Raleigh Midtown-St. Albans Area Plan
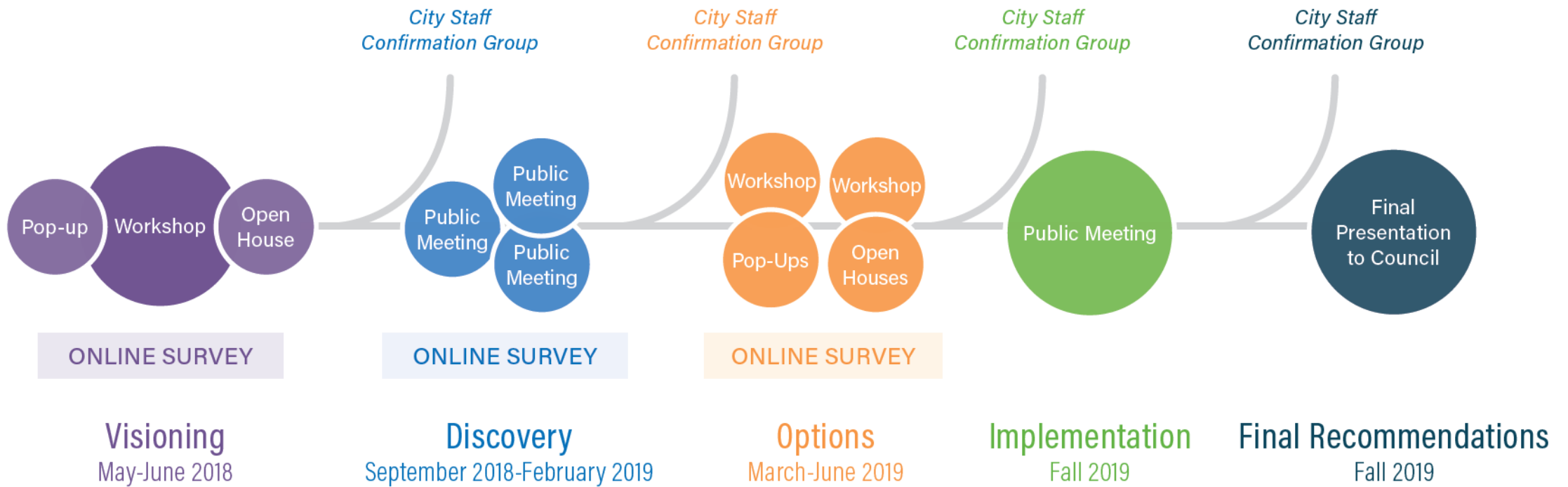
Confirmation Group Meeting 6

September 10, 2019

Process to Date

We are here!

Visioning	Discovery	Options	Implementation	Final Recommendations
May-June 2018	September 2018-February 2019	March-June 2019	Fall 2019	Fall 2019

City Staff Confirmation Group

Pop-up · Workshop · Open House

Public Meeting · Public Meeting · Public Meeting

Workshop · Workshop · Pop-Ups · Open Houses

Public Meeting

Final Presentation to Council

ONLINE SURVEY

Today's Discussion Points

- Final input phase meeting dates

- Status of final recommendations/materials

- "Universe" of projects

- September/October input format

Final Input Phase

Two in-person meetings

- Saturday, September 28. 9:30 a.m. Trinity Baptist Church. Presentation at 9:30.

- Thursday, October 3. 5 p.m. Wake Tech Beltline Campus. Presentations at 5 p.m. and 6 p.m.

- Format:
  - In-depth presentation that tells story of process and how it got to these recommendations
  - Prioritization exercise/Open house

Online survey

- Opens in conjunction with in-person meeting phase, closes soon after

Outreach

- Postcard mailing – to all addresses (site and mailing) in or near study area - 7,100 postcards

- Social media – beginning frequent posts in coming weeks

- Press releases

- Confirmation Group outreach

Final Recommendations/Materials Status

- Team is finalizing project performance, estimates and beginning prioritization

- Land use recommendations and visual renderings are under development

- "Universe" of projects nearly set for September/October community meetings

  > Preview of exhibits on next slide

  > Transportation improvements distributed across area

Overview: Seven Big Moves

The Beltline crossing. A new bridge over I-440 between Six Forks Road and Wake Forest Road.

The "Midtown Ring." An uninterrupted loop of safe, comfortable facilities for people walking and biking.

A connected street network. Creating or expediting other key Midtown transportation links.

The Midtown Waterfront District. Creating a more active edge along the north side of the Crabtree waterway

Midtown Frequent Transit and BRT. A high-frequency bus network now, future BRT link as ridership demands.
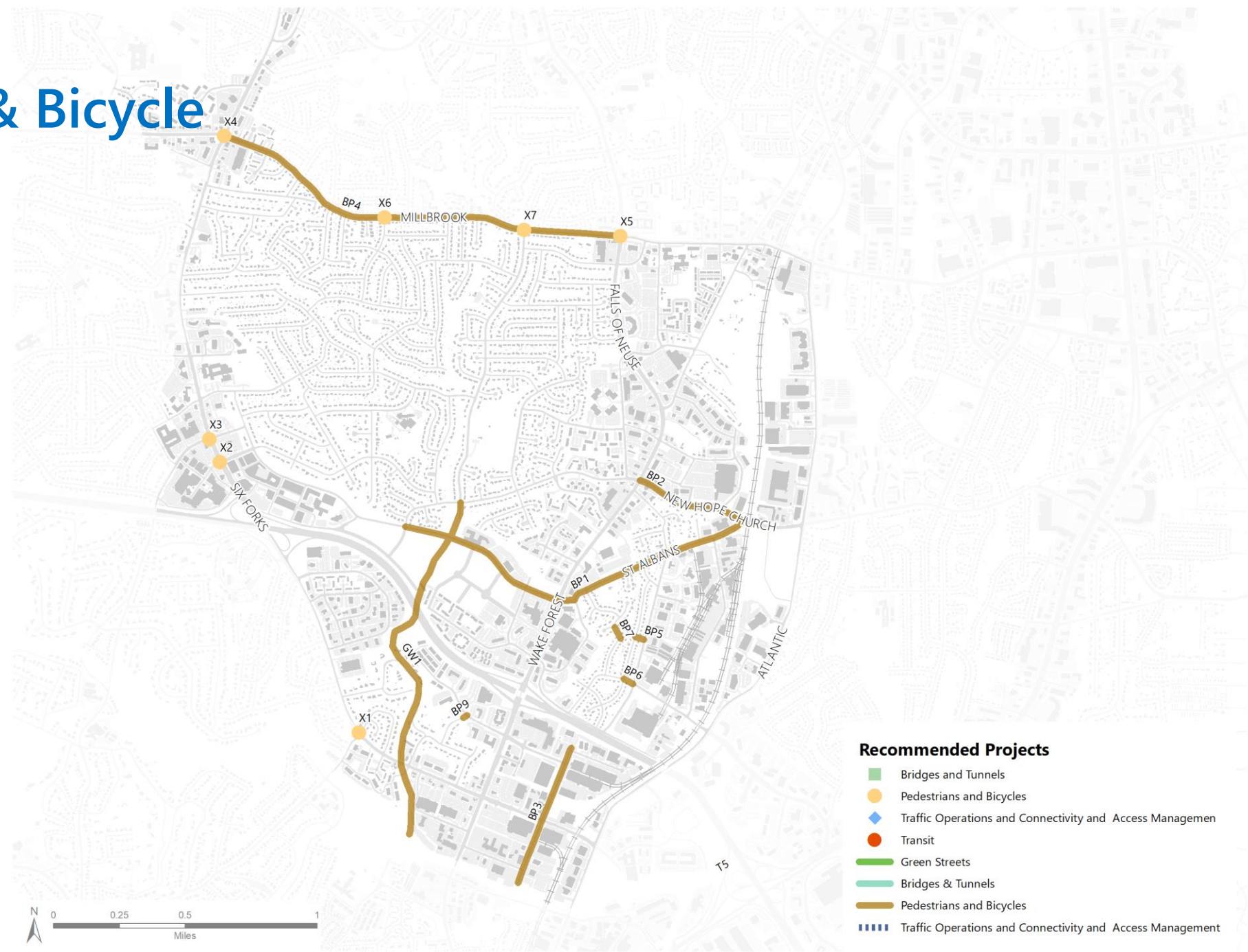
Housing and Employment/Land Use Guidance. Specifying uses and scale in key areas.

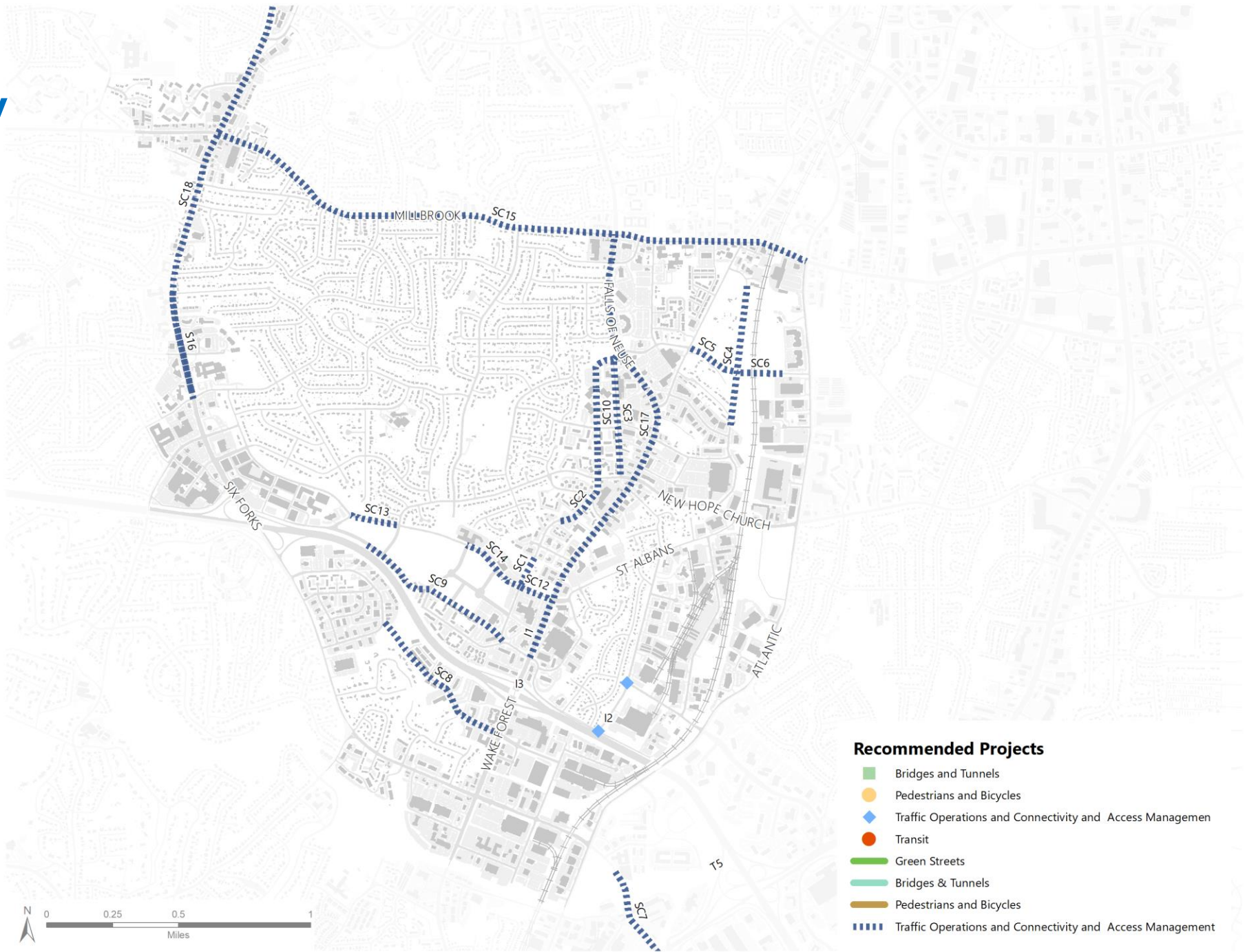**Green streets**. Slower speeds, safer streets, green infrastructure on Quail Hollow and other key streets

Tunnel & Bridge

Recommended Projects

- ◼ Bridges and Tunnels
- ● Pedestrians and Bicycles
- ◆ Traffic Operations and Connectivity and Access Managemen
- ● Transit
- — Green Streets
- — Bridges & Tunnels
- — Pedestrians and Bicycles
- ⁞⁞⁞⁞⁞ Traffic Operations and Connectivity and Access Management

Pedestrian & Bicycle

Recommended Projects
- ▢ Bridges and Tunnels
- ● Pedestrians and Bicycles
- ◆ Traffic Operations and Connectivity and Access Managemen
- ● Transit
- — Green Streets
- — Bridges & Tunnels
- — Pedestrians and Bicycles
- ┊┊┊┊ Traffic Operations and Connectivity and Access Management

Connectivity

Recommended Projects

- Bridges and Tunnels
- Pedestrians and Bicycles
- Traffic Operations and Connectivity and Access Managemen
- Transit
- Green Streets
- Bridges & Tunnels
- Pedestrians and Bicycles
- Traffic Operations and Connectivity and Access Management

Green Streets

Recommended Projects

- Bridges and Tunnels
- Pedestrians and Bicycles
- Traffic Operations and Connectivity and Access Managemen
- Transit
- Green Streets
- Bridges & Tunnels
- Pedestrians and Bicycles
- Traffic Operations and Connectivity and Access Management

Transit

Route 8L

MILLBROOK

Route 10

Route 16

Route 8

Recommended Projects

- Bridges and Tunnels
- Pedestrians and Bicycles
- Traffic Operations and Connectivity and Access Managemen
- Transit

Transit Frequency

- 10 minutes
- 15 minutes
- 30 minutes

N

0   0.25   0.5   1
Miles

Composite with Prioritization Guidance

Recommended Projects

- ■ Bridges and Tunnels, High, 3 to 7 years
- ■ Bridges and Tunnels, Low, More than 7 years
- ■ Bridges and Tunnels, <Null>, Undetermined
- ● Pedestrians and Bicycles, High, 0 to 3 years
- ● Pedestrians and Bicycles, <Null>, Undetermined
- ◆ Traffic Operations and Connectivity and Access Management, <Null>, Undetermined
- ● Transit, Medium, 0 to 3 years
- ▬ Green Streets, High, 0 to 3 years
- ▬ Green Streets, Medium, 3 to 7 years
- ▬ Bridges_Tunnels, High, 3-7
- ▬ Bridges_Tunnels, Medium, 3-7
- ▬ Pedestrians and Bicycles, High, 0 to 3 years
- ▬ Pedestrians and Bicycles, High, 3 to 7 years
- ▬ Pedestrians and Bicycles, Low, 3 to 7 years
- ▬ Pedestrians and Bicycles, Low, More than 7 years
- ▬ Pedestrians and Bicycles, <Null>, Undetermined
- ▪▪▪ Traffic Operations and Connectivity and Access Management, High, 0 to 3 years
- ▪▪▪ Traffic Operations and Connectivity and Access Management, High, 3 to 7 years
- ▪▪▪ Traffic Operations and Connectivity and Access Management, Low, 3 to 7 years
- ▪▪▪ Traffic Operations and Connectivity and Access Management, Low, More than 7 years
- ▬ Transit, Medium, 3 to 7 years

Project Cost Estimates

ID	Project	Description	Feet	TOTAL	Misc. & Mobil. (+34%)	E&C (+15%)	TOTAL	Escalation	ROUNDED TOTAL
BT1	I-440 Multimodal Bridge Navaho Dr - Barrett Dr at Big Branch	2-lane avenue w/ sidewalks and bike lanes	500	$ 9,045,500	$ 3,075,470	$ 1,356,825	$ 13,477,795	46%	$ 19,700,000
BT2	I-440 Pedestrian-Bicycle Bridge Navaho Dr - Industrial Dr at Bush St	Pedestrian-bicycle only bridge	600	$ 2,184,000	$ 742,560	$ 327,600	$ 3,254,160	61%	$ 5,200,000

ID	Project	Description	Feet	TOTAL	Misc. & Mobil. (+34%)	E&C (+15%)	TOTAL	Escalation	ROUNDED TOTAL
GS1	Quail Hollow Drive E Millbrook Rd - Hardimont Rd	Stormwater BMPs, traffic calming measures, and Shared Use Path	5700	$ 937,100	$ 318,614	$ 140,565	$ 1,396,279	21%	$ 1,689,000
		Stormwater BMPs, traffic calming measures, and improved bicycle facilities	5700	$ 315,800	$ 107,372	$ 47,370	$ 470,542	21%	$ 569,000
GS2	Bush St St Albans Dr - Navaho Dr	Stormwater BMPs, traffic calming measures, and improved bicycle facilities	3850	$ 213,250	$ 72,505	$ 31,988	$ 317,743	21%	$ 384,000

| ID	Project	Description	Feet	TOTAL	Misc. & Mobil. (+34%)	E&C (+15%)	TOTAL	Escalation	ROUNDED TOTAL
X1	Six Forks Rd & Anderson Dr Crossing	Improved pedestrian crossing	300	$ 45,500	$ 15,470	$ 6,825	$ 67,795	10%	$ 75,000

Land Use

- Bringing forward the Midtown recommendations from the May-June meetings.

- Refined maps, illustrations for Crabtree area

- Merging Midtown and Six Forks recommendations. This process "owns" Six Forks now.

- Bringing forward Six Forks recommendations with modifications

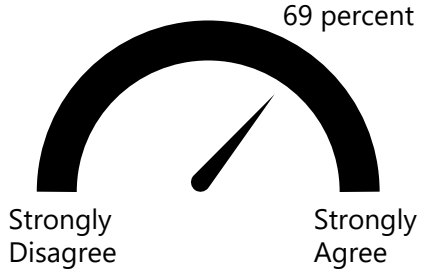# Public Feedback: Land Use Focus Areas
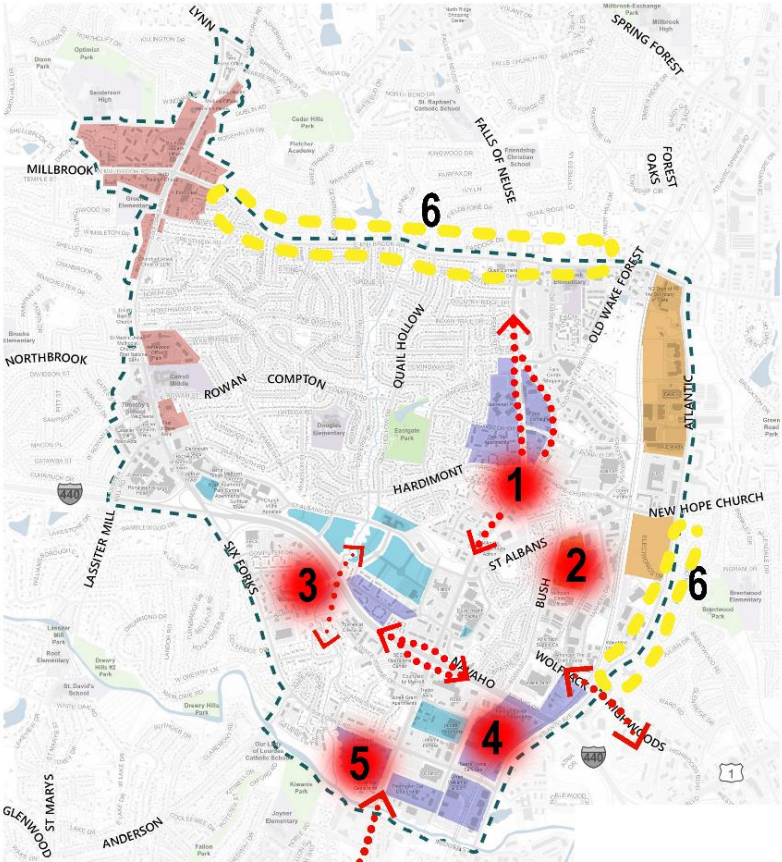
WAKE FOREST / FALLS OF NEUSE

- GREATER MIX OF LAND USES
- HIGHER LAND USE INTENSITIES
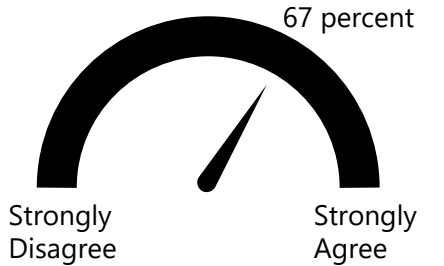- RETAIL FOCUS AREA
- IMPROVED WALKABILITY / MOBILITY

1

72 percent

Strongly Disagree — Strongly Agree
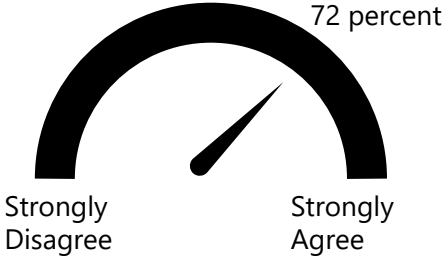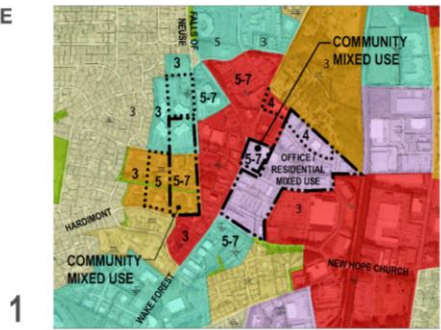
ATLANTIC / ST. ALBANS

- CONVERT INDUSTRIAL LAND USE TO HOUSING
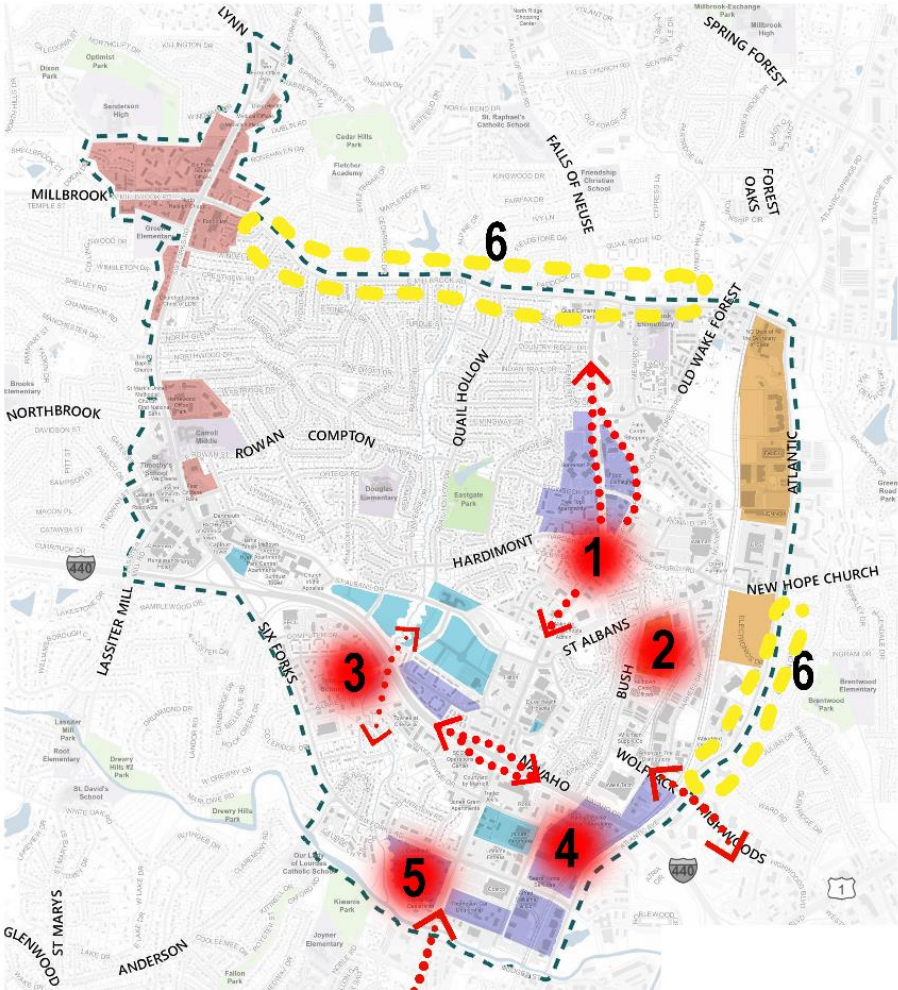- ADDITIONAL HOUSING OPTIONS NEAR EMPLOYMENT CENTER
- "MISSING MIDDLE" OPPORTUNITIES

2

69 percent

Strongly Disagree — Strongly Agree

I-440 CROSSING / SIX FORKS

- EMPLOYMENT FOCUS
- HIGH INTENSITY OFFICE
- IMPROVED MOBILITY / ACCESS
- IMPROVED WALKABILITY
- GREEN CORRIDOR EDGE

3

67 percent

Strongly Disagree — Strongly Agree

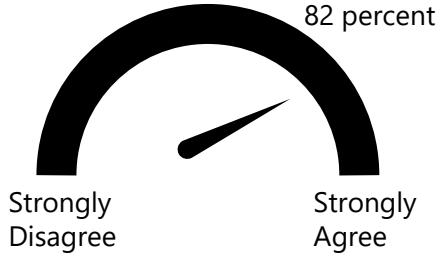# Public Feedback: Land Use Focus Areas

CRABTREE / WAKE FOREST

* HIGH INTENSITY HOUSING WITH GREEN SPACE
* FLOODPLAIN / STORMWATER ENHANCEMENT
* IMPROVED ACCESS TO EMPLOYMENT CENTER
* IMPROVED WALKABILITY WITH A "MAIN STREET"

4/5

Create "Main Street"/Waterfront District

82 percent
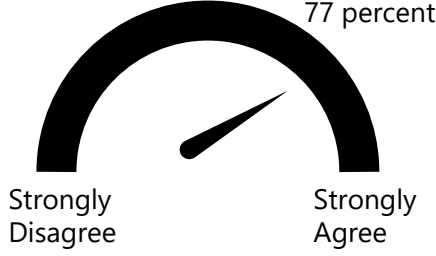
Strongly Disagree — Strongly Agree

CRABTREE / WAKE FOREST

* HIGH INTENSITY HOUSING WITH GREEN SPACE
* FLOODPLAIN / STORMWATER ENHANCEMENT
* IMPROVED ACCESS TO EMPLOYMENT CENTER
* IMPROVED WALKABILITY WITH A "MAIN STREET"

4/5

Shift from retail to housing
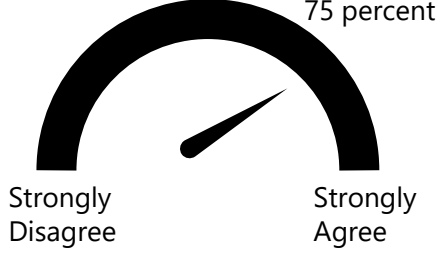
77 percent

Strongly Disagree — Strongly Agree

CRABTREE / WAKE FOREST

* HIGH INTENSITY HOUSING WITH GREEN SPACE
* FLOODPLAIN / STORMWATER ENHANCEMENT
* IMPROVED ACCESS TO EMPLOYMENT CENTER
* IMPROVED WALKABILITY WITH A "MAIN STREET"

4/5

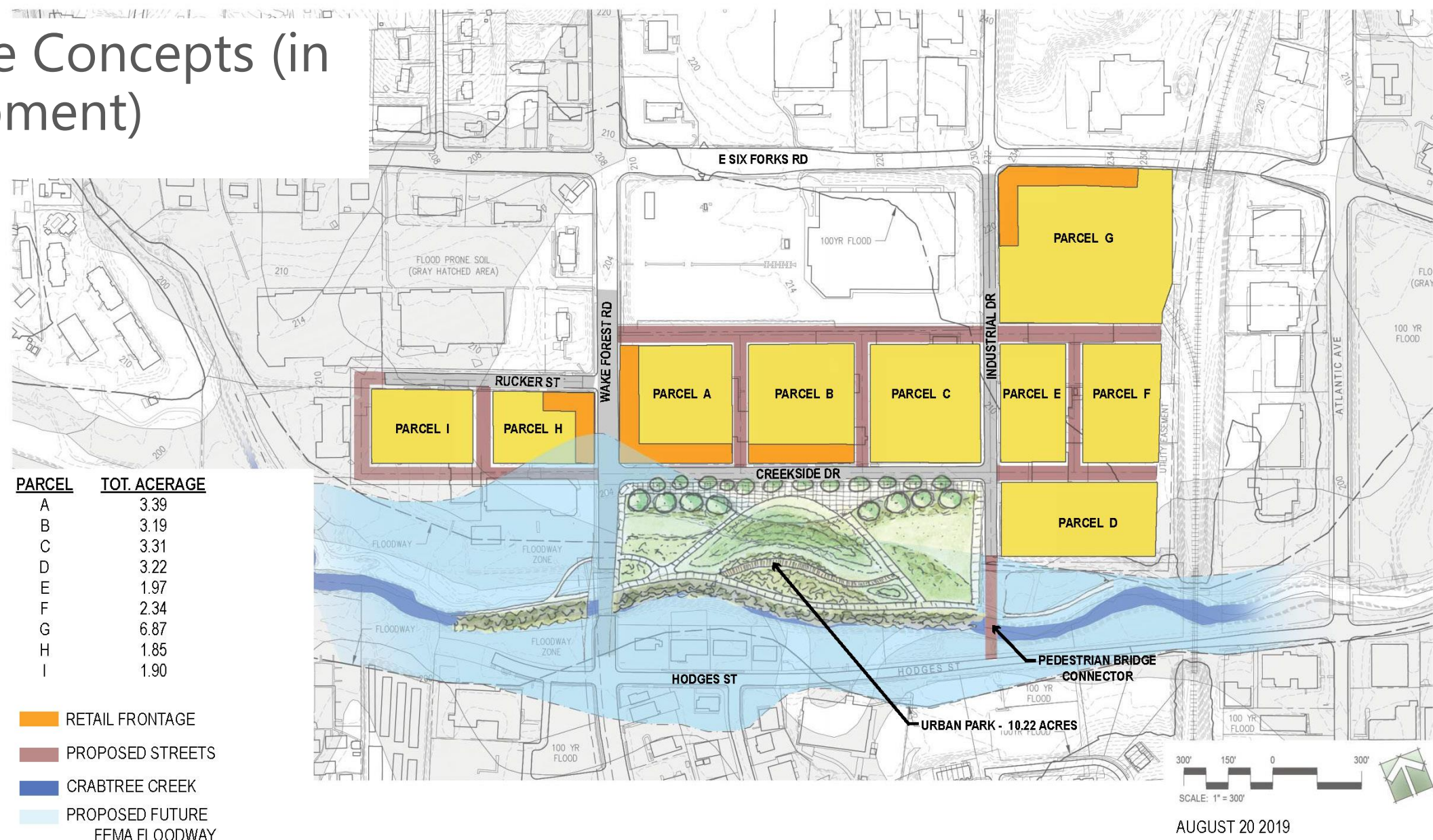### Transition from 12 stories to three on edges

75 percent

Strongly Disagree — Strongly Agree

- # Six Forks Corridor Study

LEGEND
3 Stories
4 Stories
5 Stories
7 Stories
12 Stories
20 Stories

Note: Solid lines indicate existing streets and dashed lines indicate proposed new streets

Source: Six Forks Corridor Study 2017 - City of Raleigh

LEGEND
Urban Limited Frontage (UL)
Urban General Frontage (UG)
Parking Limited Frontage (PL)
Green Frontage (GR)

Note: Solid lines indicate existing streets and dashed lines indicate proposed new streets

Source: Six Forks Corridor Study 2017 - City of Raleigh

- # Crabtree Concepts (in development)

PARCEL	TOT. ACERAGE
A	3.39
B	3.19
C	3.31
D	3.22
E	1.97
F	2.34
G	6.87
H	1.85
I	1.90

RETAIL FRONTAGE

PROPOSED STREETS

CRABTREE CREEK

PROPOSED FUTURE FEMA FLOODWAY

JDAVIS >

E SIX FORKS RD

PARCEL G

PARCEL A   PARCEL B   PARCEL C   PARCEL E   PARCEL F

PARCEL I   PARCEL H

WAKE FOREST RD

RUCKER ST

INDUSTRIAL DR

CREEKSIDE DR

PARCEL D

PEDESTRIAN BRIDGE CONNECTOR

URBAN PARK - 10.22 ACRES

HODGES ST

ATLANTIC AVE

SCALE: 1" = 300'

AUGUST 20 2019

MIDTOWN SMALL AREA PLAN
CREEKSIDE DRIVE REDEVELOPMENT

Goals for final input stage

- ## Objectives
  - > Confirm final plan recommendations
  - > Understand *what the community priorities are*

- ## Prioritization
  - > Allocate finite "Midtown Bucks" across a select group of major/significant projects
  - > Multimodal bridge, green streets, Crabtree waterfront, Six Forks connection, Midtown Ring, etc.

- ## Format
  - Group exercise
  - Open house-style information/iinput

# Plan Prioritization Exercise

- ## Objectives
  - > Understand *what the community priorities are*
  - > Understand *why those are priorities*

- ## Format
  - > Small groups
  - > Allocate finite "Midtown Bucks" across projects

- ## Feedback
  - > Each group will report out results
  - > Facilitate honest and collaborative discussions
  - > Results incorporated into plan – not the sole form of prioritization, but an important one

$$$
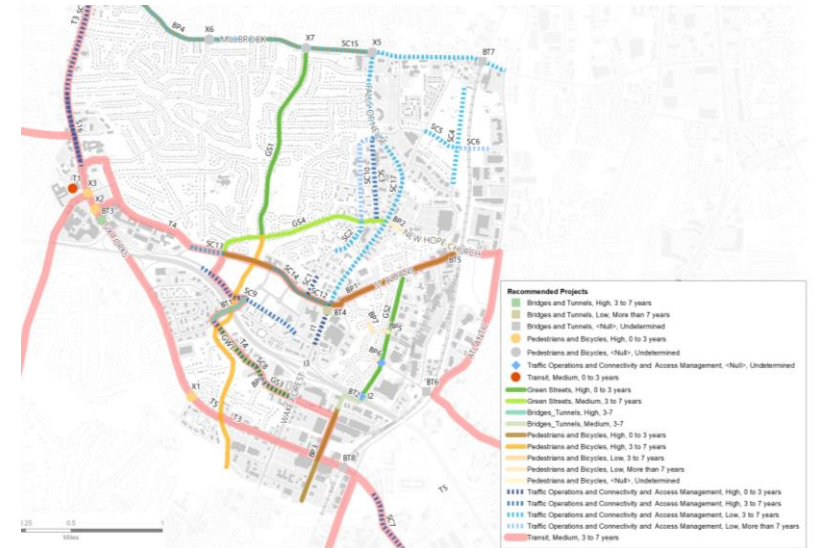
Source: CNU

Confirmation Group schedule/adoption process

- Mid/late October – Review open house input and confirm final recommendations

- November – publish final report

- November – public comments on report

- December – Final meeting! Discuss comments on report and confirm final report

- January – deliver report and Comprehensive Plan amendments to City Council for referral to Planning Commission

- January – Planning Commission review begins. Group input.

- Winter/Spring 2020 – Planning Commission recommendation to City Council, City Council public hearing and adoption. Group input.

Questions/Discussion