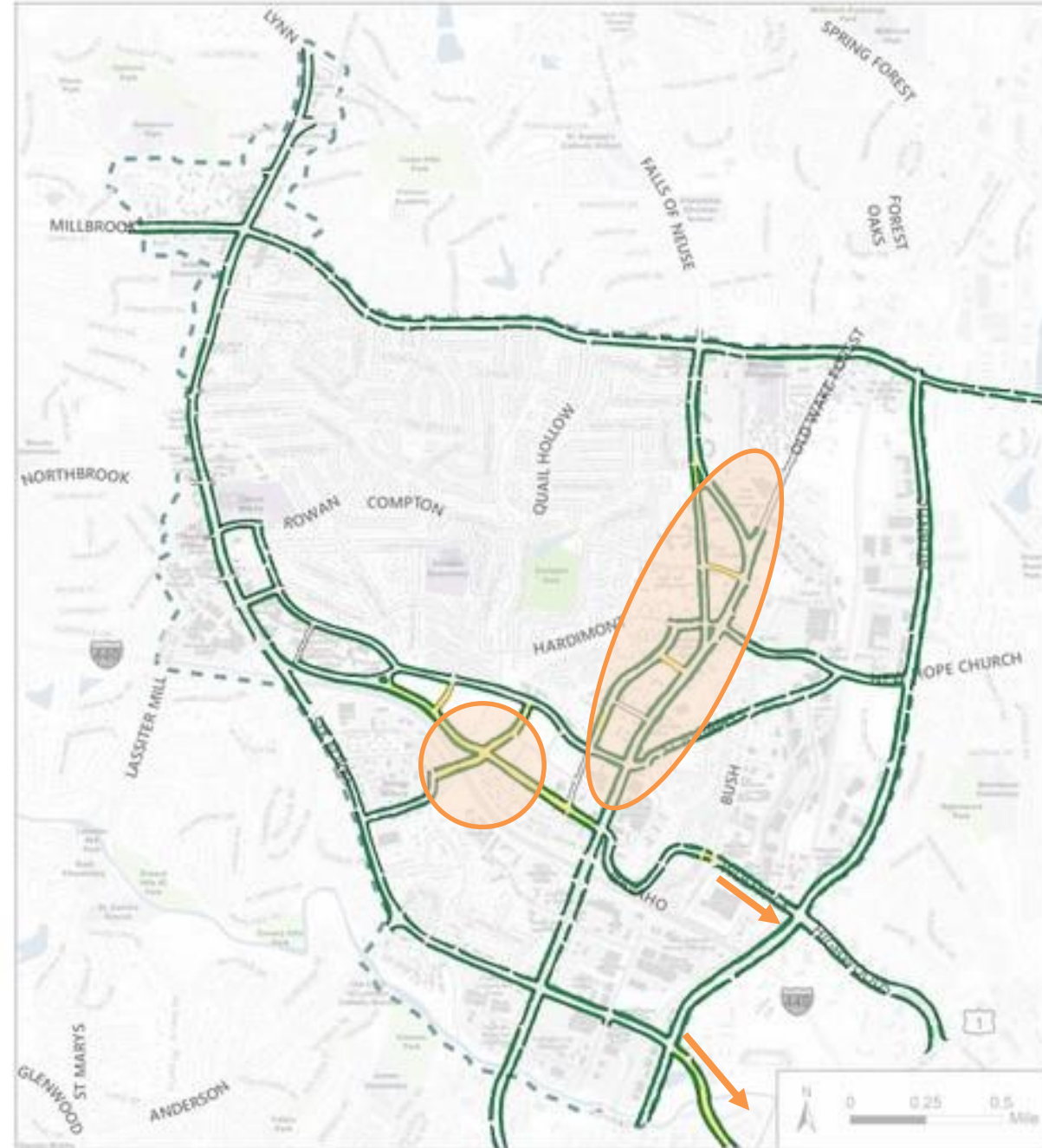
Midtown Moves

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



Midtown Moves

- New local connection across I-440
- New and Improved connections to Capital Boulevard



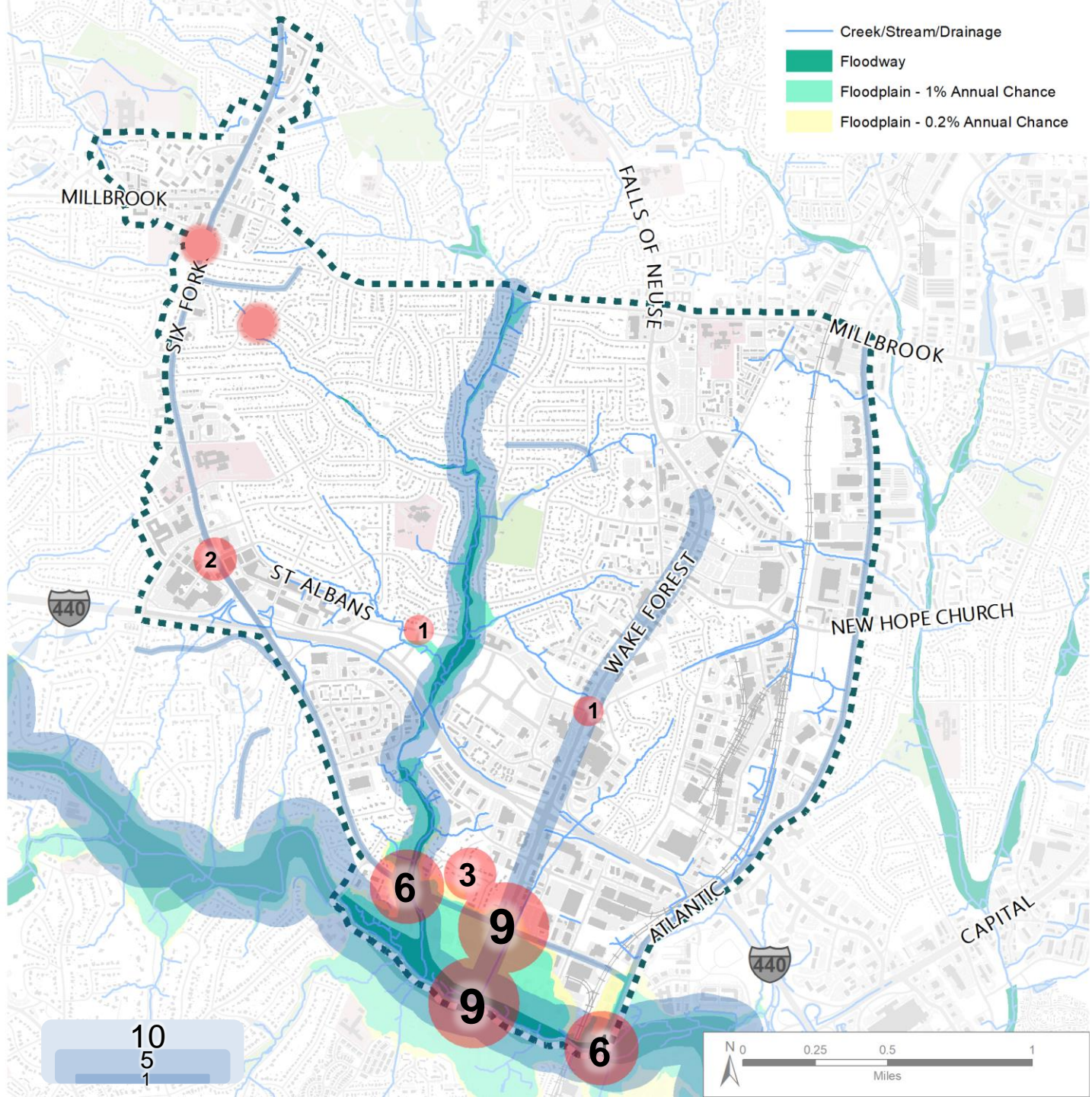
Where has flooding been a problem in Midtown?

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



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

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

2

3

4

5

In-Street Infiltration & Traffic Calming

Commercial Green Street

Stormwater Bump-outs

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

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 Bike & Pedestrian Options

Traffic Calming

Improved Comfort

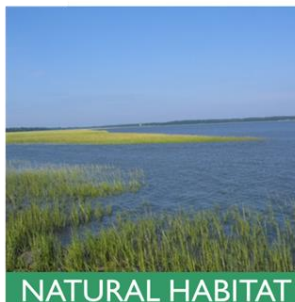
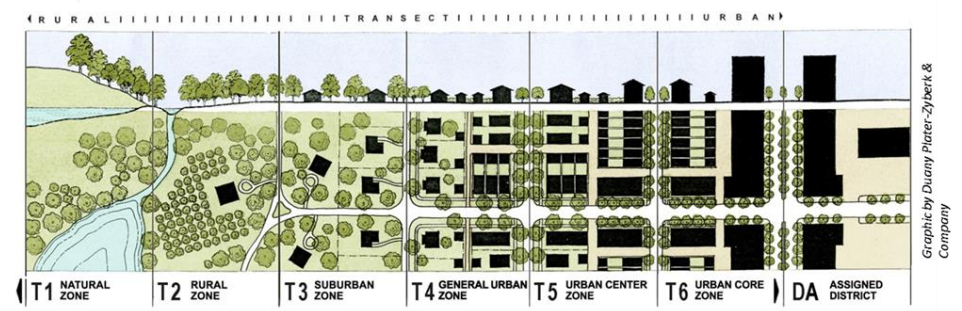
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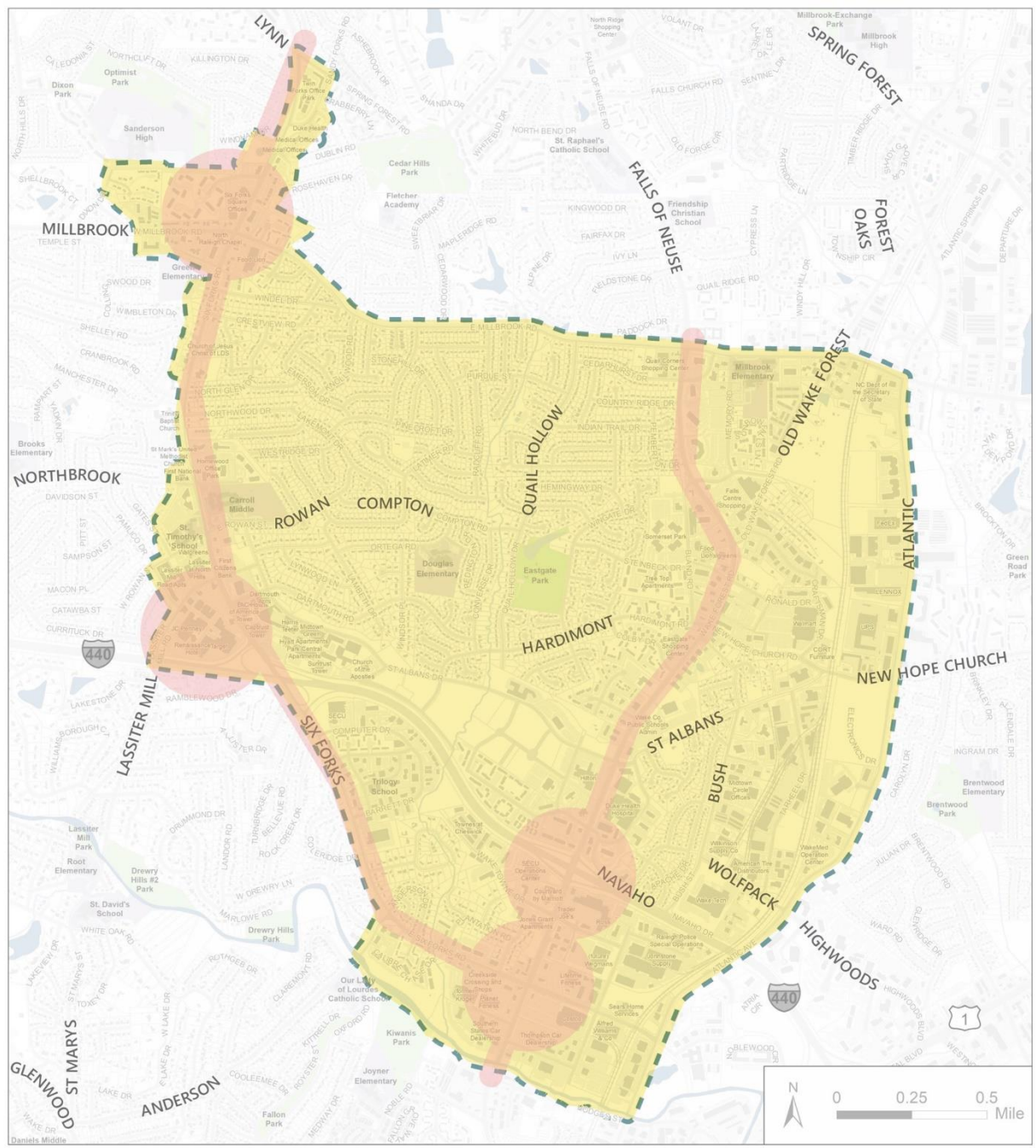
Urban Form: Then



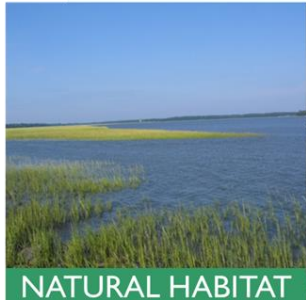
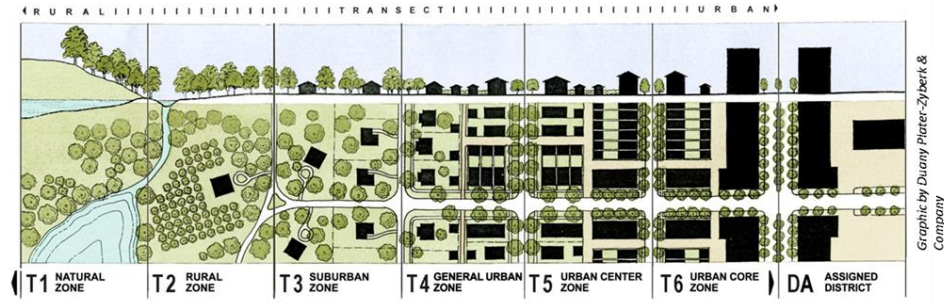
NATURAL HABITAT



HUMAN HABITAT



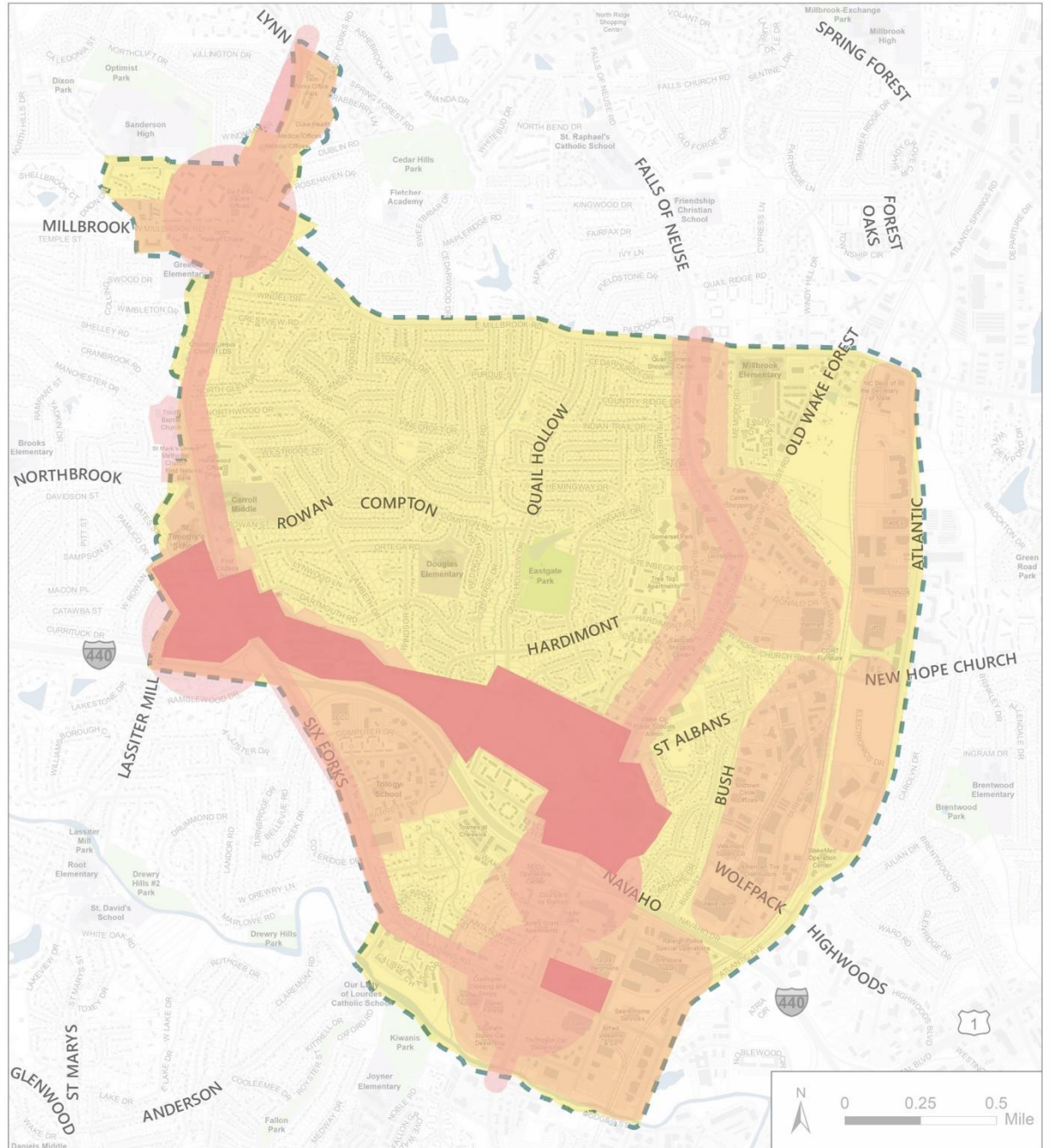
Urban Form: Now



NATURAL HABITAT

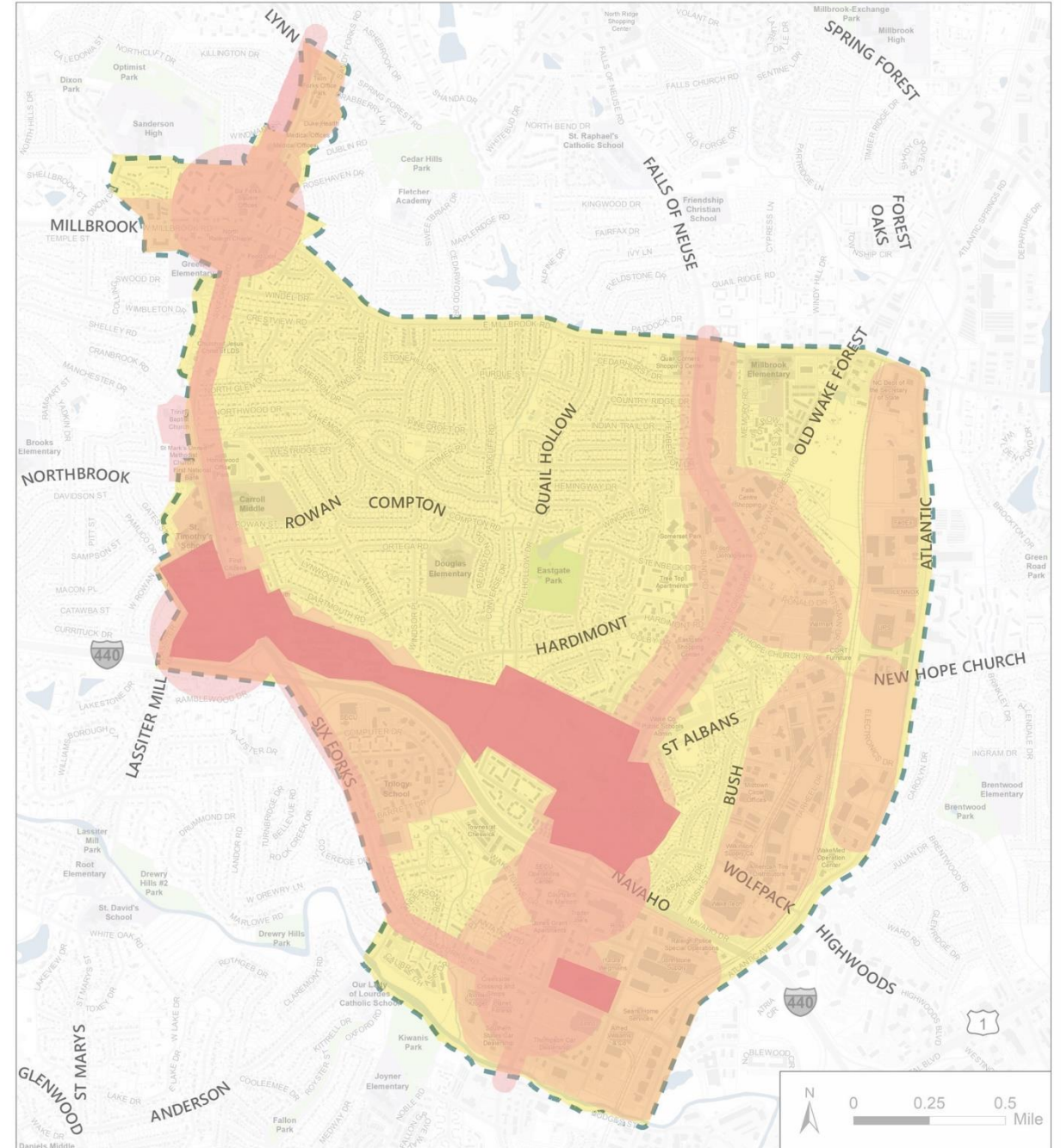


HUMAN HABITAT



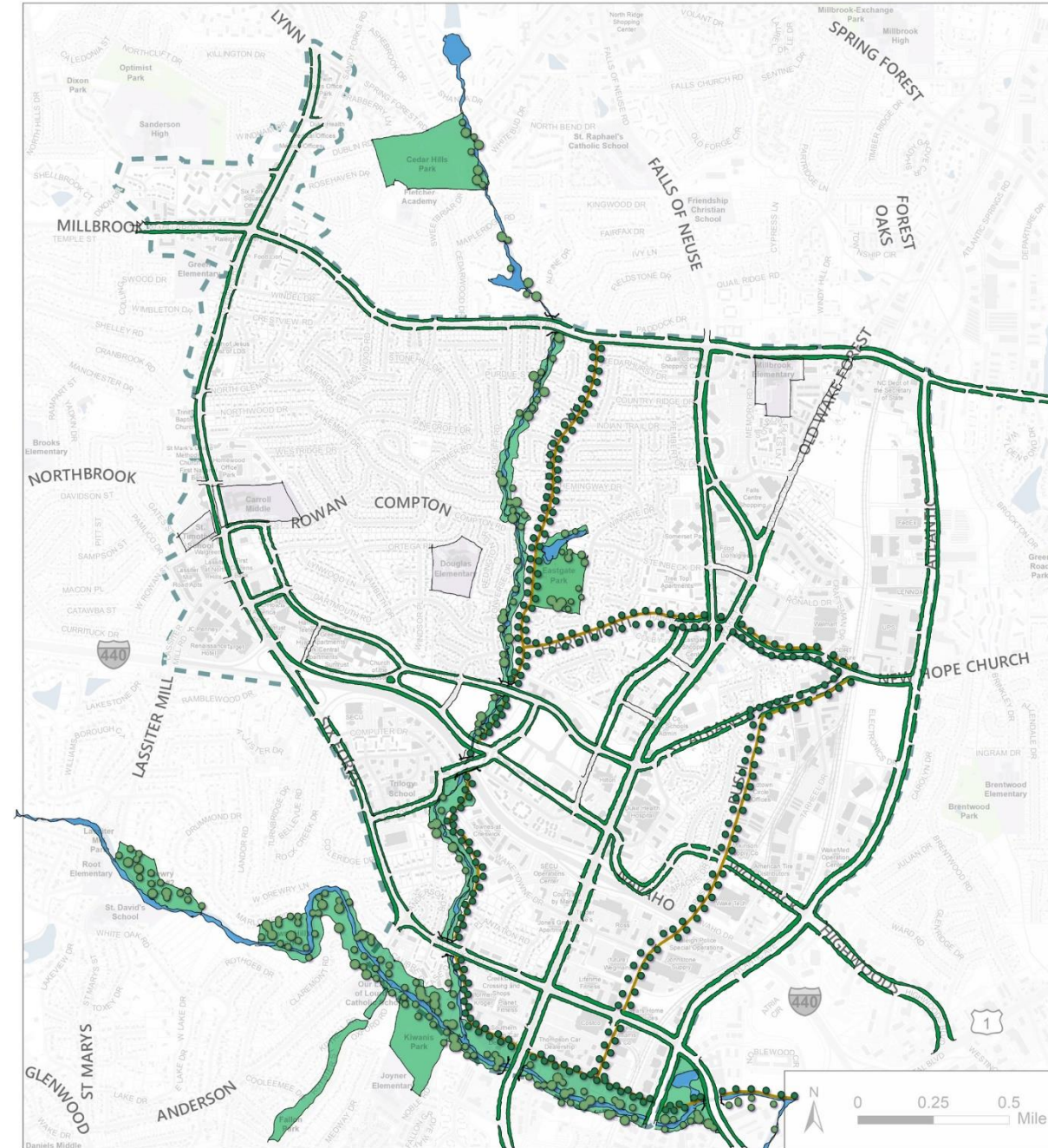
Urban Form: Analysis

- Housing Issues:
 - Affordability, Attainable Housing
 - Affordability, Impact on Property Taxes for fixed-income seniors
- Transitions:
 - Scale, Single Family homes vs Big Office/Commercial Development
 - Character and Land Use
 - Missing Middle – Housing and mixed use typologies



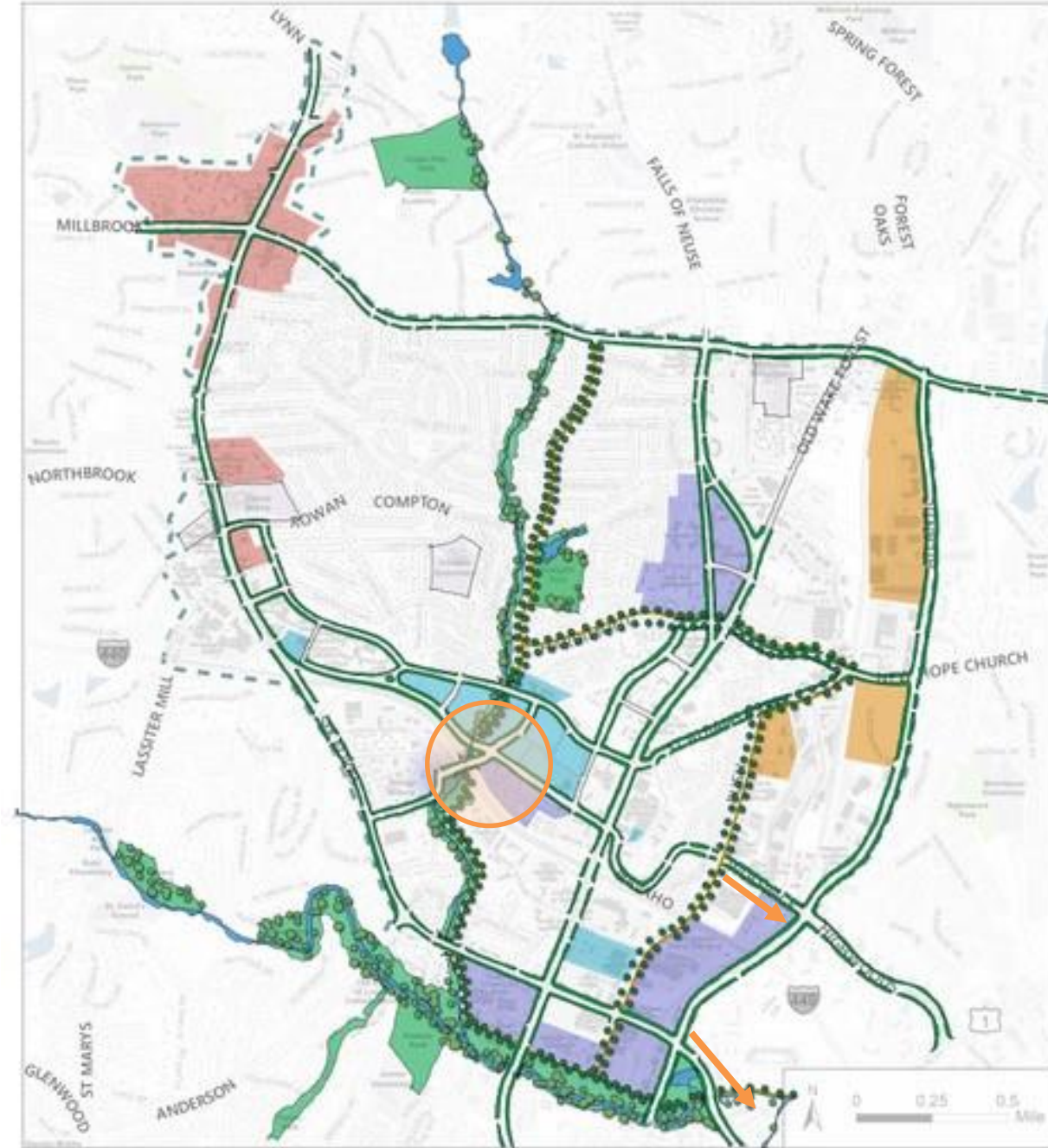
Urban Form

- Infrastructure :
 - Road/Utility Improvements need to be considered in concert with new development or redevelopment
 - Identify potential future development and be prepared for it.



Urban Form: Areas of Future Transition

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





What is your role today?

Activity Stations

- Welcome & Process to Date

- 4 Activity Stations

- A: Traffic

- A: Connectivity

- A: Crossing I-440

- B: Transit

- C: Pedestrian Improvements

- C: Green Streets

- C: Greenway and Pedestrian Networks

- D: Future Land Use

- D: Urban Form

- D: Six Forks Study

- Interaction Encouraged!

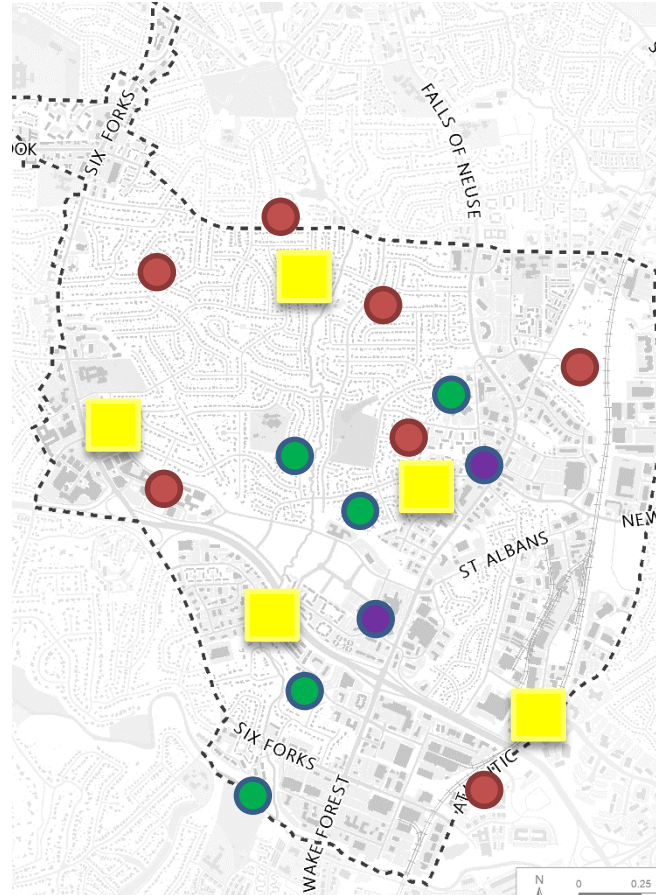
- Please visit all stations

- Indicate what you like, don't like, and where you'd prefer improvements

Your Role

- Let us know which ideas address your concerns
- Help us identify any potential negative impacts or ways we can improve emerging ideas
- Communicate which ideas/solutions are most important to you.
- Be open, ask questions, and provide lots of input!

Place a **GREEN DOT** on ideas that you **LIKE**. Place a **RED DOT** on ideas that you **DON'T LIKE** or you think **NEEDS WORK**. Place a **PURPLE DOT** on ideas that need to be implemented **RIGHT AWAY** or are your **#1 PRIORITY**.



Station 1 Feedback

Topic 1:

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Topic 2:

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Topic 3:

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