



**Midtown-St. Albans Area Plan  
City Council Work Session  
April 9, 2019**

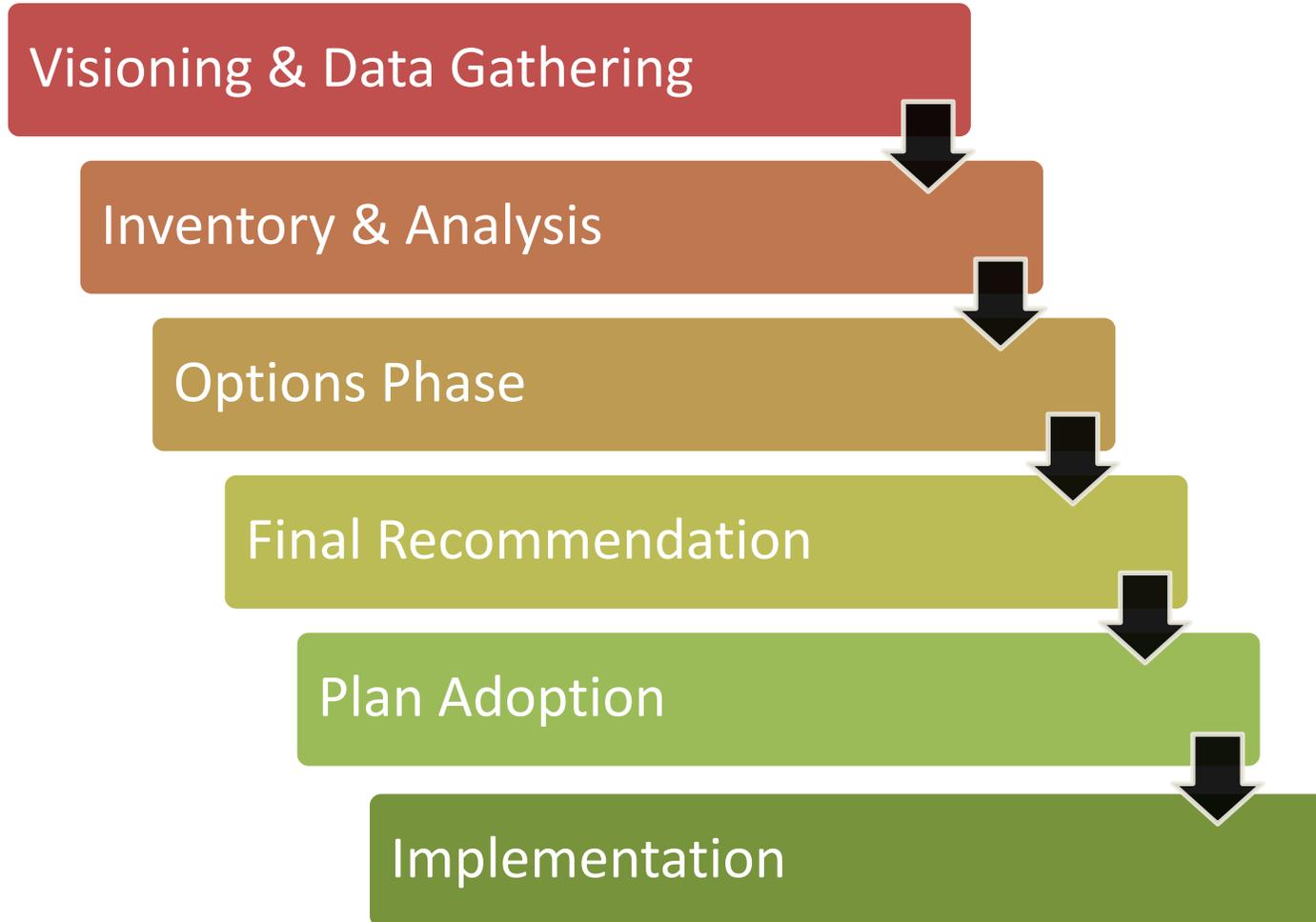
Image: Douglas Elementary School in MSA Study area.

# Agenda

- **Planning Process**
- **Public Outreach and Input**
- **Planning Principles**
- **Key Solutions**
- **Next Steps**
- **Questions/Discussion**



# Planning Process



# Role of the Confirmation Group

To ensuring that the planning process invites and includes input from all relevant stakeholders, and to provide feedback confirming our findings.

*Examples of recent feedback:*

- Hold events during a multi week period.
- Schedule the meetings so folks can come directly from work.
- More work needs to be done to ensure a diverse section of residents are being included.

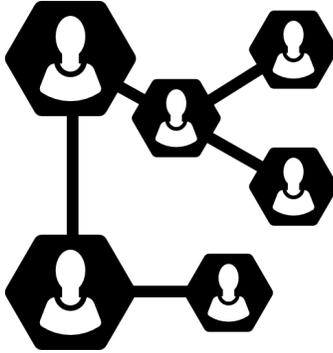
## Confirmation Group Meetings

- *September, 2018 Confirmation Group Appointed*
- October 1, 2018
- November 14, 2018
- *December - Public Meetings*
- February 5, 2019
- April 23, 2019

# Who did we reach out to?



Sent surveys to area schools



Confirmation Group Extended Network



Distributed surveys to Churches



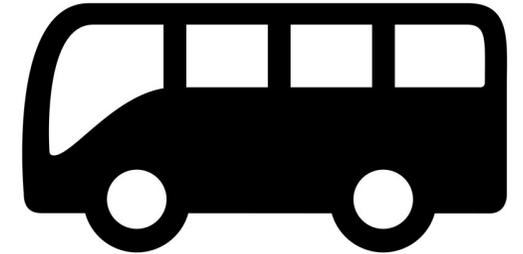
Handed out paper surveys to Latino Businesses



Visited/emailed survey links to apartments totaling **3,912** units



In person visits to area businesses



Handed out survey links on area bus routes

# Who did we reach out to?



**6,000** GovDelivery Emails  
(sent 4 times!)



Targeted Social Media Posts



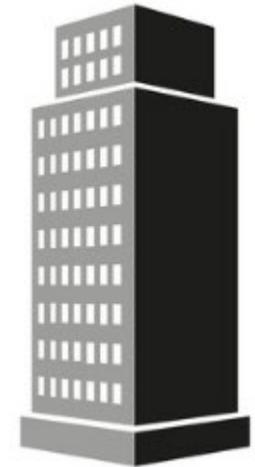
Emailed swim and  
social clubs



Presented to **Midtown &  
Atlantic** CACs



Mailed out **5,000**  
postcards

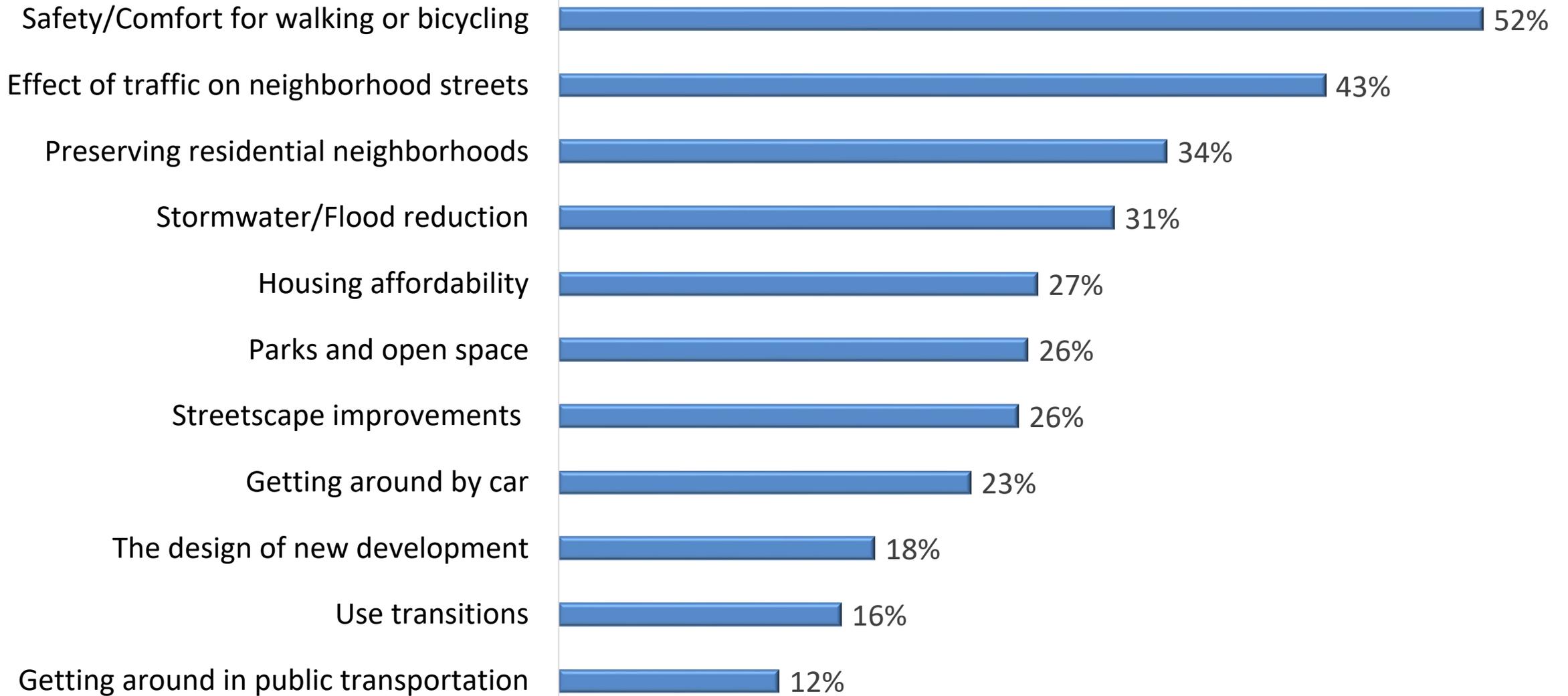


Worked with North Hills &  
Midtown Raleigh Alliance

# Public Survey – Top Issues

Answered: 370 of 614

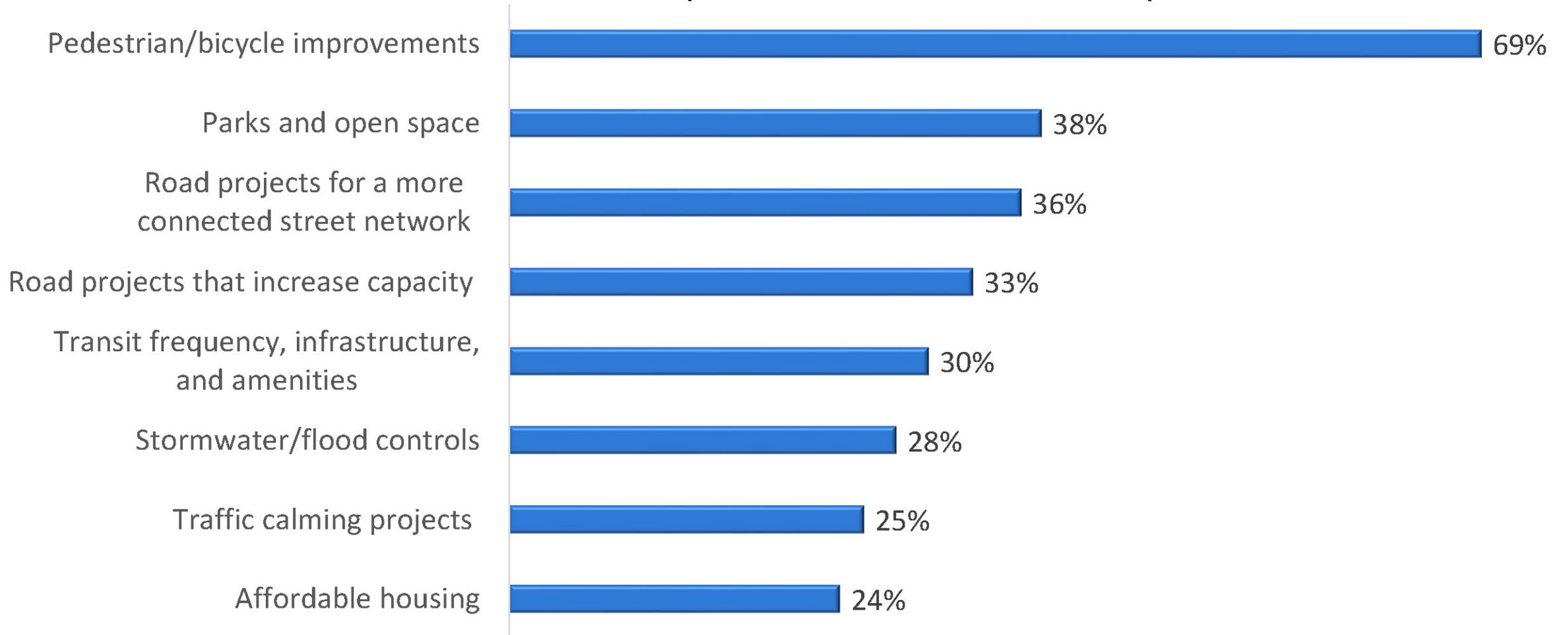
Of the following issues, which are the top three the Midtown plan should address?



# Overview

Answered: 348 of 614

Of the following infrastructure improvements, which three should be prioritized in the Midtown plan?

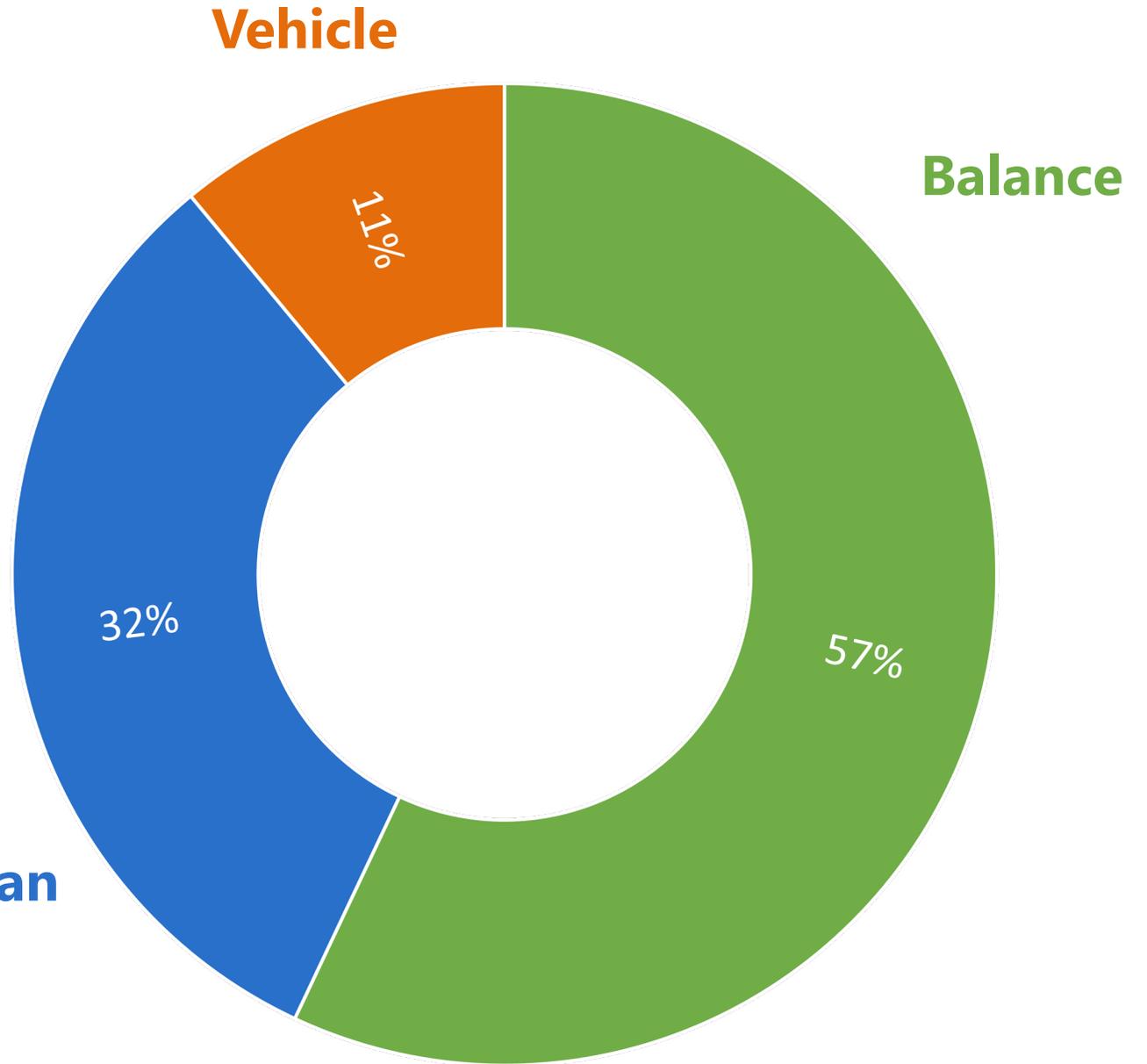


# Public Survey - Tradeoffs

Answered: 457 of 614

Often transportation improvements involve trade-offs between vehicle traffic flow and making it safer for pedestrians. Which, if either, is a higher priority for you?

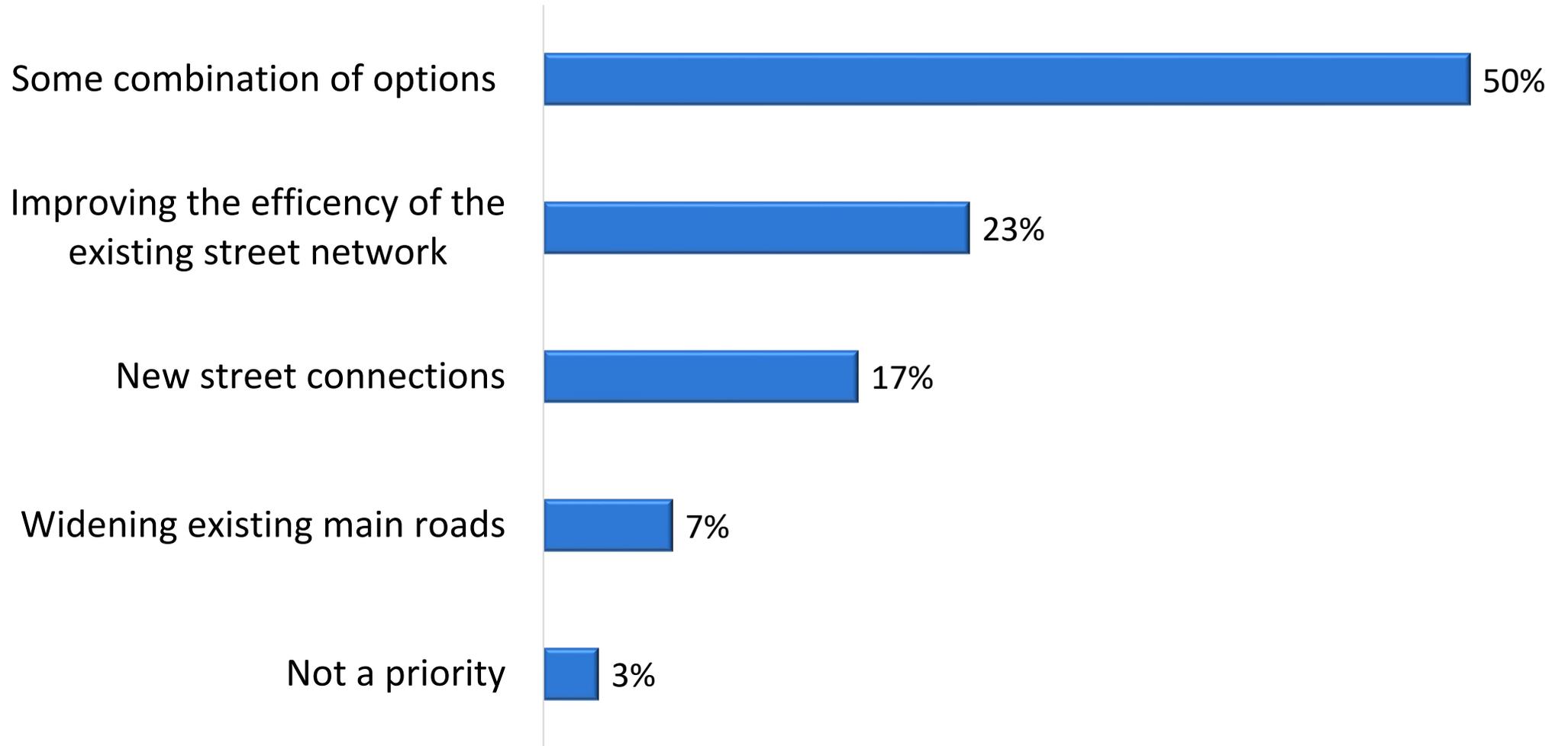
**Pedestrian**



# Public Survey - Approach

Answered: 439 of 614

What is the best way to address traffic issues in Midtown?



# Where are the worst problems for traffic in Midtown?

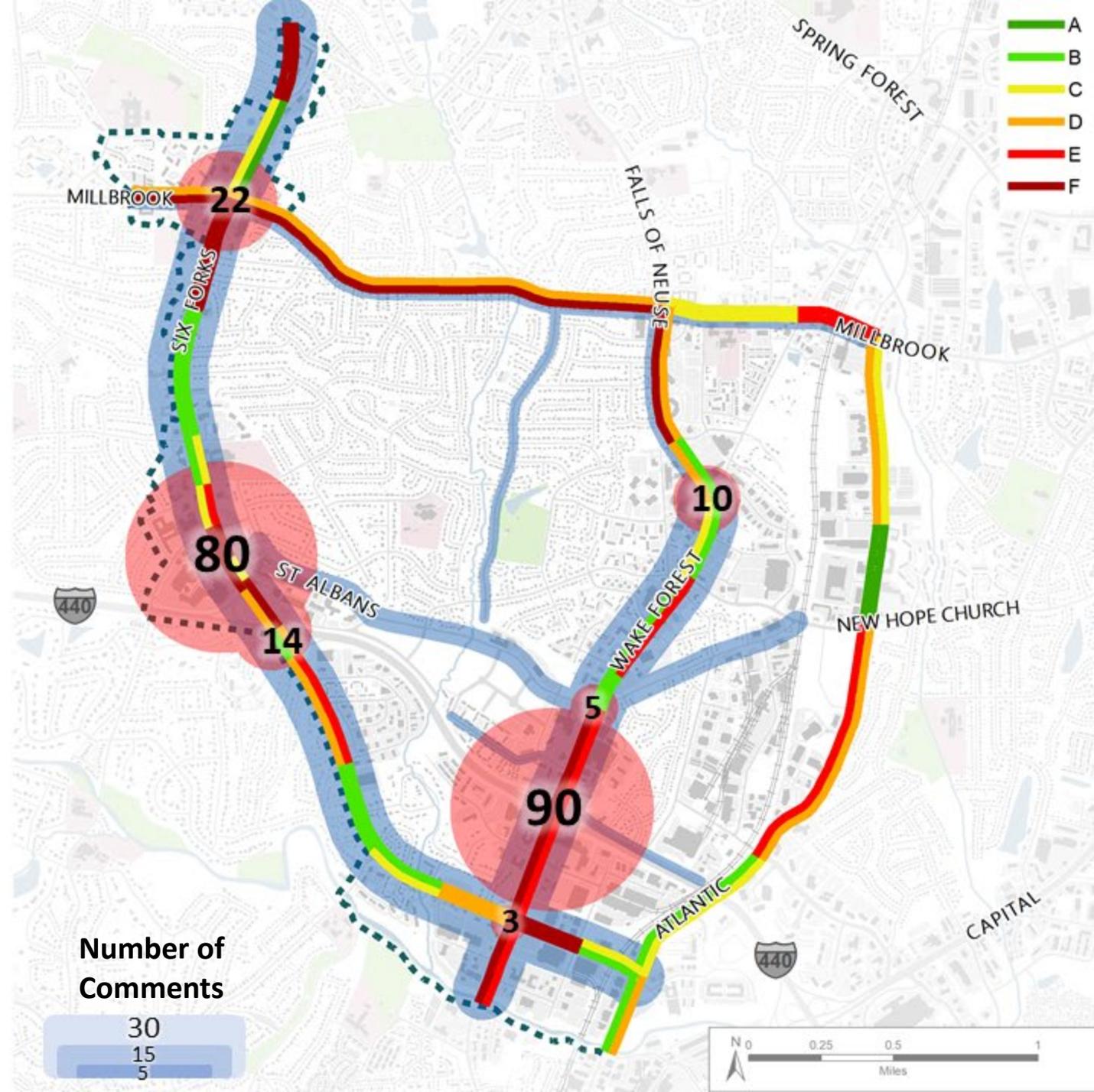
148 Comments Received

## 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



# Where are the worst problems for people walking or bicycling in Midtown?

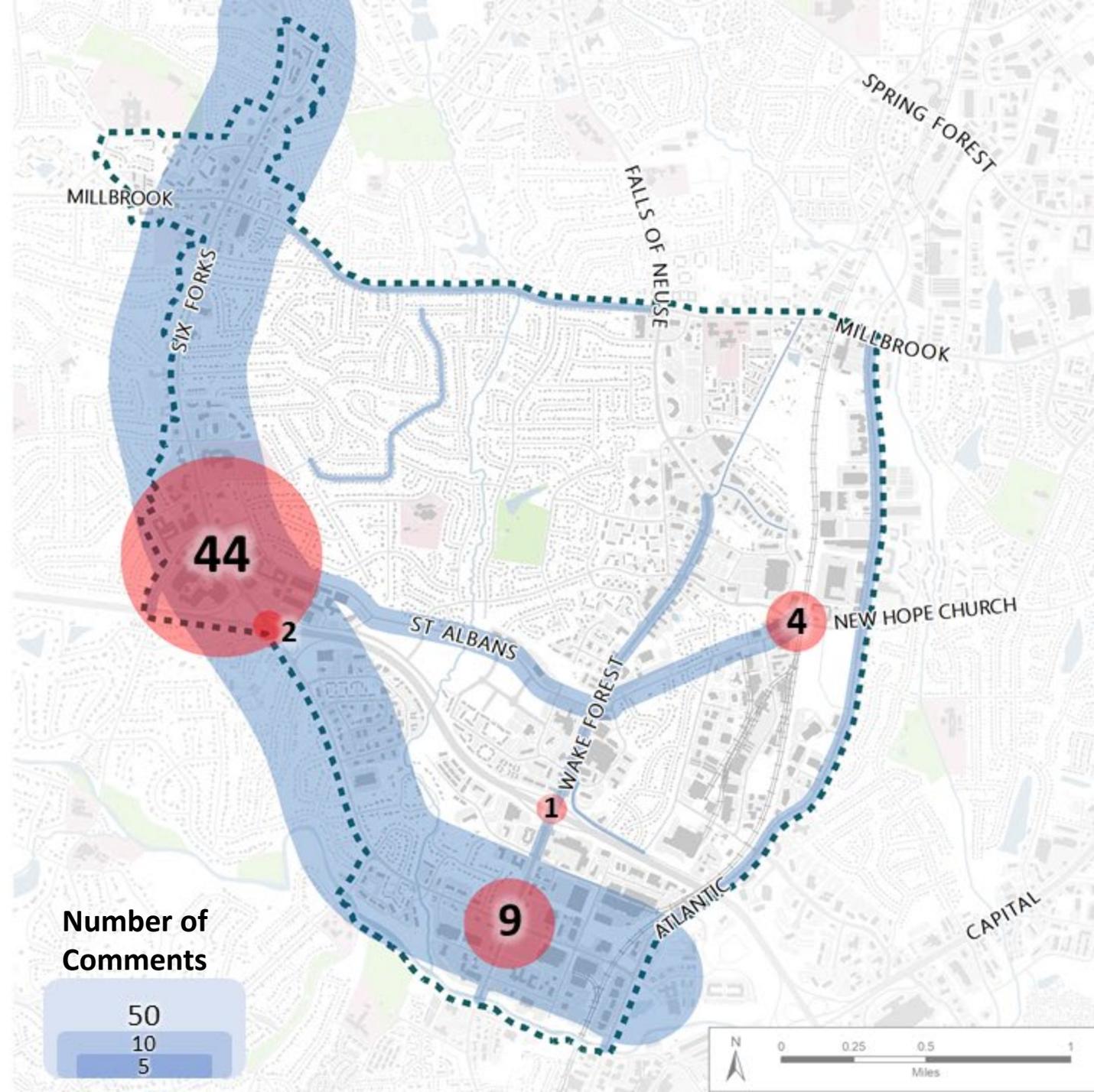
90 Comments Received

## Corridors

- Six Forks
- Wake Forest
- St. Albans

## Intersections

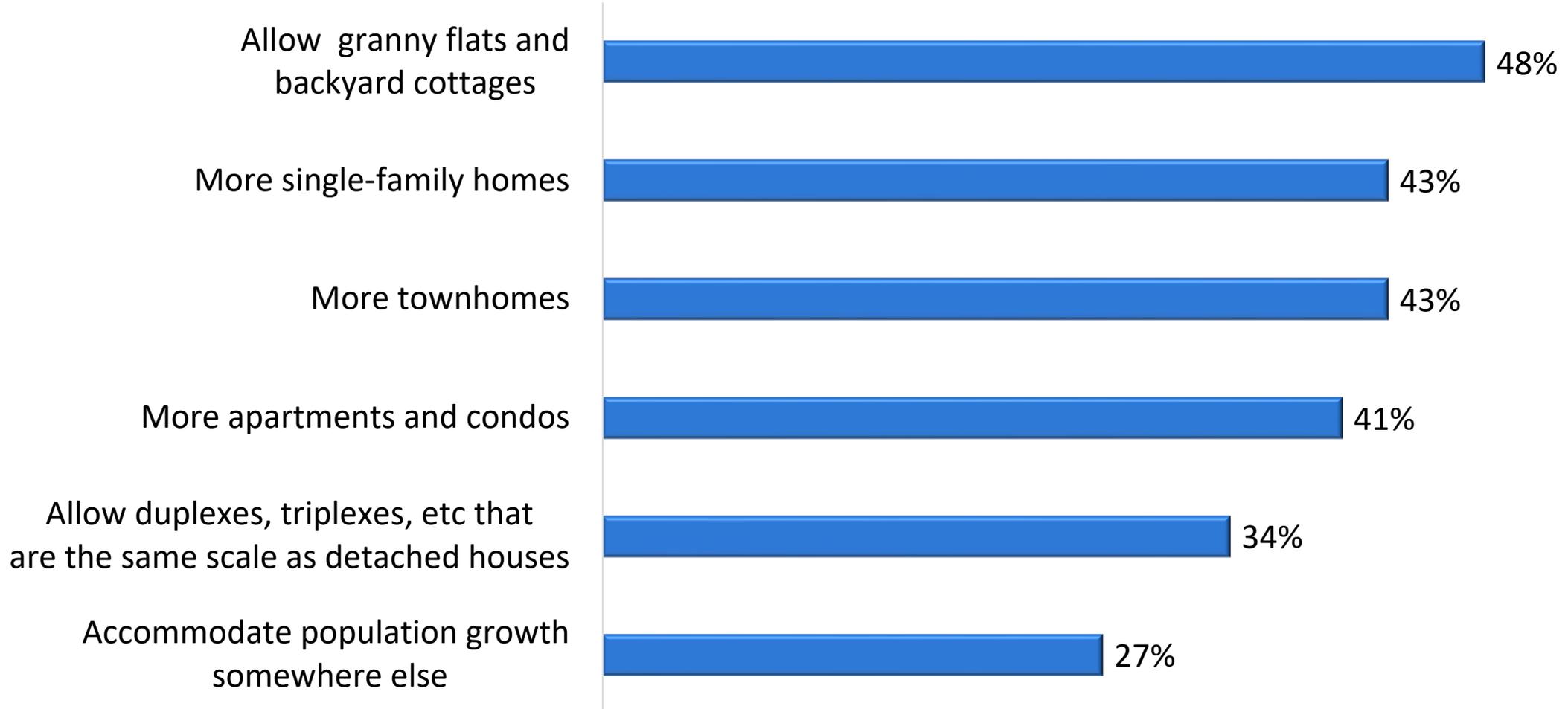
- Six Forks at North Hills
- Six Forks and Wake Forest
- St. Albans and New Hope Church Road



# Housing

Answered: 357 of 614

Midtown, like the rest of Raleigh, is experiencing population growth. Please check all options for accommodating new residents that you agree with.



## Planning Principles (full text in handout)



Midtown Moves: Healthy, Safe, and Reliable Transportation



Midtown Living: Residential Neighborhoods and Housing Choices



Midtown Works: Innovation and Opportunity



Aesthetics: Beautiful Midtown



Midtown Green and Blue: Parks, Trees, and Stormwater

# Key Solutions

- Crossing the Beltline 
- Connectivity and Access Management  
- Bus access and routes  
- Stormwater Infrastructure 
- Land Use and Urban Form Considerations  

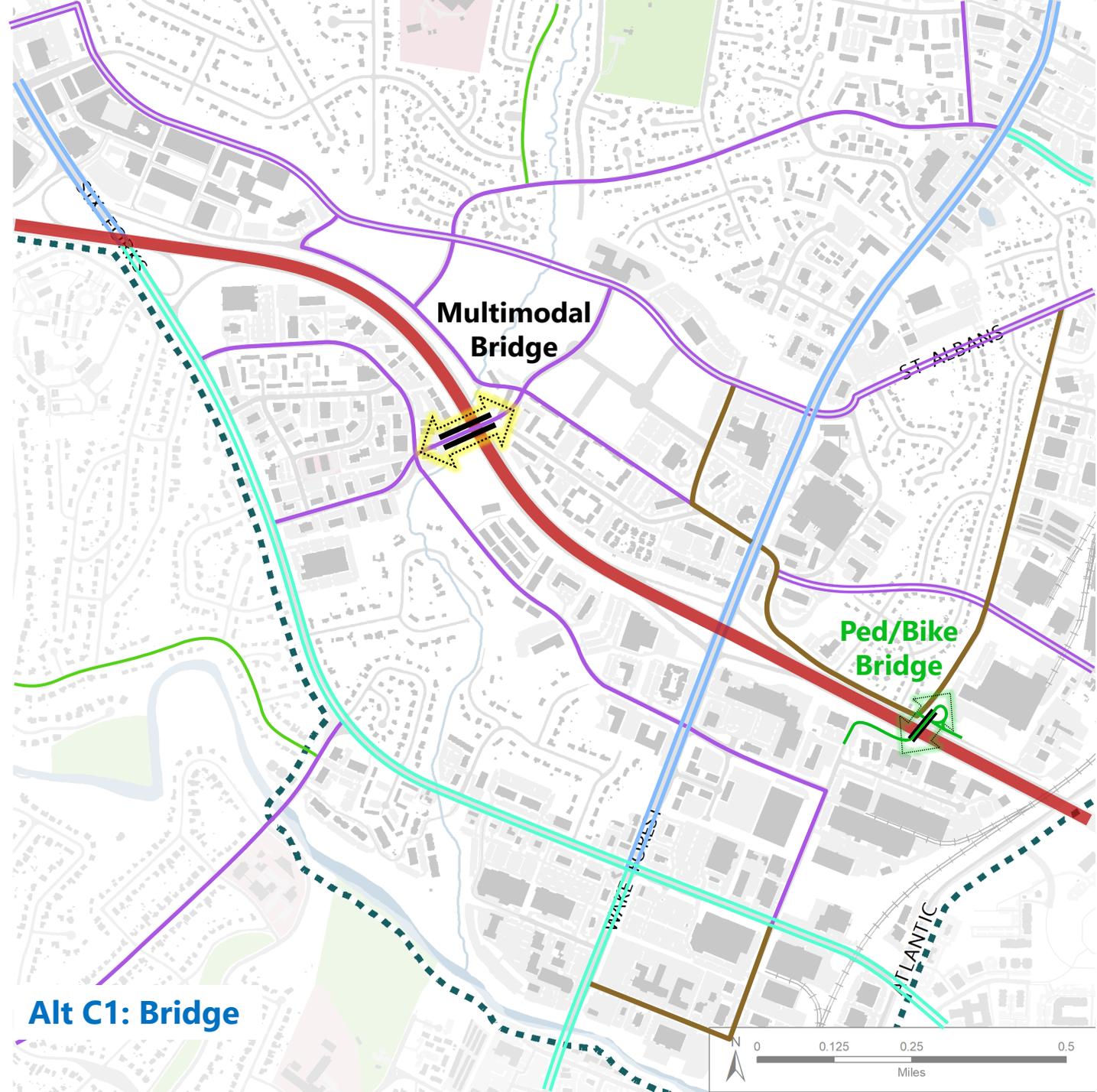
# I-440 Crossings

## 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)

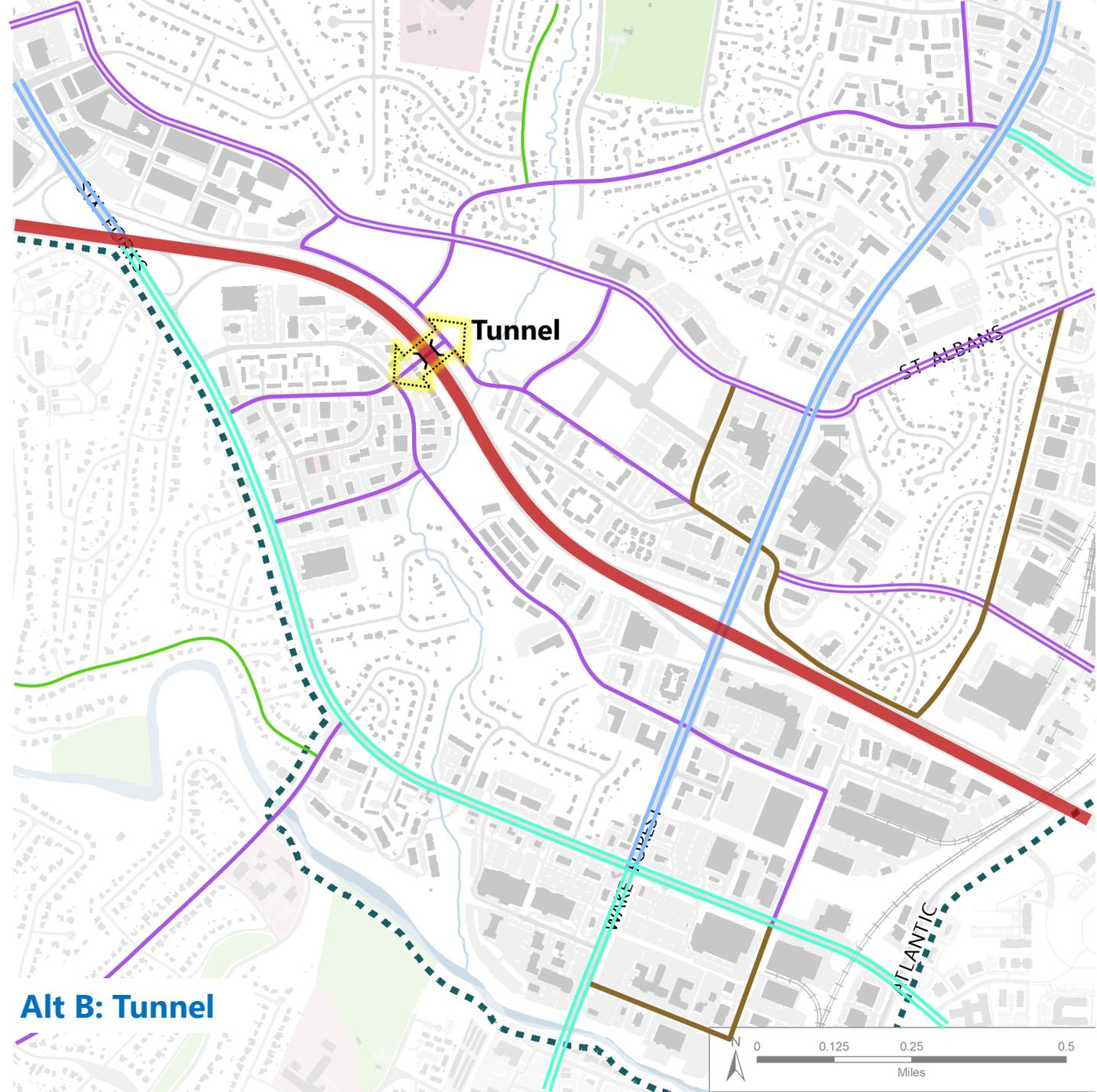


# I-440 Crossings

**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

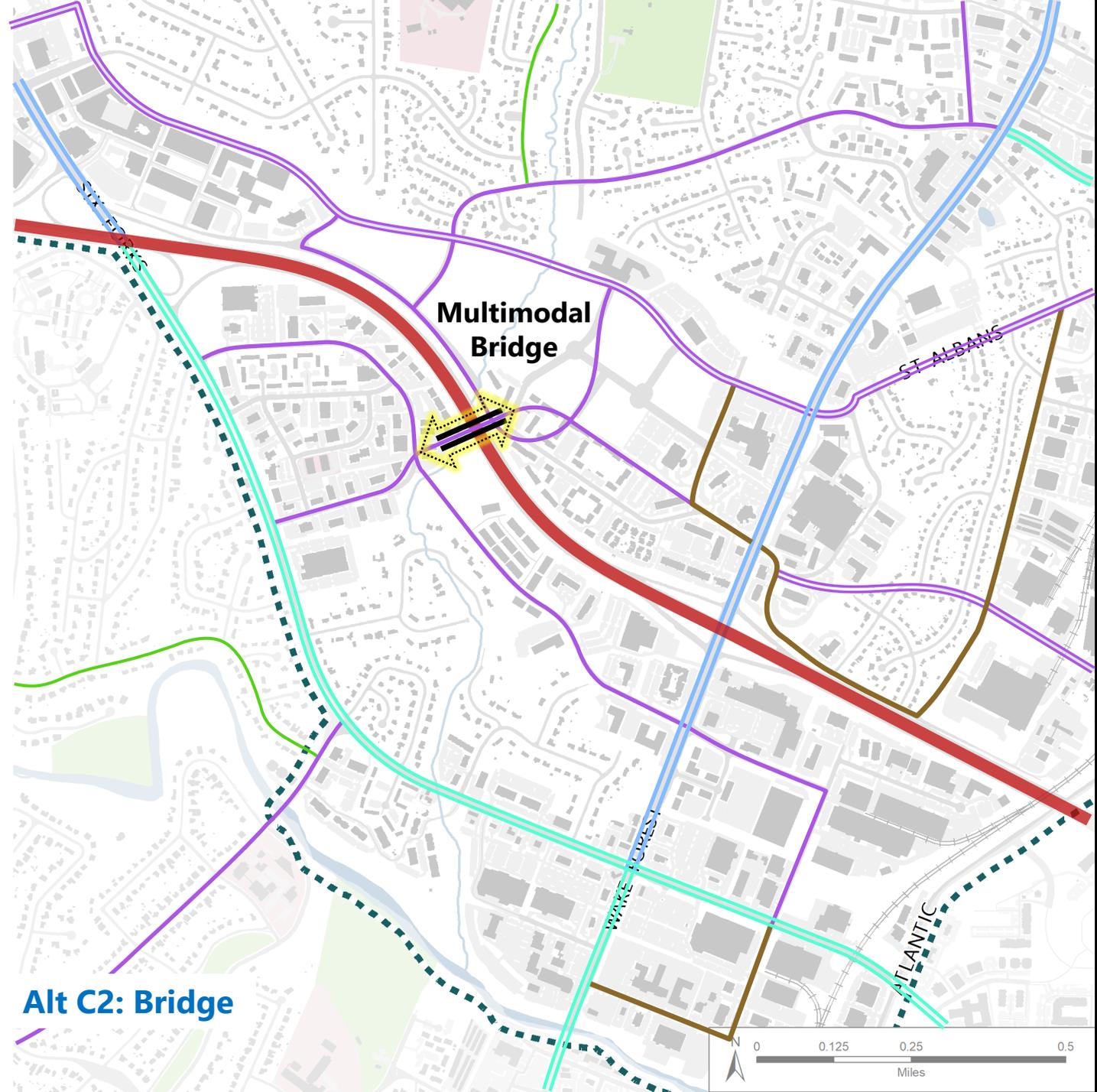


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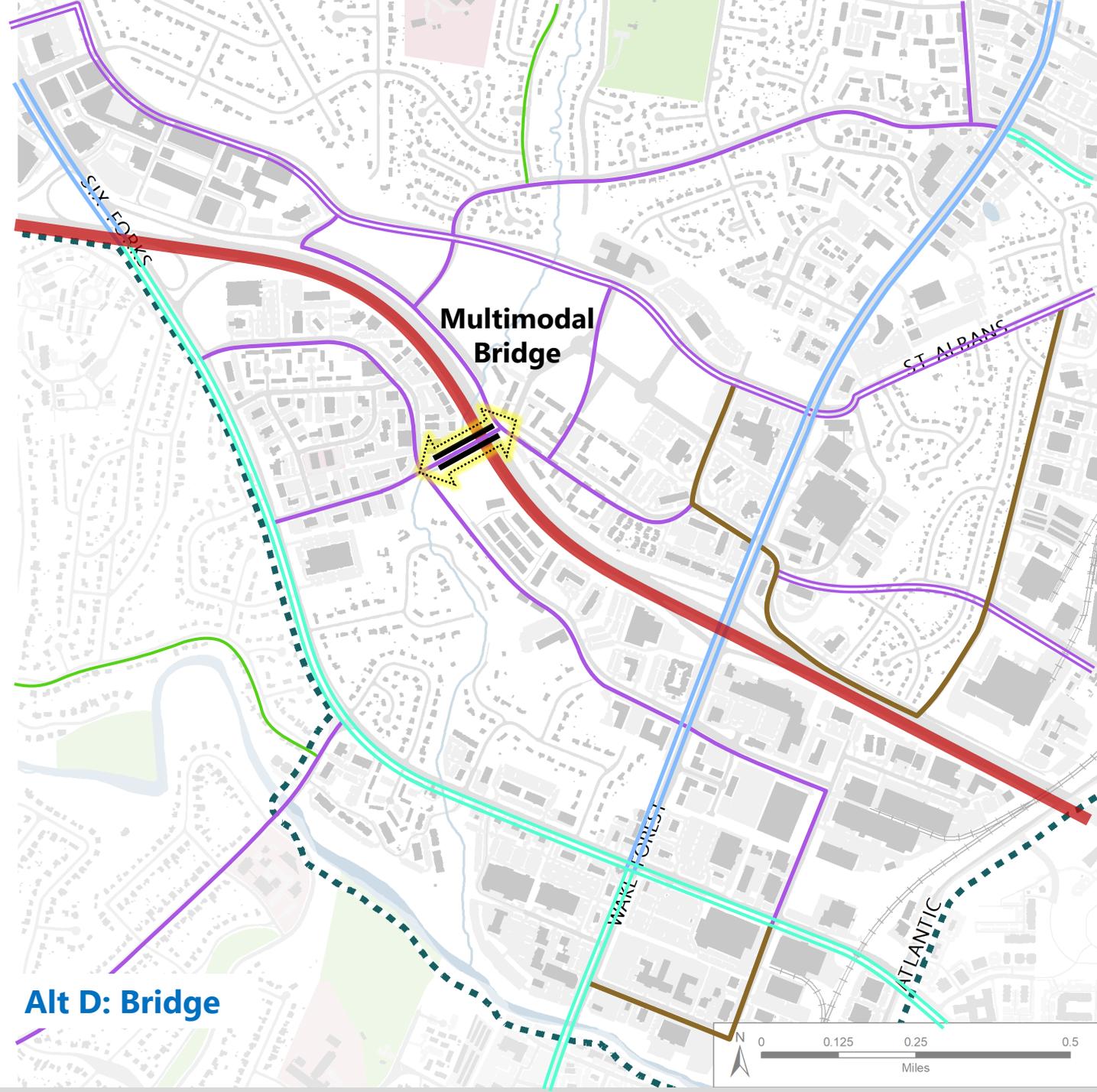


# I-440 Crossings

## Numerous Options (five shown)

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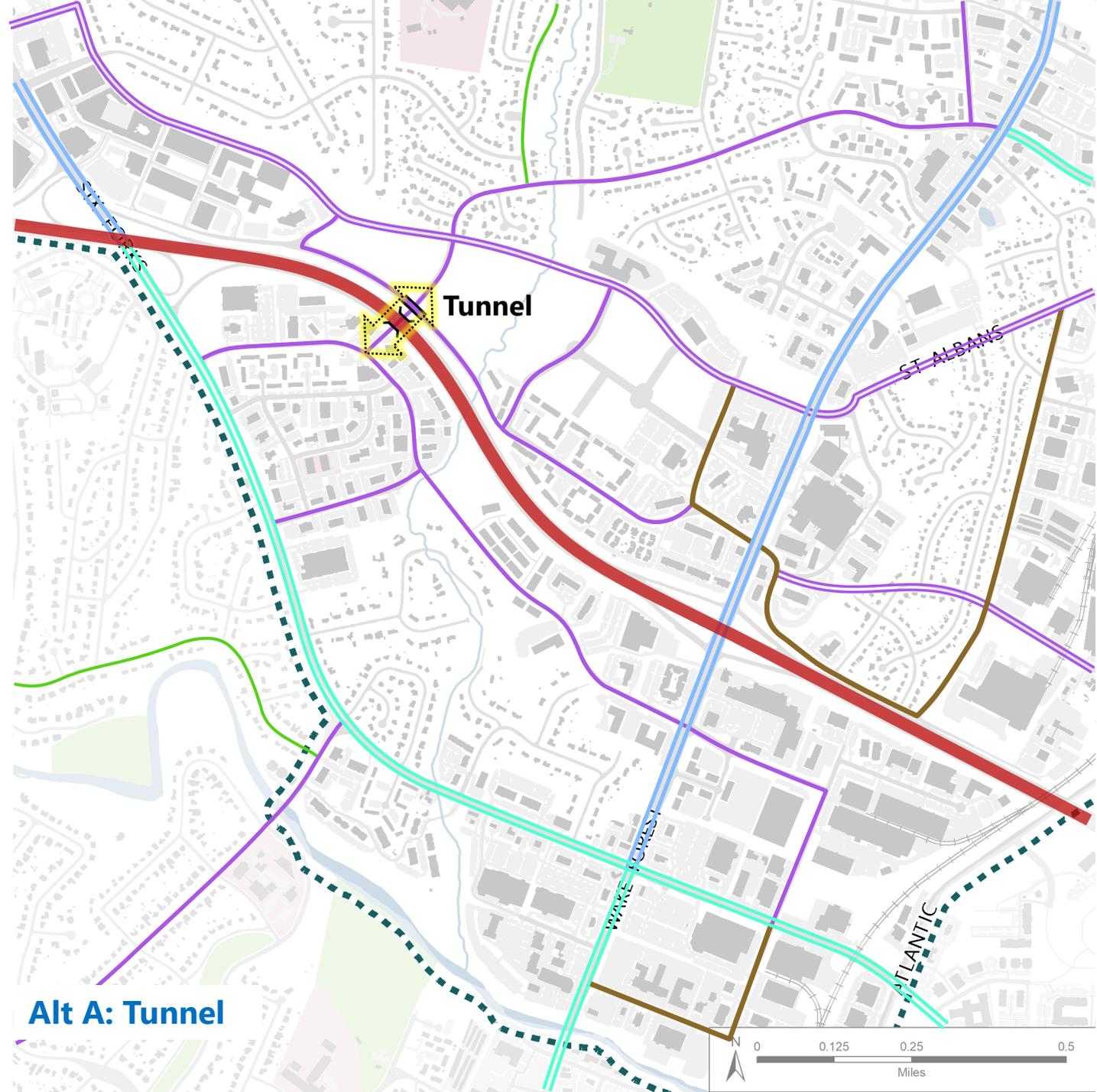


# I-440 Crossings

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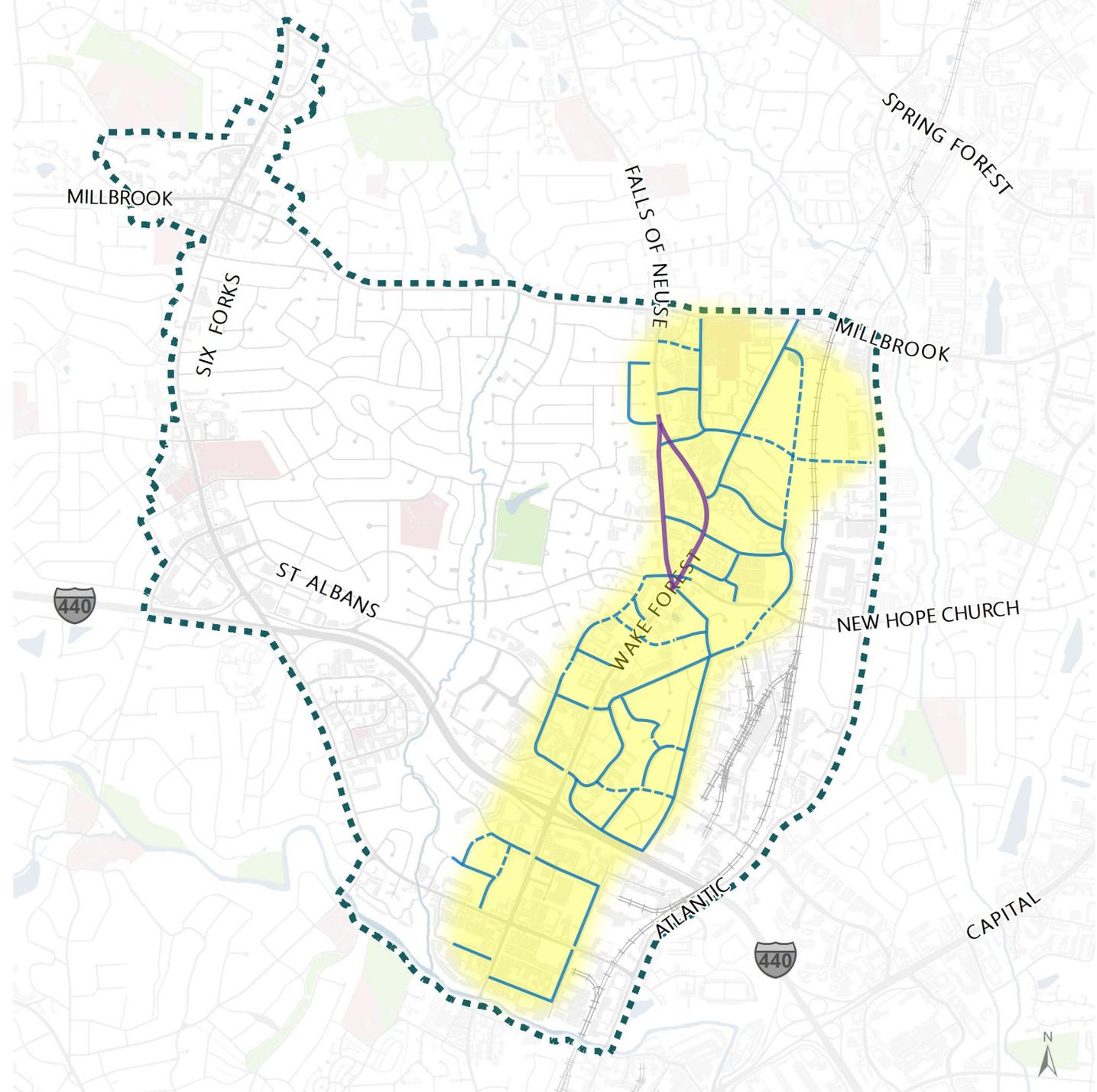
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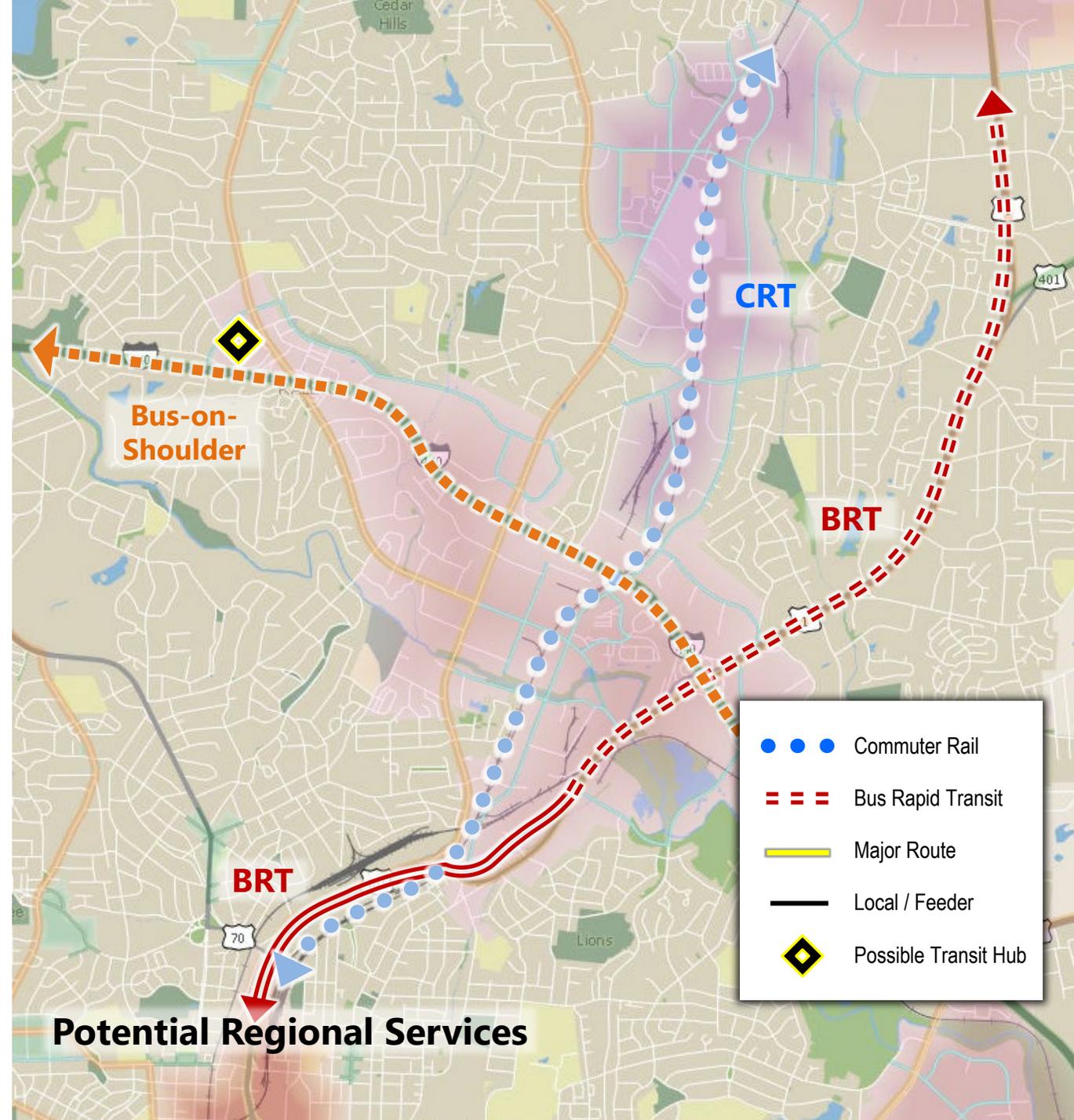
# Connectivity & Access Management

- 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



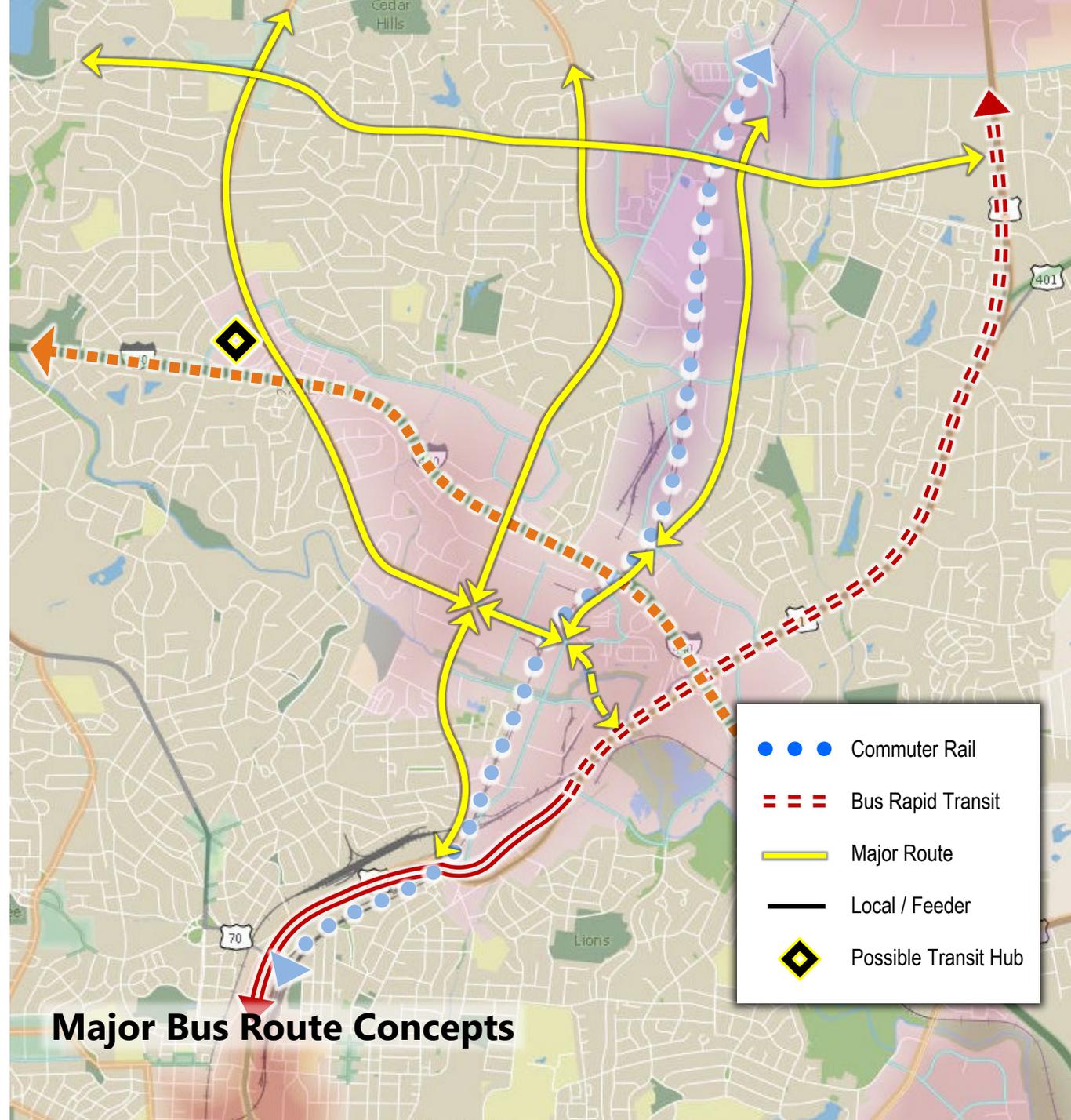
# Transit Service

- How to integrate with potential regional services?
  - BRT: access & interlining
  - I-440: possible express/bus-on-shoulder
  - Commuter Rail: long-range potential



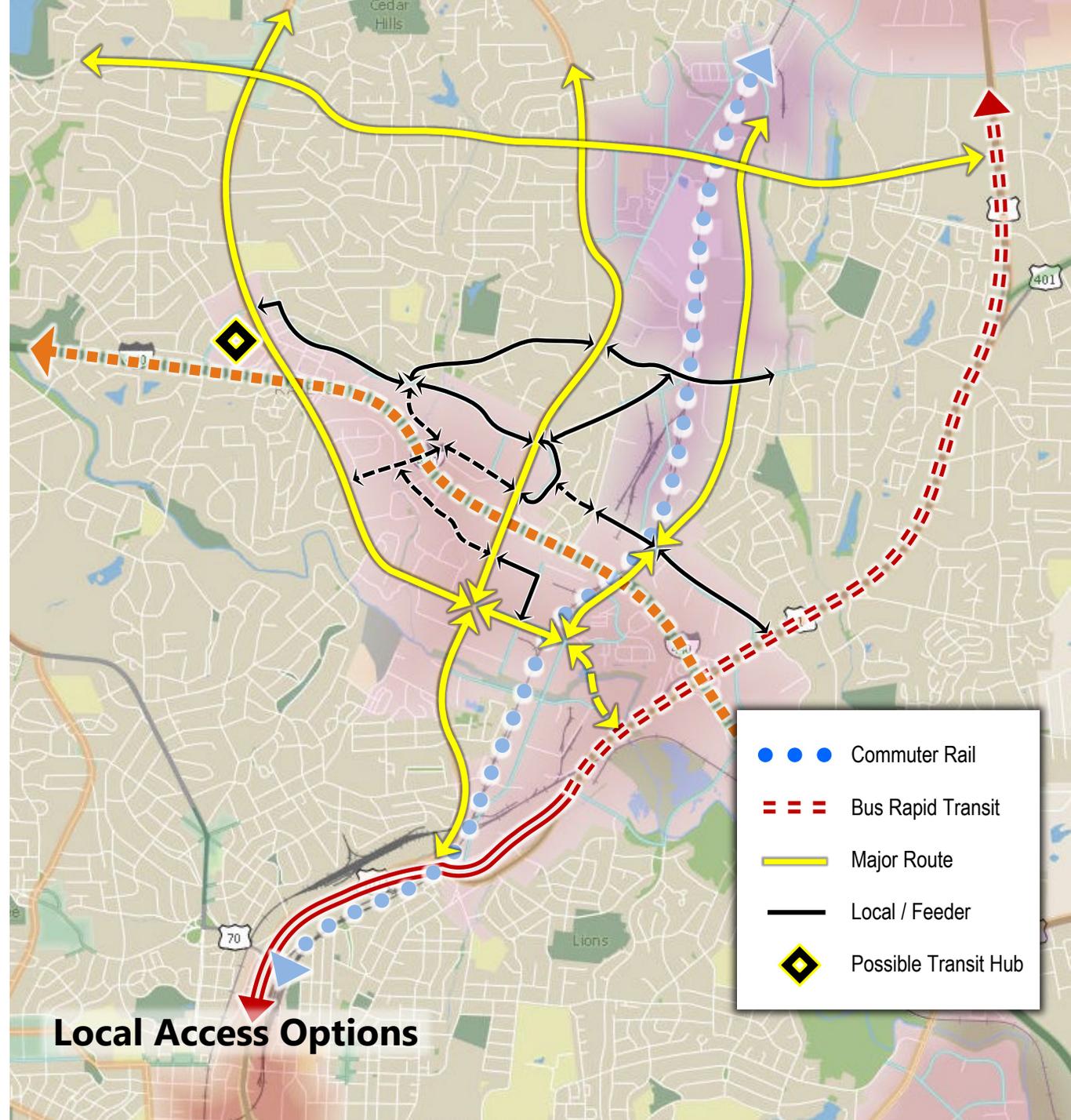
# Transit Service

- How do major bus routes evolve?
  - Six Forks extension
  - Changing land use
  - Shifting demographics



# Transit Service

- How can access improve?
  - I-440 crossing
  - Westinghouse-Highwoods-Wolfpack-Navaho improvements
  - Wake Towne Dr. extension
  - Pedestrian/bicycle connectivity



# Where has flooding been a problem in Midtown?

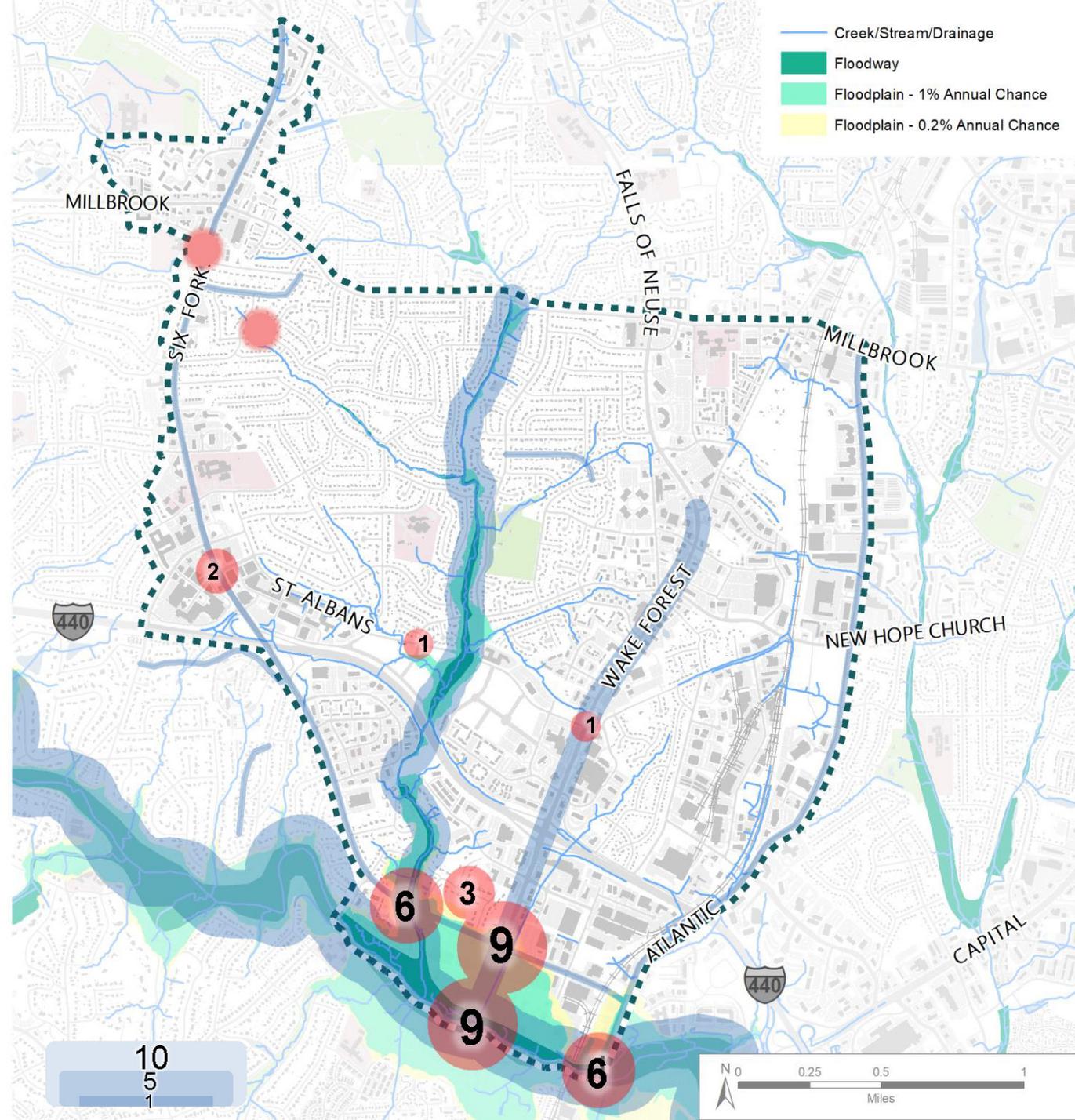
Approximately 56 responses

## 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



# Green Street Options

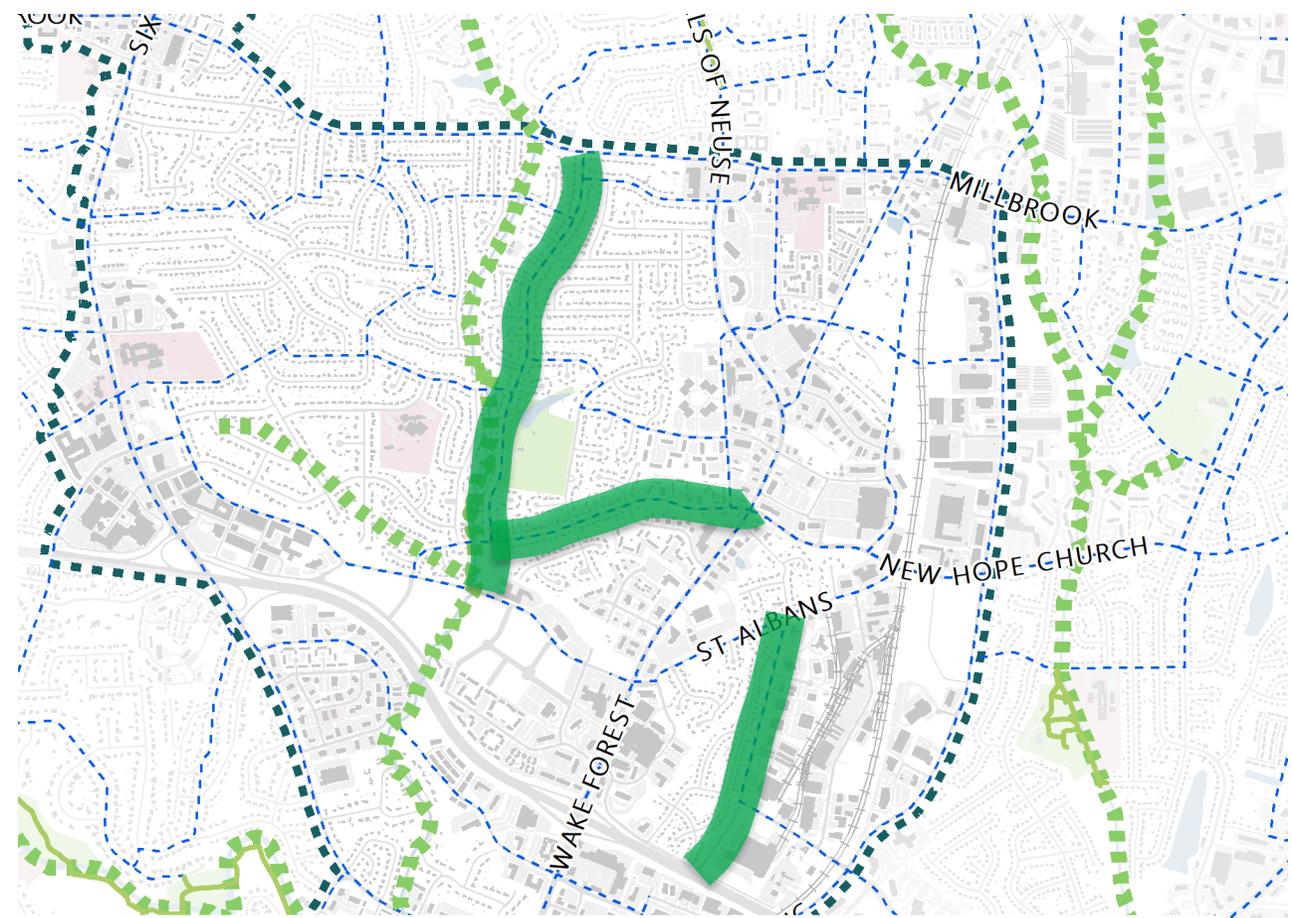


## Issues

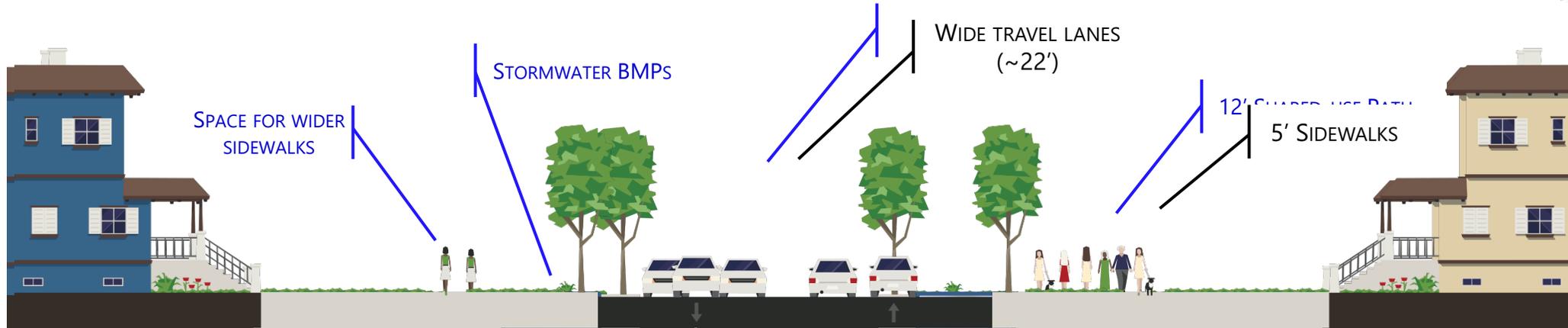
- Recurring flooding issues
- Lack of ped connectivity and comfortable facilities
- Constraints along Big Branch Creek
- Higher speed cut-through roadway

## Opportunities

- Wide ROW (~80')
- Near planned greenway corridor
- Planned bike facilities



CoCurrent

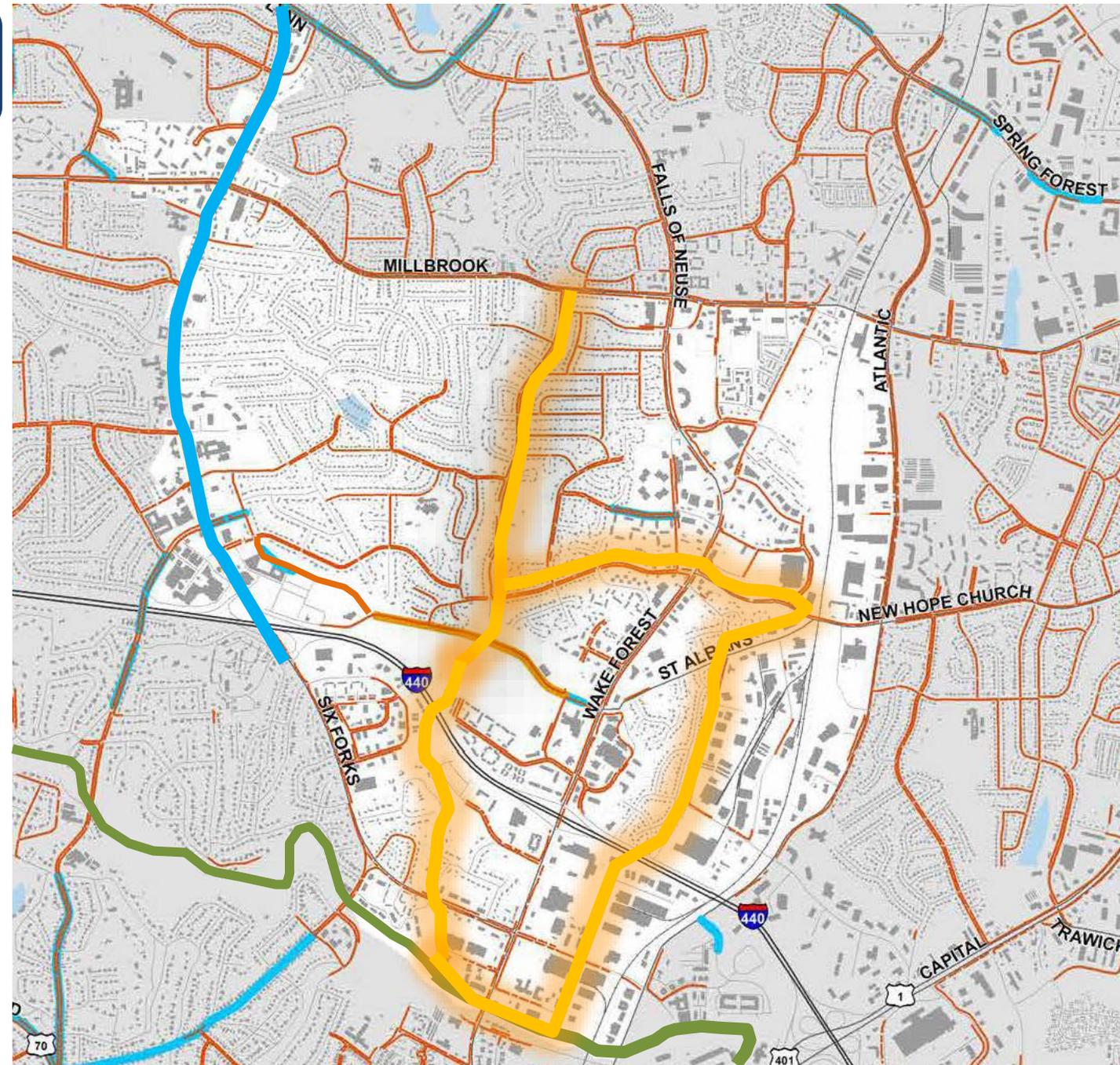


# Greenway/pedestrian network



- I-440 connection, Green Streets, and some on-street improvements provide opportunity for a “Midtown ring” of connectivity.

-  **Connection Opportunity**
-  **Planned Six Forks Improvements**
-  **Existing Greenway Network**
-  **Existing Sidewalk Network**



# Crabtree Corridor Improvements

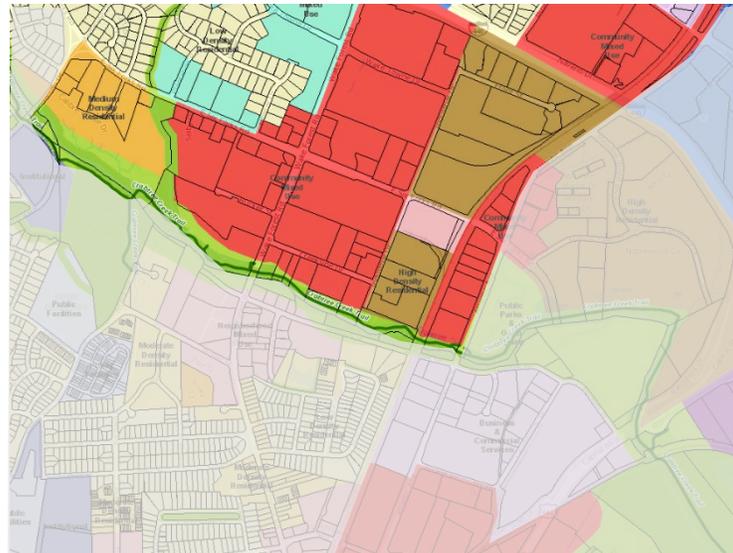


## Issues

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

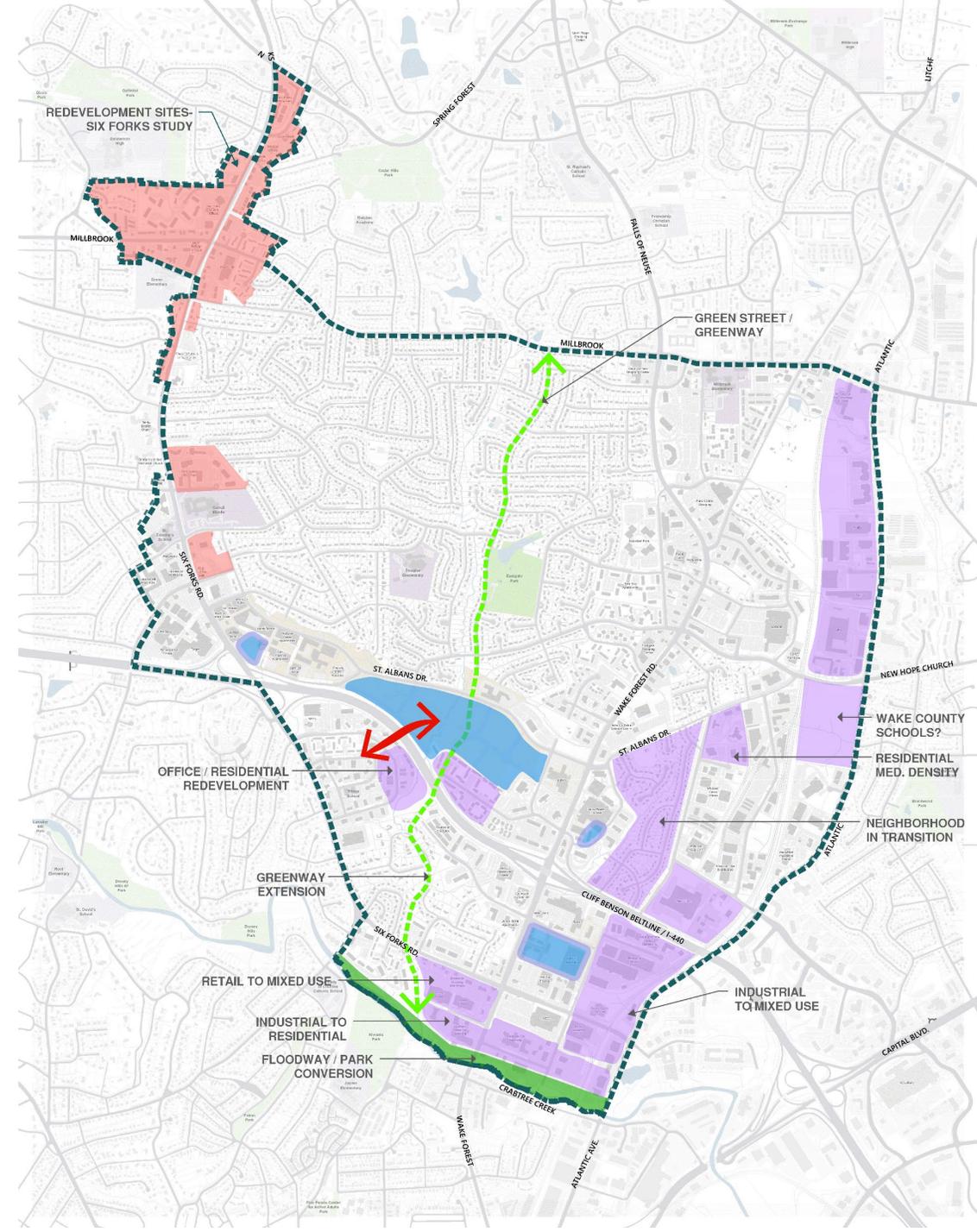
## Opportunities

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



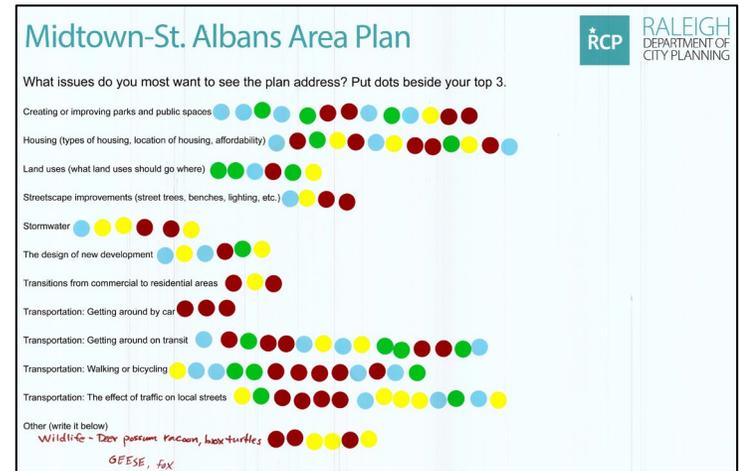
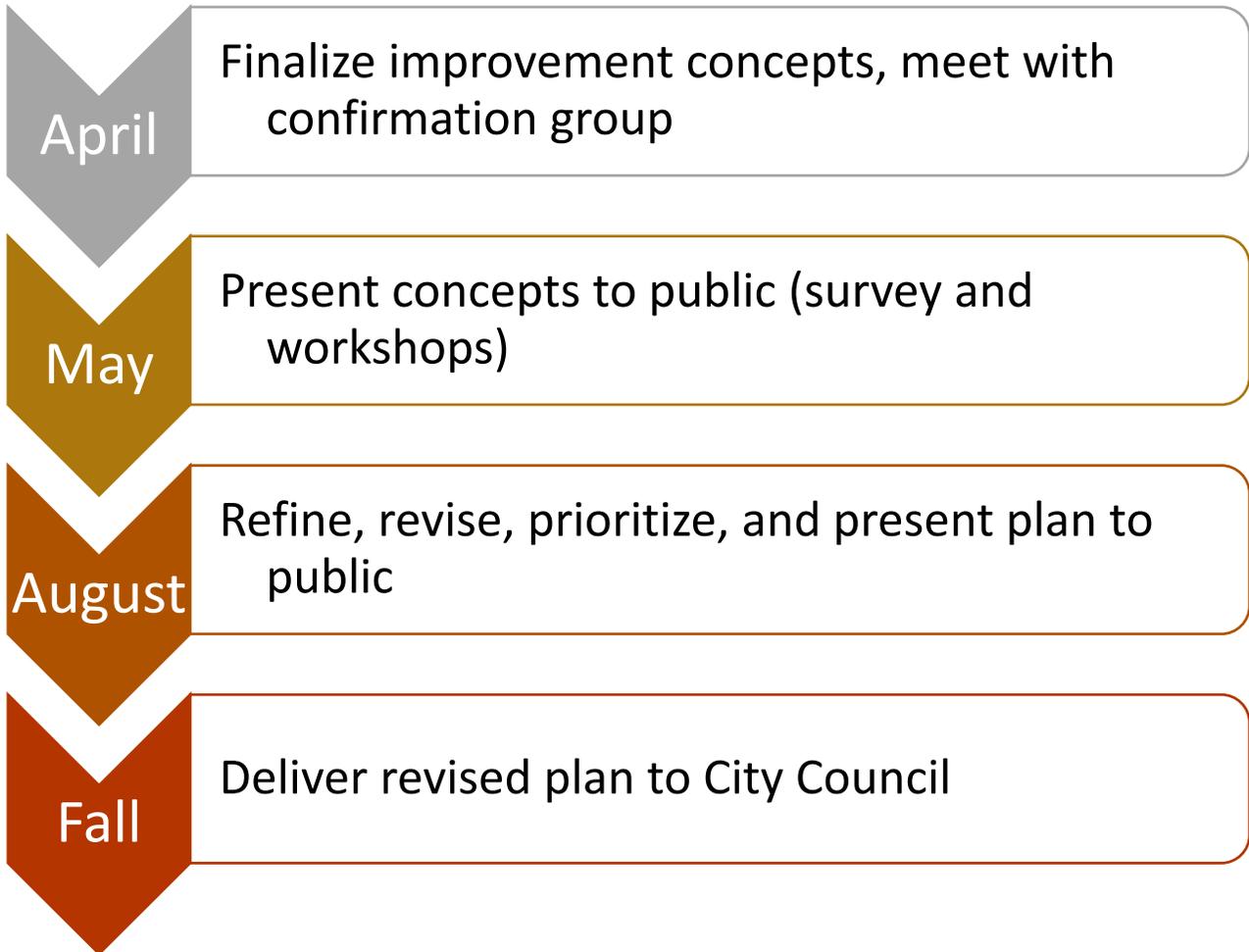
# Land Use Considerations

- 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 areas**)





# Next Steps





# Questions?

**Image: Eastgate Park geese in MSA  
Study Area**