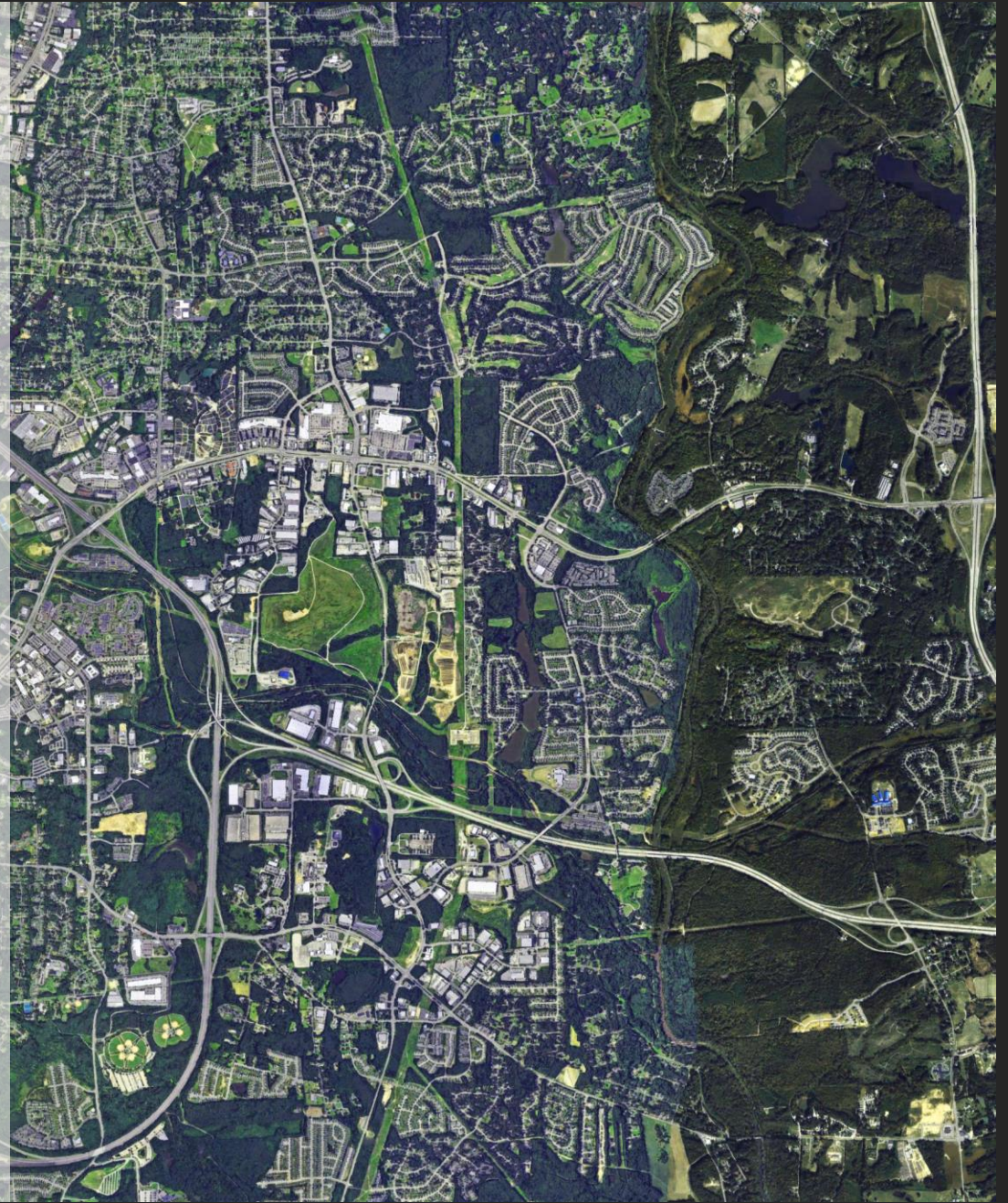




NEW BERN AVENUE STATION AREA PLAN

**WESTERN STATION AREAS
COMMUNITY WORKSHOP WRAP-UP**

SEPTEMBER 23RD, 2021



AGENDA

1. How We Got Here

2. What We Are Learning

- Community and Stakeholders
 - Vision Statement
 - Inspiration and Ideas
 - Housing Affordability and Business Support
 - Parks
 - Mobility

3. Putting It Together...

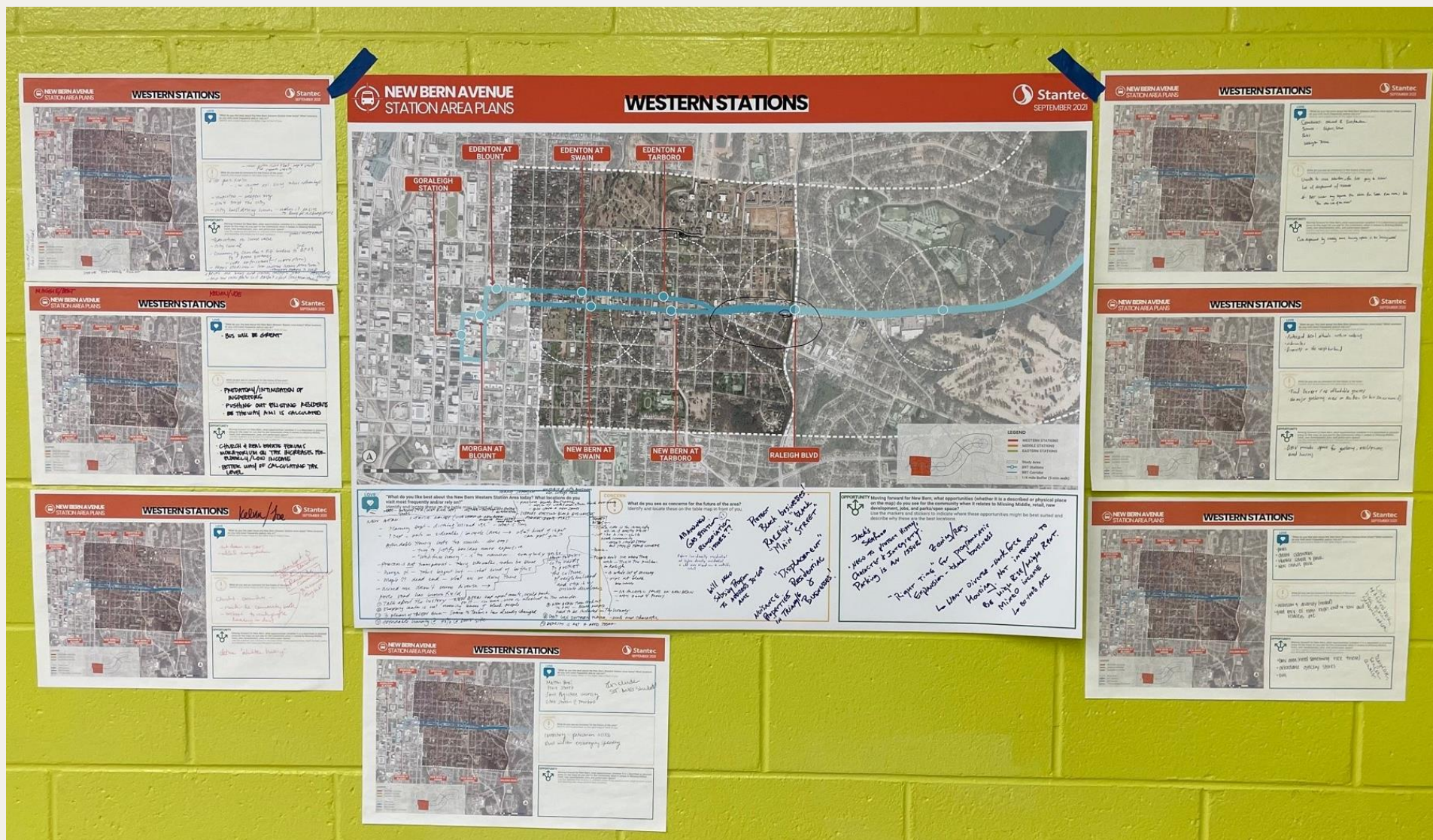
4. Informal Discussion

NEW BERN STATION AREA PLANNING: TIMELINE OF HOW WE GOT HERE.

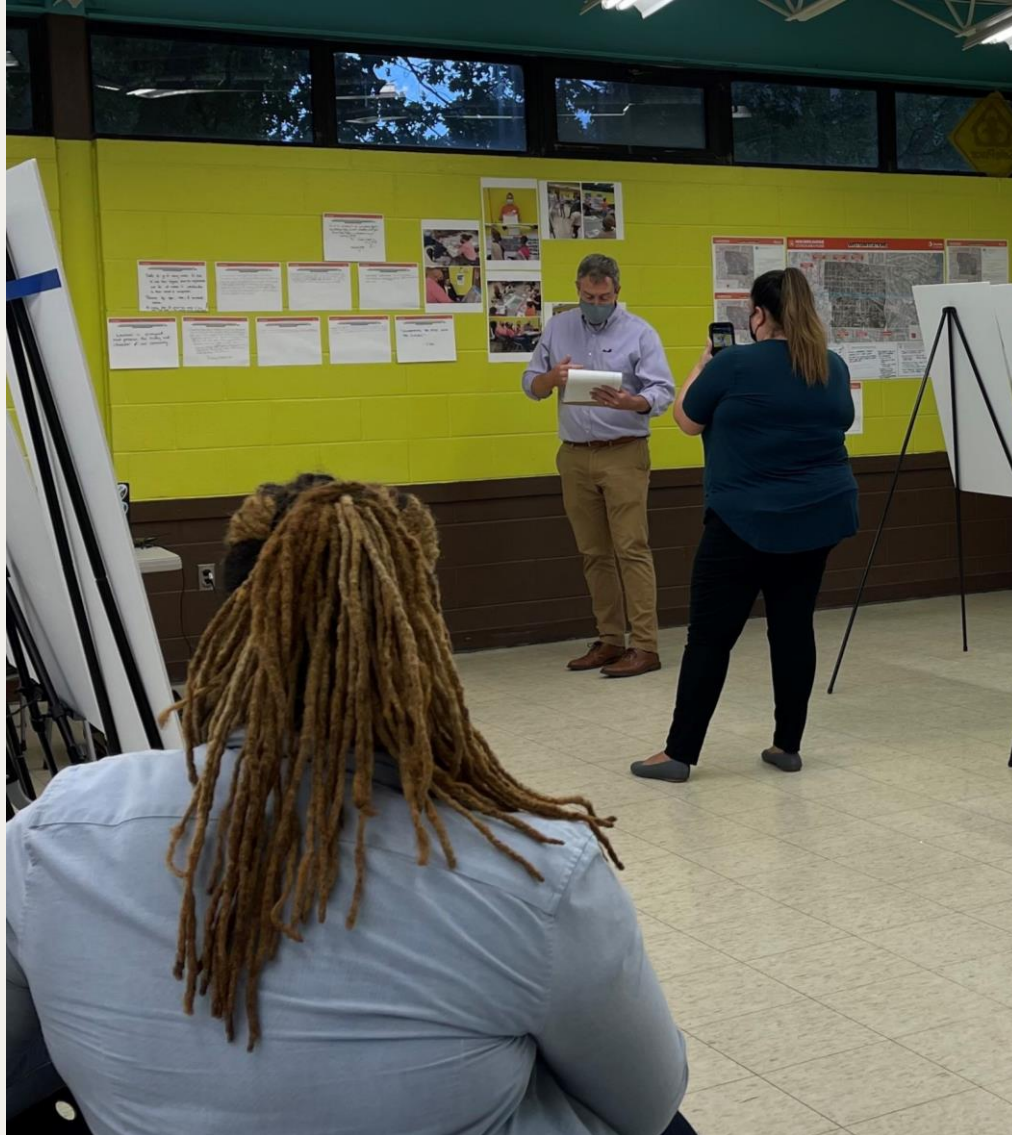
- 2015-2016** **Wake Transit Plan** creates a vision for the future of transit that includes bus rapid transit, commuter rail, and transit frequency improvements. The plan calls for four BRT corridors extending in each direction from downtown.
- 2016** **Wake County voters** approve a half-cent sales tax to fund those improvements.
- 2017-2018** **Major Investment Study** finds all four BRT corridors are viable, setting stage for design work and federal funding.
- 2019-2020** **Equitable Development around Transit study** examines land use and housing in areas around BRT corridors
Planning work begins on Western and Southern BRT corridors.
- 2020** Specific engineering design begins on New Bern BRT project.
Raleigh receives a federal grant for construction.
- 2021** New Bern Station Area Planning project begins.

WHAT WE ARE LEARNING COMMUNITY AND STAKEHOLDERS

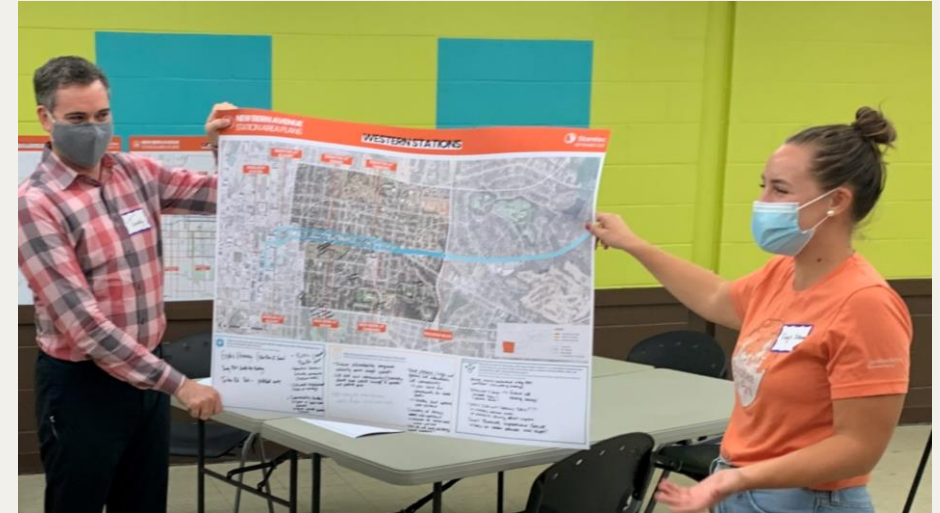
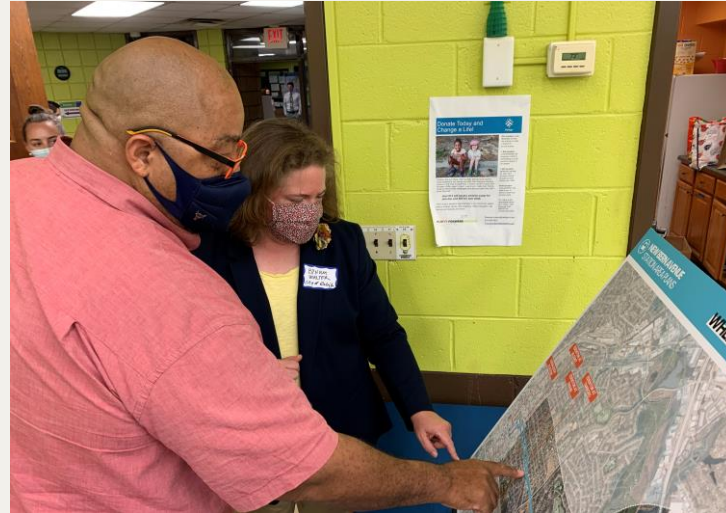
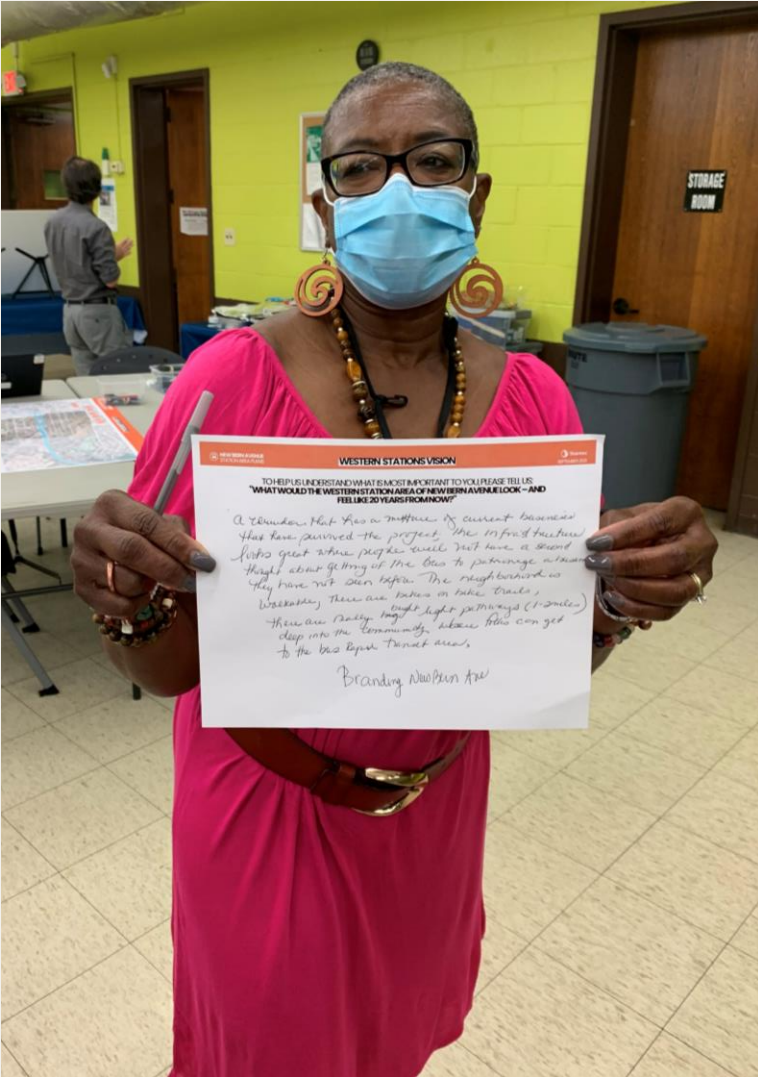
YOUR INVOLVEMENT THIS WEEK



YOUR INVOLVEMENT THIS WEEK



YOUR INVOLVEMENT THIS WEEK



VISION STATEMENT – WHAT YOU SAID

“Complete connectivity and walkability”

“NEED, NEED to make sure
affordability is a key component of
any development”

“**Safe** at all times”

Change in any area will create
displacement—we need
protections”

“A diverse, pedestrian-active community”

“Gainfully employed within the community
at all socio-economic levels”

“A reimagined community will
preserve our history and
character”

“Diversity of housing”

“Incorporate the **past** into the **future**”

“Walk to everything
you need”

“Mixed income, not pocketed but meshed together”



FIRST THOUGHTS

VISION STATEMENT

Our history, our character and our stories — read clearly and brightly in our ever-evolving neighborhoods along New Bern Avenue. We embrace growth, but it is firmly guided by our ideas and needs.

TO US THIS MEANS:

1. As we grow, quality **housing** choices, both existing and new, remain affordable to all and blend with our existing character.
2. Well-established **local businesses** and institutions sit side-by-side with neighborhood-fueled innovation to reinforce the strength of Black Main Street.
3. **Longtime institutions** that define the community, such as St. Augustine's University, expand their presence and continue to play a leading role in the neighborhood.
4. We retain and expand our network of small, **well-maintained parks** in each neighborhood.
5. Our **streets** are safe, well lit and accessible to people of all abilities.



WHAT WE ARE LEARNING

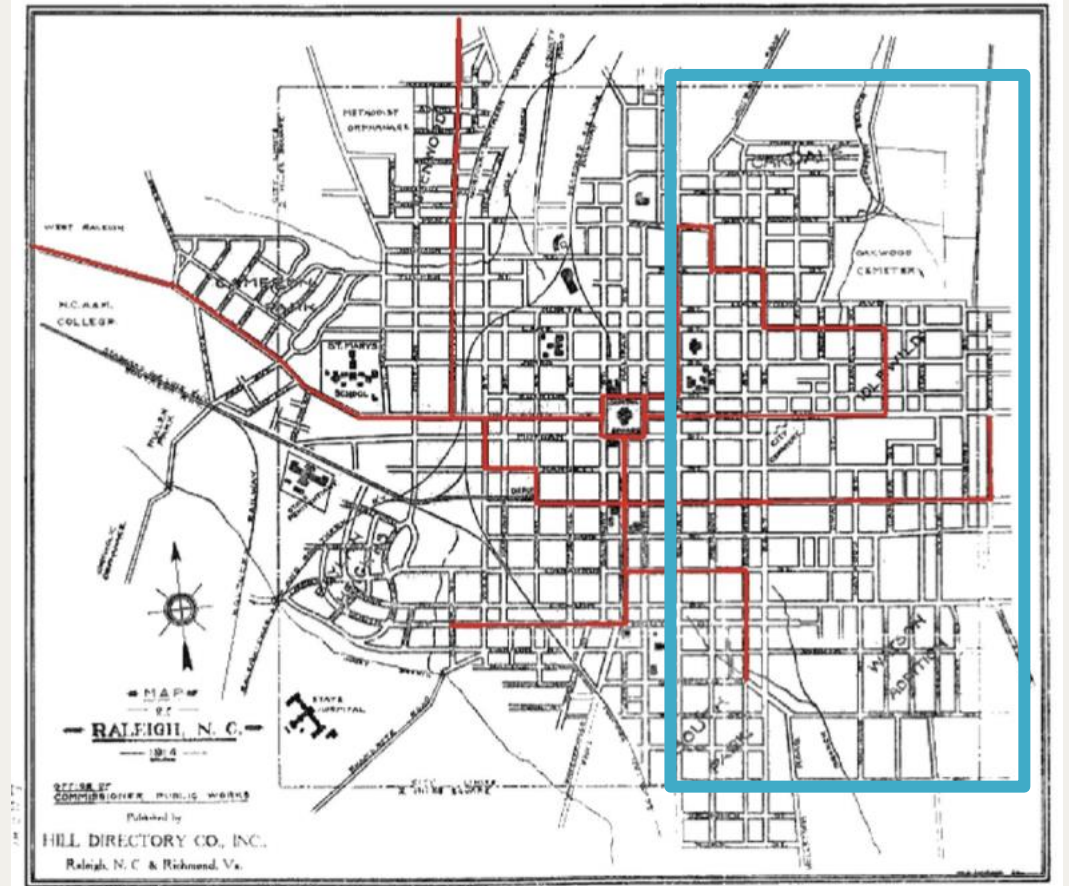
INSPIRATIONS AND IDEAS

CULTURAL LANDMARKS



antec

A TRANSIT-FOCUSED HISTORY



CELEBRATING LOCAL FOOD



CULTURAL IDENTITY



- Art Along New Bern
- A Cultural Trail (potential for Tarboro St.)
- Created by local artists

(Destination, Crenshaw, LA)

ENGAGING PLACES TO CEMENT HISTORY



Sycamore Hill
Gateway Plaza
(Greenville, NC)



Create this type of
engaging place on
historical or cultural
sites within the
community.

LANDMARKS TO TOUCH HISTORY



WHAT WE ARE LEARNING

HOUSING AFFORDABILITY AND BUSINESS SUPPORT

WHAT WE ARE LEARNING

EVALUATING THE “REAL” COST OF HOUSING

- Legacy Residents
- Institutional Residents
- New Residents

LEGACY RESIDENTS



Legacy Renter

Net Income: \$28,000

Monthly Debt: \$600

Can Afford: \$250/Month

Home Price: Debt/Income are them out of home ownership



Legacy Homeowner

Net Income: \$65,000

Monthly Debt: \$400

Can Afford: \$1,550/Month

Home Price: \$325,000



Legacy Renter

Net Income: \$55,000

Monthly Debt: \$800

Can Afford: \$850/Month

Home Price: \$170,000



Legacy Homeowner

Net Income: \$90,000

Monthly Debt: \$1,200

Can Afford: \$1,500/Month

Home Price: \$300,000

LEGACY INSTITUTIONAL



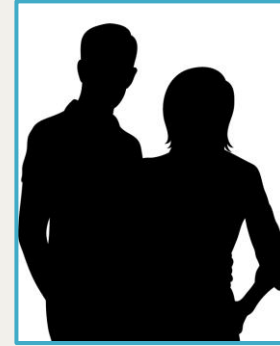
Students

Net Income: \$15,000

Monthly Debt: \$200

Can Afford: \$250/Month

Home Price: \$38,000



Faculty/Staff

Net Income: \$75,000

Monthly Debt: \$1,000

Can Afford: \$1,250/Month

Home Price: \$260,000



Alumni Couple

Net Income: \$95,000

Monthly Debt: \$1,500

Can Afford: \$1,350/Month

Home Price: \$180,000

NEW RESIDENTS



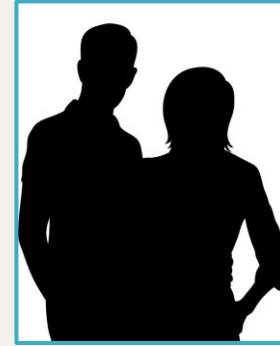
Young Family

Net Income: \$45,000

Monthly Debt: \$1,200

Can Afford: \$250/Month

Home Price: Debt/Income are them out of home ownership



Young Professional

Net Income: \$80,000

Monthly Debt: \$1,500

Can Afford: \$1,200/Month

Home Price: \$250,000



WHO ARE WE MISSING?

UNDERSTANDING RESIDENTIAL GAPS

Lack of Options

- Existing Affordable Units
- New Units for Existing Residents



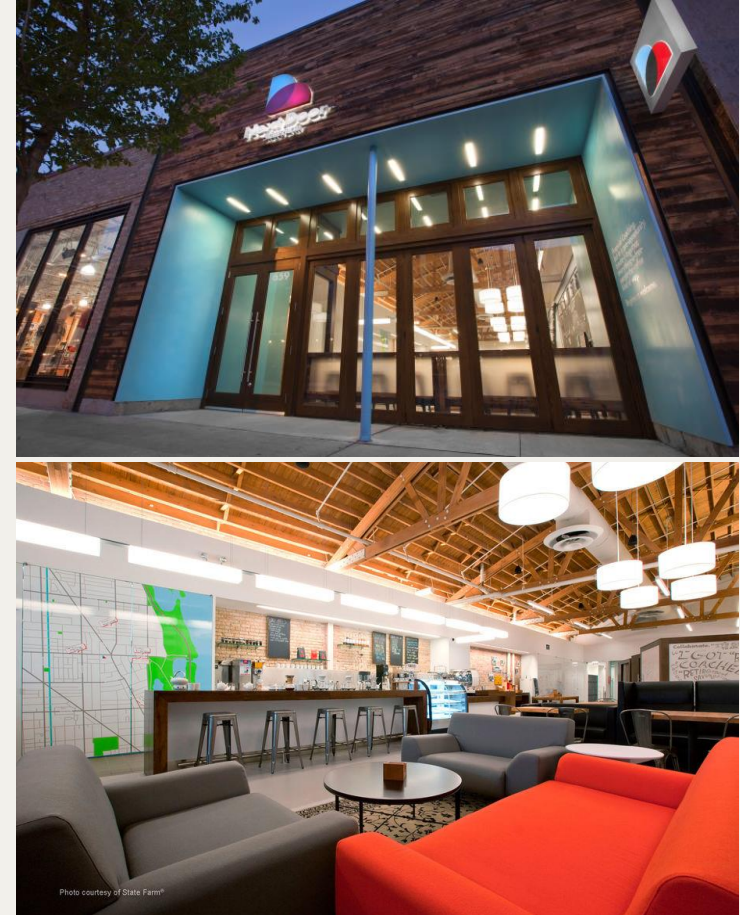
Updating Old Tools & Methods

- Encouraging Development at the 30%-60% AMI range
- Improving Existing Housing Stock

District Name	Current Zoning Requirements		
	Standard	Housing Type	
		Detached/Attached	Townhouse
	Site		
	Area/Unit (min)	--	6,000 sf
	Width (min)	--	70'
	Outdoor Amenity Space (min)	--	5%
	Open Space Acreage (min)	--	20% or 1 acre (greater amt.)
	Lot		
	Area (min)	10,000 sf	--
	Width (min)	65'	16'
	Depth (min)	100'	--
	Building Setback		
	Primary St (min)	20'	20'

UNDERSTANDING BUSINESS GAPS

- Lifting Legacy Residents
- Identifying Roadblocks
 - Policy
 - Funding
 - Education



BUILDING TRUST

HOW DO WE CREATE GROWTH THAT SUPPORTS A DIVERSE COMMUNITY?

- Creating A **Toolkit** to Promote and Support Housing Diversity
- Reevaluate City Planning Policies and Procedures
- Work to Establish Resources With Community Non-profits and Local Banks

WHAT WE ARE LEARNING

PARKS IDEAS

WHAT YOU'VE SAID YOU WANT

Love

- Moton Park
- 'Treasuring Christ' park
- Oakwood Commons
- Cemeteries

Want

- More like them!

GREEN SPACES

Inventory

- Large and small parks
- Schools
- Cemeteries

Most homes
within $\frac{1}{4}$ mile of a
park

Priority

- Orange areas



WHERE TO START – PARKS

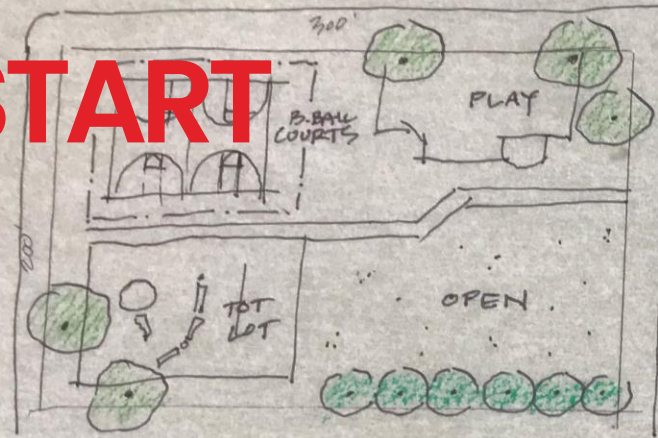
‘Opportunistic’ open space

- Small spaces, promote community ‘ownership’
- Single and partial home lots (vacant)
- Champions
 - City
 - non-profit
 - community

WHERE TO START

How much do we need?

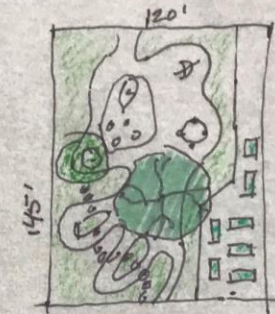
- 1 acre
- 1/2 acre
- 1/10 acre



MOTON PARK
60,000¢
1.4 AC

1+ ACRE

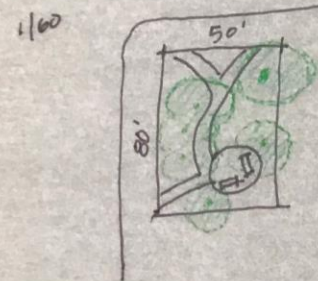
PLAY



PATTON ST PARK (L.A.)
17,400¢
0.40 AC

1/2 ACRE

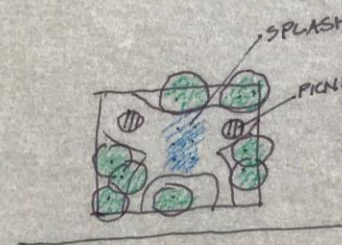
PLAY + GARDEN



JOHN STOKES
4,000¢
0.10 AC

1/10 AC

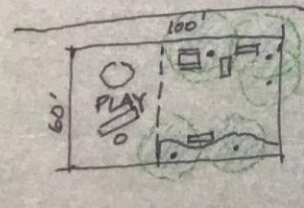
RELAX



PARC MARCELLE BARTHE (MONTREAL)
80x60
4800¢ 0.10 AC

1/10 AC

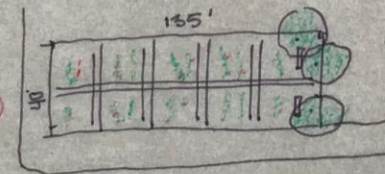
PICNIC + SPLASH



OAKWOOD COMMONS
6000¢
0.14 AC

1/7 AC

PLAY + RELAX



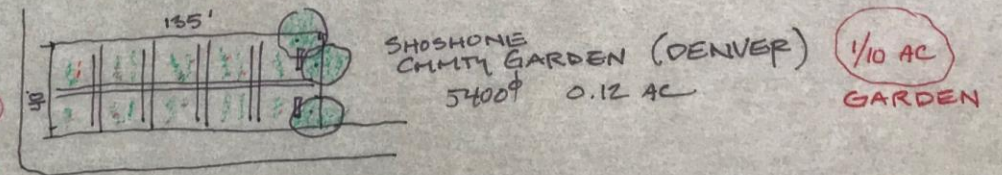
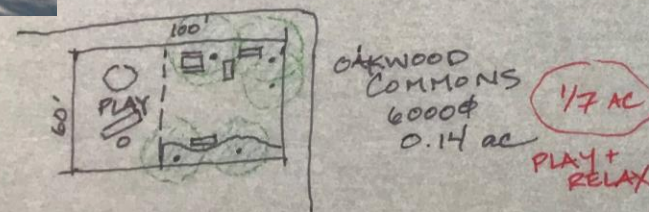
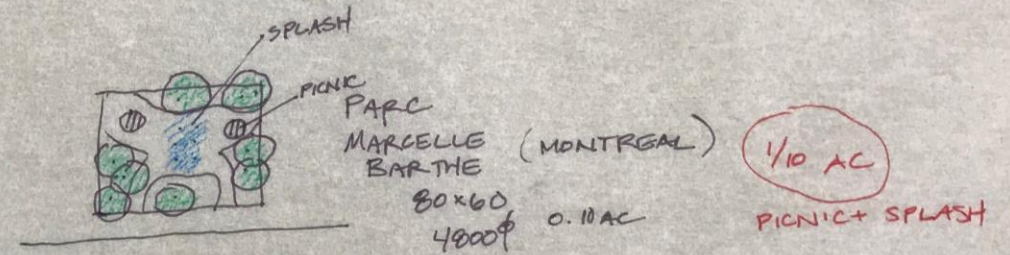
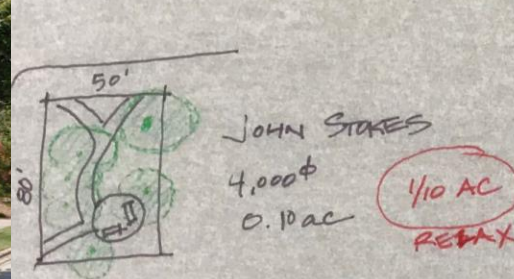
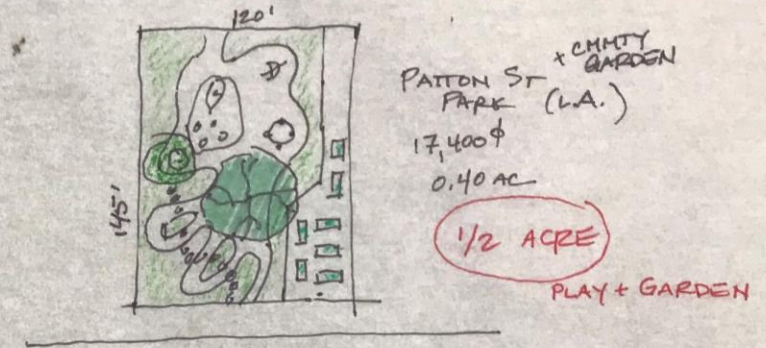
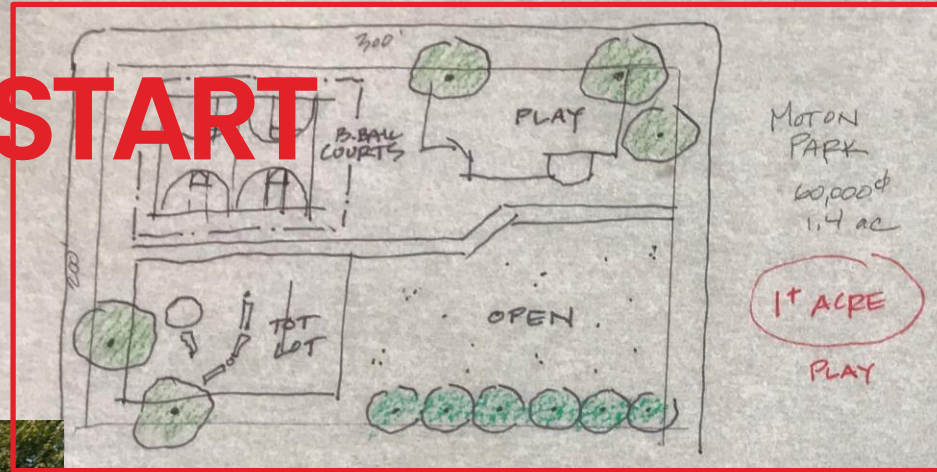
SHOSHONE CHMITY GARDEN (DENVER)
5400¢ 0.12 AC

1/10 AC

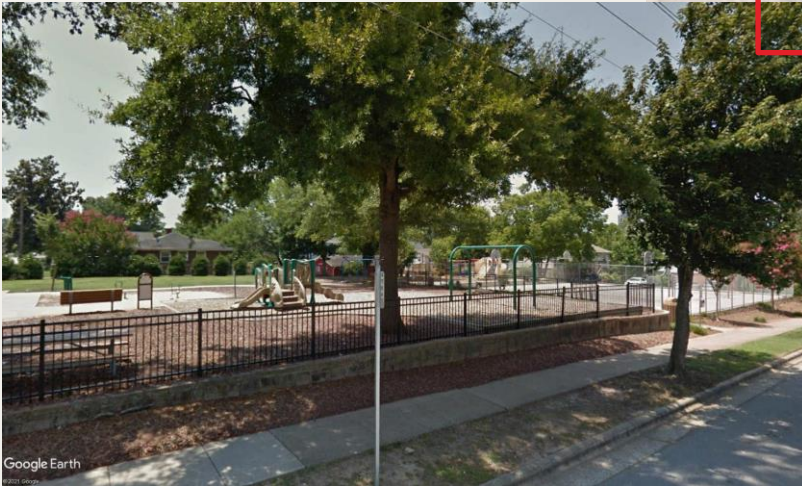
GARDEN

WHAT CAN WE DO IN _____ ACRE?

WHERE TO START



WHAT CAN WE DO IN _____ ACRE?

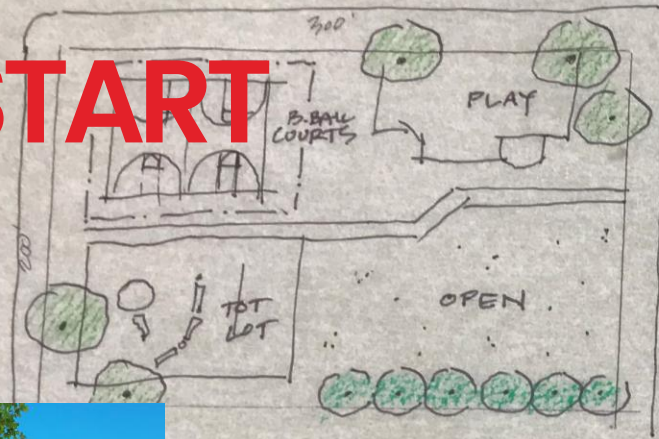


Moton Park
1+ acre

WHERE TO START

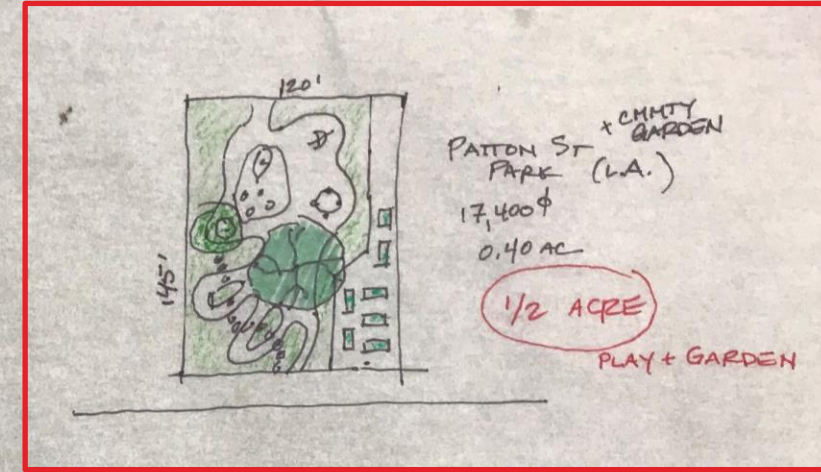


Patton St Park
0.5 acre



MOTON PARK
60,000¢
1.4 AC

1+ ACRE
PLAY

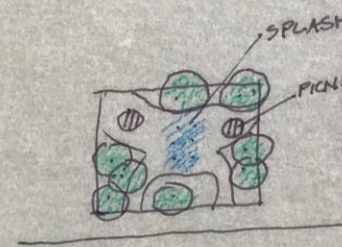


PATTON ST PARK (L.A.)
17,400¢
0.40 AC

1/2 ACRE
PLAY + GARDEN

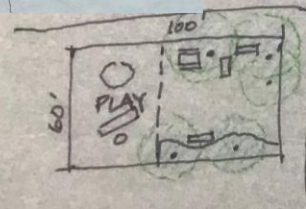
JOHN STOKES
4,000¢
0.10 AC

1/10 AC
RELAX



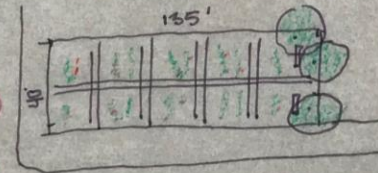
PARC MARCELLE BARTHE (MONTREAL)
80x60
4000¢ 0.10 AC

1/10 AC
PICNIC + SPLASH



OAKWOOD COMMONS
6000¢
0.14 AC

1/7 AC
PLAY + RELAX

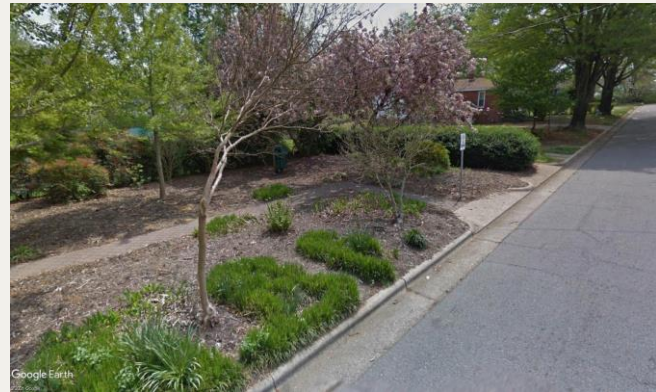


SHOSHONE CHMITY GARDEN (DENVER)
5400¢ 0.12 AC

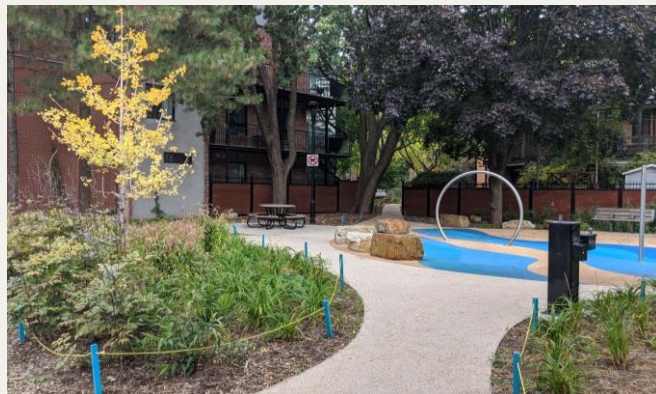
1/10 AC
GARDEN

WHAT CAN WE DO IN _____ ACRE?

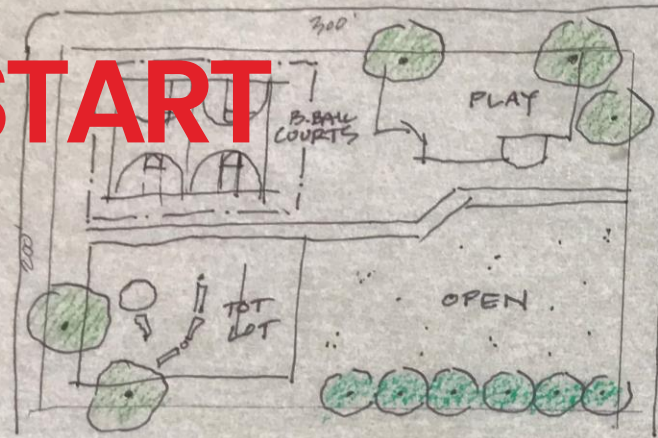
WHERE TO START



John Stokes Garden
0.1 acre



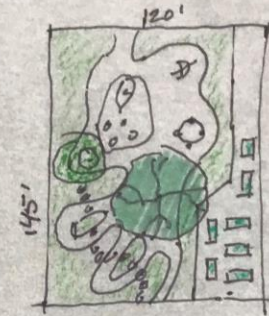
Parc Marcelle
0.1 acre



MOTON PARK
60,000¢
1.4 AC

1+ ACRE

PLAY

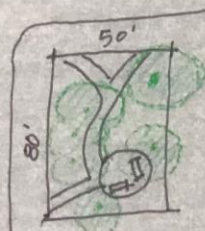


PATTON ST. PARK (L.A.)
17,400¢
0.40 AC

1/2 ACRE

PLAY + GARDEN

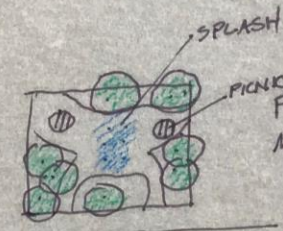
1/60



JOHN STOKES
4,000¢
0.10 AC

1/10 AC

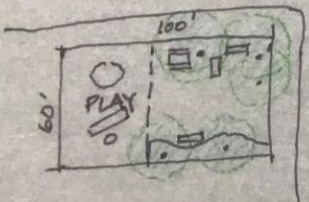
RELAX



PARC MARCELLE (MONTREAL)
80x60
4800¢ 0.10 AC

1/10 AC

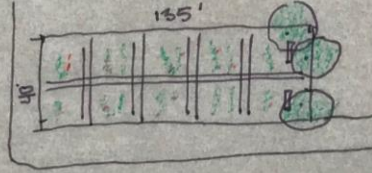
PICNIC + SPLASH



OAKWOOD COMMONS
6000¢
0.14 AC

1/7 AC

PLAY + RELAX



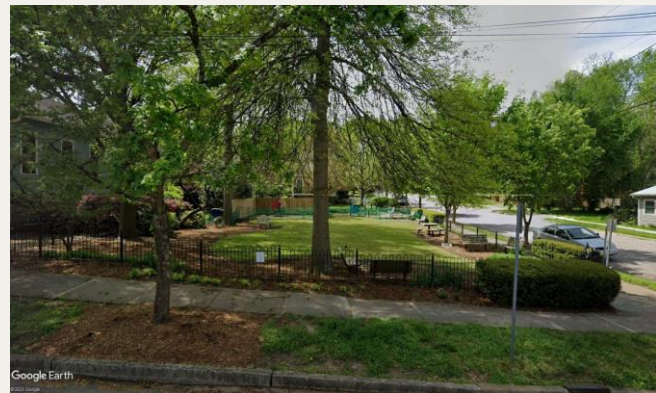
SHOSHONE CHMITY GARDEN (DENVER)
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GARDEN

WHAT CAN WE DO IN _____ ACRE?

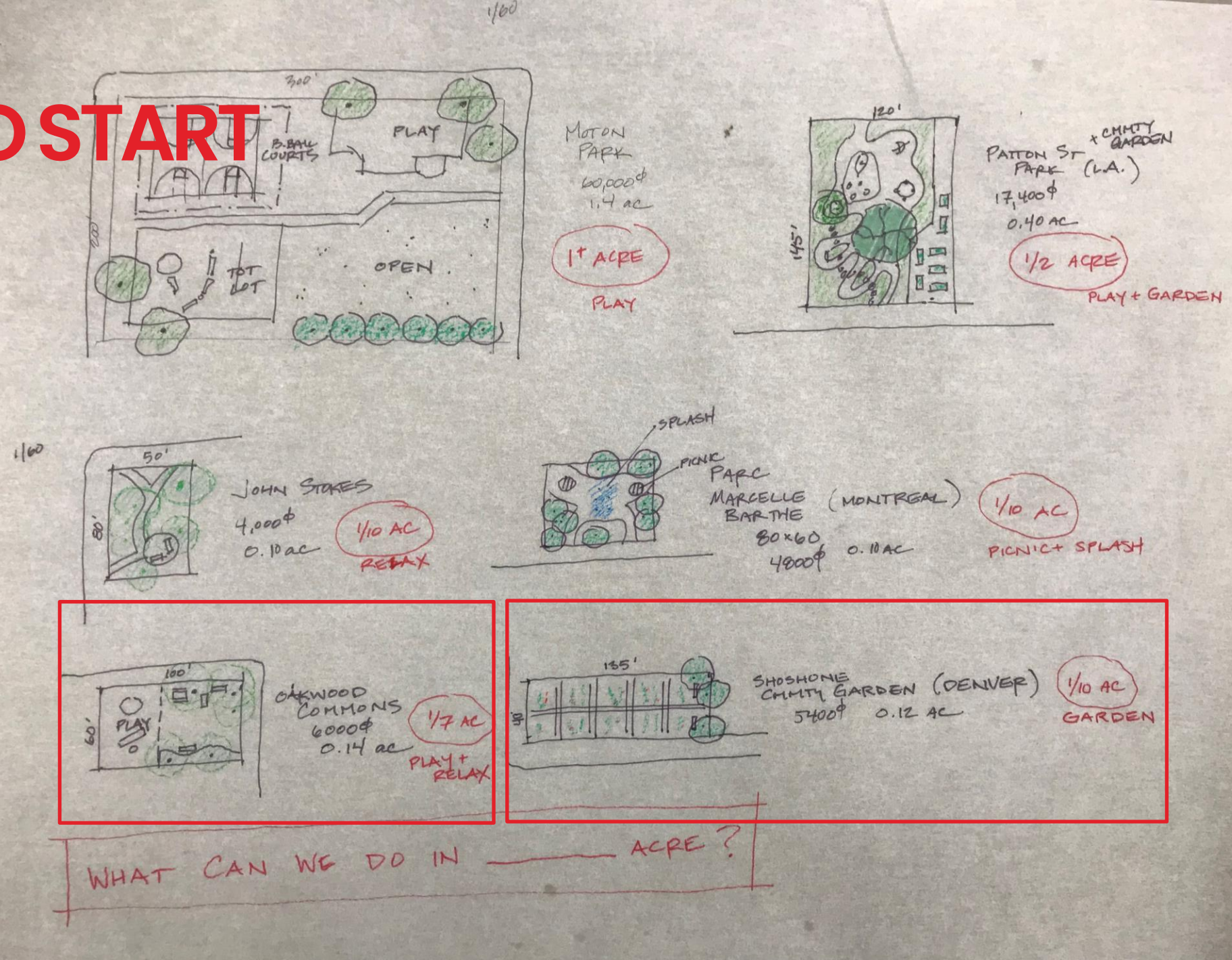
WHERE TO START



Oakwood Commons
0.15 acre



Shoshone Cmmty Garden
0.1 acre



WHAT WE ARE LEARNING

MOBILITY IDEAS

TRANSPORTATION

Problems/ Key Takeaways

- Speeding Cars
- Gapped sidewalks
- Missing Infrastructure
- Safety & Security
- Poor/ No Lighting

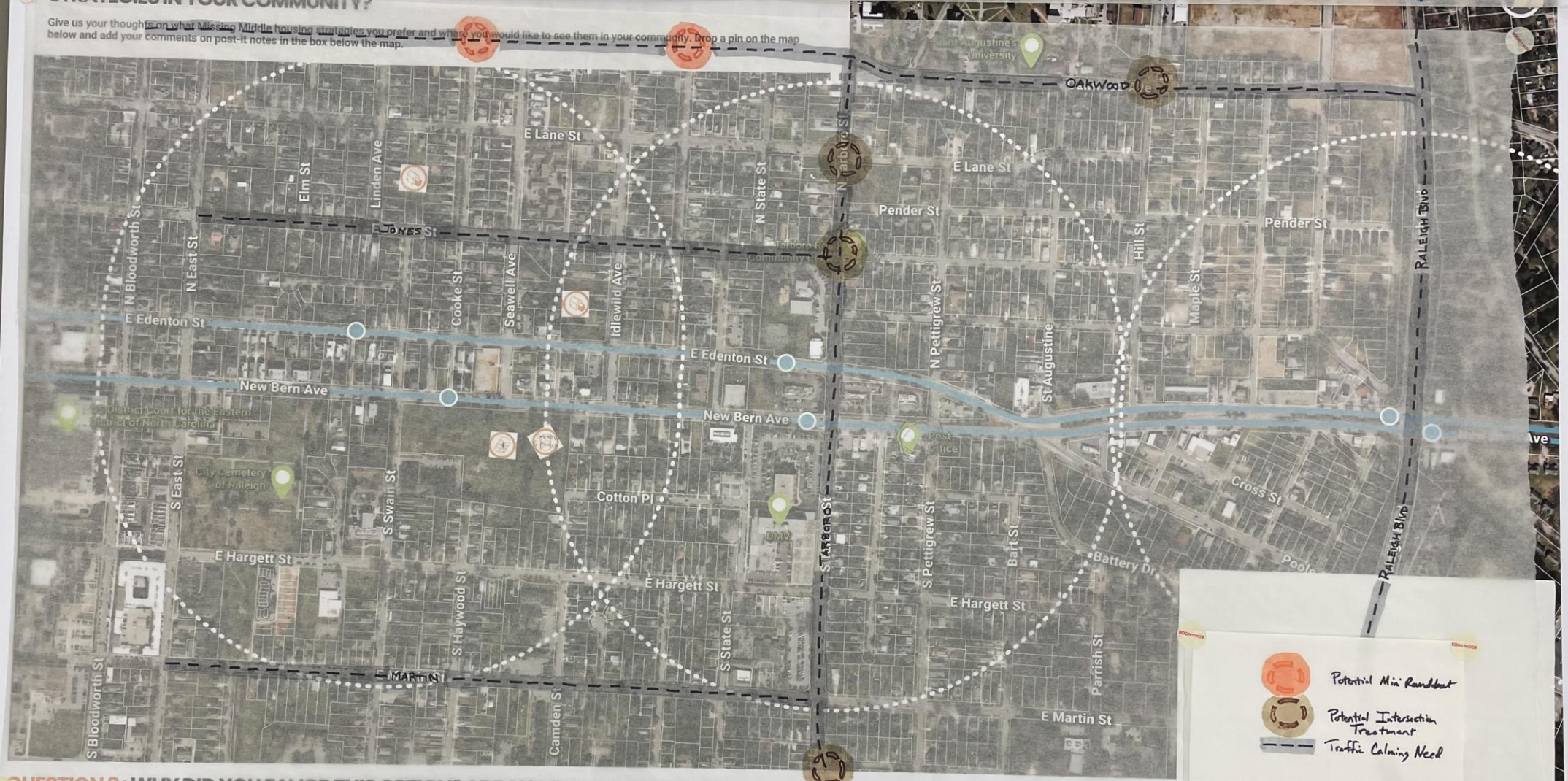
Meaningful Mobility

- Pedestrian First!!
- First/Mile-Last Mile
- Traffic Calming (neighborhood traffic circles, raised crosswalks, bulbouts)
- High quality Intersections
- Separated/Protected Bikeways

STREETS

STRATEGIES IN YOUR COMMUNITY?

Give us your thoughts on what Missing Middle housing strategies you prefer and where you would like to see them in your community. Drop a pin on the map below and add your comments on post-it notes in the box below the map.



QUESTION 3: WHY DID YOU FAVOR THIS OPTION? ADD YOUR COMMENTS BELOW

Please put your comments on post-it notes in the space below or directly in a location of your choice on the Visual Preference Survey comment map (above).

OAKWOOD/COOKE



OAKWOOD/COOKE



OAKWOOD/COOKE



BIKE INFRASTRUCTURE

SEPTEMBER 2021

QUESTION 2: WHERE WOULD YOU LIKE TO SEE THESE MISSING MIDDLE HOUSING STRATEGIES IN YOUR COMMUNITY?

QUESTION 3: WHY DID YOU FAVOR THIS OPTION? ADD YOUR COMMENTS BELOW

Please put your comments on post-it notes in the space below or directly in a location of your choice on the Visual Preference Survey comment map (above).

- Improved Intersection Crossings Pedestrians
- Existing Shared Use Path Proposed
- Proposed Sidewalk Connection

OAKWOOD



OAKWOOD



PEDESTRIAN SAFETY

SEPTEMBER 2021

QUESTION 2: WHERE WOULD YOU LIKE TO SEE THESE MISSING MIDDLE HOUSING STRATEGIES IN YOUR COMMUNITY?

QUESTION 3: WHY DID YOU FAVOR THIS OPTION? ADD YOUR COMMENTS BELOW

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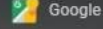
- Improved Intersection Crossings Pedestrians
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- Proposed Sidewalk Connection

TARBORO/GATLING



320 S Tarboro St

Raleigh, North Carolina

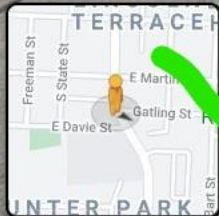


Street View - Jul 2019

ADA

RRFB

S Tarboro St



Google



TARBORO/JONES



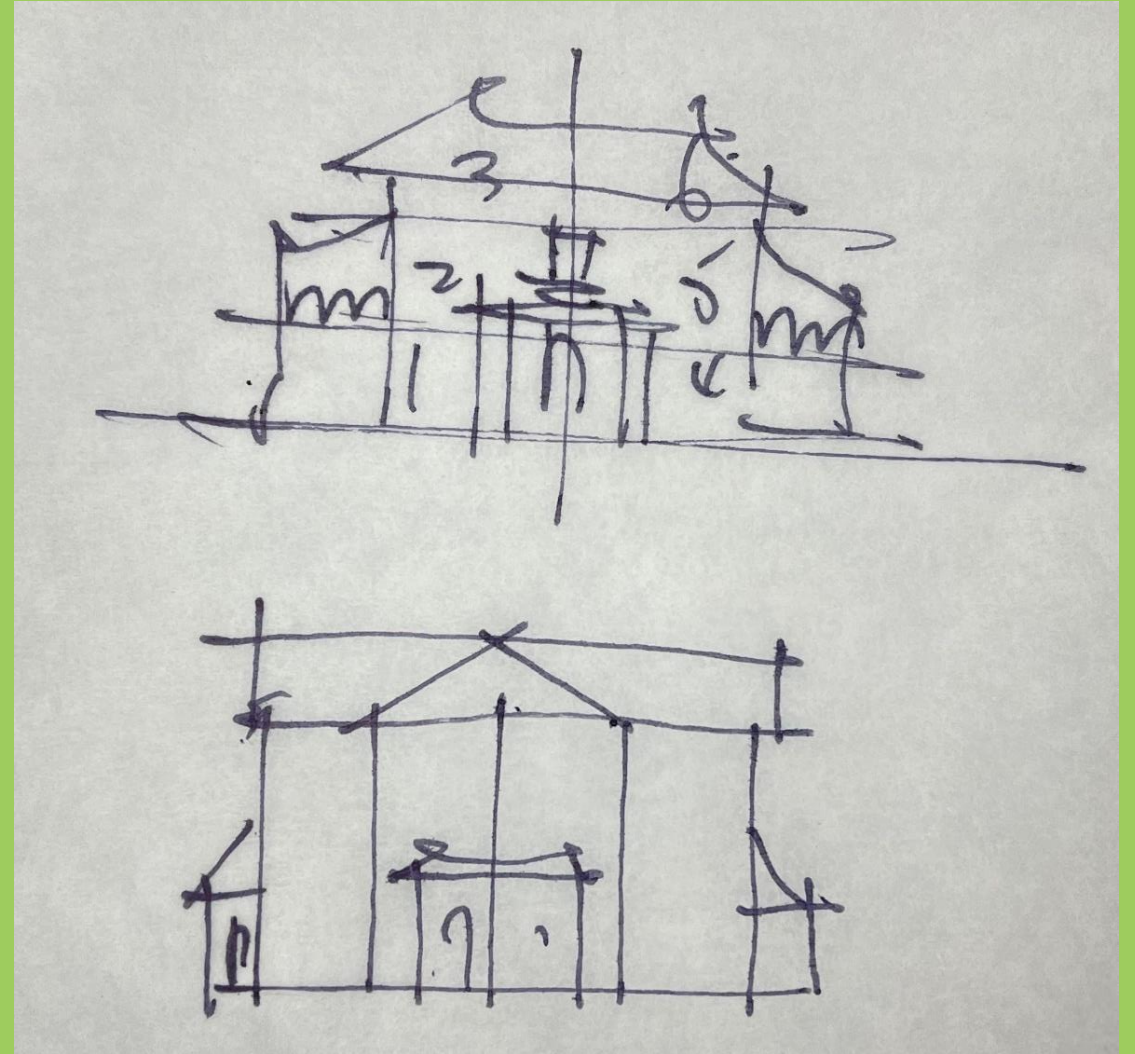
TARBORO/JONES



TARBORO/JONES



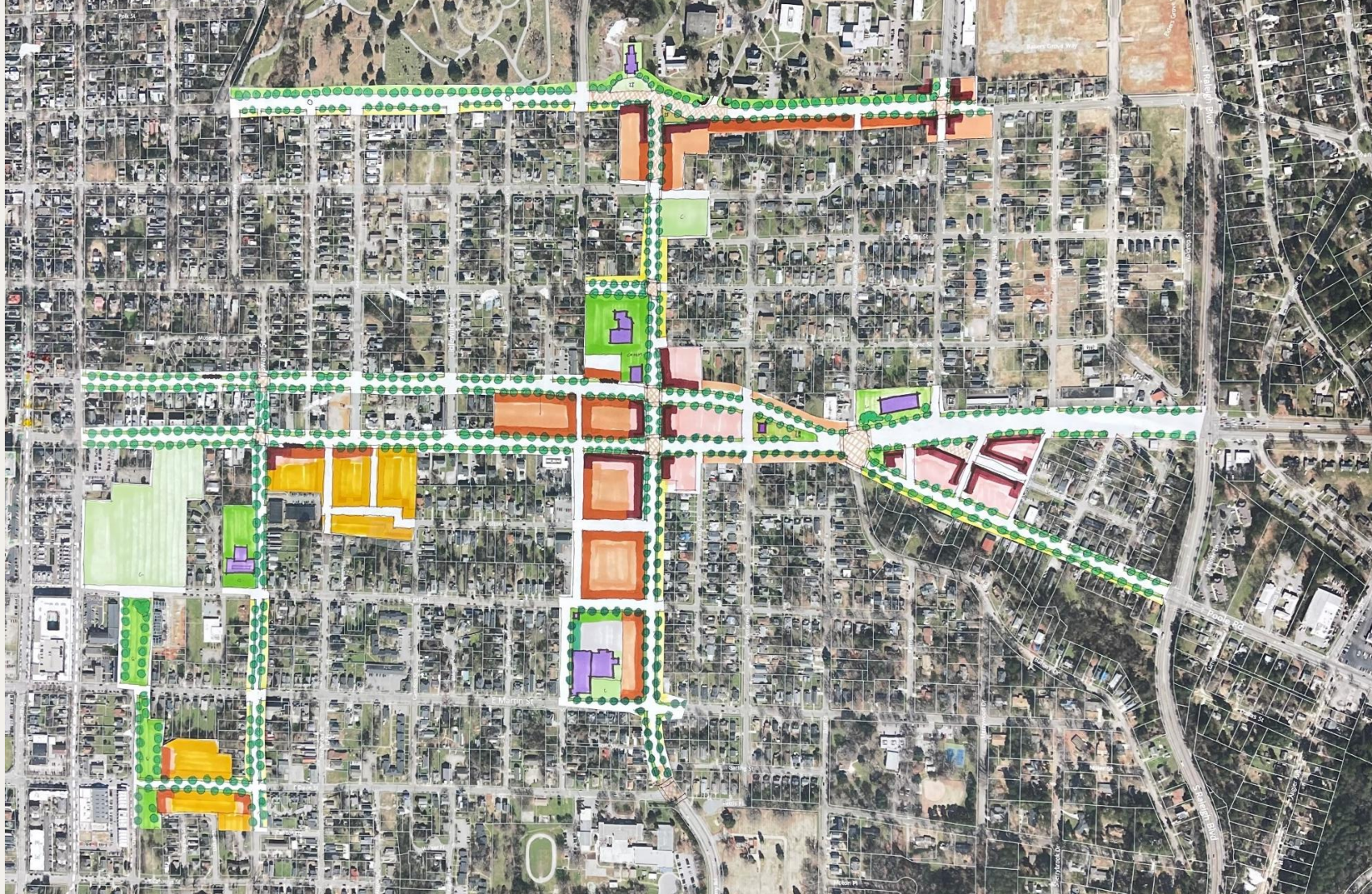
PUTTING IT TOGETHER CONCEPTS



PUTTING IT TOGETHER...



PUTTING IT TOGETHER...



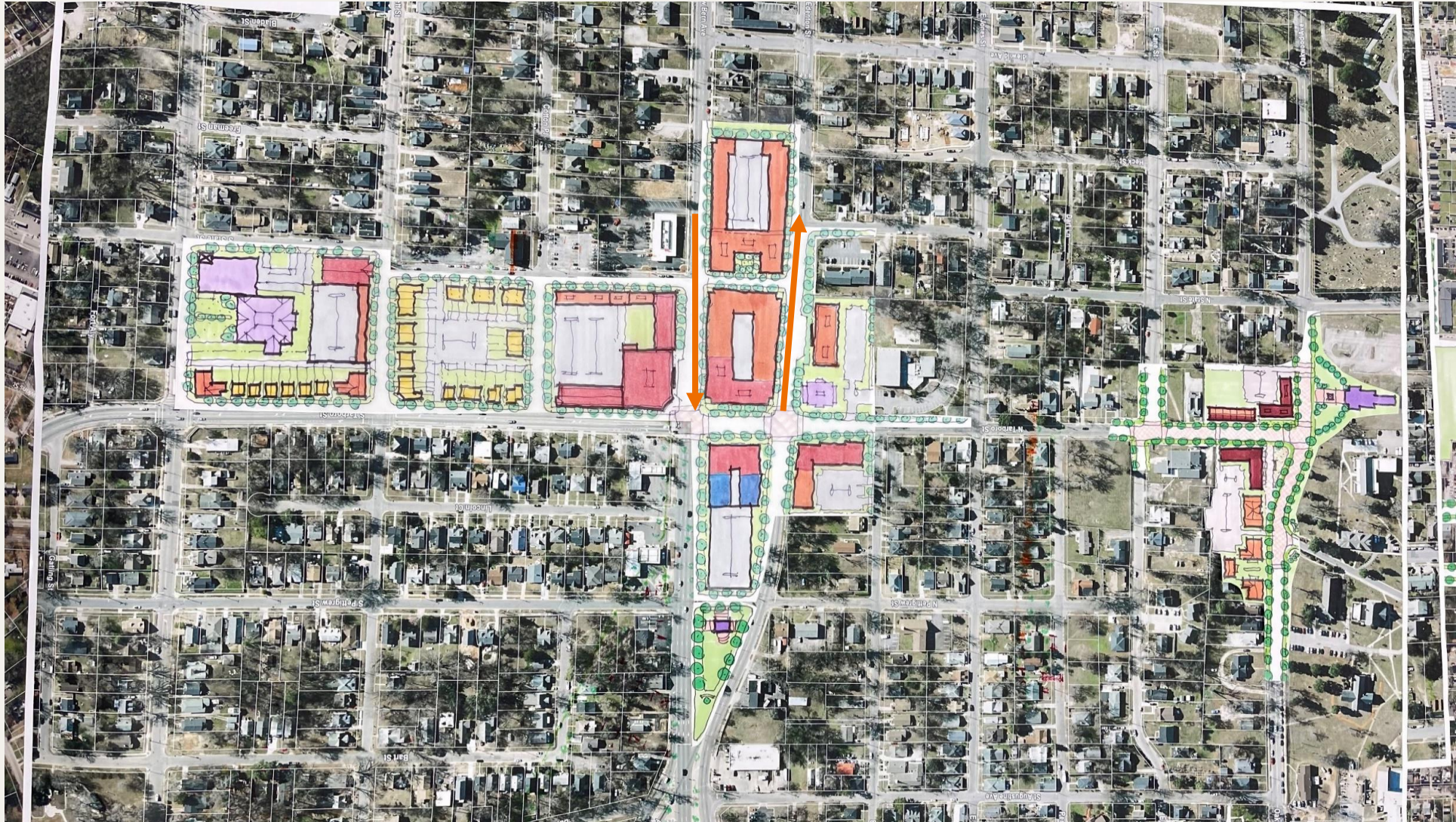
PUTTING IT TOGETHER...



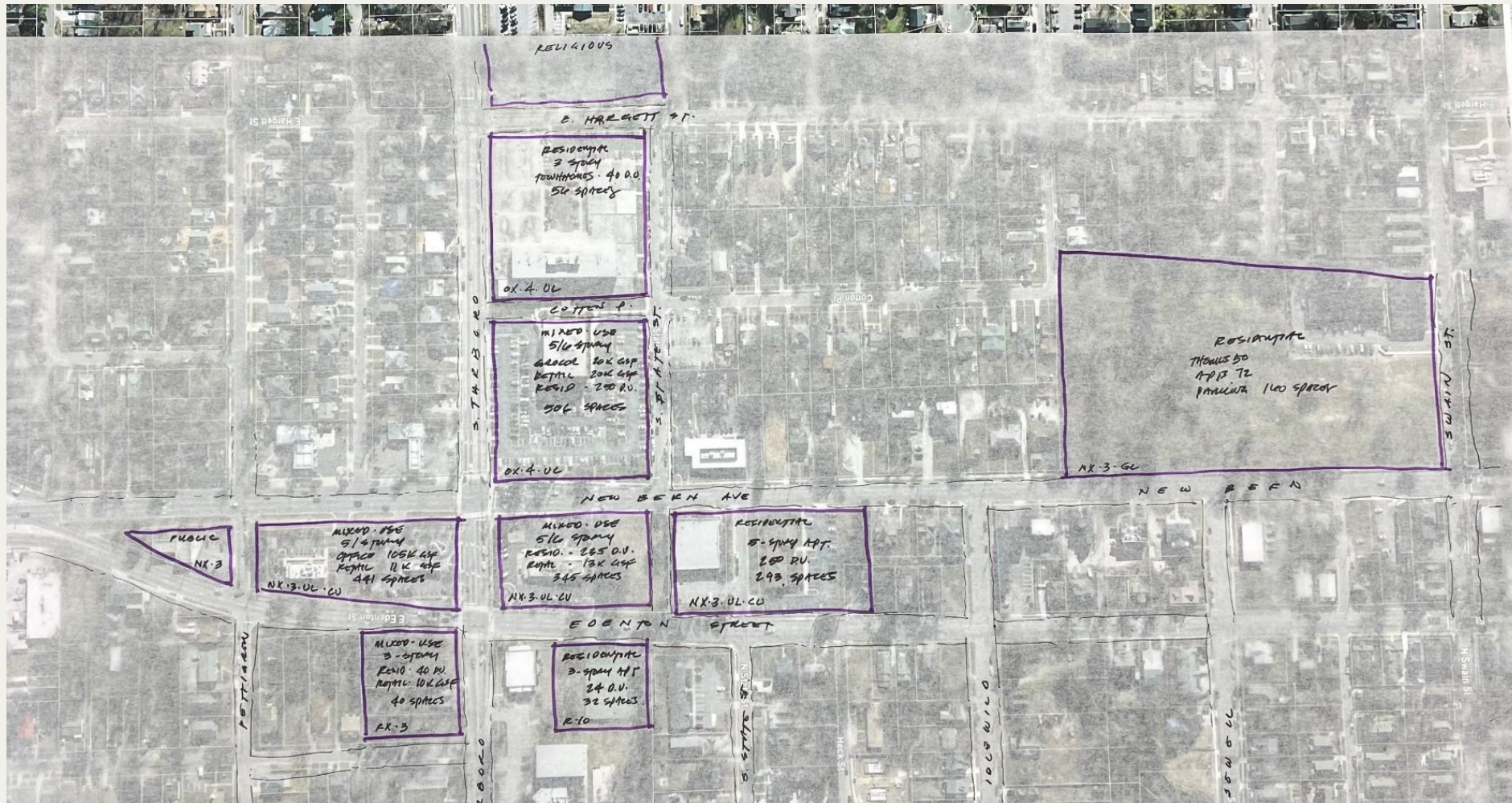
PUTTING IT TOGETHER...



PUTTING IT TOGETHER...



PUTTING IT TOGETHER...



FIRST THOUGHTS

VISION STATEMENT

Our history, our character and our stories — read clearly and brightly in our ever-evolving neighborhoods along New Bern Avenue. We embrace growth, but it is firmly guided by our ideas and needs.

TO US THIS MEANS:

1. As we grow, quality **housing** choices, both existing and new, remain affordable to all and blend with our existing character.
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3. **Longtime institutions** that define the community, such as St. Augustine's University, expand their presence and continue to play a leading role in the neighborhood.
4. We retain and expand our network of small, **well-maintained parks** in each neighborhood.
5. Our **streets** are safe, well lit and accessible to people of all abilities.



NEXT STEPS

- Comment on these ideas over the next coming weeks
- October 4-8, 2021 – Middle and Eastern Station Workshops
- October 15, 2021 – Bike and Ped Safety Summit
- Winter 2022 – Draft Plans for comment

<https://raleighnc.gov/station-area-plan-new-bern>

STAFF CONTACT:

JASON HARDIN, CITY OF RALEIGH

e-mail: Jason.Hardin@raleigh.gov

phone: 919-996-2657

An aerial photograph of a city, likely Atlanta, Georgia, showing a dense urban area with a river (the Chattahoochee River) winding through it. The image is overlaid with a dark, semi-transparent layer. The text "THANK YOU! QUESTIONS?" is prominently displayed in the center-left. The Stantec logo is in the bottom right corner, and the Google Earth logo is in the bottom left corner.

THANK YOU! QUESTIONS?

