



Midtown-St. Albans Area Plan

Confirmation Group Meeting

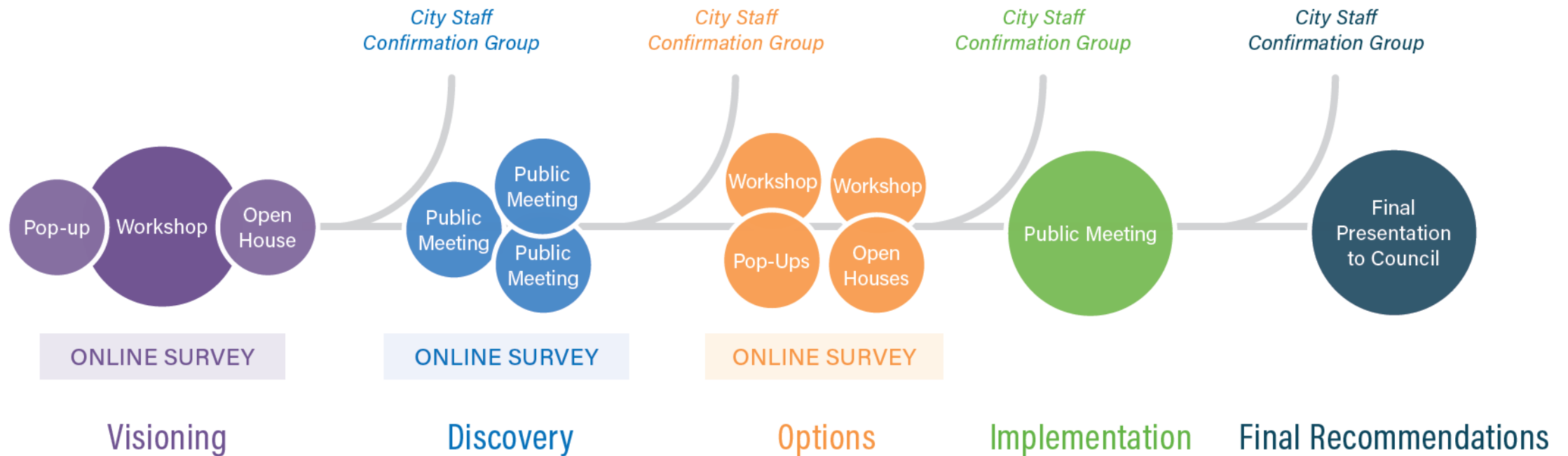
March 2, 2020

Today's Discussion Points

- Update on final report
- Input from comment period
- Confirmation
- Next steps

Process to Date

We are here!



Final report

- “Walkable Midtown”
- Published early February
- Available on project page, Planning office, Five Points Center

Walkable Midtown: The Midtown-St. Albans Area Plan

FEBRUARY 2020

Final report

- Executive Summary:
- Process, Big Moves

The Planning Process by the Numbers



More than
600 participants
at the in-person events



More than
1,500 participants
in online surveys



More than
**20 Citizens Advisory
Council meetings**
with updates or in-depth
presentations



One vision
for the Midtown-
St. Albans area



In Your Words: Midtown 2040

"The kind of 'neighborhood' that can have the reputation for both (i) the best restaurants in walking distance, and (ii) the best trick or treating!"

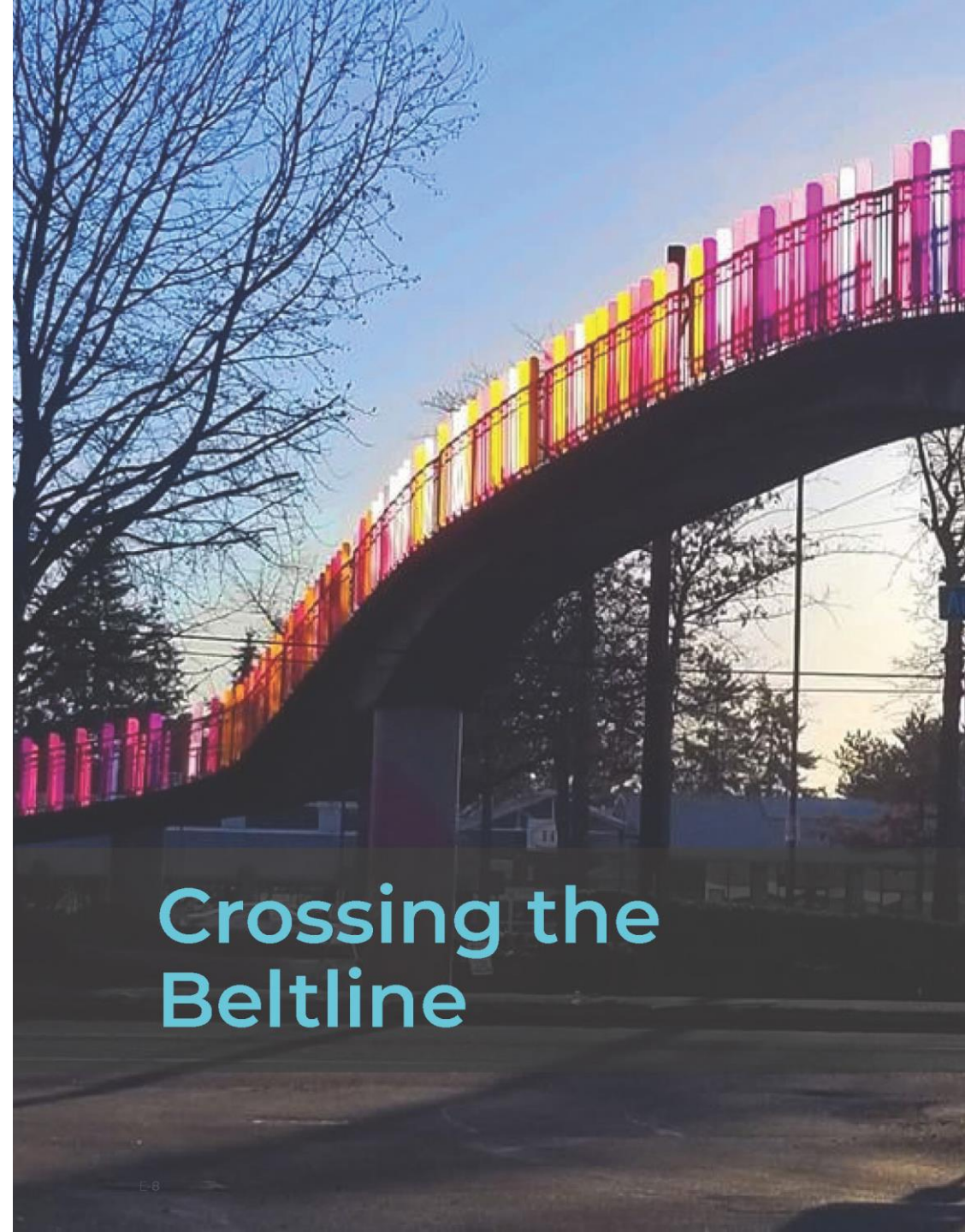
Final report

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In Your Words: Midtown 2040

“A place where many people can find housing, groceries, access to transit, and access to jobs without needing a car .”



Crossing the Beltline

Final report

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In Your Words: Midtown 2040

"Walkable, inclusive, safe."



Green
Streets



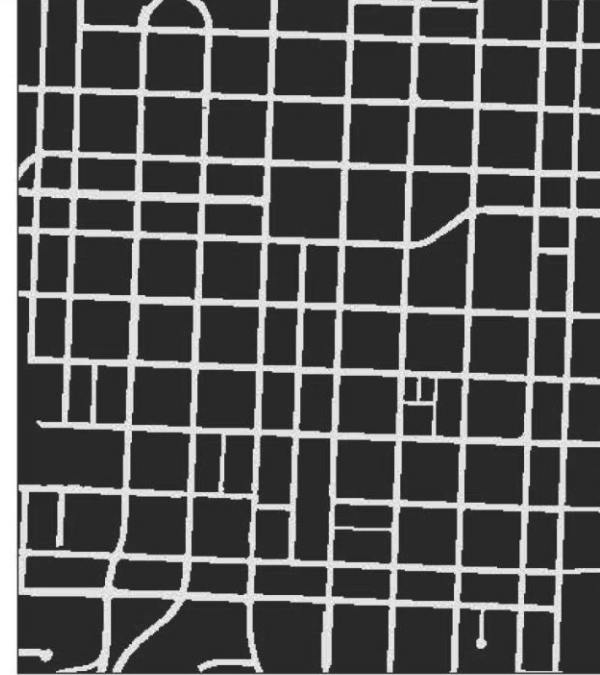
Final report

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In Your Words: Midtown 2040

"Somewhere that my children can safely navigate by bike or foot with public transportation options. urban and green with open space."



Connected
Streets



Final report

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In Your Words: Midtown 2040

"A well-planned, pedestrian-friendly urban/residential area with great parks and great transportation (light rail, bus, bike lanes)."



Final report

- Executive Summary:
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The Midtown
Ring

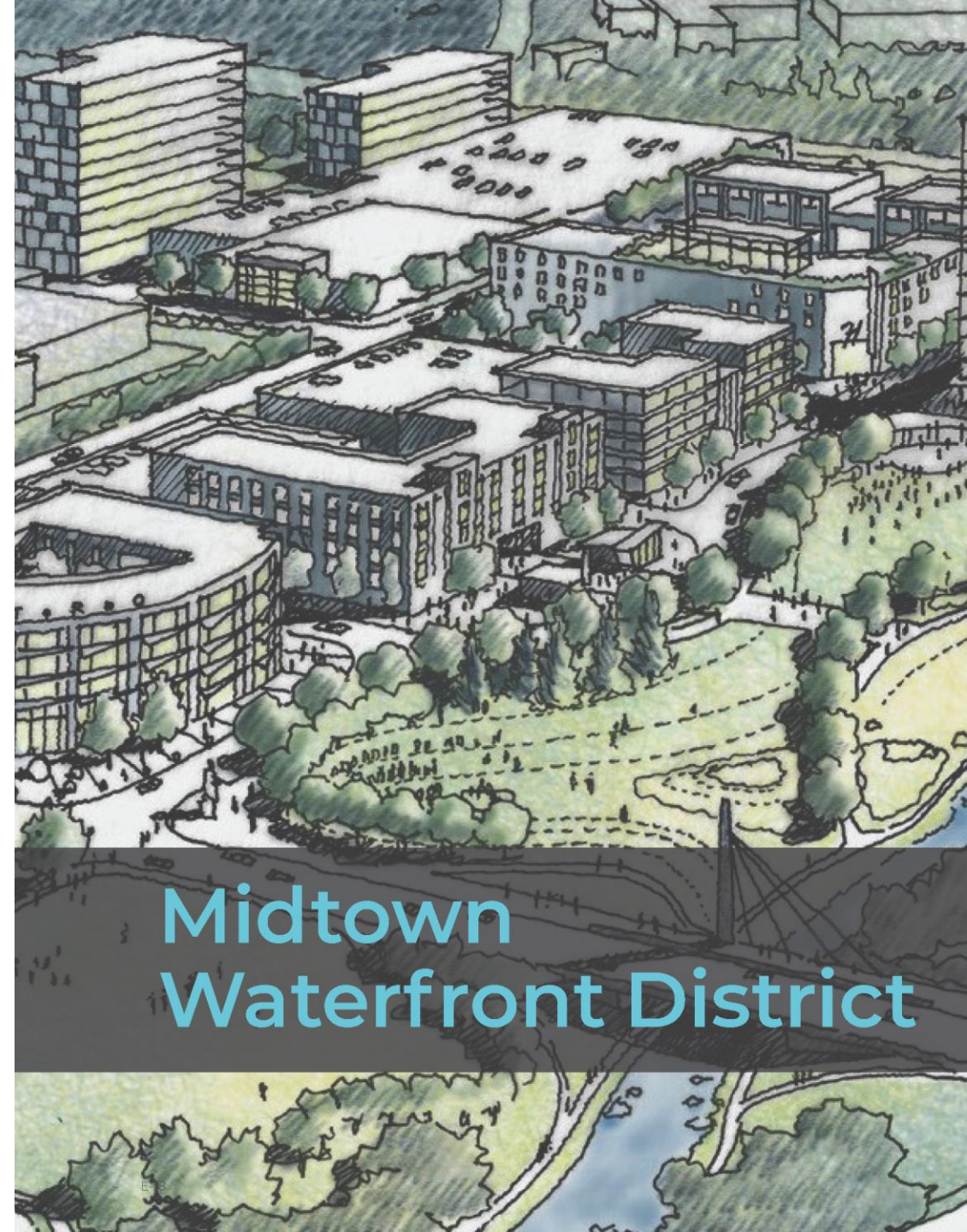
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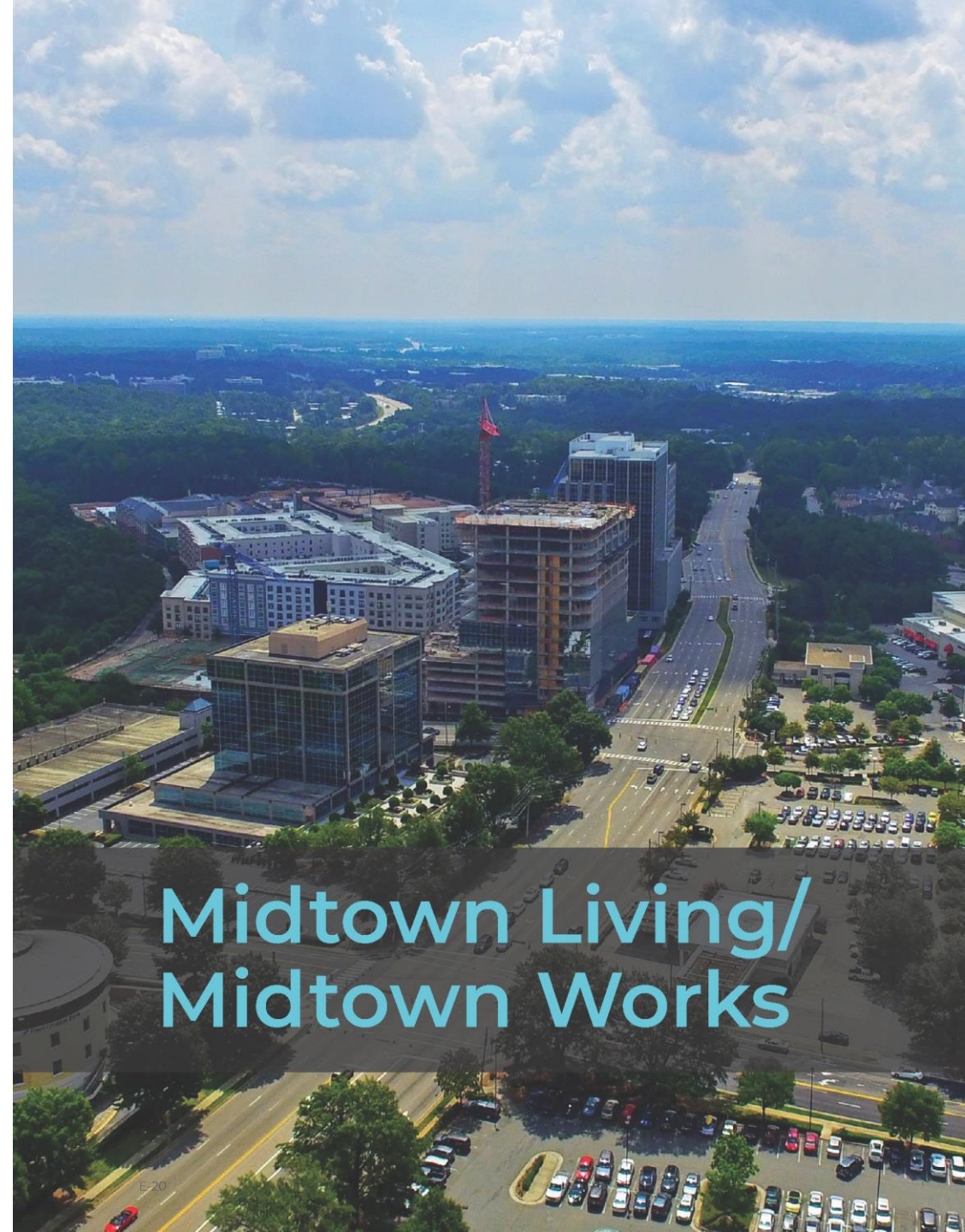
In Your Words: Midtown 2040

"A direct connection to downtown Raleigh but also an area with its own identity and offerings."



Final report

- Executive Summary:
- Process, Big Moves



Input from Comment Period

- 26 comments
- 13 total respondents
- Any revisions should not run counter to bulk of input received

Input from Comment Period

Stephanie Ford	Why not consider a subway?	Expense not justified
Gail Lashock	Going beyond ADA is important	Agree, could add language
Sommer Nordan	Where is the 440 bridge crossing?	Answered
Todd Ewen	Is this public or public/private?	Answered
SRFGRN	Visual of waterfront district reminded me of Orlando (not meant as a compliment)	Comment received
Molly Bonis	Where would waterfront park be?	Answered
David Newman	Any place that supports walking and biking over cars always pays off- financially, environmentally, and in quality of life. For the areas that feed into these green spaces, I'd love to see free or cheap EV charging.	Comment received
Dana Gillooly	The area plan looks like a good plan - I hope the city can provide funding to make items included in it happen sooner rather than later.	Comment received

Input from Comment Period

Dana Gillooly	Will there be a crosswalk at Atlantic/Highwoods?	Answered
Jennifer Delcourt/Safe Routes to School Coordinator	I think the writing is pretty good! Has some personality behind it and does a good job of acknowledging the past, but makes the case for the necessity of walkability.	Comment received
Andrew Spicer	My top concerns are: 1. Development includes a reduction in flood levels of crabtree creek at the wake forest rd and atlantic road intersections. 2. Safety of access to nearby areas without a car. The crabtree creek waterfront project could improve both of those items.	Comment received
Marc Bernstein	I am commenting on the Midtown-St. Albans plan. I think the plan is big and bold and fantastic. This town can use as much open space, public transit and walkable connections as you can create. Also, I am particularly supportive of the waterfront park concept. Keep up the good work and I hope you can get this plan implemented.	Comment received
Jennifer Delcourt/Safe Routes to School Coordinator	I think the writing is pretty good! Has some personality behind it and does a good job of acknowledging the past, but makes the case for the necessity of walkability.	Comment received

Input from Comment Period

Larry Helfant	Acknowledge the Midtown CAC	Agree
Larry Helfant	Doesn't think plan will reduce carbon emissions because doesn't think transit use will increase.	Comment received. Transit use is increasing, and walkability improvements will make a difference.
Larry Helfant	Midtown Ring images should show trees	Wanted to show the infrastructure more clearly
Larry Helfant	Add reference to tree preservation	Street trees/preservation is required
Larry Helfant	20 stories along Six Forks at North Hills is not in line with desire for transitions	Transitions refer to height as it approaches residential areas
Larry Helfant	Six Forks near North Hills should not be an "urban boulevard"	The concept is to make the street more walkable
Larry Helfant	Specifying 20 stories along Six Forks at North Hills should not be in the plan, it should be discussed in a rezoning	This received support during input phase; plan is time to address, but can be considered if there is a rezoning proposal

Input from Comment Period

Larry Helfant	Like green streets. Does Hardimont Road have enough width?	It would not allow for as full of a green street conversion as Bush or Quail Hollow, but elements can be included.
Larry Helfant	Clarify that Quail Hollow is in two disconnected segments	Clarification would be helpful, as would renaming the southern section
Larry Helfant	Supports Six Forks extension	Comment received
Larry Helfant	Parking should be included at Midtown bus transfer station	That will be included
Larry Helfant	Will greenway connect from northern section of Quail Hollow to St. Albans and beyond?	Yes
Larry Helfant	Does not support greater land use intensity along Falls/Wake, but appreciates the building height recommendations	This is recommended in one area (Bland Road) where future redevelopment may be likely, allowing for more of a grid pattern of streets.
Larry Helfant	Does not like "urban" sections of Six Forks, will allow too much density, should copy Cary and Holly Springs	Midtown Raleigh is a different context than Holly Springs. The "urban" reference is about building design, not density or land use.

Input from Comment Period

- Recommending three changes
- Following this step, report/recommendations will not change unless Council changes it

Confirmation

- Does the report reflect the input received?

Next Steps

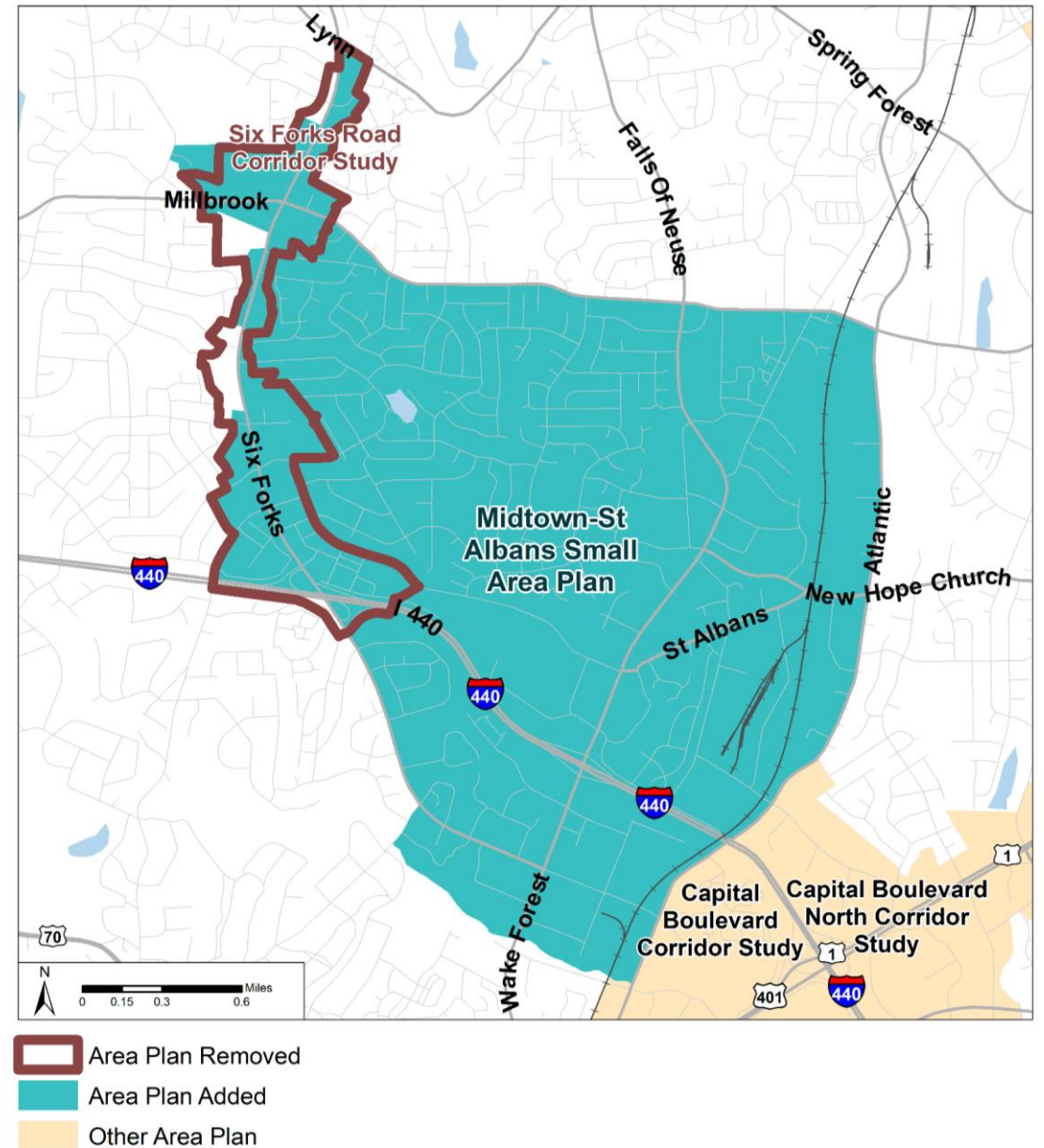
- Aiming for March 17 Council Agenda – request is to refer Plan (Report and Comprehensive Plan amendments) to Planning Commission
- Likely on the Consent Agenda, little discussion (Group likely does not need to attend)
- April 23: Target date for beginning of Planning Commission review. At PC's "Committee of the Whole." Group representatives should attend.
- Following PC review – City Council public hearing. Group representatives should attend.

Comprehensive Plan Amendments

- Primary way of implementing the policy sections of the report
- Embedded into the Comprehensive Plan
- A new “Midtown” section will be added to the Plan
- Several maps will be amended

Comprehensive Plan Amendments: Maps

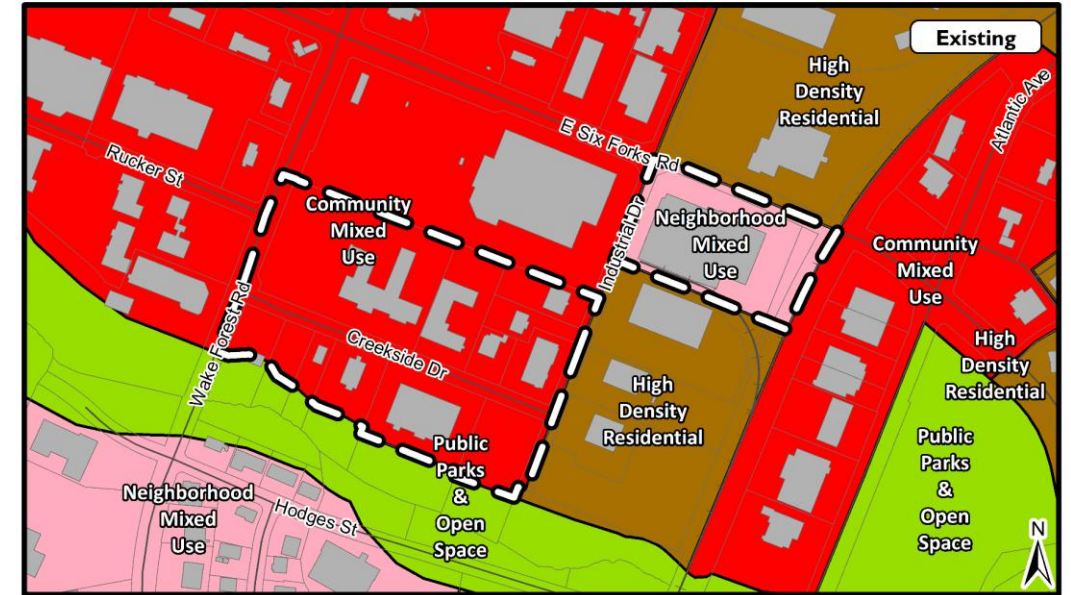
Amendment to AP-1: Area Specific Guidance



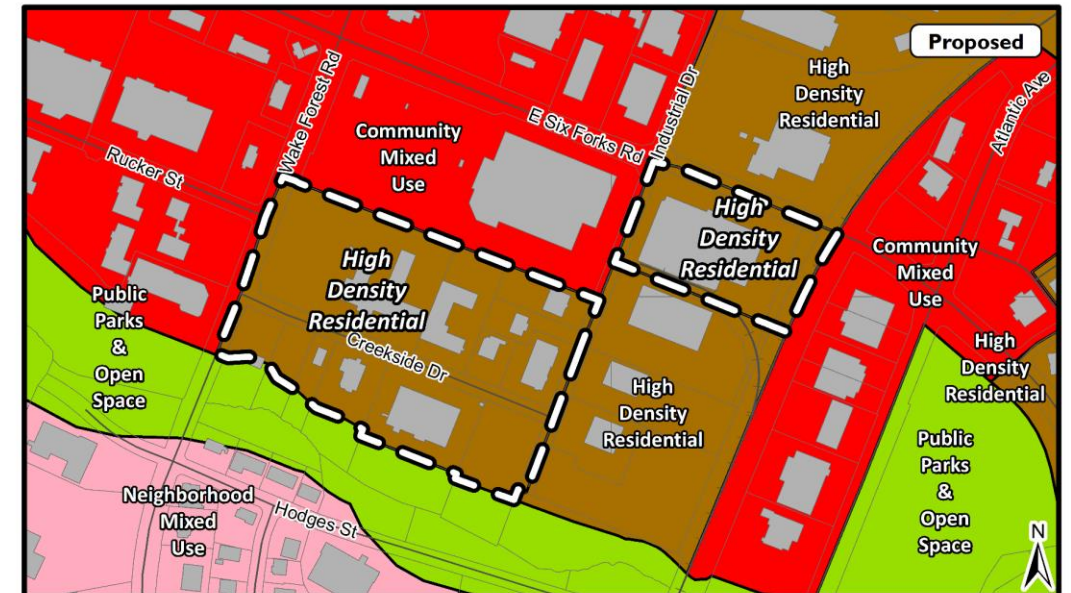
Comprehensive Plan Amendments: Maps

Proposal to Amend the Future Land Use Map

Existing Designation: Neighborhood Mixed Use and Community Mixed Use



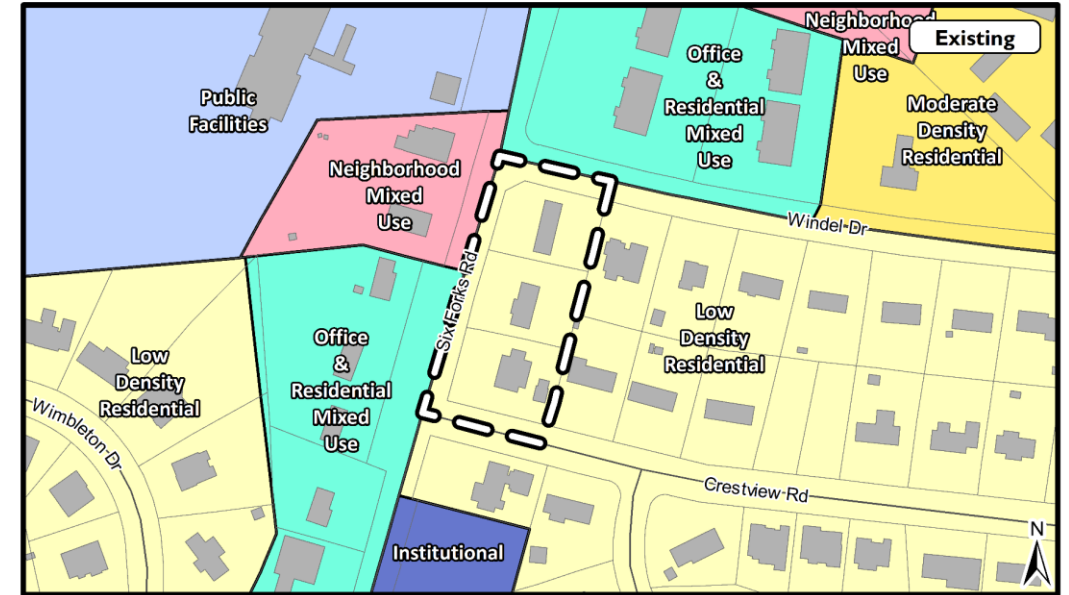
Proposed Designation: High Density Residential



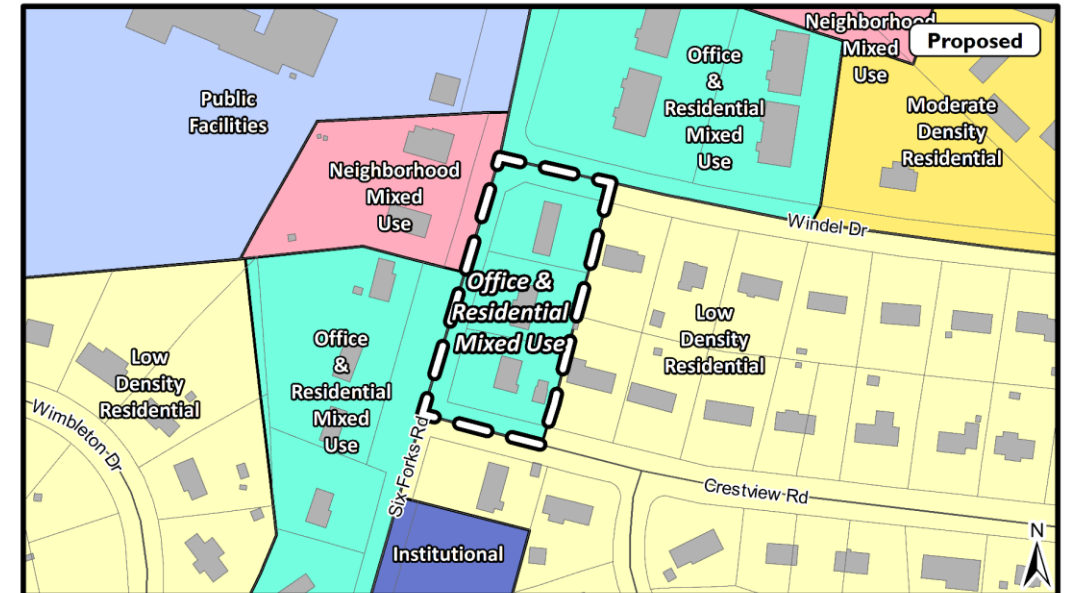
Comprehensive Plan Amendments: Maps

Proposal to Amend the Future Land Use Map

Existing Designation: Low Density Residential



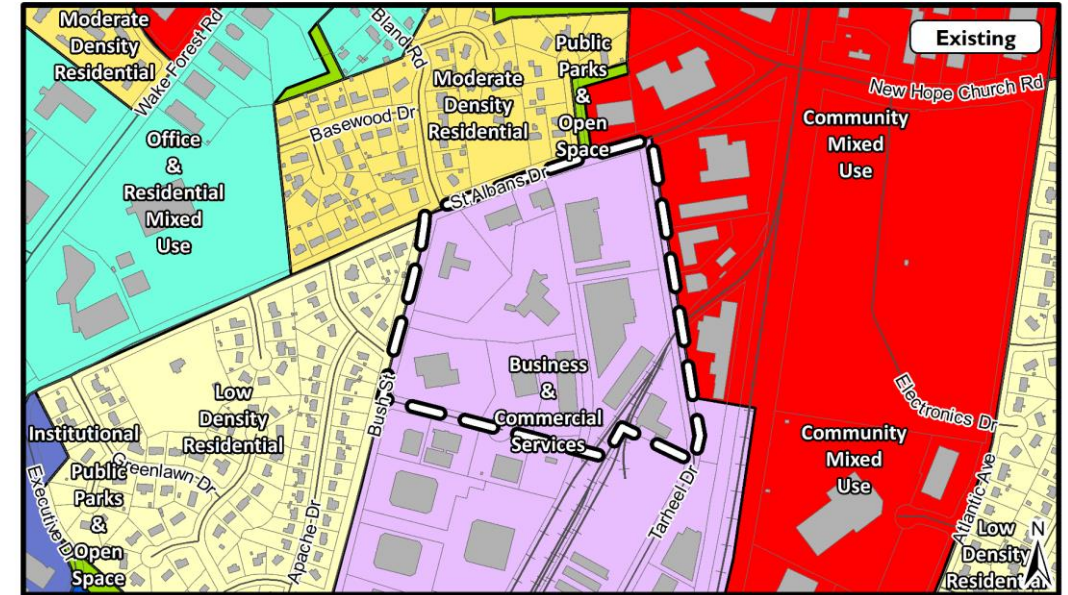
Proposed Designation: Office & Residential Mixed Use



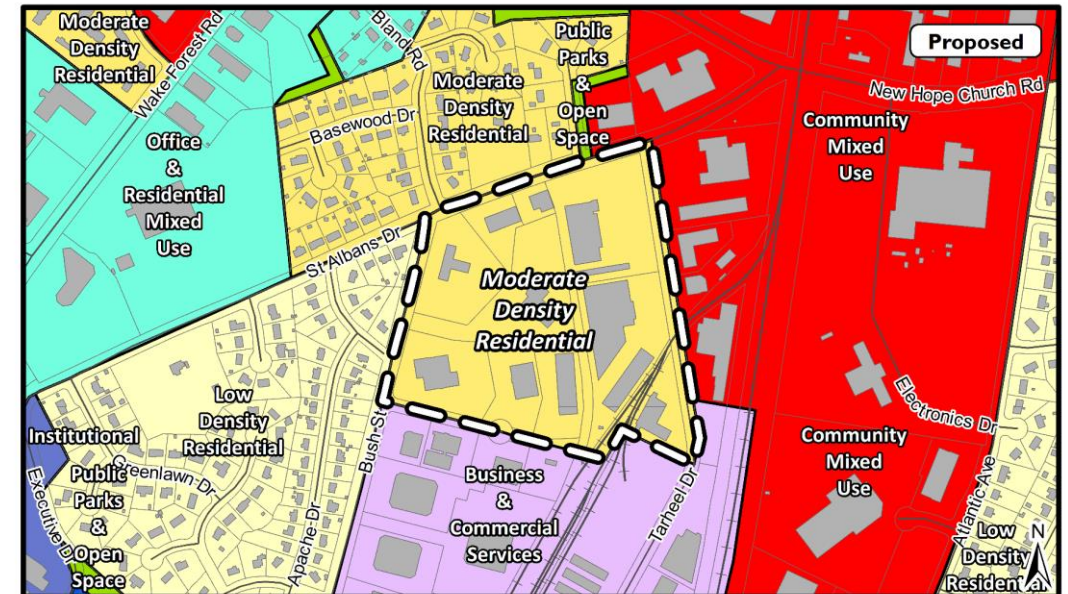
Comprehensive Plan Amendments: Maps

Proposal to Amend the Future Land Use Map

Existing Designation: Business & Commercial Services



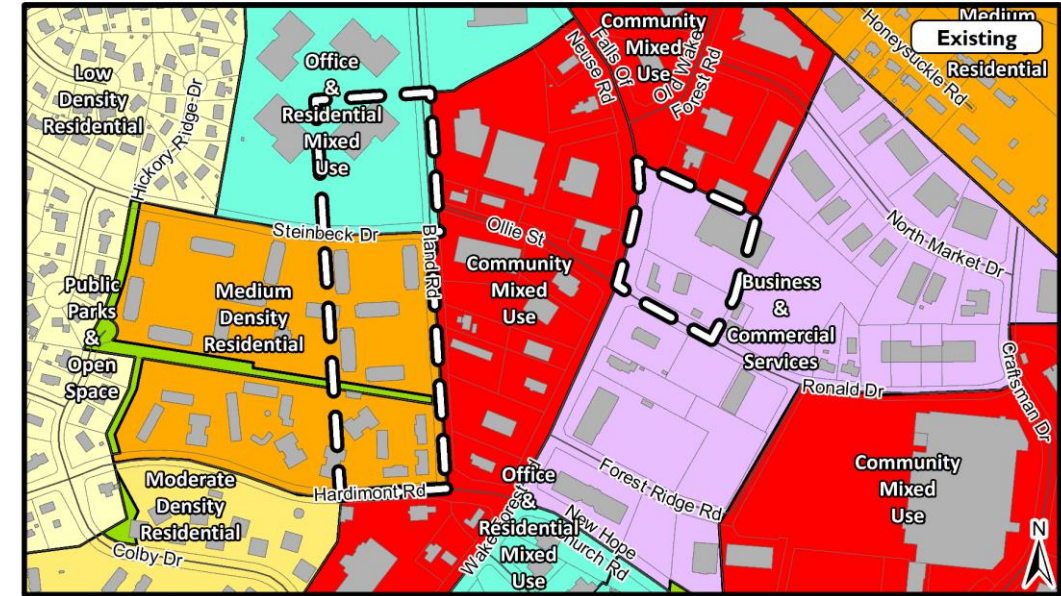
Proposed Designation: Moderate Density Residential



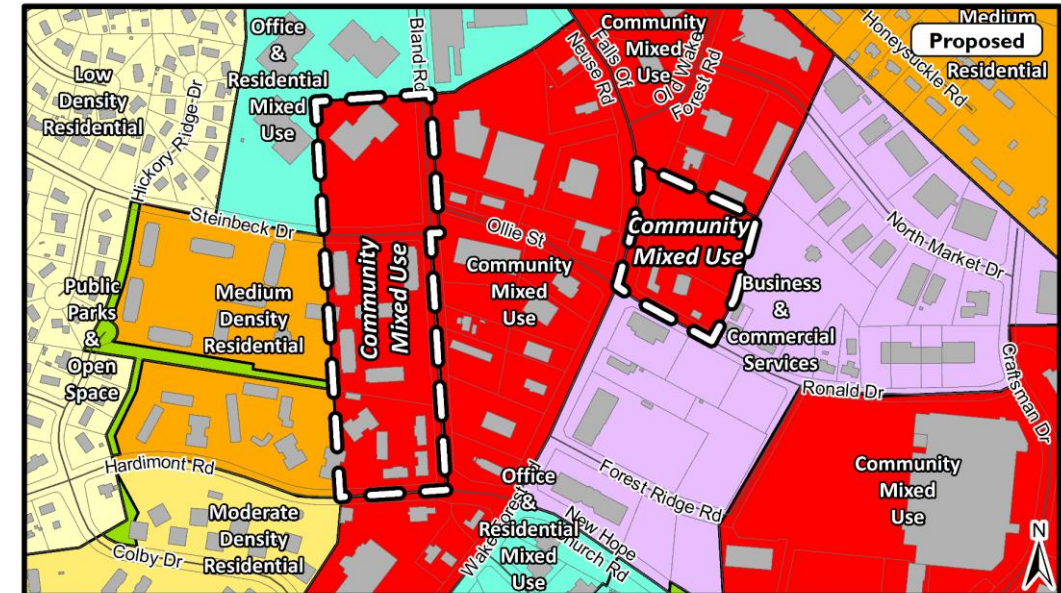
Comprehensive Plan Amendments: Maps

Proposal to Amend the Future Land Use Map

Existing Designation: Medium Density Residential, Office & Residential Mixed Use, Business & Commercial Services, and Public Parks & Open Space

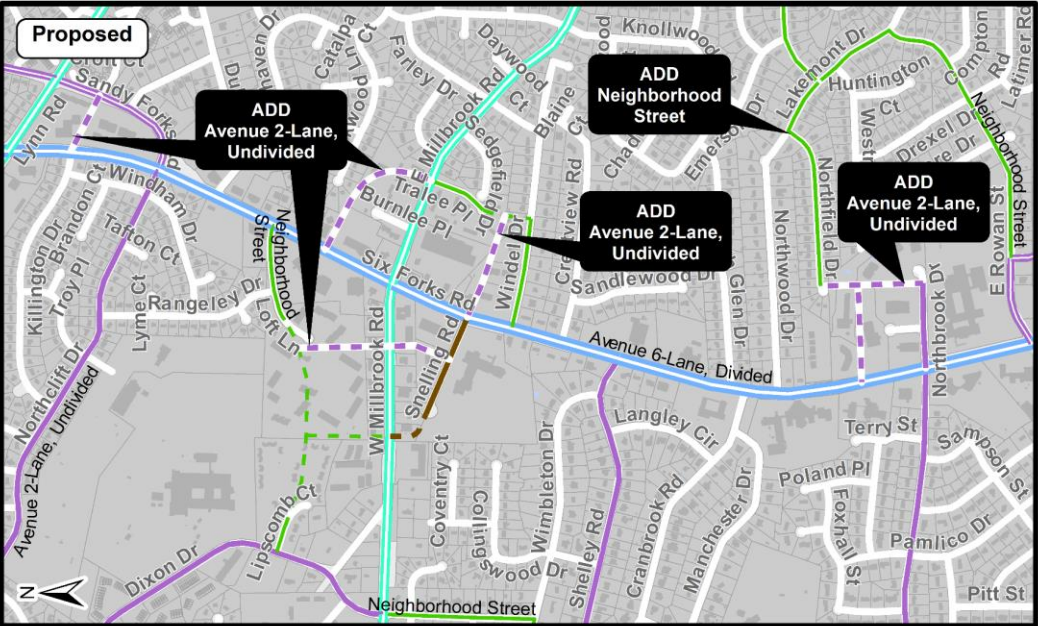
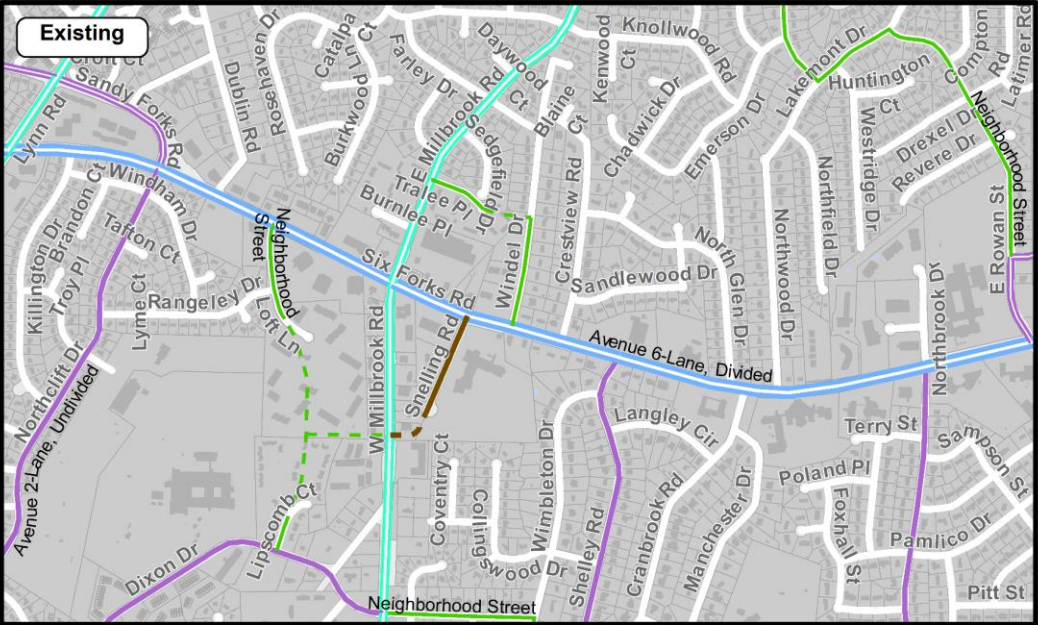


Proposed Designation: Community Mixed Use

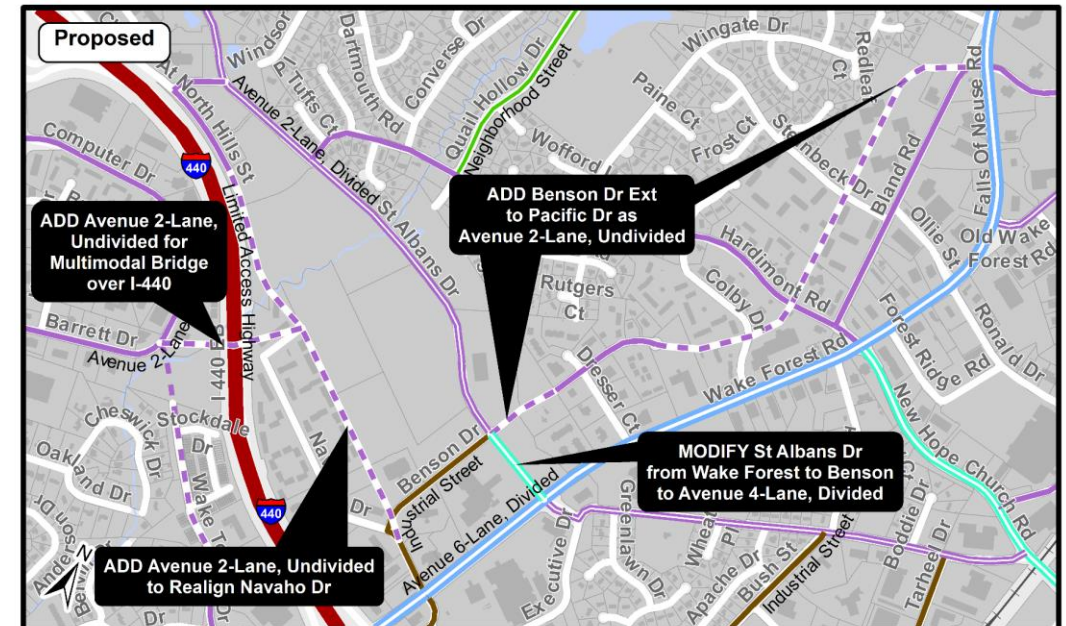


Comprehensive Plan Amendments: Maps

Proposal to Amend the Street Plan

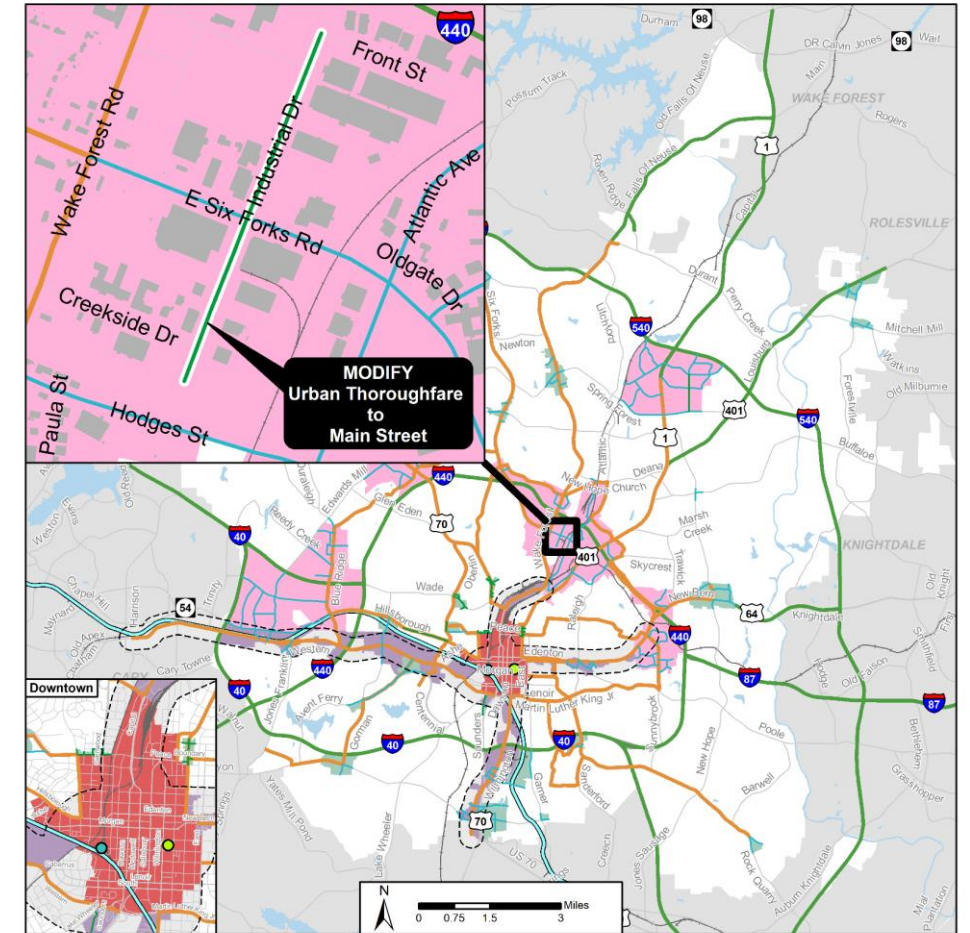


Proposal to Amend the Street Plan



Comprehensive Plan Amendments: Maps

Amendment to Map UD-1: **Urban Form**



Next Steps: Outreach

- Mailing to properties within 100' of where plan policy would change
- Holding "office hours" drop-in in the area the week prior to the PC meeting

Next Steps: Implementation

- Group can play a role going forward
- Future decisions to be made to implement plan
- Staff will be providing reports on progress to stakeholders

Thank you!!