



MAIN  
OFFICE



# Midtown-St. Albans

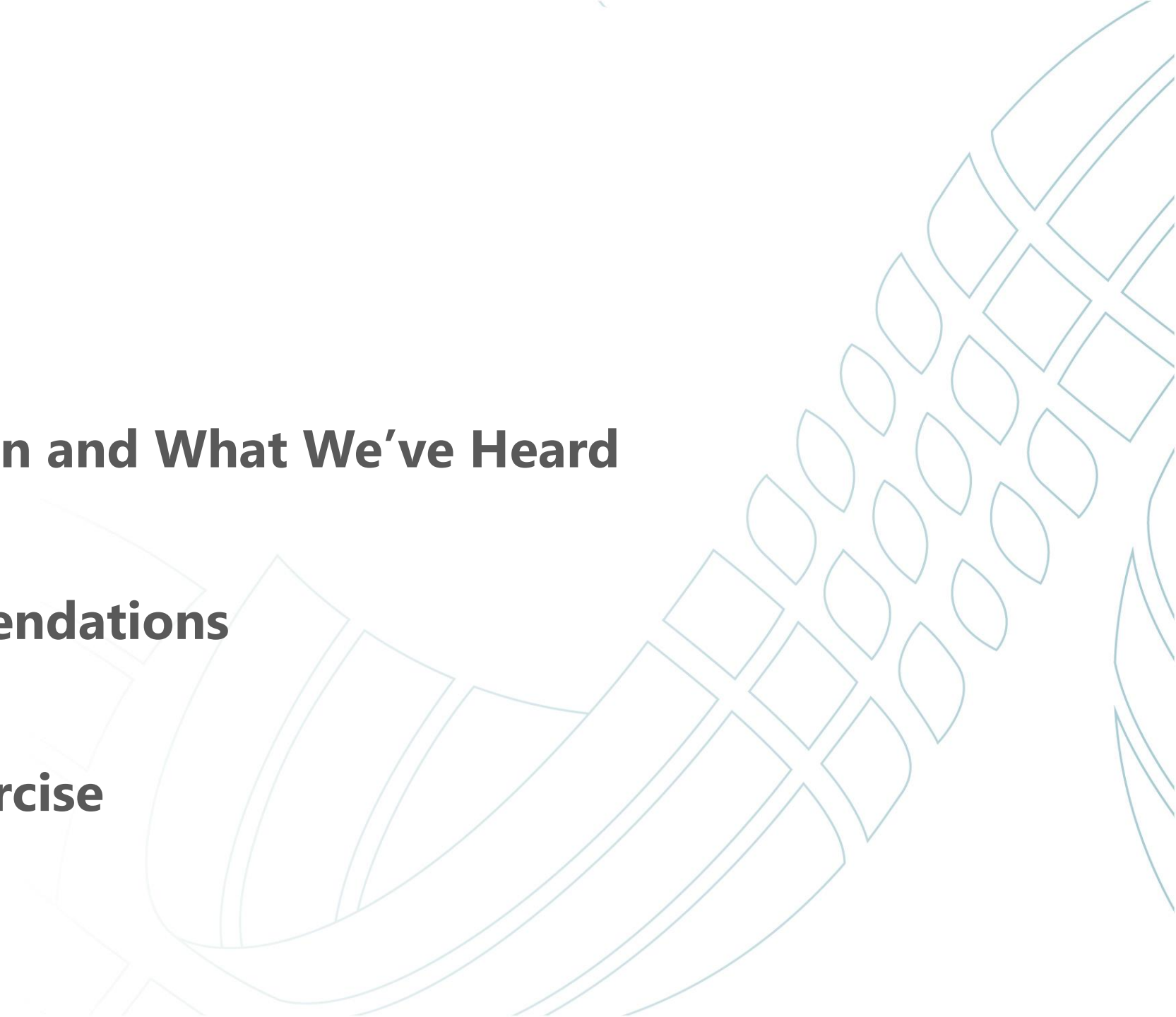
Area Plan



September 28, 2019



# Outline

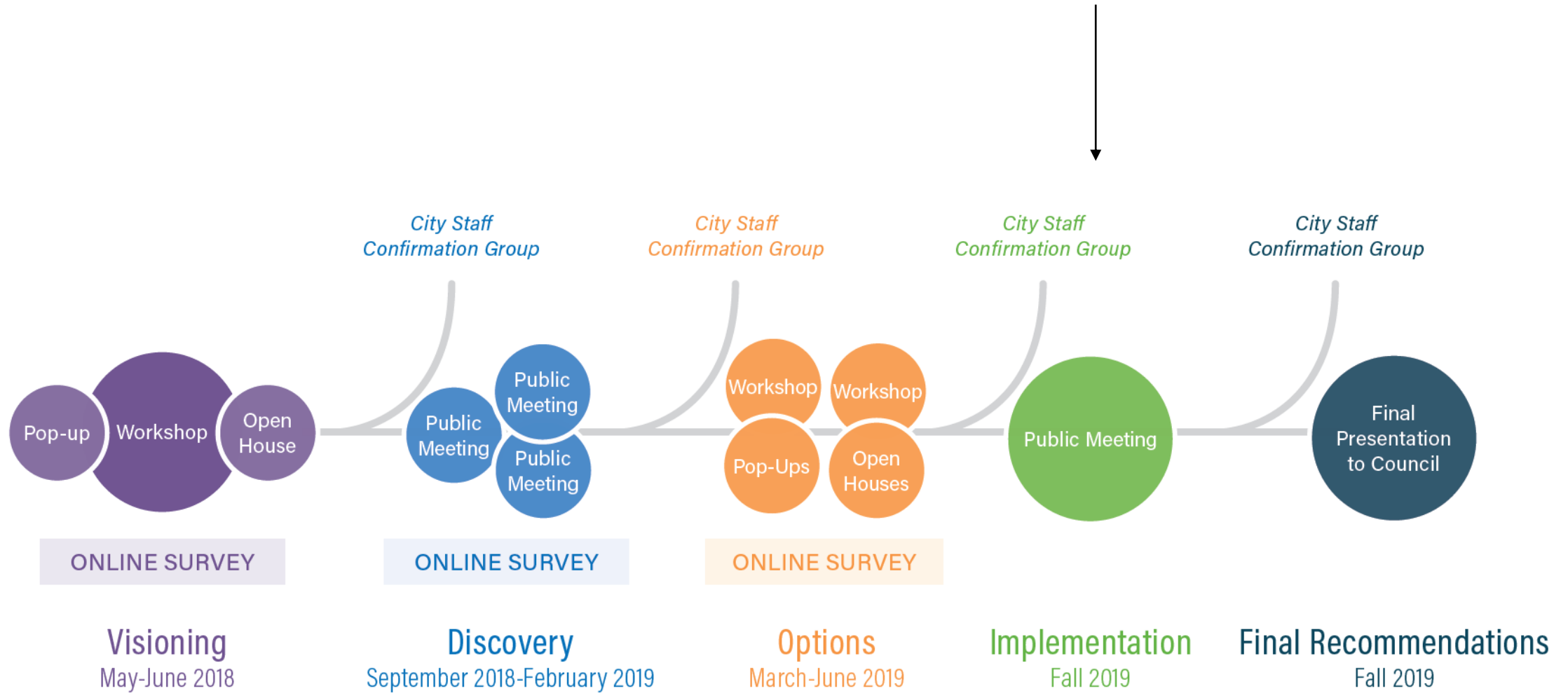
- **Where We Are**
  - **Where We've Been and What We've Heard**
  - **Revised Recommendations**
  - **Prioritization Exercise**
- 

# 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

# Process to Date

*We are here!*

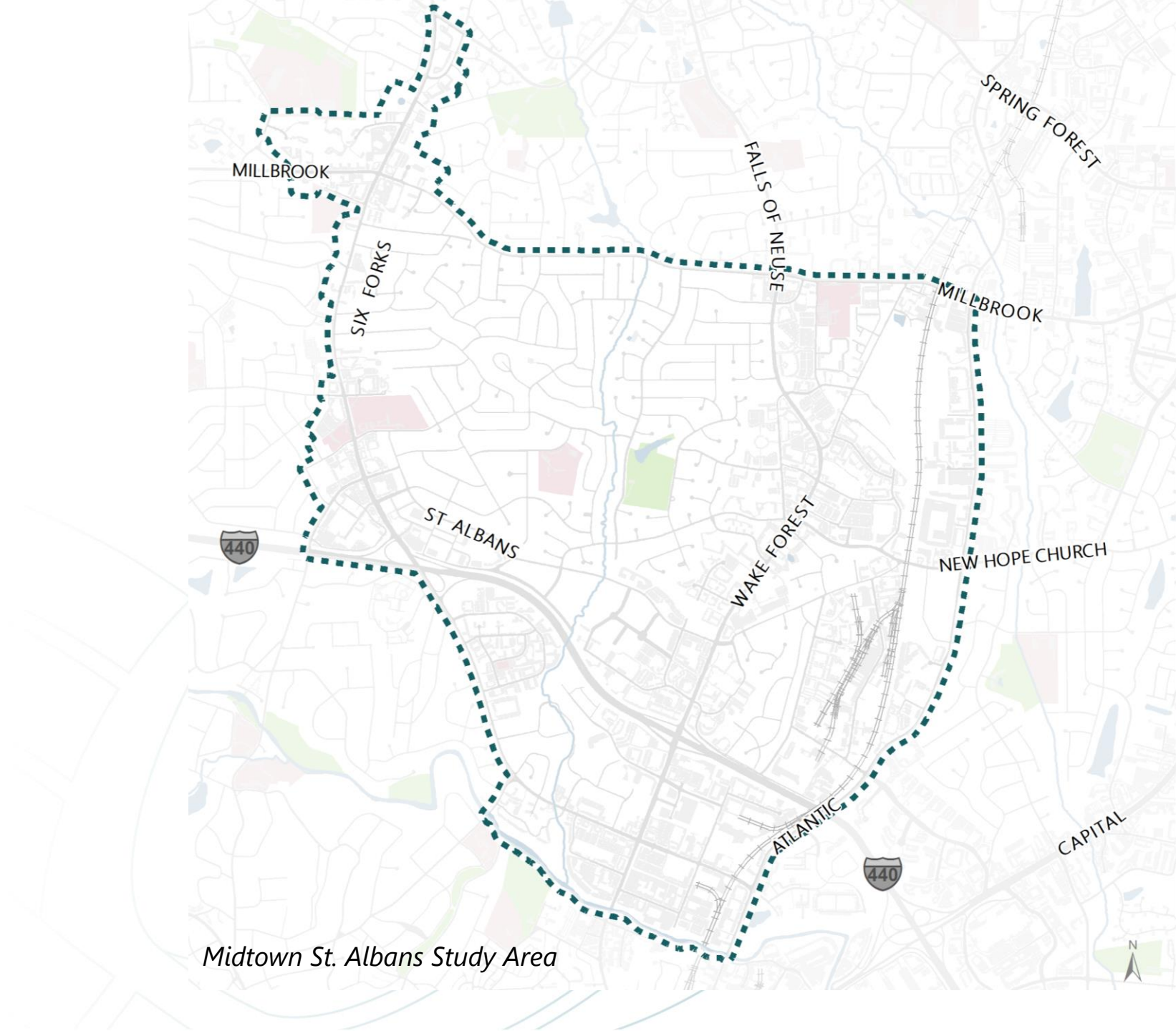






## Where We've Been and What We've Heard

# The study area



# 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



# Midtown-St. Albans Area Plan



RALEIGH

DEPARTMENT

CITY PLANNING

What issues do you most want to see the plan address? Put dots beside your top 3.

Creating or improving parks and public spaces

Housing (types of housing, location of housing, affordability)

Land uses (what land uses should go where)

Streetscape improvements (street trees, benches, lighting, etc.)

Stormwater

The design of new development

Transitions from commercial to residential areas

Transportation: Getting around by car

Transportation: Getting around on transit

Transportation: Walking or bicycling

Transportation: The effect of traffic on local streets (please name specific streets below)

Other (write it below)

Things I like about the Midtown area:

Midtown is a diverse community + it's like to see it stay that way

Shopping + entertainment - restaurants, grocery at Aldi

Parks

Landscaping

1st, 2nd, 4th St. St. Albans

Family oriented

It's not all beer/banquets as it was

Schools

Easy access to all parts of town + country

Midtown-St. Albans Area Plan: Your Thoughts

Things that need help:

BRIDGE OVER SIX TOWNS

Stop all traffic on pedestrian crossings

NO TRAFFIC

St. Albans remains a town + don't lose the character + feel of the town

Midtown/St. Albans intersection - needs town plan

Affordable Middle Housing - town plan

Electrical - long lines

Eastward look traffic

Designation as a town plan area

the neighborhood making decisions to make

interdisciplinary

Interconnection as St. Albans + Midtown should need giving

Electrical infrastructure - do not destroy

Real Estate !!!

100% Affordable Housing - 10% of town plan area

Design before/after/when all St. Albans town

Church after 100% of town plan area

Stormwater - needs control with all the construction + roads

More area activities

If you have to use road bridge don't have them as down high!

Please don't become a driveway district!

Public primary schools

Schools - need more

In 2040, I hope the Midtown area will be ...

Economically diverse (including mix of housing options), currently diverse

Still beautiful + tree lined

Easier transportation access

A great place to raise kids (young schools, activities)

Pro the East Side town center

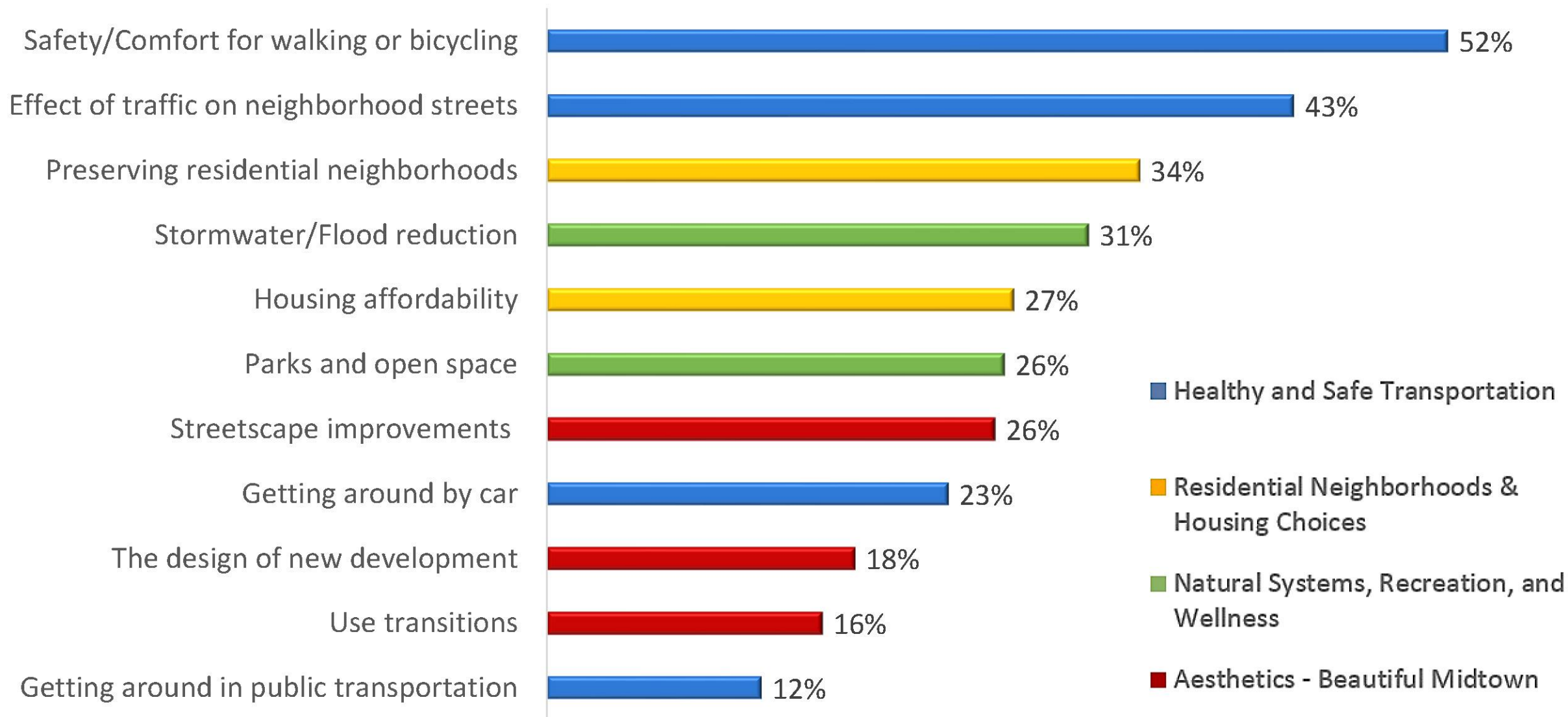
Butter access to the Greenway



# Overview

Answered: 370 of 614

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



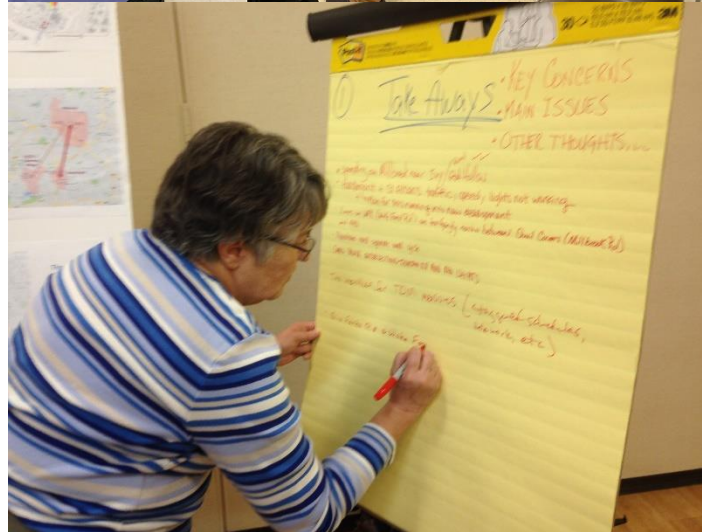
# Understanding the Area

## December 2018 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 <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 density), 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)

# Planning Principles

## Midtown Moves: Healthy, Safe, and Reliable Transportation

- Better **walkability**
- Improved **safety**
- Addressing **reliability** and adding new connections
- Adding travel **options**

## Midtown Living: Residential Neighborhoods/Housing Choices

- Provide more housing **options** for residents at different stages of life
- Respect the **scale** of existing neighborhoods



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

- Improve stormwater infrastructure and use it as a connected **natural network**
- Create new public spaces focused on natural areas

## Midtown Works: Innovation and Opportunity

- Allow outdated uses to transition into areas that meet **employment** and **housing** needs.

## Aesthetics: Beautiful Midtown

- Create **attractive streetscapes** and public places
- Ensure **transitions** between taller areas and lower-scale neighborhoods

# Testing Ideas

## May 2019 Meetings & Survey

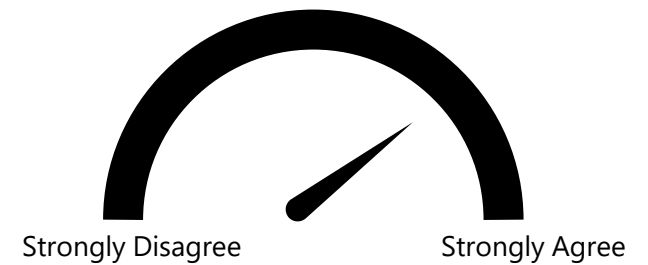
- Drop in meetings with “rolling presentations” on the hour
- Meetings spread across area and two weeks with shorter pop-ups
- Online survey for those unable to attend physical meetings

## Outreach Goal:

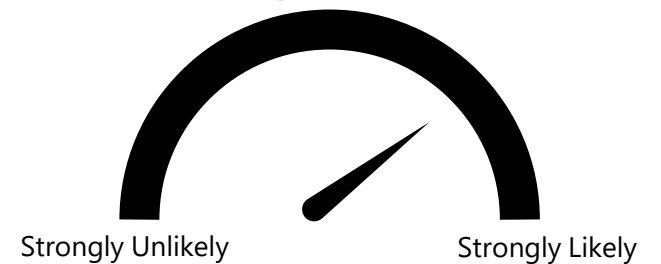
- Capture feedback on proposed improvement concepts



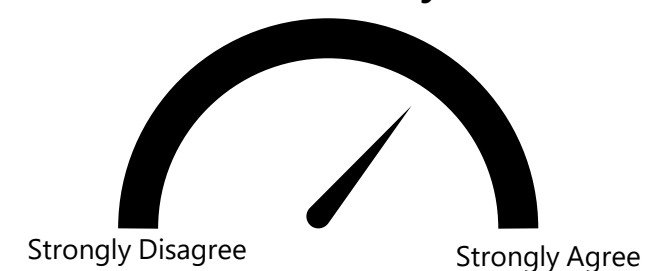
## Green Street Locations



## Midtown Ring on Walk/Bike Use



## Housing Options & Affordability



# Overview: Seven Big Moves

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

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

**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.

**Serious Transit.** A high-frequency bus network now, future BRT link as ridership demands.

**Midtown Living and Midtown Works: Land Use Guidance.** Specifying uses and scale in key areas.

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



# The Beltline Crossing

## RELATIVE COST



## CONTINGENCY

This project is contingent upon the realignment of Navaho Drive and Barrett Drive.

## PROJECT CATEGORY

✓ Midtown Moves

## PROS



Improved Comfort



Shorter Connections



Enhanced transit access and efficiency



More Bike & Pedestrian Options

## CONS



Acquire private property

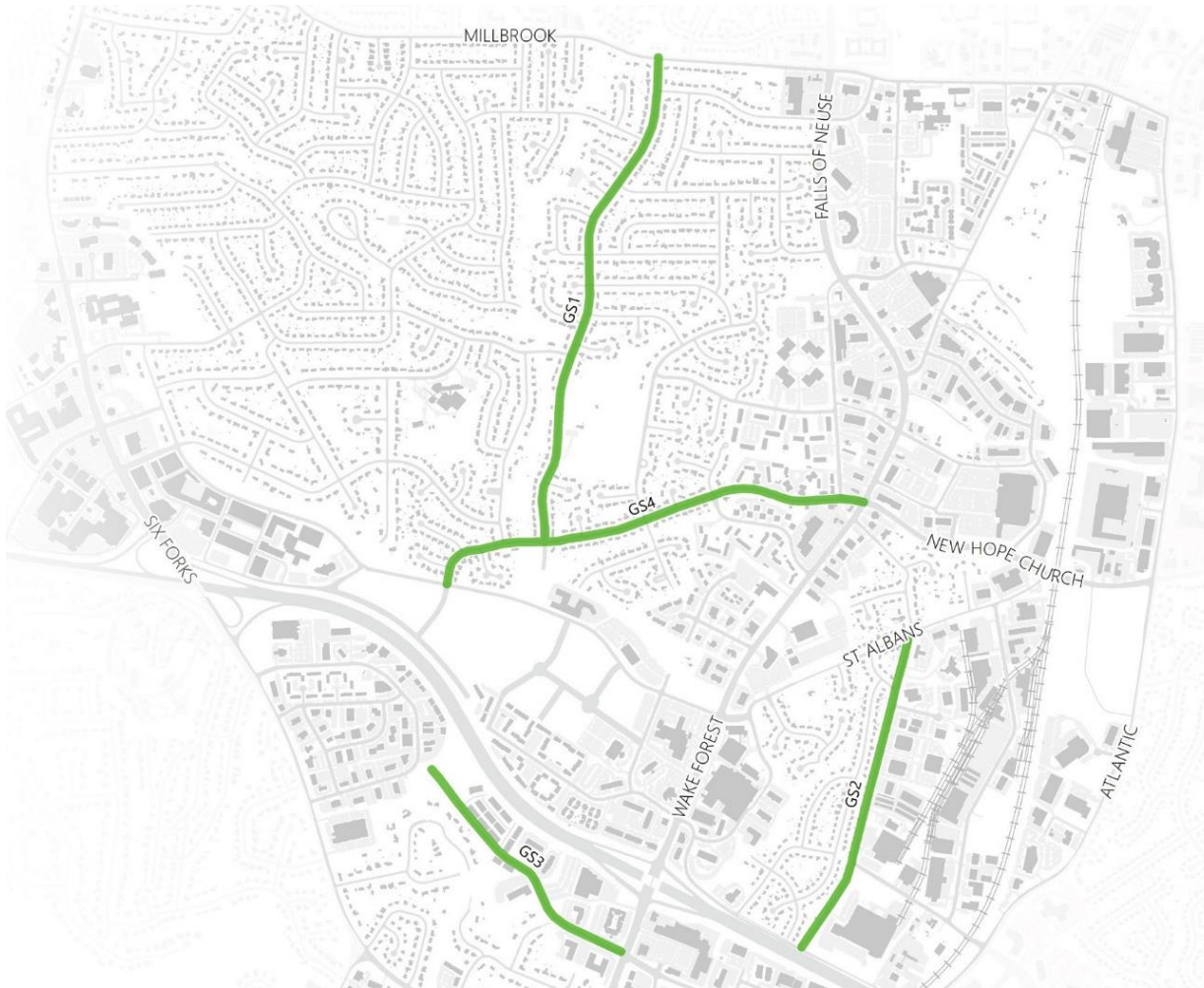
## Description

This project is a new bridge over I-440 that connects Navaho Drive and Barrett Drive. This bridge has 2-lanes, sidewalks, and bike lanes, is intended for vehicles, transit, pedestrians, and bicyclists.





# Green Streets



## RELATIVE COST



## CONTINGENCY

This group of projects is not contingent on other projects, but it benefits from new bridges across I-440.

## PROJECT CATEGORY

- ✓ Midtown Moves
- ✓ Midtown Green and Blue

## PROS



Improved Comfort



Improved Safety



More Bike & Pedestrian Options



Reduced Flooding



Traffic Calming



Reduced Carbon Emissions

## CONS



May Reduce On-Street Parking

## Description

This is a group of Green Street projects on the following roads: Quail Hollow Drive, Bush Street, Wake Towne Drive, and Hardimont Street. Green Street improvements reduce stormwater, decrease vehicle speeds, and include a mix of expanded sidewalks, shared-use paths, and bicycle facilities.





# The Midtown Ring



## RELATIVE COST



## CONTINGENCY

This project is contingent upon two I-440 bridge crossings, green streets, new greenway connector, and improved bicycle facilities.

## PROJECT CATEGORY

- ✓ Midtown Moves
- ✓ Midtown Green and Blue

## PROS



Improved Comfort



Improved Safety



More Bike & Pedestrian Options



Traffic Calming

## CONS



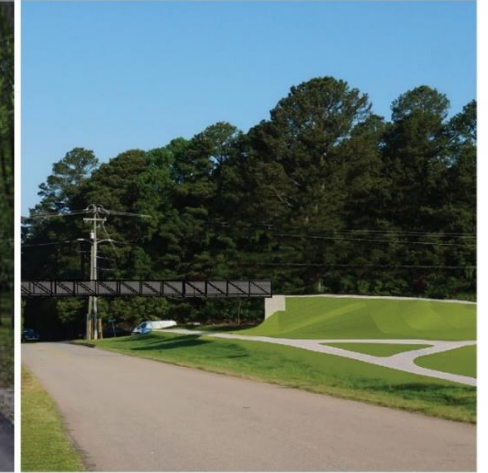
Greenway Susceptible To Flooding



Acquire private property

## Description

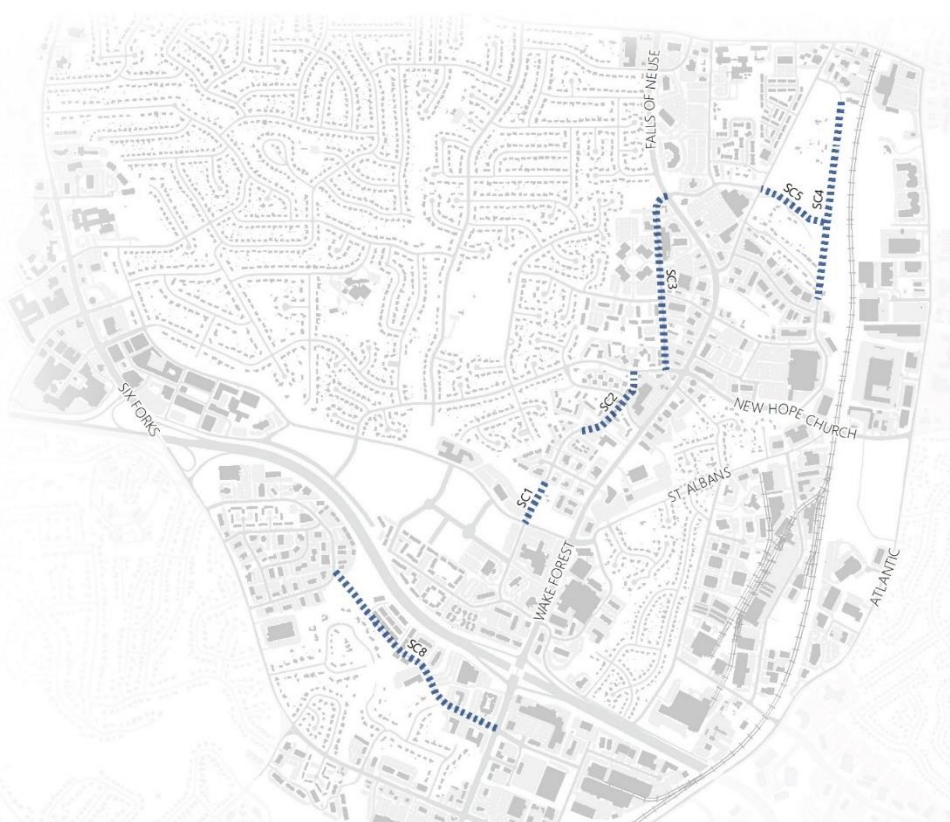
This project is a group of greenway, green street, bridge, and improved bicycle and pedestrian facilities that create a 5+ mile circuit for low stress walking and bicycling. The ring connects greenways, parks, commercial areas, and community resources north and south of I-440.





# A Connected Street Network

-  Improved Comfort
-  Improved Safety
-  More Bike & Pedestrian Options
-  Supports Land Use Goals
-  Shorter Connections
-  Acquire private property



## RELATIVE COST



## CONTINGENCY

None.

## PROJECT CATEGORY

✓ Midtown Moves

## PROS



Enhanced transit access and efficiency



Supports Land Use Goals



Shorter Connections

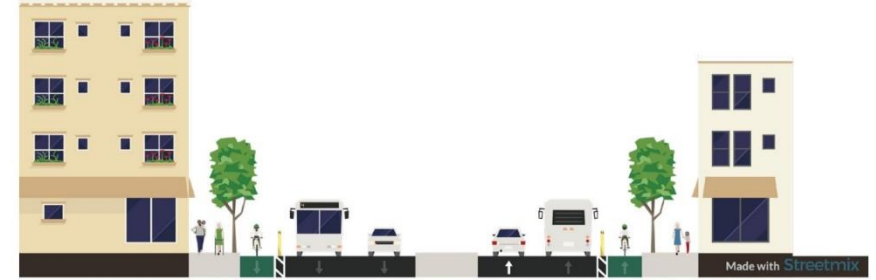
## CONS



Acquire private property

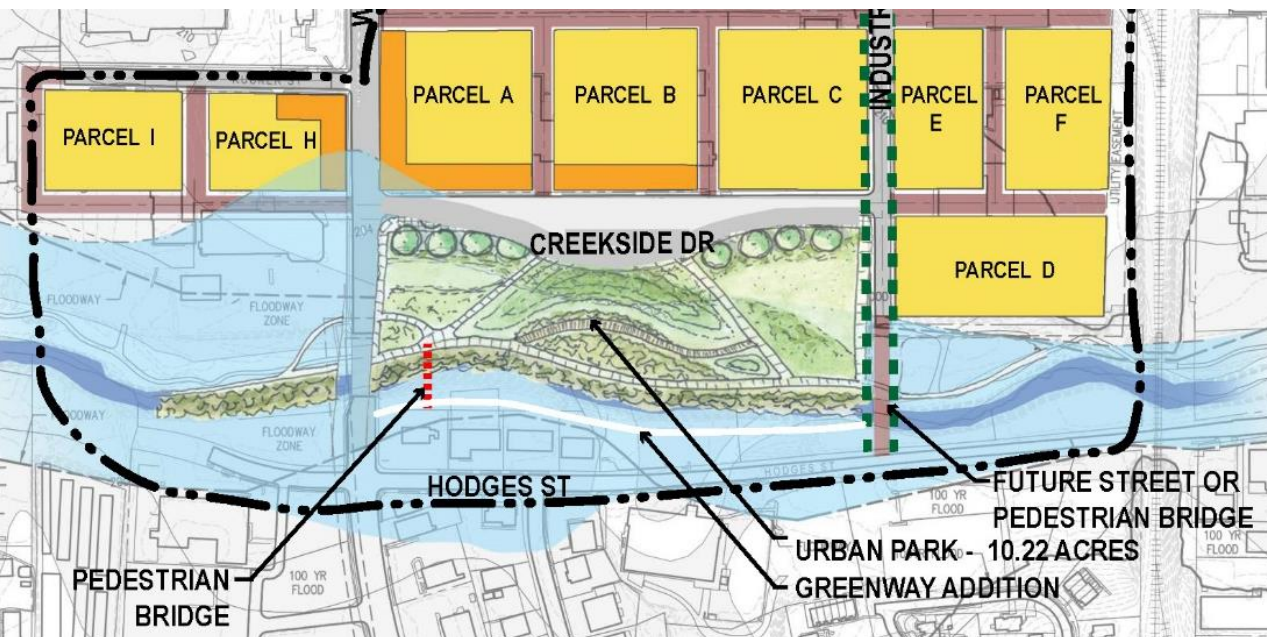
## Description

This project is a 2000' extension of Six Forks Road from just east of Atlantic Avenue to Capital Boulevard. The new road extension is 4-Lanes with a median, and it is intended primarily for vehicles and transit with the potential for sidewalks and bicycle facilities.





# The Midtown Waterfront District



## RELATIVE COST



## CONTINGENCY

This project is contingent upon redevelopment of the area north of Crabtree Creek and private public partnerships.

## PROJECT CATEGORY

- ✓ Midtown Green and Blue
- ✓ Midtown Beautiful
- ✓ Midtown Living

## PROS



Supports  
Land Use  
Goals



Reduced  
Flooding



More Bike &  
Pedestrian  
Options

## CONS



Greenway  
Susceptible  
To Flooding



Acquire  
private  
property

## Description

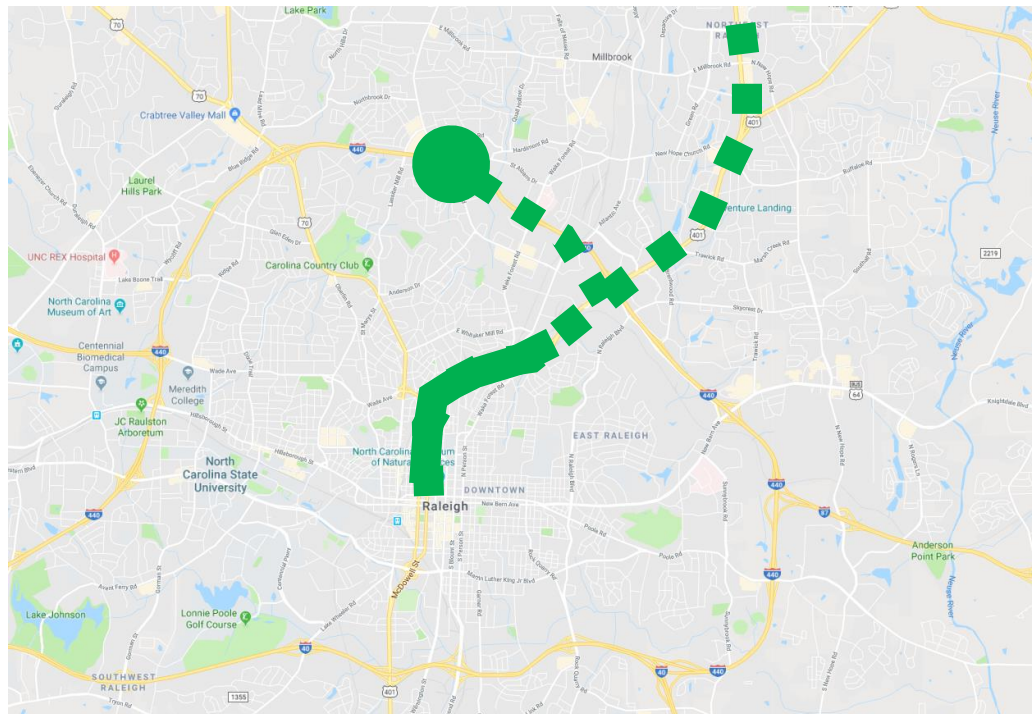
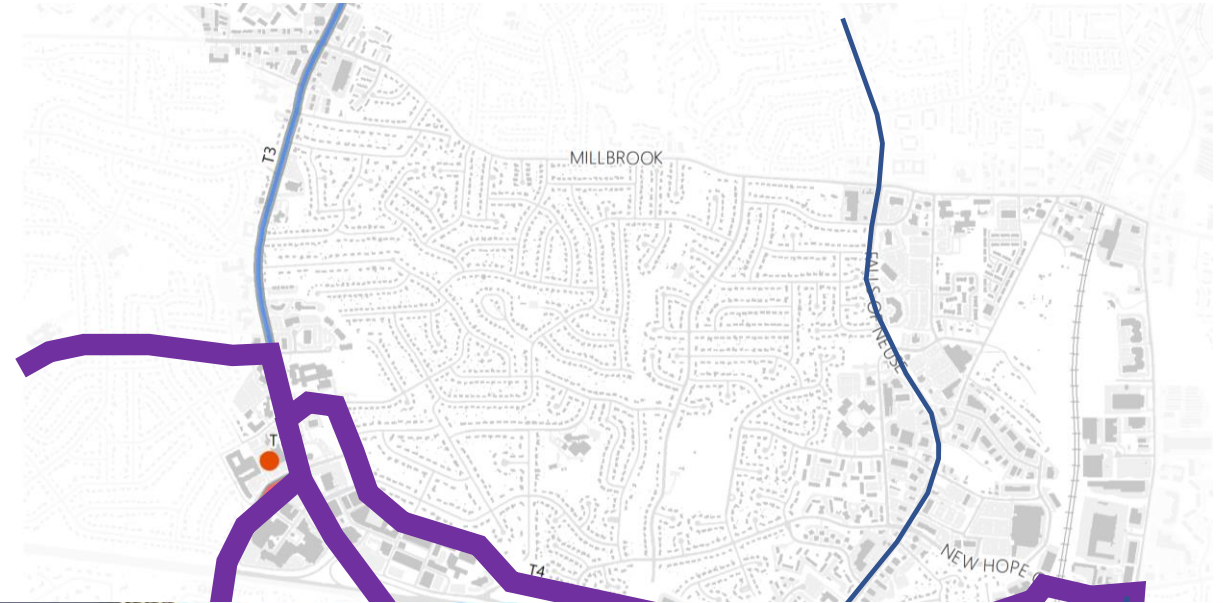
This project is the redevelopment of the area north of Crabtree Creek between Wake Forest Road and Atlantic Avenue. This includes restoration of Crabtree Creek, improvements to the existing greenway, and new mixed-use development with affordable housing options and new public park space.





# Serious Transit

- Phase 1: Multiple high-frequency routes
- Phase 2: Future BRT connection to downtown





# Midtown Living/Midtown Works: Housing and Jobs

- Specifying uses and scale in key areas where major projects or changing conditions exist
- Five Midtown areas + Six Forks

## BUILDING HEIGHTS

### Urban Design Frameworks

As redevelopment occurs along and adjacent to Six Forks Road, the urban design standards that guide this development will play a role in the overall character and sense of place of the Corridor.

**Building Height Standards**  
To better create a favorable urban image and address adjacency to existing neighborhoods, building heights are proposed that range from 3-5 stories along residential edges and 4-20 stories along Six Forks Road. The map to the right will serve as a guide to amending building heights as part of future rezoning requests in the Corridor. When next to a low or moderate density area with building heights of more than seven stories should include gradual height transitions. Building heights in the taller area should not increase at more than a 45-degree angle from the lower-scale area.



Source: Six Forks Corridor Study 2017 - City of Raleigh

## FRONTAGE TYPES

### Urban Design Frameworks

**Building Frontage Types**  
The City of Raleigh Unified Development Ordinance describes how building frontages are to be developed so that a favorable set of context-sensitive urban design relationships are created between the building and the street. The existing and proposed streets shown on the map have specific proposed building frontage types that address neighborhoods gateways, where parking should be located, and the nature of the building's relationship to the street.



Source: Six Forks Corridor Study 2017 - City of Raleigh

MSA

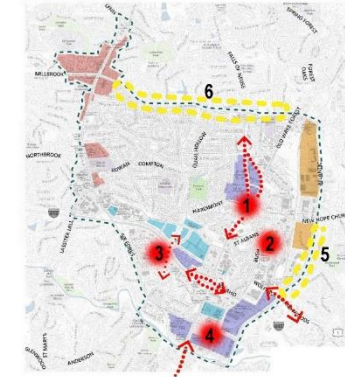
## Land Use Focus Areas Midtown - St. Albans Area Plan



During the public engagement phase, community members expressed support for recommending appropriate land use transitions, providing more housing options and promoting walkable mixed use districts.

The Future Land Use Map is a planning tool and policy document used by the City to shape the future development of the City. As the Midtown-St. Albans study area continues to shift from suburban character to a more intense urban character with greater land use intensity, a mix of integrated and supportive land uses in policy, strategies are needed.

Public engagement early in the study emphasized the need for recommendations to guide this transition to conserve neighborhoods, enhance height/scale/density transition adjacent to neighborhoods, encourage transit/mobility and support a mix of complementary land use for walkable communities.



### COMMUNITY ENHANCEMENT PAIRED WITH HIGHER INTENSITY DEVELOPMENT

When height ranges are shown, the expectation is that the higher end of the range would require provisions that go beyond the norm in some way, either in terms of public amenities, affordable housing, stormwater, or other considerations. When next to a low or moderate density areas with a maximum of three stories, area with building height of more than seven stories should include gradual height transitions. Building heights in the taller area should not increase at more than a 45-degree angle from the lower-scale area. When the taller area is separated from the lower-scale area by a street of fewer than four lanes, building faces along the frontage facing the residential area should not exceed three stories.

Rezoning proposals within a floodplain should include stormwater management measures and green space allocations that go beyond code requirements and ideally contribute to a connected public space along the Crabtree.

Rezoning proposals that request seven or more stories of height and include a residential component should include affordable units. If the site includes existing units that are affordable to residents at 40 percent of the area median income, then those units should be replaced on a one-for-one basis. If not, then 10 percent of the units should be affordable units.

### "MISSING MIDDLE" IN HOUSING

One of the findings of the public process has been an interest in promoting housing diversity. Missing middle is a term that has emerged to address the need for more housing products that are mid-level in pricing, typically attached units including duplex, triplex, quadplex and townhomes in form, and are located strategically in areas that might otherwise support only single family homes. This housing type can also be used effectively as a transition between more intense land uses and/or major roadway corridors as a buffer for single family neighborhoods.

Generally, it has been the policy of the City to zone single family areas with single family zoning. However, the City also has a longstanding Comprehensive Plan policy of discouraging single family lots on major streets, preferring to promote development types where multiple units can share a common driveway. Major corridors in the study area matching this criteria are found on sections of Millbrook Road and Atlantic Avenue. There may be other examples as well.

### WAKE FOREST / FALLS OF NEUSE

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



1

### ATLANTIC / ST. ALBANS

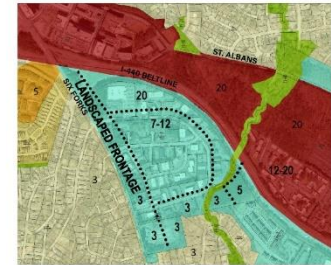
- CONVERT INDUSTRIAL LAND USE TO HOUSING
- ADDITIONAL HOUSING OPTIONS NEAR EMPLOYMENT CENTER
- "MISSING MIDDLE" OPPORTUNITIES



2

### I-440 CROSSING / SIX FORKS

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



3

### CRABTREE / WAKE FOREST

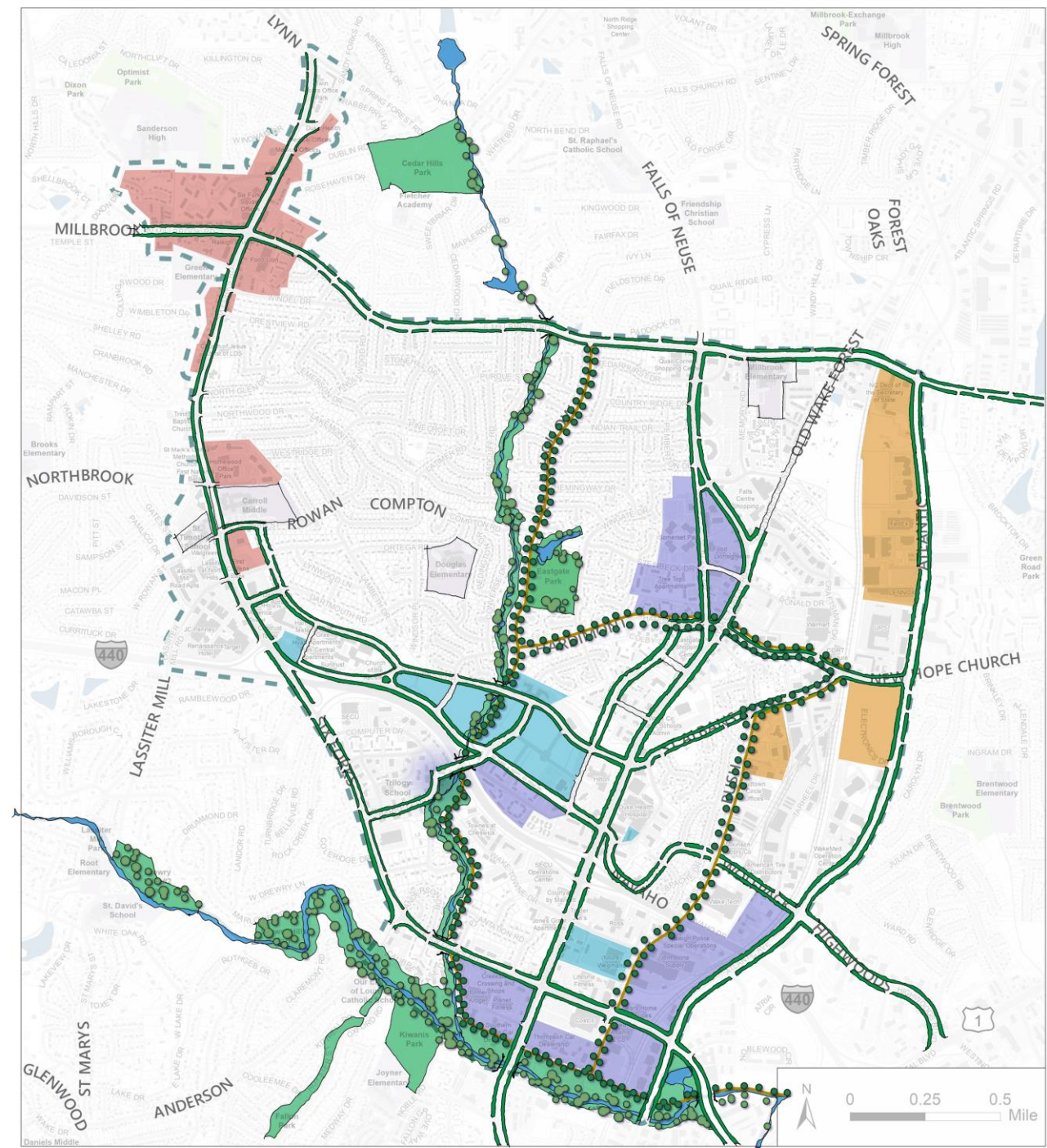
- HIGH INTENSITY HOUSING WITH GREEN SPACE
- FLOODPLAIN / STORMWATER ENHANCEMENT
- IMPROVED ACCESS TO EMPLOYMENT CENTER
- IMPROVED WALKABILITY WITH A "MAIN STREET"



4

5



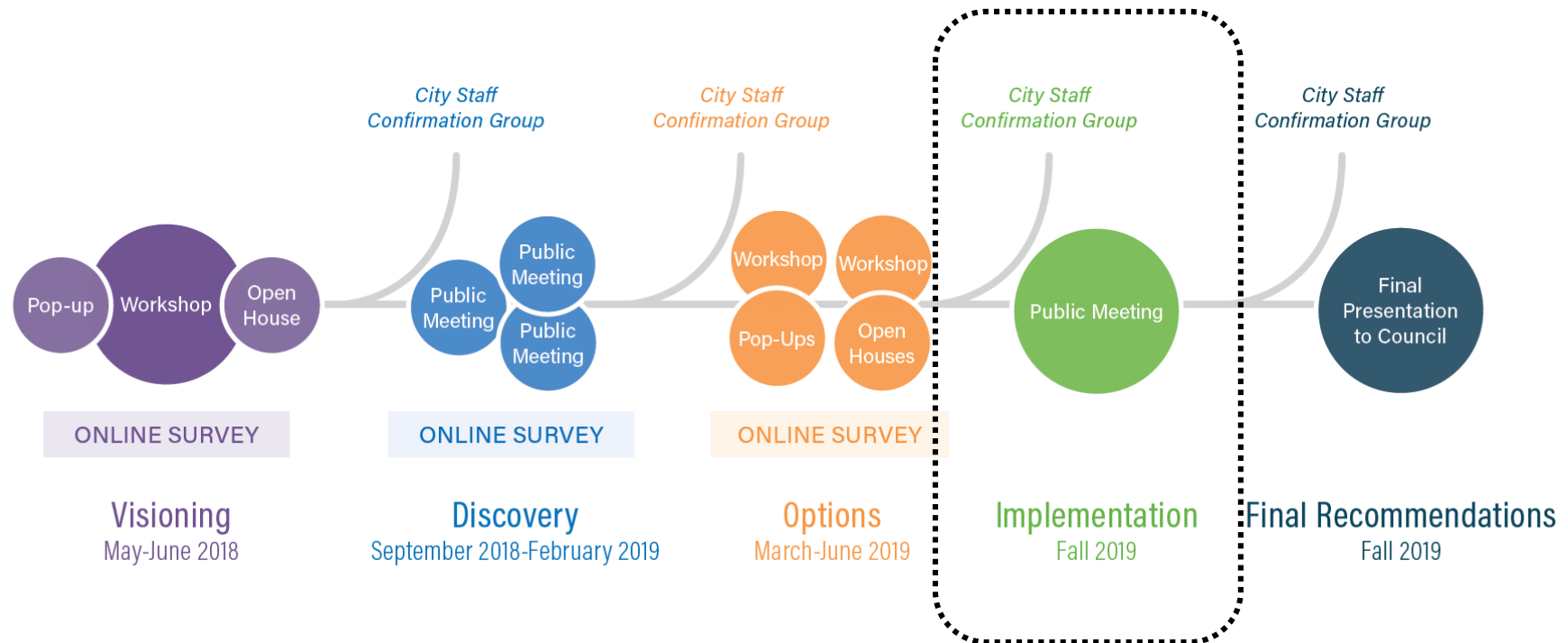




# Revised Recommendations

# For a Project to Move Forward, It Needs:

- Money/Funding
- Technical Feasibility
- Champion (Responsible Party)
- Community Support



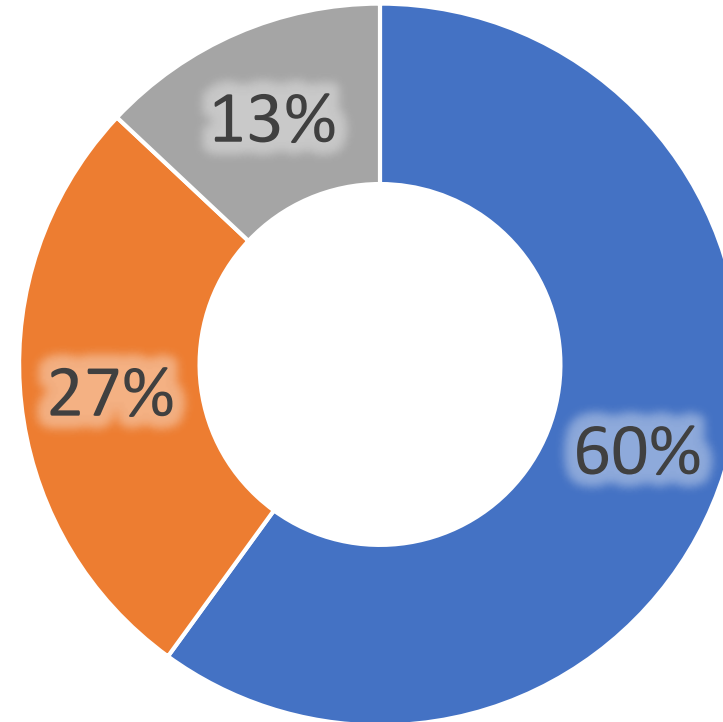
# What We've Done with the Input

- Conducted additional analyses
- Removed projects from consideration
- Modified and refined projects
- Developed costs estimates, assessed project performance, and initial prioritization

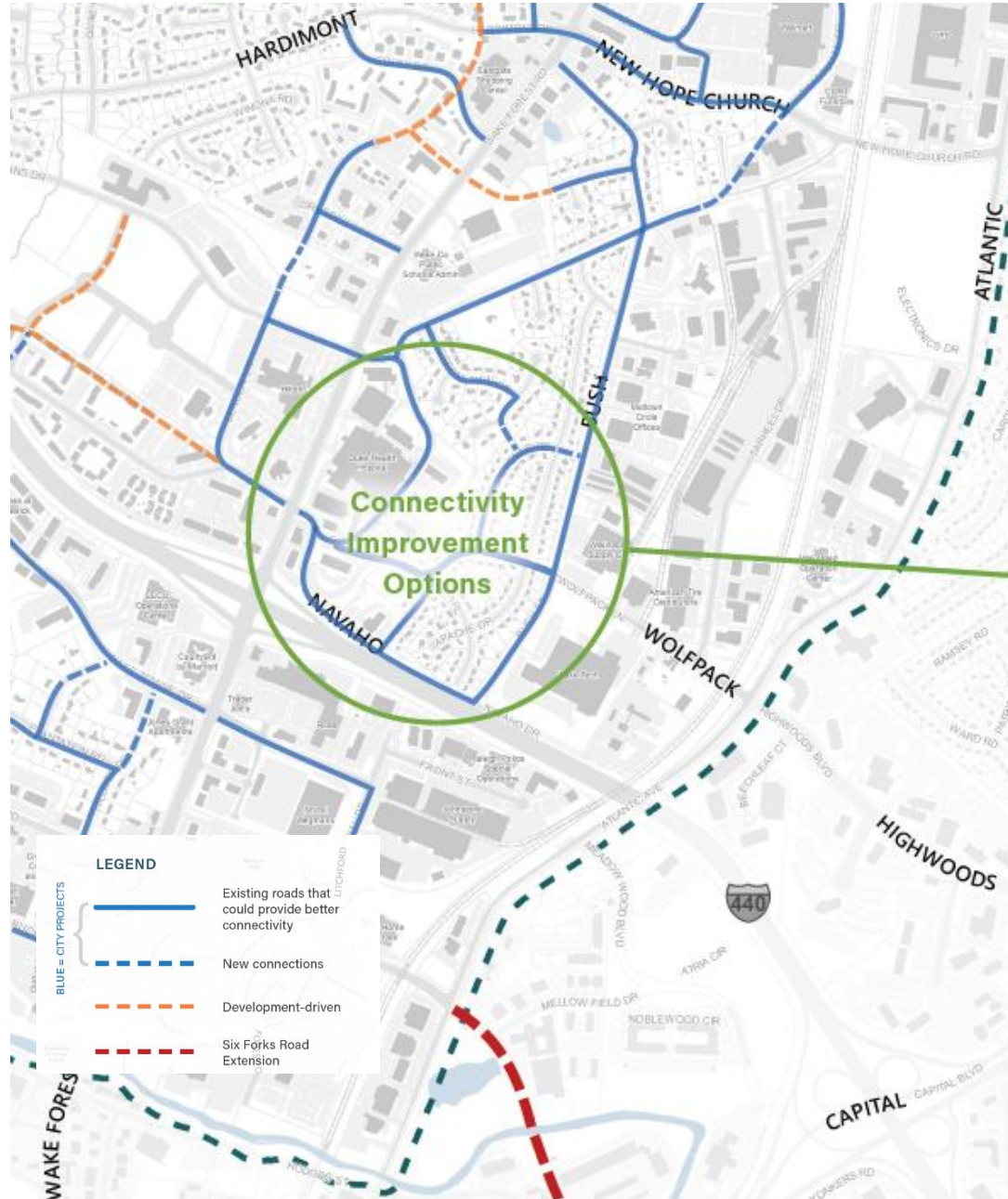


[illegible]

- Roundabouts on Bush St
- Road Connection via Pinecrest Dr
- Neither



# Wolfpack-Navaho

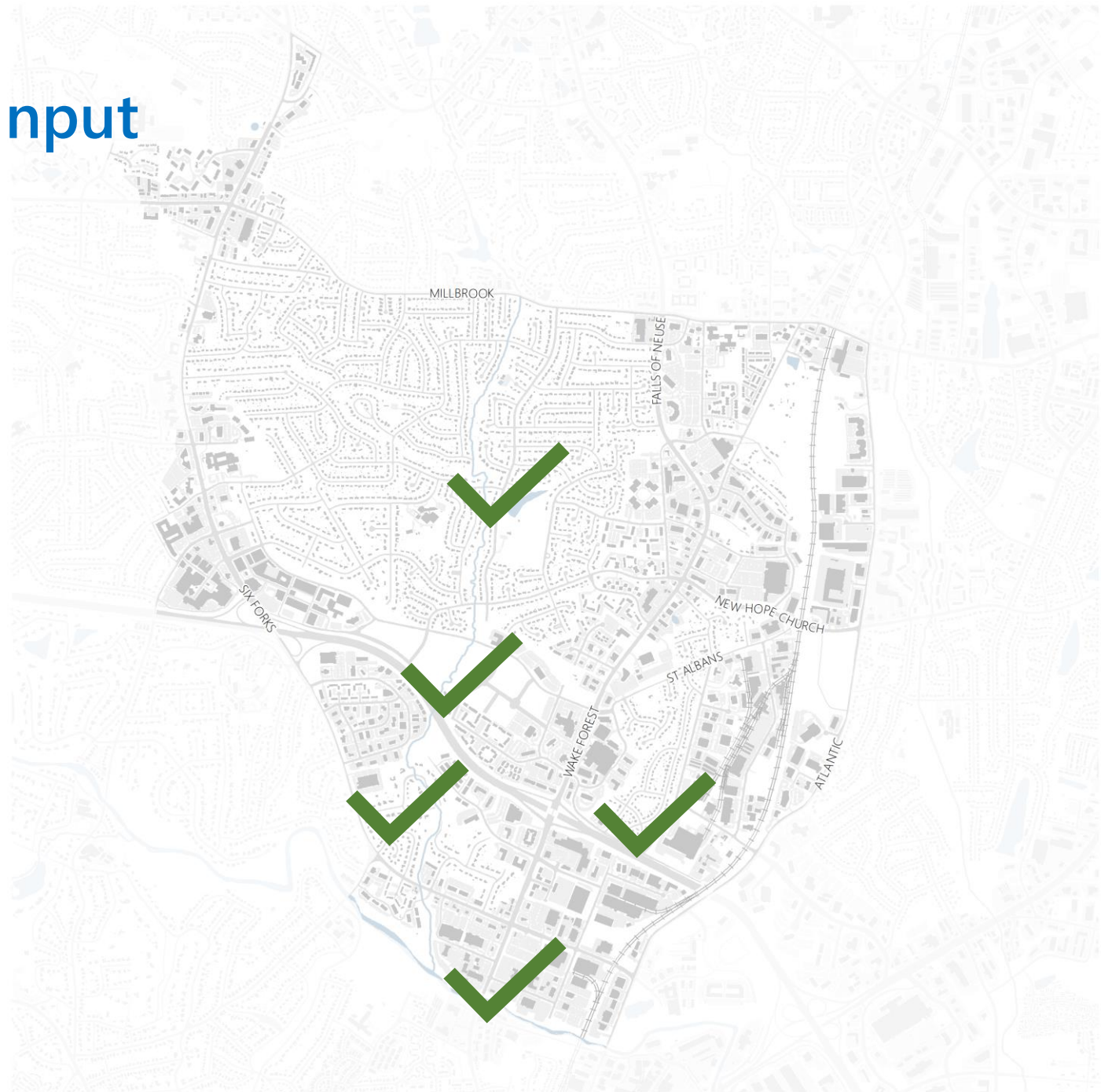




# What We've Done with the Input

## ✓ Endorsed

- I-440 Multimodal Bridge
- I-440 Pedestrian & Bicycle Bridge
- Green Streets
- Greenway Connector
- Improved Transit service
- Crabtree Creek Park Area
- Land Use



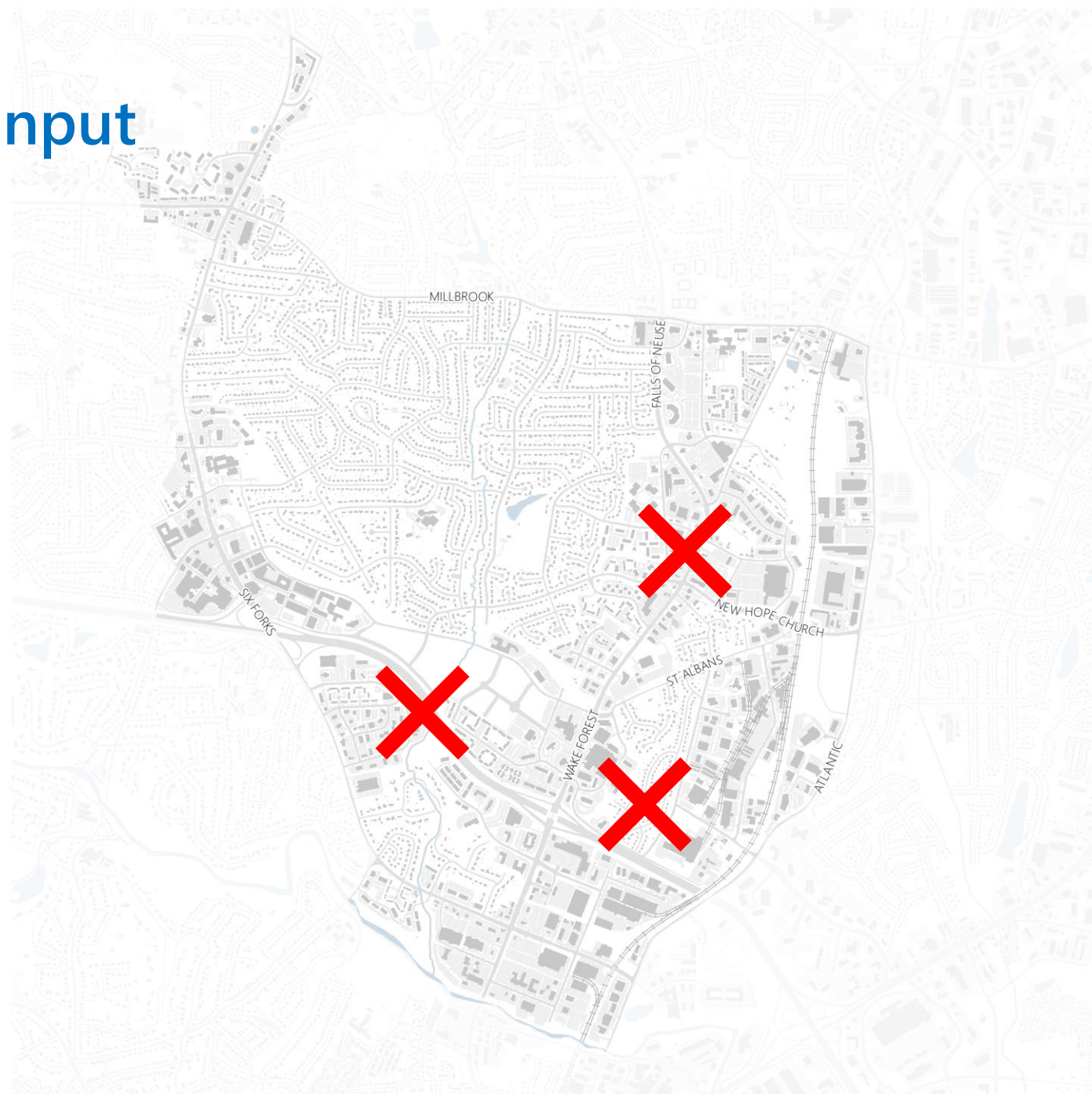
# What We've Done with the Input

**✗ Rejected**

Wake Forest / Bland Pair

Pinecrest Drive Connection

I-440 Tunnel





# What We've Done with the Input



## Refined

Pedestrian X-ings on  
Millbrook/Anderson Drive

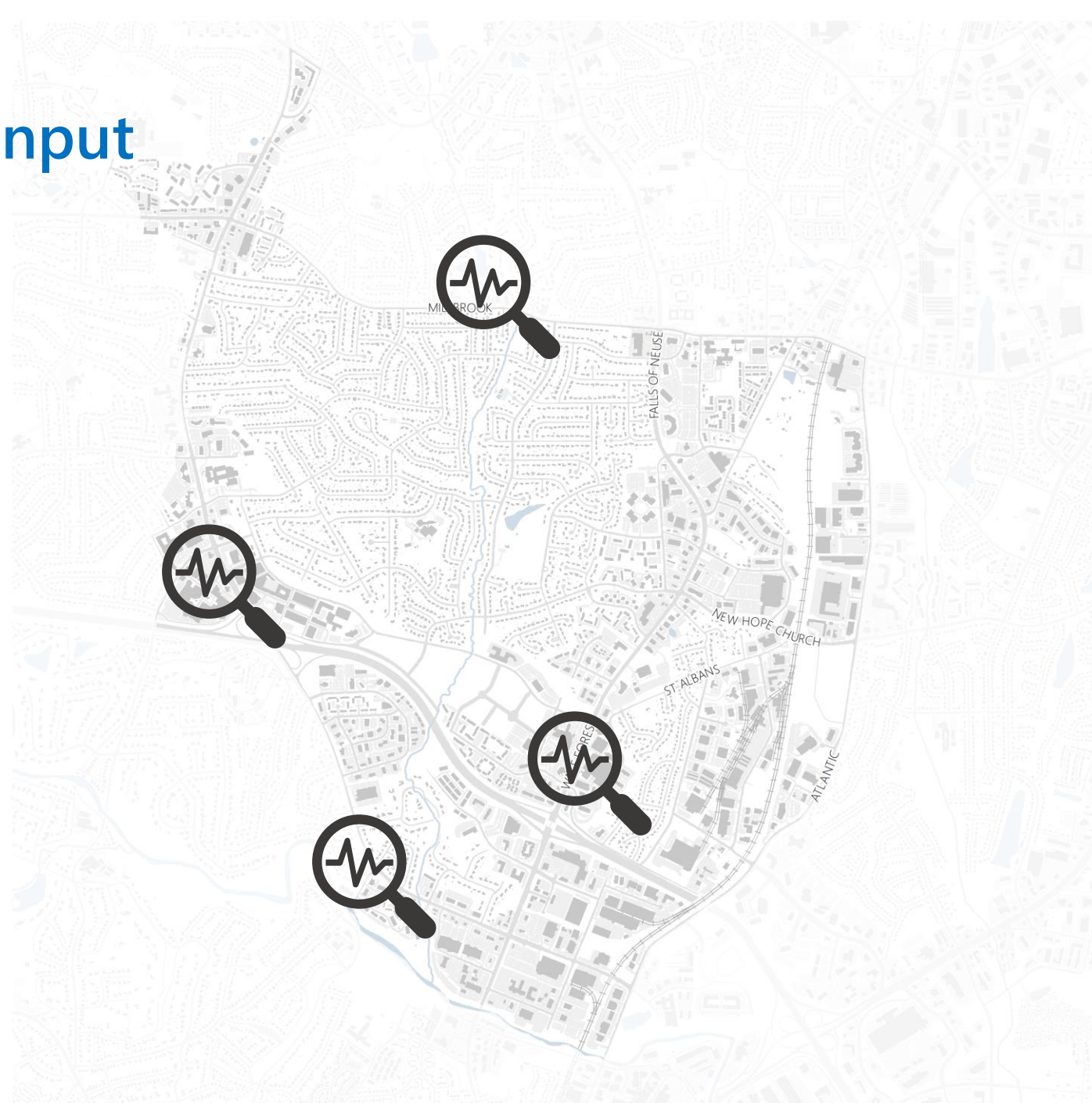
Pedestrian Bridge @ North  
Hills

Northfield/Westridge area  
study recommendation

BRT Future Route

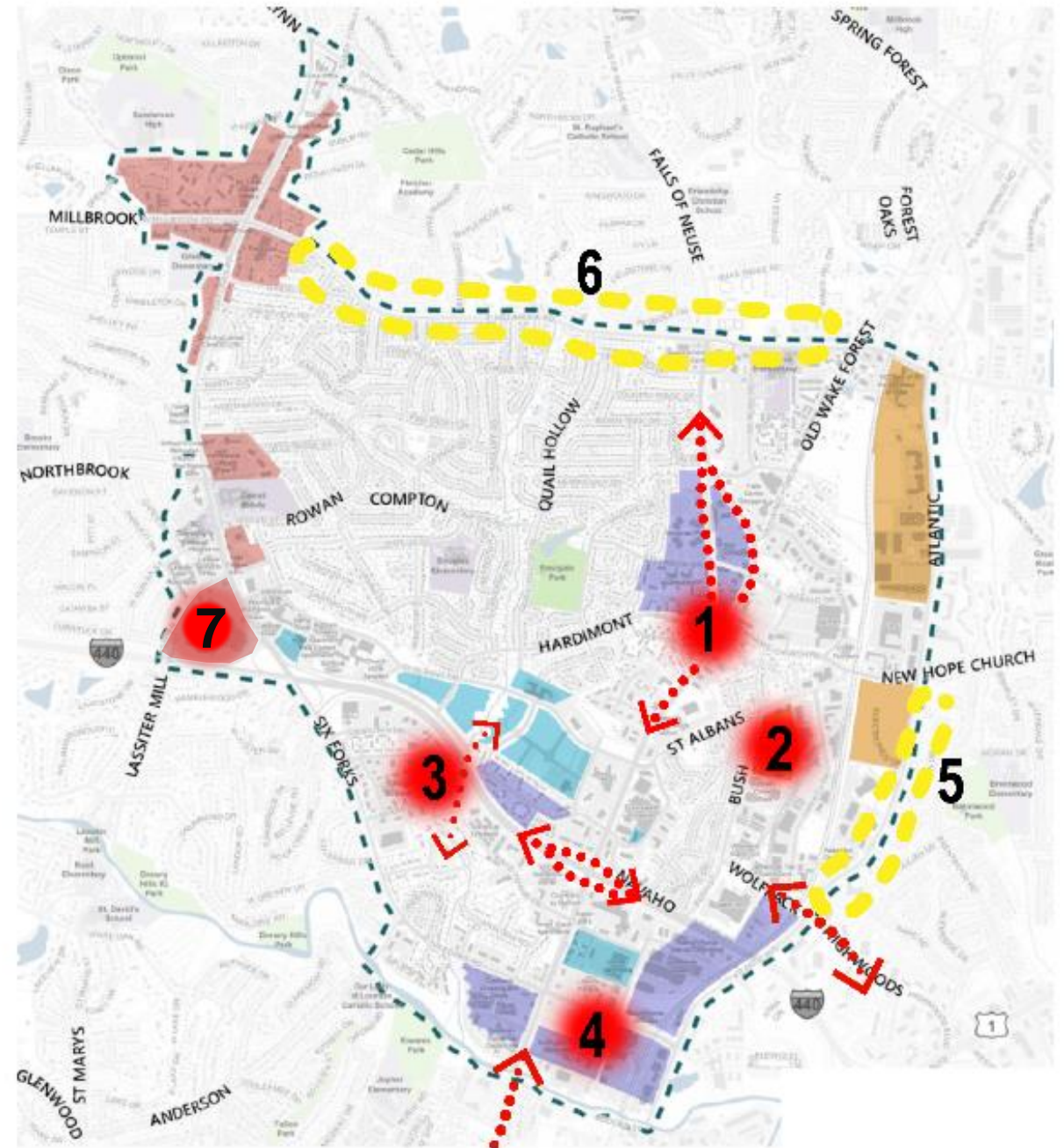
Duke Raleigh / Wake  
Forest Road / Navaho  
intersection

Land Use / Intensity



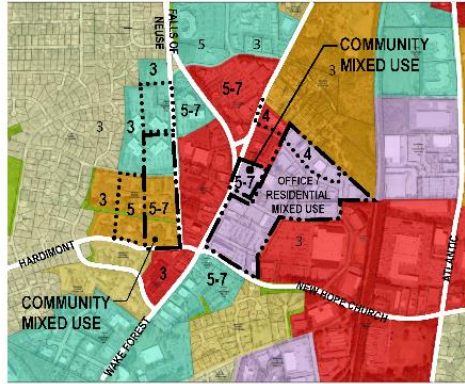
# Land Use Recommendations

- New Development linked to infrastructure improvements
- Address housing affordability
- Development height takes into account its surrounding context





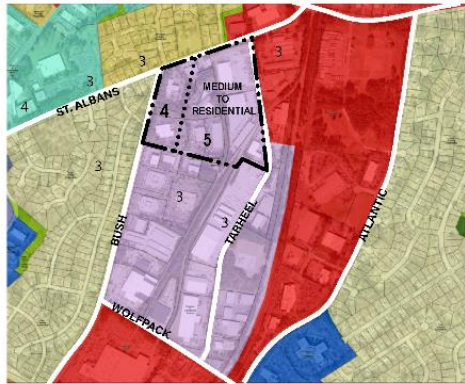
# Land Use Recommendations



1

## Wake Forest / Falls of Neuse

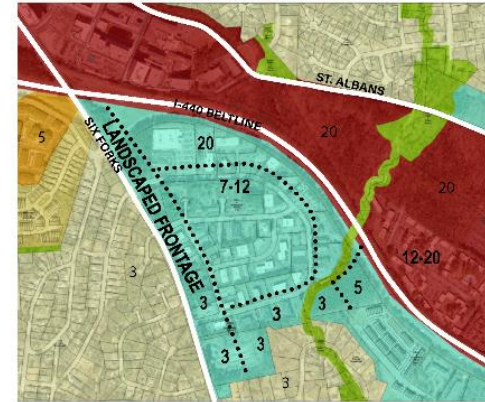
- » Greater mix of land uses
- » Higher land use Intensities
- » Retail focus area
- » Improved walkability / Mobility



2

## Atlantic / St. Albans

- » Convert industrial land use to housing
- » Additional housing options near employment center
- » "Missing middle" opportunities



3

## I-440 Crossing / Six Forks

- » Employment focus
- » High intensity office
- » Improved mobility / access
- » Improved walkability
- » Green corridor edge



4

## Crabtree / Wake Forest

- » High intensity housing with green space
- » Floodplain / stormwater enhancement
- » Improved access to employment center
- » Improved walkability with a "main street"

RESIDENTIAL	MIXED USE	EMPLOYMENT
Rural	Office & Residential	Office/Research & Dev.
Low Density	Neighborhood	Business & Commercial
Moderate Density	Community	General Industrial
Medium Density	Regional	
High Density	Central Business District	
PARKS, OPEN SPACE & RESOURCE CONSERVATION	PUBLIC & INSTITUTIONAL	
Public Parks & Open Space	Public Facilities	
Private Open Space	Institutional	

## Land Use Key



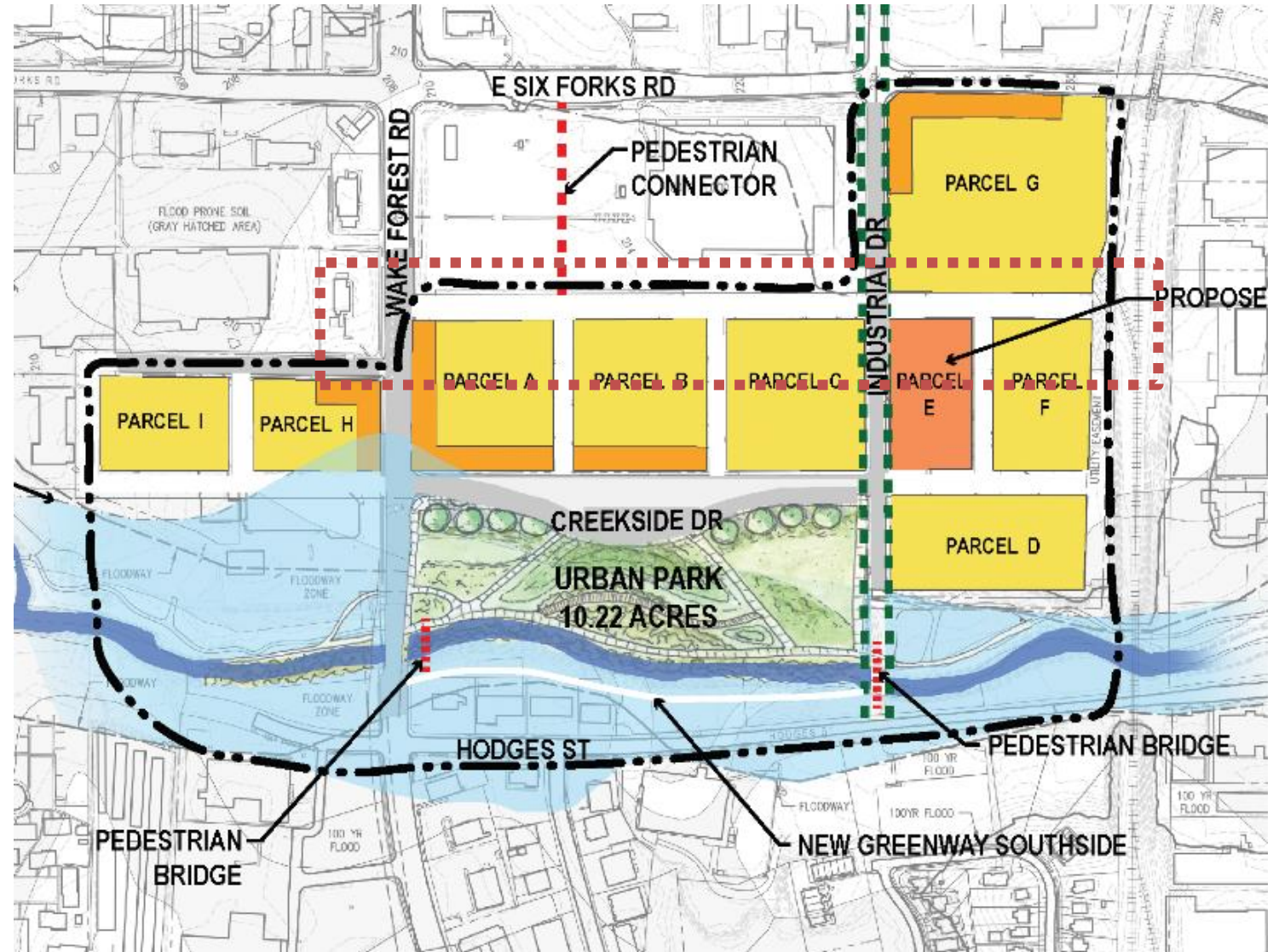
# Height Transitions

- Six Forks Recommendations Revisited



# Crabtree Creek Park

- New 10+ Acre Park and Stormwater management facility
- New Housing to create a new gateway to Midtown from the south
- Opportunity for integrated affordable housing
- Improved connections to Crabtree Creek Greenway
- Easy Access to Transit



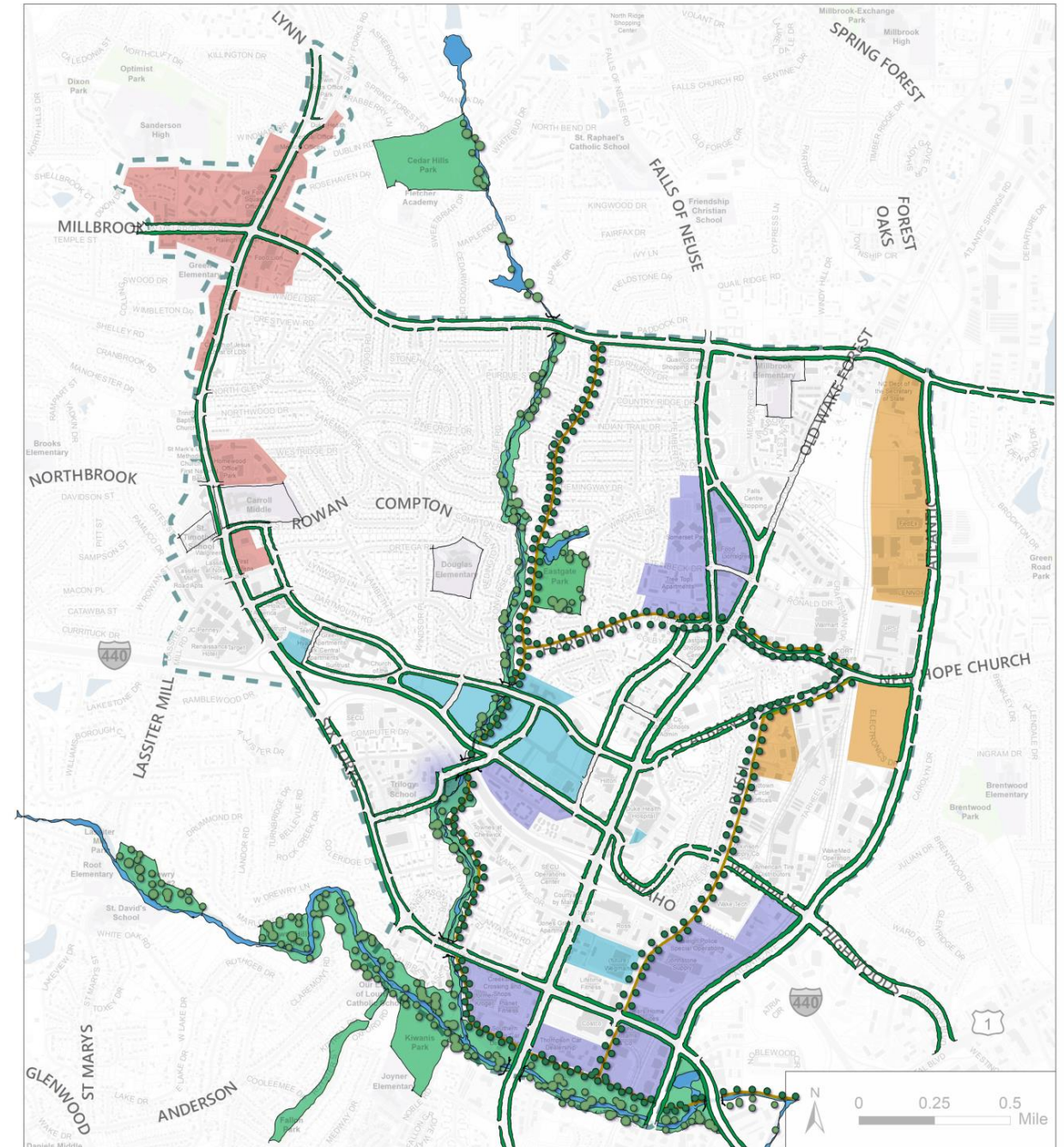






# Transportation Improvements

- Improve network and connectivity for cars, bicycles, and pedestrians
- Improve the efficiency of movement throughout Midtown with intersection improvements, key new connections, and transit routing options.
- Tie future development to infrastructure improvements in order to lessen the impact of development intensity

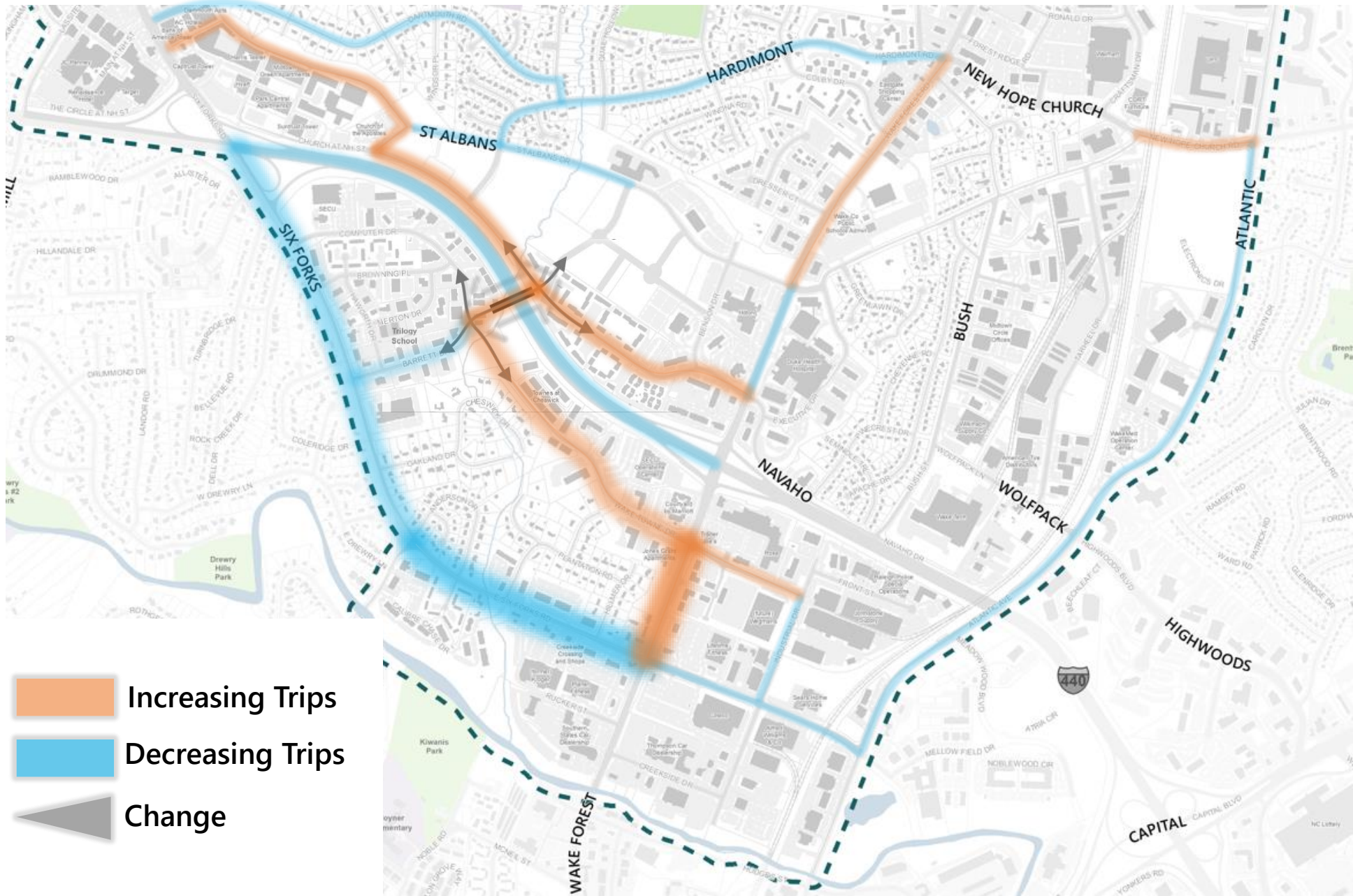


# Tunnel & Bridge

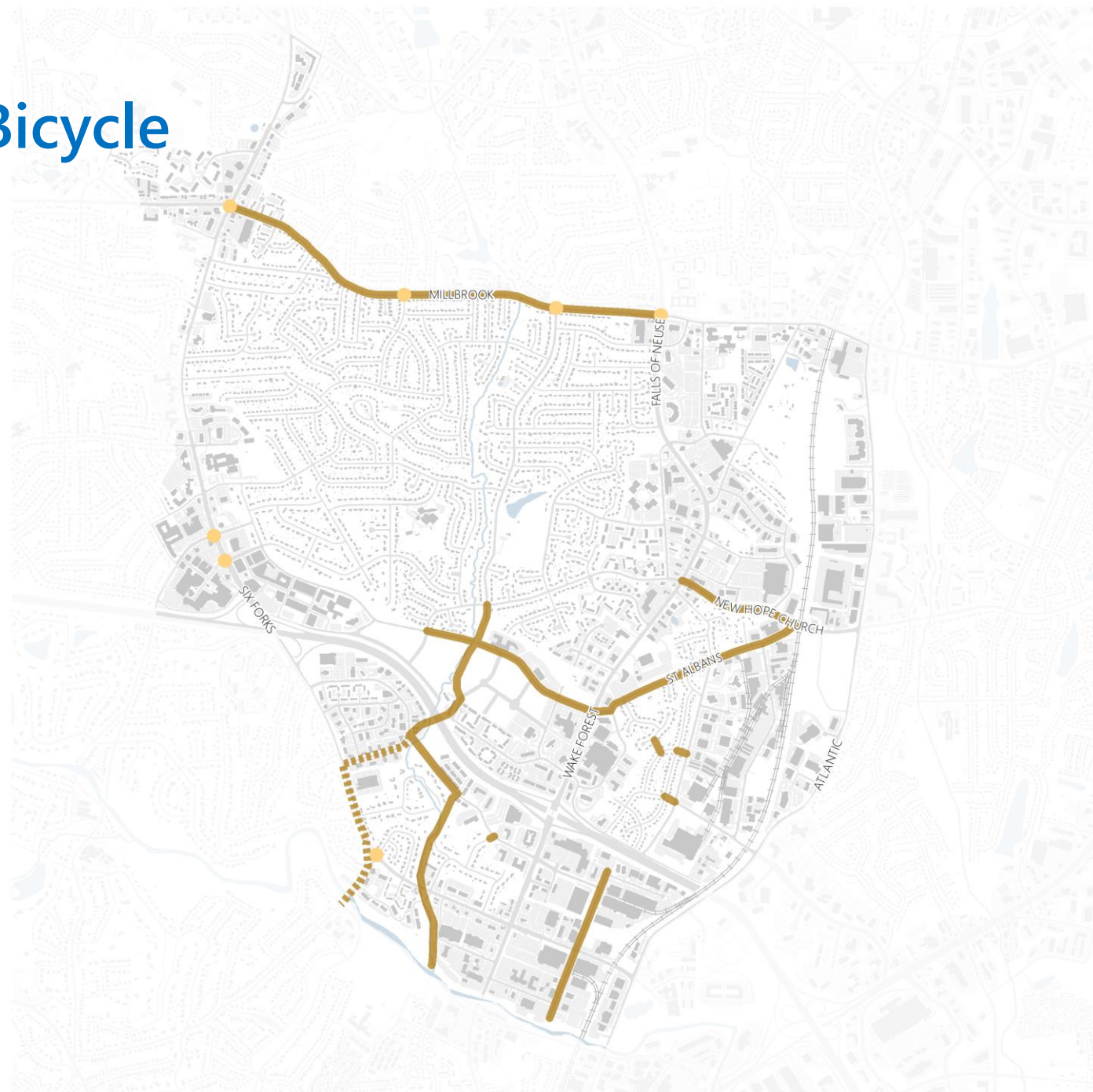




# I-440 Bridge Impacts

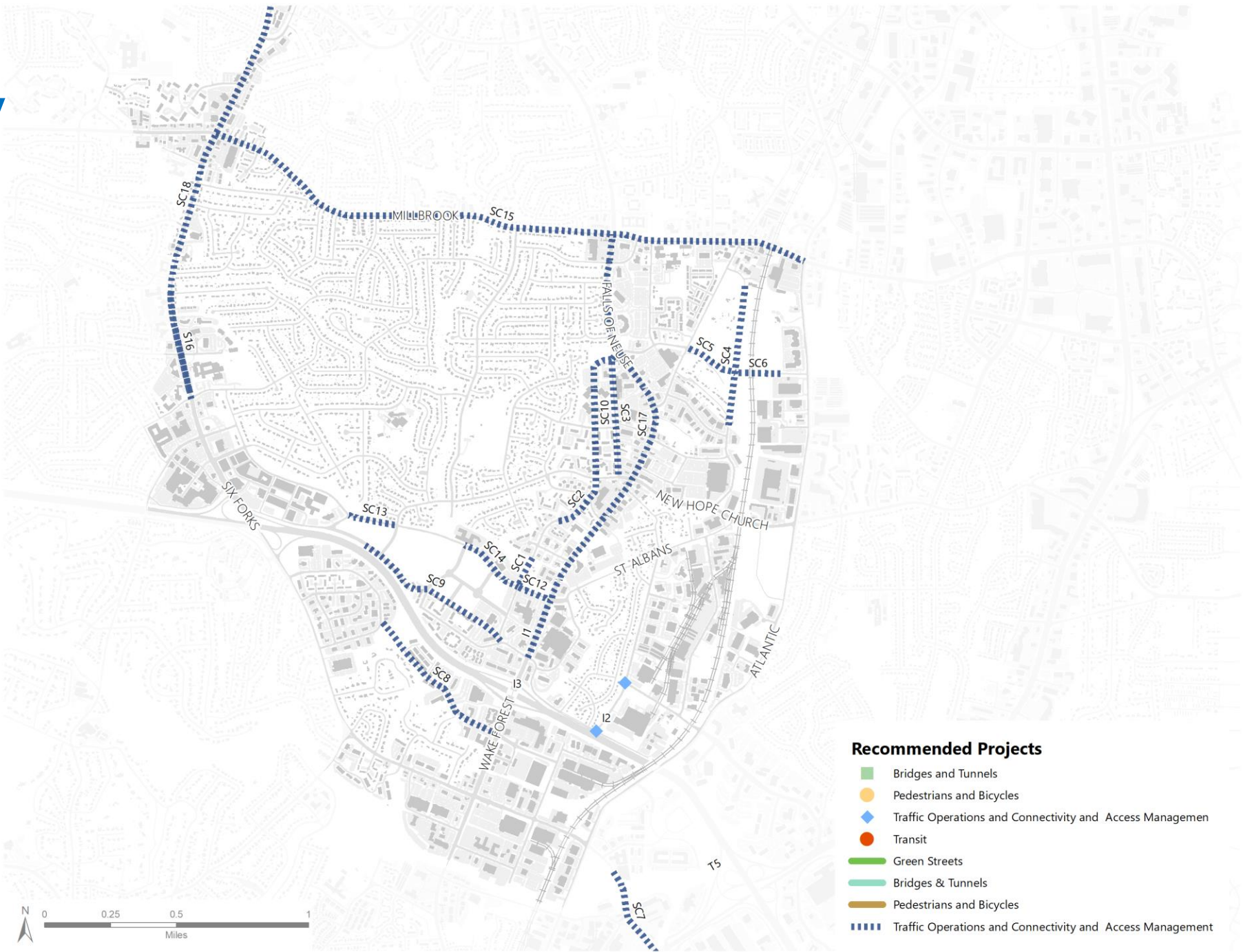


# Pedestrian & Bicycle



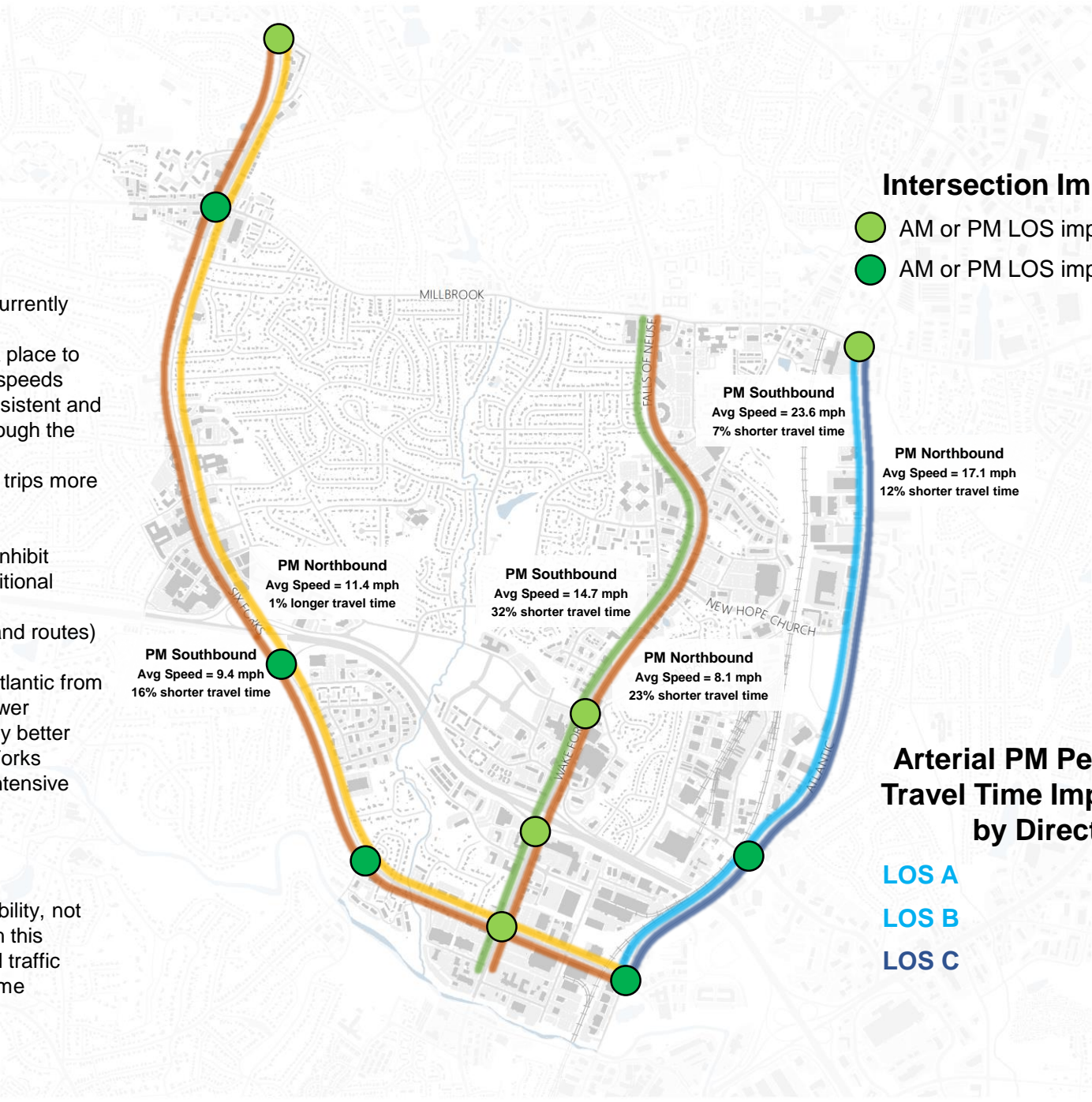


# Connectivity



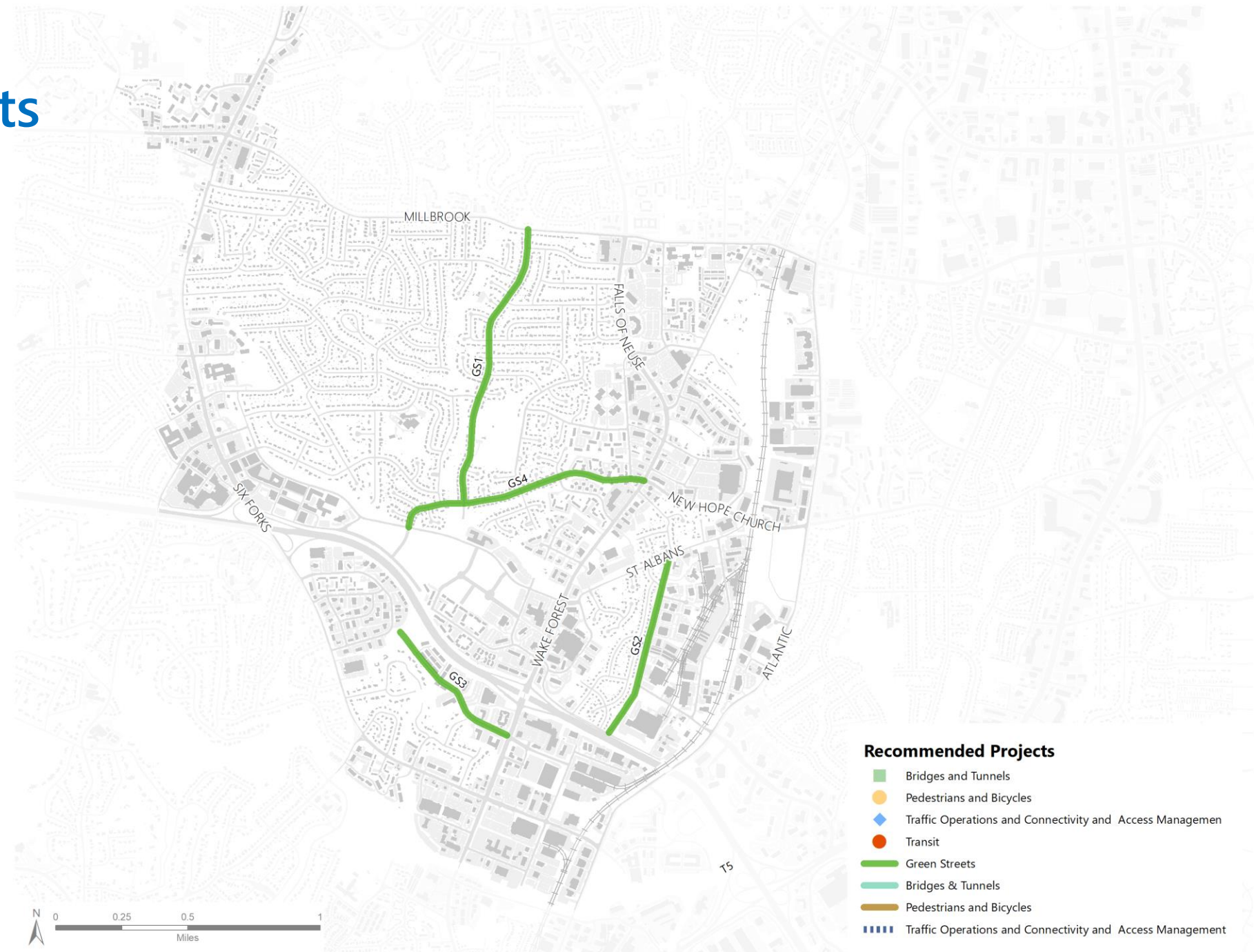
# Traffic Benefits 2030 Build vs 2030 No-Build

- Level of service in peak hours in the busier direction is currently D/E/F for most of Wake Forest, Six Forks, and Atlantic.
- As Midtown emerges as a place of its own, rather than a place to pass through quickly on the way to another destination, speeds tend to slow down. The goal of this plan is to aim for consistent and reliable travel speeds, rather than maximizing speed through the area.
  - Increasing travel speeds benefit external/through trips more than local trips
  - Additional widening would be costly, disruptive to environment, neighborhoods, and development; inhibit pedestrian safety & convenience; and attract additional through-traffic.
  - Plan provides alternatives/choices (both modes and routes)
- This analysis may understate the future shift in trips to Atlantic from Wake Forest, where there is more available capacity, fewer conflicts, and no interchange. This will be encouraged by better east-west connections, railroad grade separations, Six Forks Extension, Capital Blvd improvements, and less traffic-intensive development in the corridor.
- Plan goals also place safety as a top priority.
- A realistic goal is to manage congestion and add to reliability, not to eliminate congestion. Technology will help accomplish this through more efficient operations, with both vehicles and traffic control systems (signals) adapting better/faster to real-time conditions.

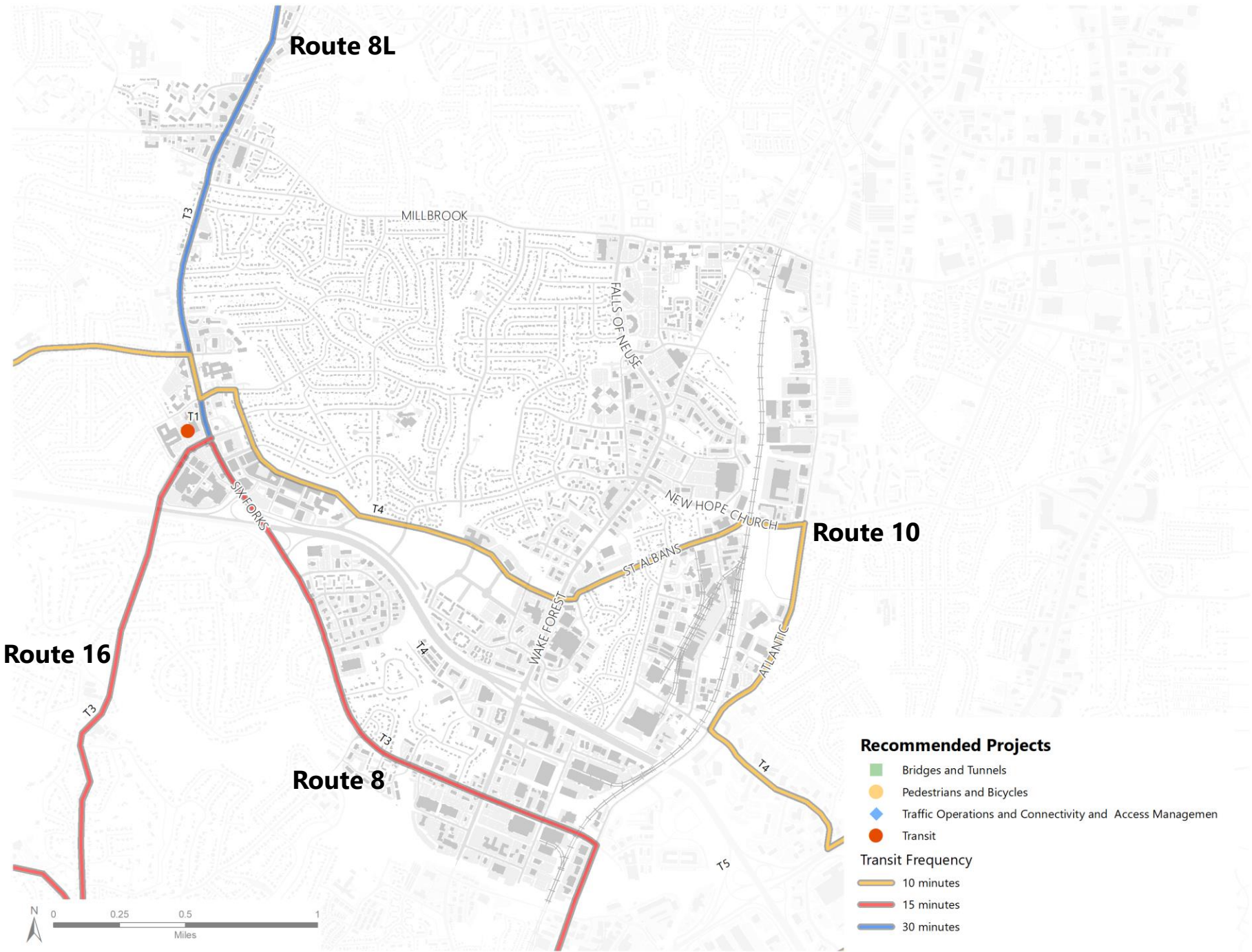




# Green Streets



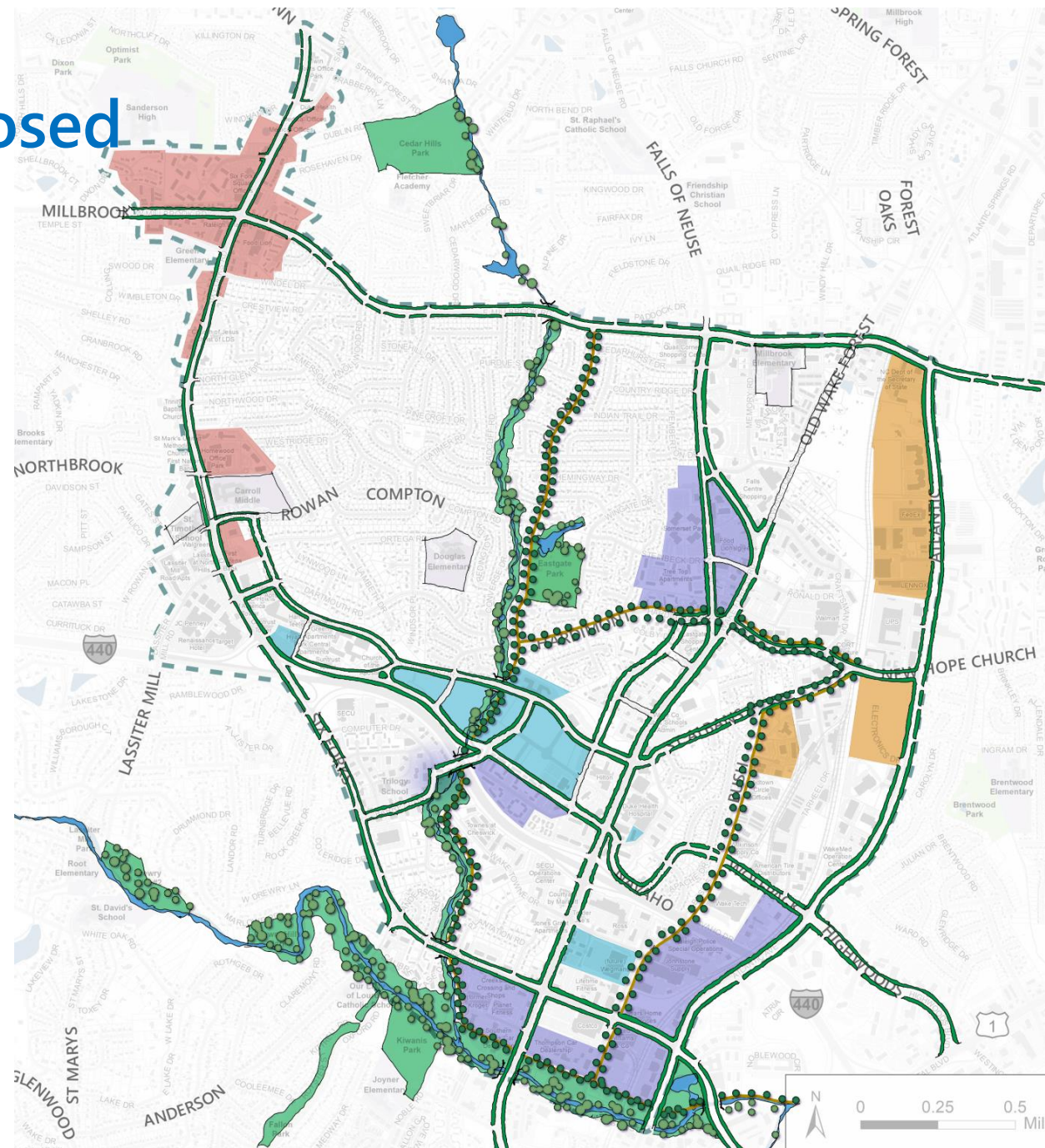
# Transit





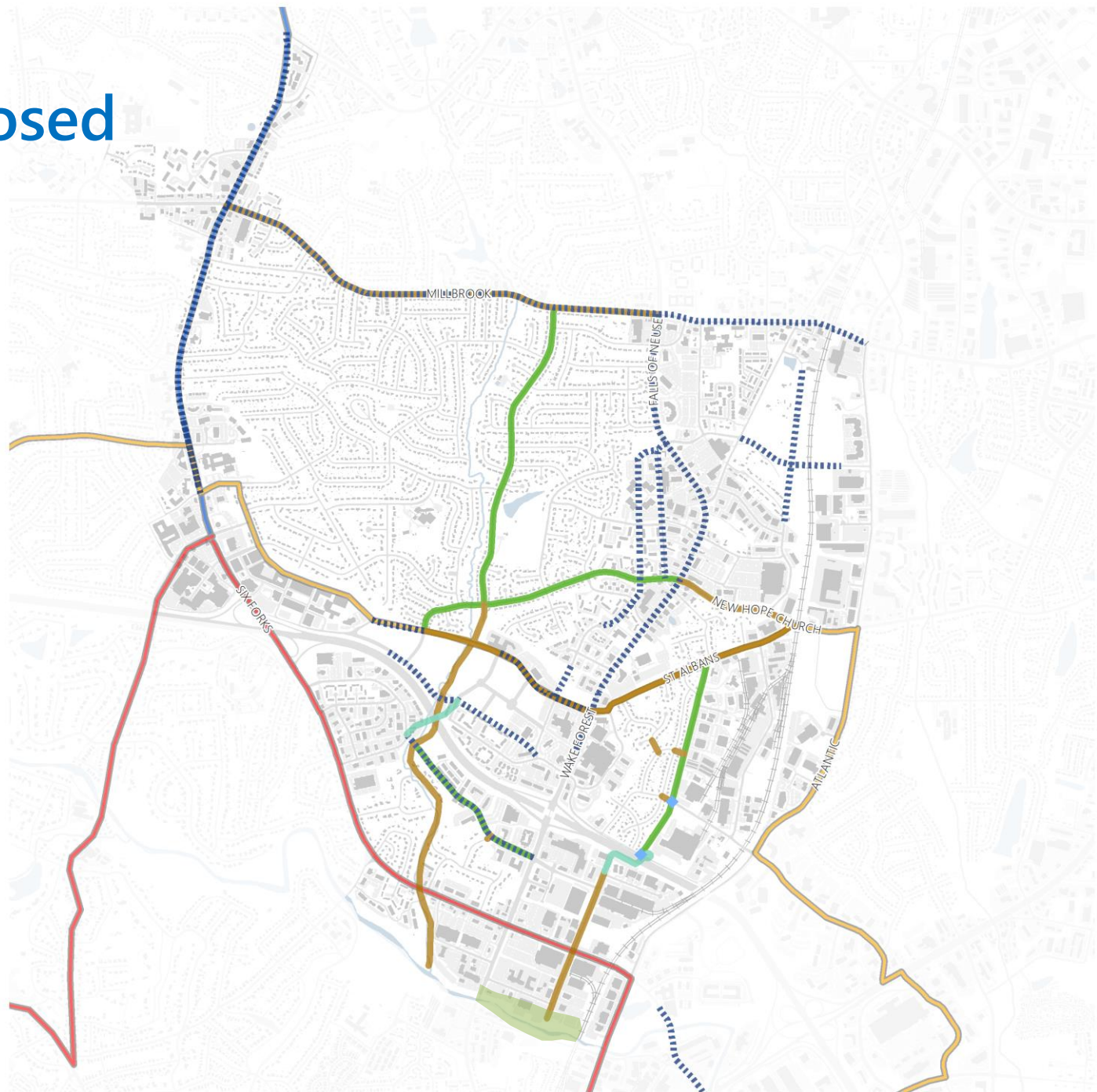


# Layering of Proposed Projects





# Layering of Proposed Projects





# Prioritizing Projects



- Objectives

- Format

- MSA
- # I-440 Multimodal Bridge Navaho Dr- Barrett Dr at Big Branch

## Midtown-St. Albans Area Plan
- RELATIVE COST
- 
- RELATIONSHIP TO OTHER PROJECTS
- This project depends on the realignment of Navaho Drive and Barrett Drive.
- PROS
- 
- Improved comfort
- 
- Shorter connections
- 
- Enhanced transit access and efficiency
- 
- More bike & pedestrian options
- 
- Carbon reduction
- CONS
- 
- Acquire private property
- Description
- This project is a new bridge over I-440 that connects Navaho Drive and Barrett Drive.** This bridge has two vehicle lanes, sidewalks, and bike lanes, is intended for vehicles, transit, pedestrians, and bicyclists. The bridge provides another option for residents and visitors to cross I-440 without using the interchanges at Wake Forest Road or Six Forks Road, and it reduces traffic at critical interchanges and intersections.
- 
-

# Prioritization Exercise – Step 2

- Objectives

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

- Format

- > Small table groups
- > Step 1: As a table, select your top seven (7) projects. Record your results. ~20 minutes
- > Step 2: Use your table's "Midtown Bucks" to pay for projects. Record your results. **Your budget is \$25.** ~20 minutes

- Feedback

- > Each group will report out results after Step 2
- > Results incorporated into the plan

MSA

I-440 Multimodal Bridge Navaho Dr- Barrett Dr at Big Branch  
Midtown-St. Albans Area Plan


RELATIVE COST


\$ \$ \$ \$ \$


RELATIONSHIP TO OTHER PROJECTS


This project depends on the realignment of Navaho Drive and Barrett Drive.


PROS

Improved comfort


Shorter connections

Enhanced transit access and efficiency

More bike & pedestrian options


Carbon reduction

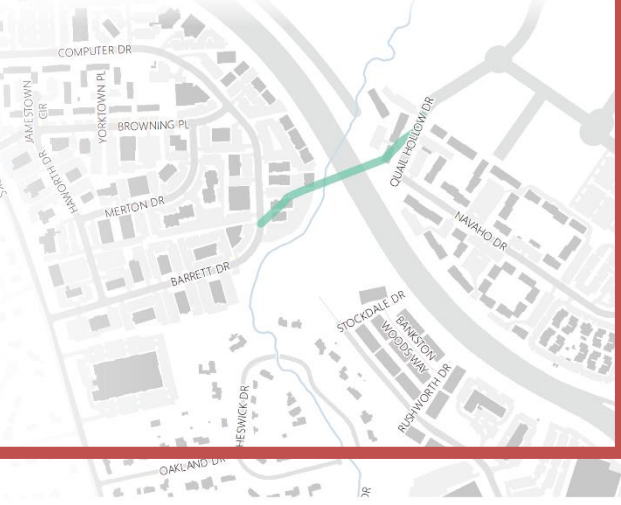
CONS

Acquire private property

Description

This project is a new bridge over I-440 that connects Navaho Drive and Barrett Drive. This bridge has two vehicle lanes, sidewalks, and bike lanes, is intended for vehicles, transit, pedestrians, and bicyclists. The bridge provides another option for residents and visitors to cross I-440 without using the interchanges at Wake Forest Road or Six Forks Road, and it reduces traffic at critical interchanges and intersections.

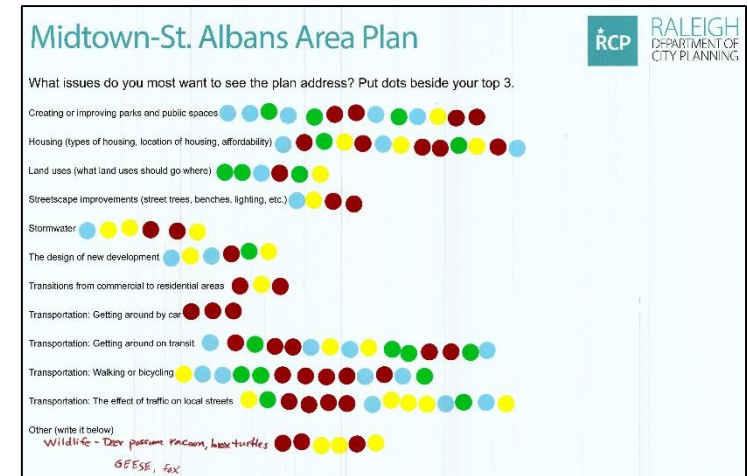
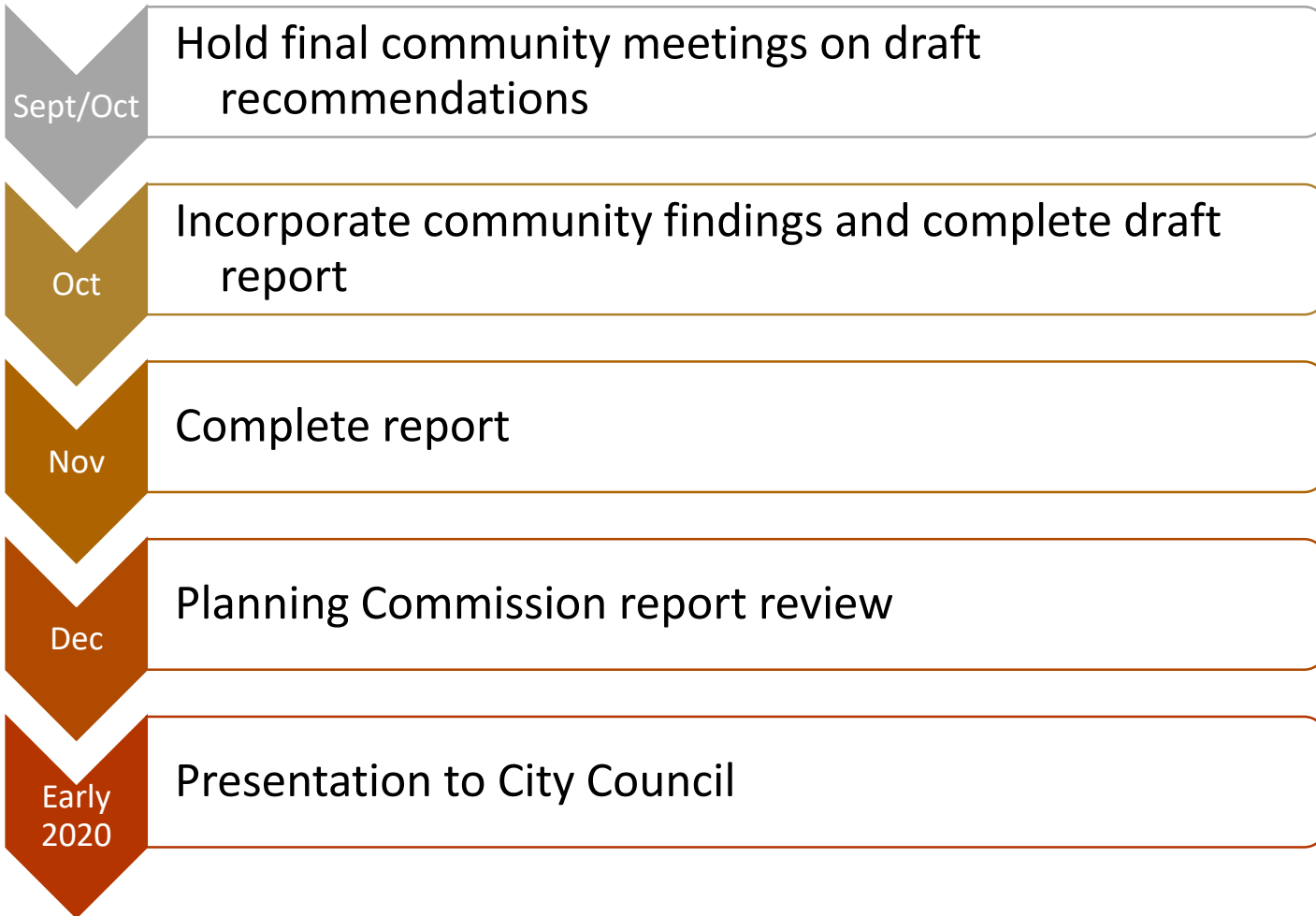






# Report Results

# Next Steps







Midtown-St. Albans  
Area Plan



**THANK YOU!!!!**