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

Midtown St. Albans Study Area
Planning Process

- Visioning & Data Gathering
- Inventory & Analysis
- Options Phase
- Final Recommendation
- Plan Adoption
- Implementation
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!)
- **5,000** mailed out postcards
- **Presented to** Midtown & Atlantic CACs
- Emailed swim and social clubs
- Targeted Social Media Posts
- Worked with North Hills & Midtown Raleigh Alliance
<table>
<thead>
<tr>
<th>Issue</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Safety/Comfort for walking or bicycling</td>
<td>52%</td>
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<tr>
<td>Effect of traffic on neighborhood streets</td>
<td>43%</td>
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<tr>
<td>Preserving residential neighborhoods</td>
<td>34%</td>
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<tr>
<td>Stormwater/Flood reduction</td>
<td>31%</td>
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<tr>
<td>Housing affordability</td>
<td>27%</td>
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<tr>
<td>Parks and open space</td>
<td>26%</td>
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<tr>
<td>Streetscape improvements</td>
<td>26%</td>
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<tr>
<td>Getting around by car</td>
<td>23%</td>
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<tr>
<td>The design of new development</td>
<td>18%</td>
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<tr>
<td>Use transitions</td>
<td>16%</td>
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<tr>
<td>Getting around in public transportation</td>
<td>12%</td>
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Of the following infrastructure improvements, which three should be prioritized in the Midtown plan?

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Pedestrian/bicycle improvements</td>
<td>69%</td>
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<tr>
<td>Parks and open space</td>
<td>38%</td>
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<td>Road projects for a more connected street network</td>
<td>36%</td>
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<tr>
<td>Road projects that increase capacity</td>
<td>33%</td>
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<tr>
<td>Transit frequency, infrastructure, and amenities</td>
<td>30%</td>
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<tr>
<td>Stormwater/flood controls</td>
<td>28%</td>
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<tr>
<td>Traffic calming projects</td>
<td>25%</td>
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<tr>
<td>Affordable housing</td>
<td>24%</td>
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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?
What is the best way to address traffic issues in Midtown?

- Some combination of options: 50%
- Improving the efficiency of the existing street network: 23%
- New street connections: 17%
- Widening existing main roads: 7%
- Not a priority: 3%
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

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

- Allow granny flats and backyard cottages: 48%
- More single-family homes: 43%
- More townhomes: 43%
- More apartments and condos: 41%
- Allow duplexes, triplexes, etc that are the same scale as detached houses: 34%
- Accommodate population growth somewhere else: 27%
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
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
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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
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
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)
Land Use/Urban Form Considerations

- 1) Reconsidering industrial designations
- 2) Considering key areas related to transportation/public space improvements
- 3) “Missing Middle” options along major thoroughfares
- 4) Revisiting questions of height and form raised during Six Forks Study
Next Steps

April
Finalize improvement concepts, meet with confirmation group

May
Present concepts to public (survey and workshops)

August
Refine, revise, prioritize, and present plan to public

Fall
Deliver revised plan to City Council
Questions?