

PLANNING AND
DEVELOPMENT

Wakefield

Community Snapshot

raleighnc.gov



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Introduction

The Wakefield Community Snapshot is a condensed overview of the study area. The Snapshot is intended to show transportation conditions, current demographics, community resources, ongoing development, and land use throughout the Wakefield study area.

What is the Wakefield Small Area Study?

A small area study is a community-involved planning process that focuses on developing policies, actions, and recommendations to guide future development and investments within a specific location. Small area studies are led by the City of Raleigh Planning and Development department with assistance from a selected consultant. The consultant will assist in the small area planning efforts including an assessment of existing conditions, environmental, transportation, and market opportunities, and community engagement. The City of Raleigh project manager directs the project and leads the project team. Community engagement is a crucial component to small area studies, and the input and support of Wakefield area residents will help to guide policy direction and recommendations to be included in the Wakefield Small Area Plan.

Ultimately, the Wakefield Small Area Study will result in the Wakefield Small Area Plan. Such plans are the products of small area studies. They are used in planning reviews to assess land use and investments in the study area. The Wakefield Small Area Plan will guide the direction of future development for the area to ensure that it matches the vision of Wakefield area residents. The Wakefield Small Area Plan will consider the transportation, land use, and environmental context of the Wakefield area.

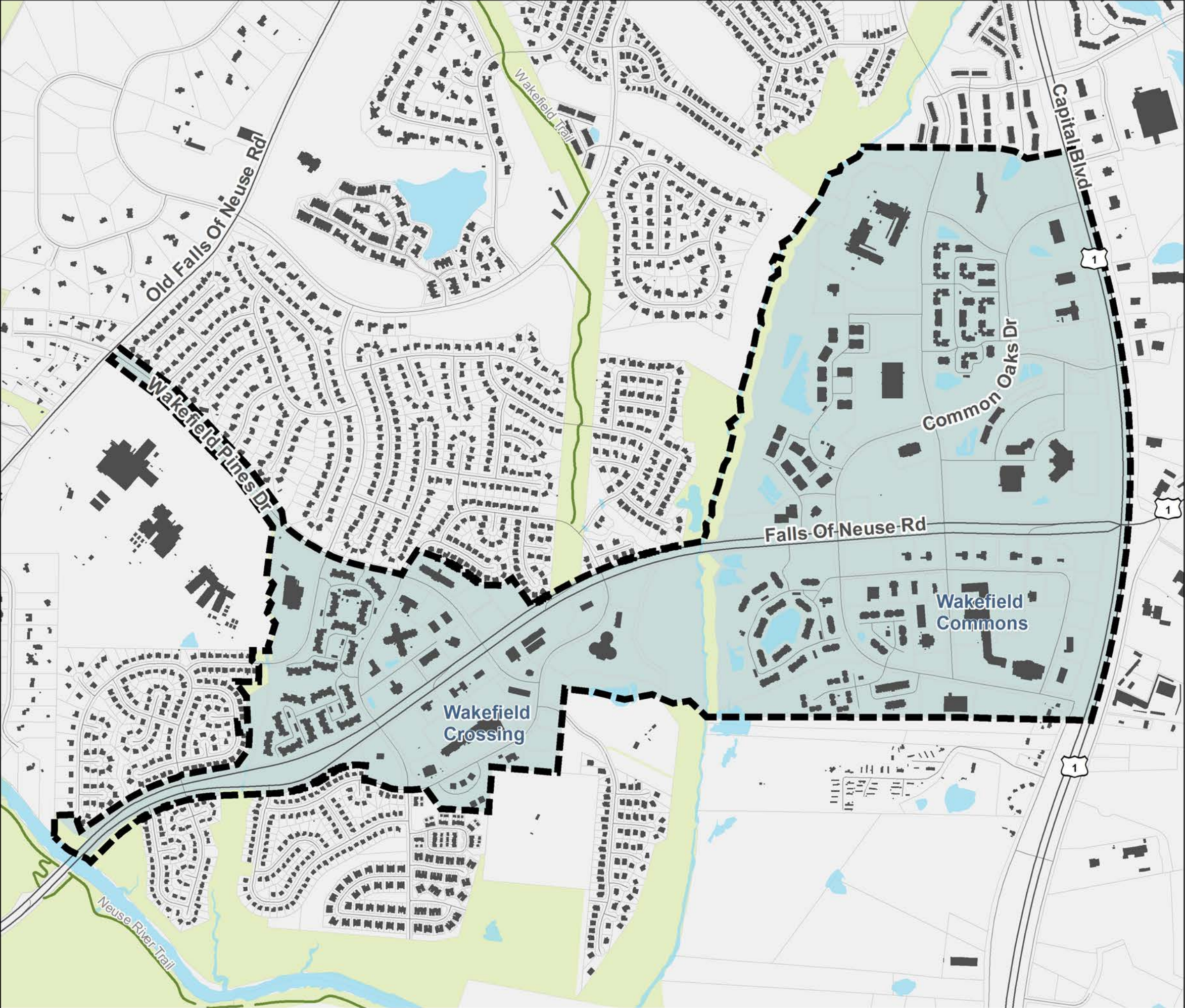
The Study Area

The Wakefield study area is located along a segment of Falls of Neuse Road between the Neuse River and Capital Boulevard in the northeast quadrant of the City of Raleigh. The study area encompasses several neighborhoods and two shopping centers at the intersection of Capital Boulevard and Falls of Neuse Road including Wakefield Commons and Wakefield Crossing.



MAP 1

Study Area



- Study Boundary
- Greenway Trails
- Water
- Buildings
- Parks & Greenway Property

The Wakefield Small Area Study area is in the northernmost extent of the City of Raleigh's planning jurisdiction. Planning jurisdiction allows Raleigh to regulate zoning and development within a defined area. Other nearby planning jurisdictions include Wake County and the Town of Wake Forest.

 **Raleigh** **WAKEFIELD SMALL AREA STUDY**



MAP 2

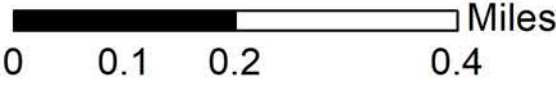
Aerial



The study area is made up of the neighborhoods and commercial areas along Falls of Neuse Road between the Neuse River and Capital Boulevard. These include Wakefield Crossing, Wakefield Commons, and the area surrounding Common Oaks Drive.



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Land Use & Development

Land use refers to the type of activity on a piece of property. Common land use types are residential, commercial, and industrial. Land use in the City of Raleigh also includes “mixed-use” which can include multiple land uses. Land use is regulated by zoning, or local land use law, for details such as building height and distance from the street or neighboring properties.

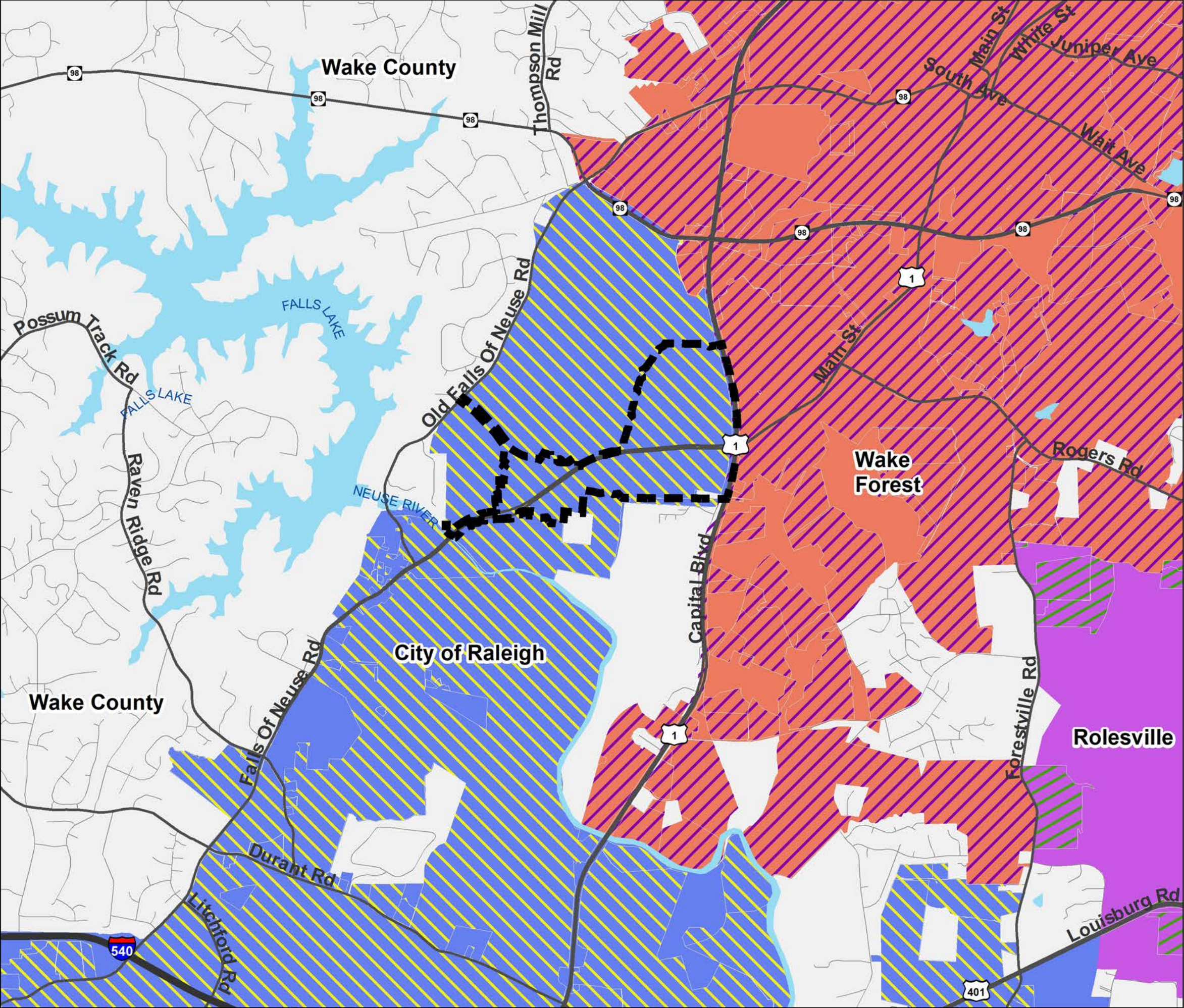
The City of Raleigh Planning and Development Department performs all zoning and land use functions within the city's planning jurisdiction. Planning jurisdictions is the area in which a specific municipality's zoning and land use is applied. The Wakefield Small Area Plan study area is located at the northernmost extent of the City of Raleigh planning jurisdiction. Both Wake County and the Town of Wake Forest planning jurisdictions are to the west and east of the Wakefield study area, respectively.

The Wakefield study area contains several zoning designations, of which the two most prevalent are residential and commercial mixed use. Residential areas within the study area are concentrated between Richland Creek and Old Falls of Neuse Road. Several mixed-use designations are within the study area and are mainly located at the intersection of Capital Boulevard and Falls of Neuse Road. The Urban Watershed Protection Overlay District (UWPOD) helps to protect natural and sensitive areas in any future development. The intent of the UWPOD is to protect the City of Raleigh's sources for drinking water. The watershed overlay includes additional impervious surface limitations, watercourse buffers, and stormwater runoff and water quality standards.

In addition to zoning, the City of Raleigh uses the Future Land Use Map (FLUM) to guide land use and zoning designations throughout the city. The FLUM is one of the key policies that provides a cohesive vision of land use and growth patterns for the City of Raleigh. The FLUM framework is outlined in the 2030 Comprehensive Plan to guide future development in support of the goals listed in the Comprehensive Plan. The Wakefield study area contains several different future land use designations including Community Mixed Use, Office & Residential Mixed Use, Public Parks & Open Space, Moderate Density Residential, and others. Overall, the Comprehensive Plan and FLUM envisions greenway corridors within the study area to preserve and protect the natural resources and to enhance the community's access to the environmental amenities in the Wakefield area.



Jurisdictional Boundaries



Study Boundary

Water


Corporate Limits

- City of Raleigh
- Town of Rolesville
- Town of Wake Forest

JURISDICTION

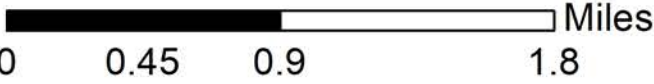

- Raleigh
- Rolesville
- Wake Forest

The Wakefield Small Area Study area is in the northernmost extent of the City of Raleigh's corporate limits and planning jurisdiction. Planning jurisdiction allows Raleigh to regulate zoning and development within a defined area. Corporate limits demarcate land that has been annexed into the Raleigh's jurisdiction and is also known as the city boundary. These areas receive public services such as trash, water, and sewer.



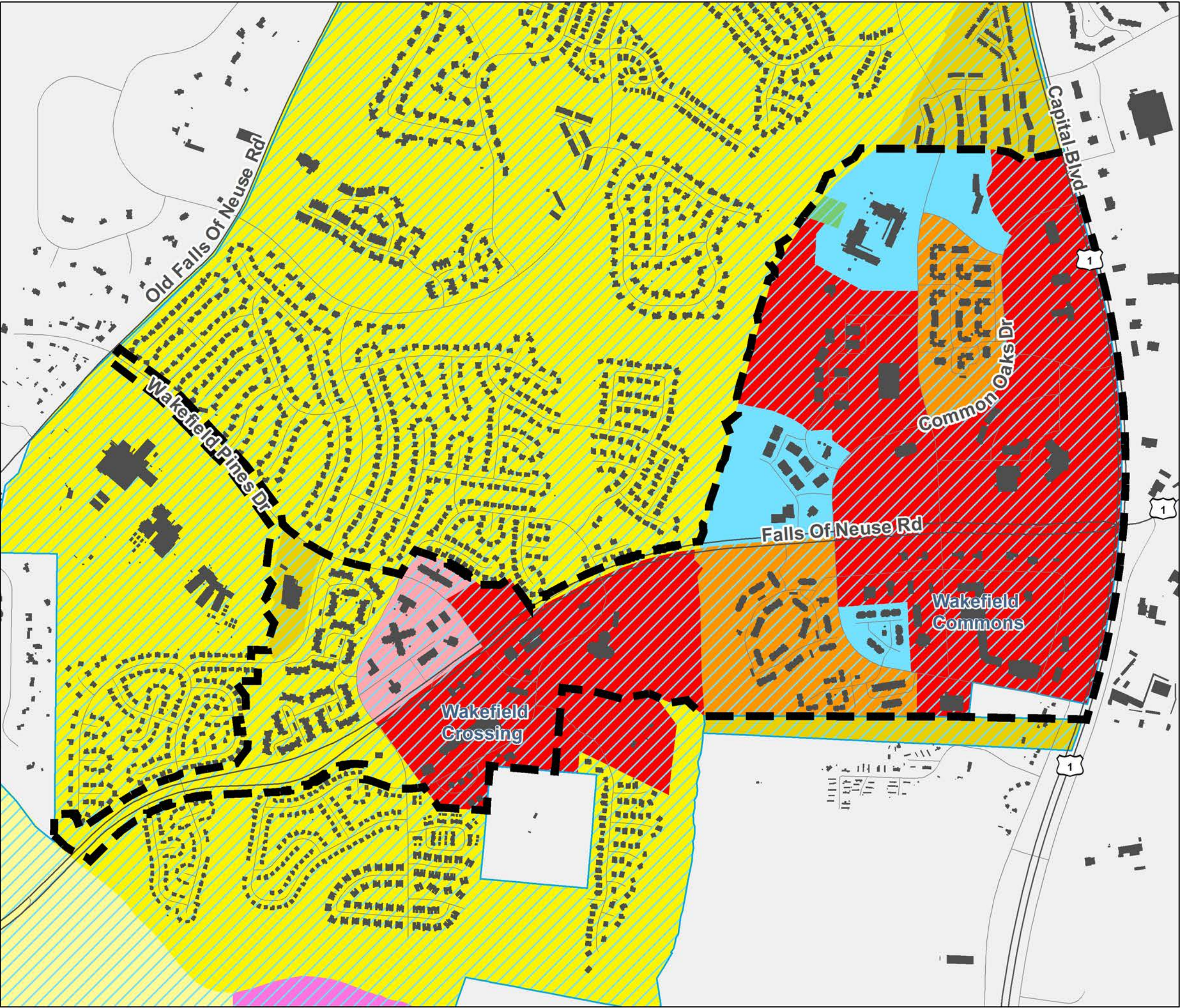
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MAP 4

Zoning





- Study Boundary
- Buildings
- Overlay District**
 - Urban Watershed Protection (UWPOD)
- Residential Districts**
 - Residential-4 (R-4)
 - Residential-6 (R-6)
 - Residential-10 (R-10)
- Mixed Use Districts**
 - Residential Mixed-Use (RX-)
 - Office Mixed-Use (OX-)
 - Neighborhood Mixed-Use (NX-)
 - Commercial Mixed-Use (CX-)
- Special Districts**
 - Conservation Management (CM)
 - Planned Development (PD)

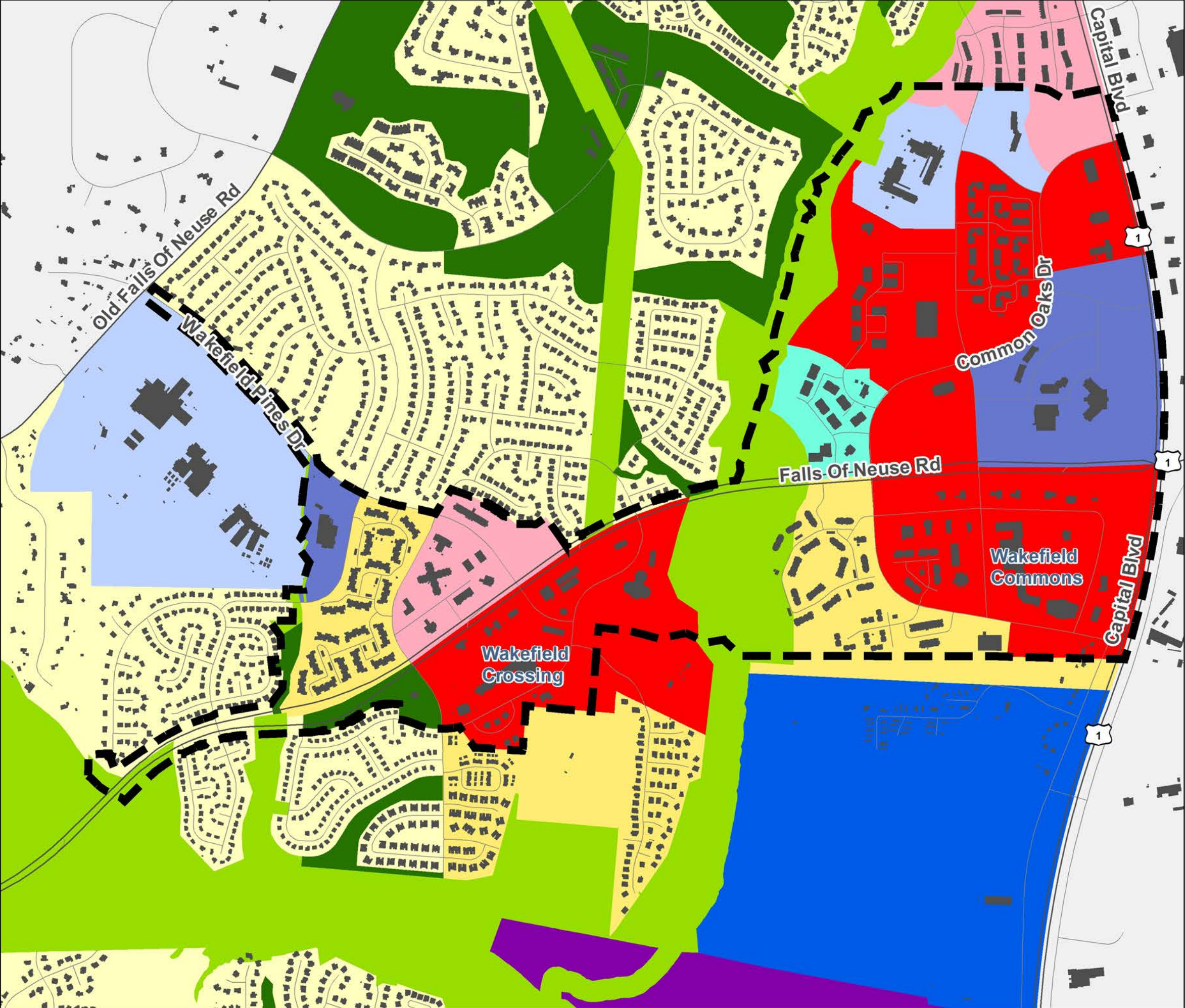
Zoning is used to regulate the built environment, including the use of land, building size, height, and setbacks. Residential districts, such as R-10, allow only residential uses. Mixed-Use districts allow (but do not require) a mix of uses. Conservation areas are established to preserve natural resources, and the UWPOD further protects sensitive watershed areas.

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  Miles
0 0.1 0.2 0.4

Future Land Use





- Study Boundary
- Buildings
- Low Density Residential
- Moderate Density Residential
- Office & Residential Mixed-Use
- Neighborhood Mixed-Use
- Community Mixed-Use
- Office/Research & Development
- General Industrial
- Public Facilities
- Institutional
- Public Parks & Open Space
- Private Open Space

The Future Land Use Map is a policy in the 2030 Comprehensive Plan that guides future land use to achieve the plan's goals. The Wakefield study area is mostly designated as Community Mixed-Use. Other future land uses are Public Parks & Open Space along Richland Creek and Neighborhood Mixed-Use. More information can be found in the Comprehensive Plan.



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Miles
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Other key land use policies used by the City to guide growth patterns are the Urban Form Map and Small Area Plans. The Urban Form policies align land use with transportation infrastructure. These policies are represented in the Urban Form map as centers and corridors. The goal of the Urban Form policies is to reduce vehicle miles traveled and improve air quality by encouraging walkable and bikeable communities and directing growth and density towards transit-friendly corridors. The Urban Form Map shows the segments of Falls of Neuse Road and Capital Boulevard that run through the Wakefield study area designated as "Parkway Corridors". According to the 2030 Comprehensive Plan, Parkway Corridors have thick tree canopies and abundant landscaping. Parkway Corridors are predominately designated along suburban roadways.

Small Area Plans provide area-specific land use guidance based on the vision and needs of City of Raleigh communities. The Falls North Small Area Plan was adopted in May 2019. The Falls North study area slightly overlaps the Wakefield Small Area Plan study area where Falls of Neuse Road crosses over the Neuse River. The Falls North Small Area Plan includes actions aimed at improving transportation and park facilities and creating a stronger identity for the area. The Wakefield Small Area Plan is adjacent to the Falls North study area on the opposite side of the Neuse River. The Wakefield Small Area Plan will continue to focus on developing a stronger identity for the area through land use, transportation, and urban design policy guidance.

Recent development activity within the Wakefield Small Area Plan study area can be demonstrated by assessing the number of rezoning requests and development plans received by the City of Raleigh over the past 5 years. Nearly all of the recent development plans are located within the Wakefield study area and are concentrated along Falls of Neuse Road and at the intersection of Falls of Neuse Road and Capital Boulevard. One rezoning request near the Wakefield study area has been submitted since 2015, and the rezoning request was approved by City Council in 2019. A development plan for these rezoned properties on Ponderosa Service Road was submitted in 2020 and is undergoing review by the City of Raleigh Planning and Development Services Department.




MAP 6

Urban Form

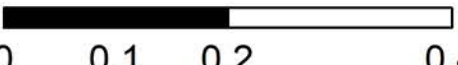



- Corridor Type**
- Parkway Corridor
 - Water
 - Buildings

The 2030 Comprehensive Plan Urban Form map includes policies that connect land use development to transportation infrastructure. The Wakefield study area includes two Urban Form corridors. Both Falls of Neuse Rd and Capital Blvd are designated as Parkway Corridors in the Urban Form map. Parkway Corridors are suburban roadways with thick tree canopies and abundant landscaping.

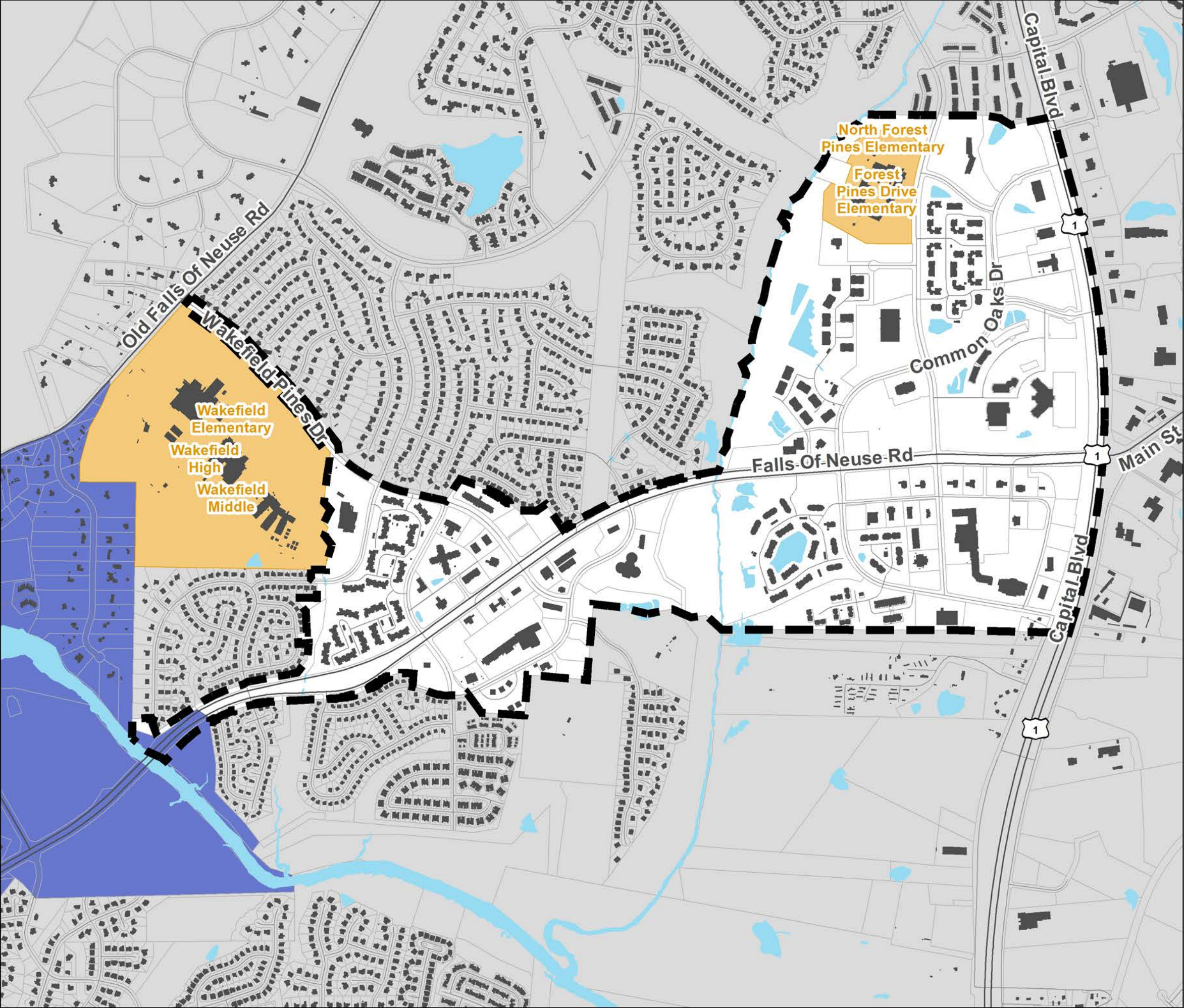
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Miles
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Small Area Plans

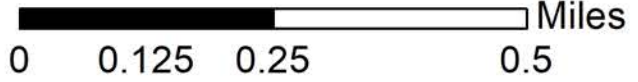



- Wakefield Small Area
- Water
- Buildings
- Schools
- Falls North Small Area

The Wakefield Small Area Study area is directly next to the Falls North Small Area Plan. The Falls North Plan was adopted in 2019. The plans slightly overlap where Falls of Neuse Road crosses over the Neuse River.

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Miles
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Development Activity



-  Approved Rezoning Request
-  Development Plans (2018-2020)
-  Development Plans (2015-2017)
-  Buildings

Rezoning is a process of changing the local land use laws that regulate what can be built. One rezoning request in the area was approved in 2019. Development plans are required to be submitted and reviewed by the City of Raleigh for any new construction. The map shows development plans received since 2015 in and around the Wakefield Small Area Plan study area.



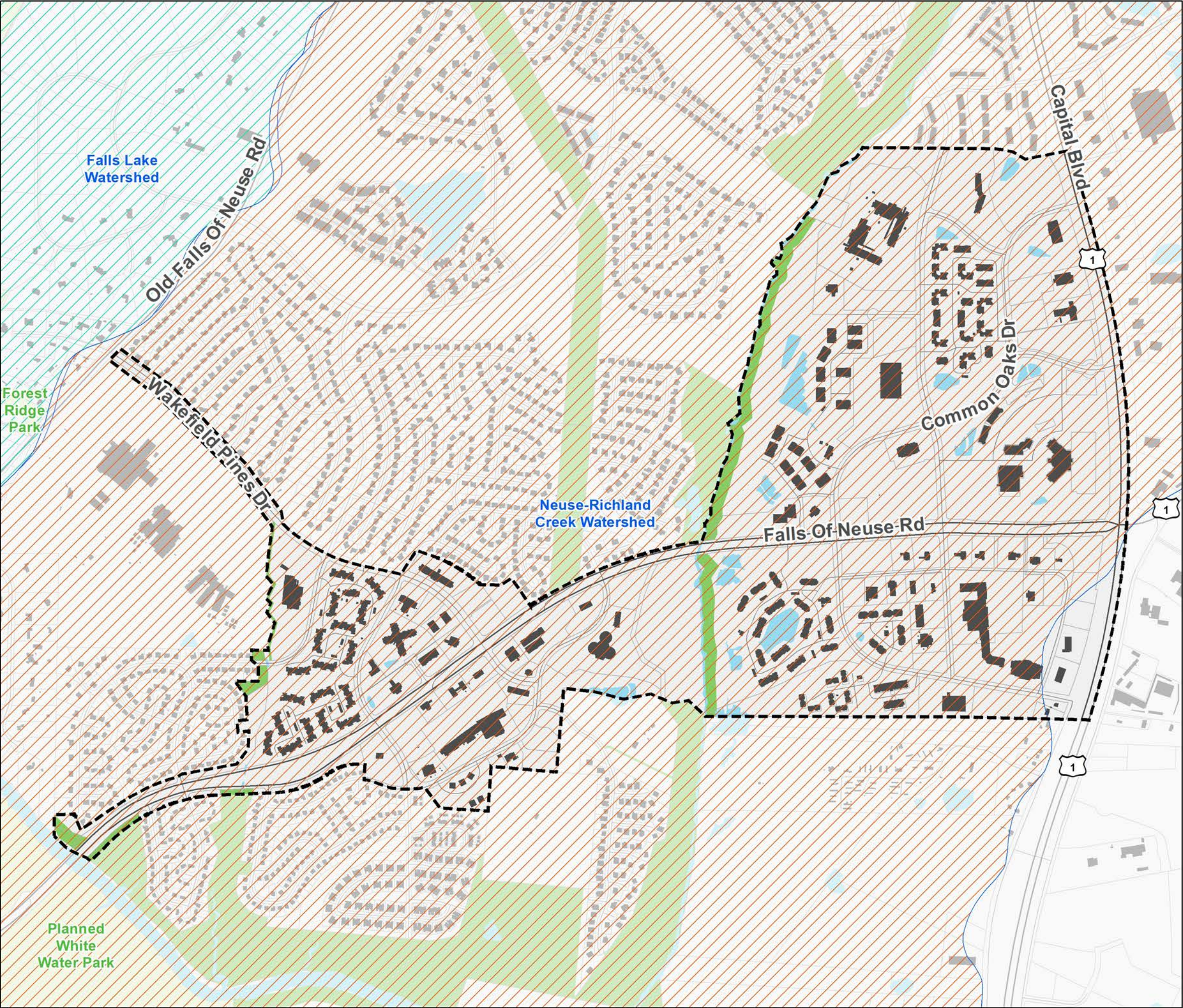
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0 0.1 0.2 0.4 Miles

Watersheds



- Study Boundary
- Falls Lake Watershed
- Neuse-Richland Creek Watershed
- Buildings
- Existing Greenway Property

A watershed is the area of land where rainwater collects, flows, or drains to a larger body of water. The Wakefield study area falls almost entirely within the Neuse-Richland Creek watershed. Richland Creek intersects the Wakefield Small Area Plan study area and drains into the Neuse River.



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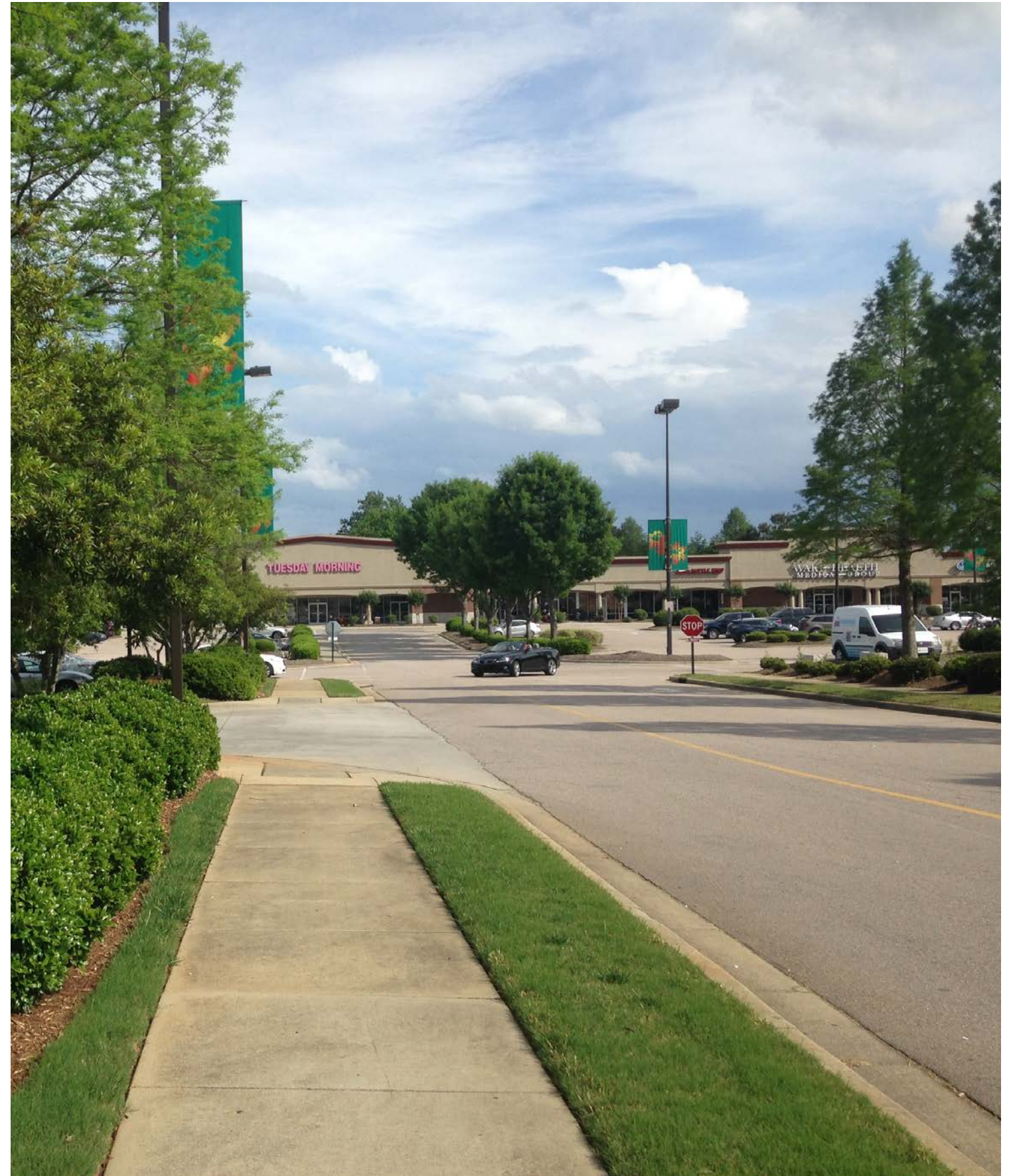
0 0.1 0.2 0.4 Miles

Environmental Resources

The Wakefield Small Area Plan study area is located where Falls Lake meets the Neuse River on Falls of Neuse Road. Almost all of the Wakefield study area is within the Neuse-Richland Creek watershed which is abutted to the northwest by the Falls Lake Watershed. A watershed is the area of land where rainwater collects, flows, or drains to a larger body of water. In the case of the Wakefield study area, the larger body of water is Richland Creek which flows into the Neuse River.

The natural setting of the Wakefield study area includes amenities such as the Neuse River Trail, a regional attraction, and the Wakefield neighborhood trail. While there are no parks within the study area boundary, both the existing Forest Ridge Park and a planned white-water park are in the near vicinity of the study area. One of the goals of the Wakefield Small Area Plan is to support better walking and biking connectivity and access to the area's park and trail facilities.

The Wakefield study area is intersected by Richland Creek and touches the Neuse River at Falls of Neuse Road. Within the study area, the topography gently slopes up from Richland Creek towards Capital Boulevard. The floodplain for the 1% annual chance flood bisects the study area where Richland Creek crosses Falls of Neuse Road.



Parks, Trails, & Greenways



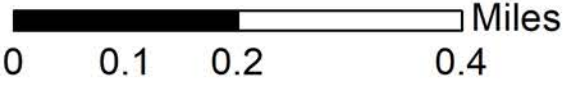
- Raleigh Greenway Trails
- ▨ Richland Creek Greenway Corridor
- ▨ Neuse River Greenway Corridor
- Existing Greenway Property
- Raleigh Park Boundaries
- Buildings

The Wakefield study area has trails and dedicated greenway corridors to be used in the planning and construction of future trails. Existing trails, the Neuse River Trail and the Wakefield Trail run near the study area, and two parks are nearby including Forest Ridge Park and a planned white-water park. Access to the parks, trails, and greenways from the Wakefield study area will be a key component of the small area plan.

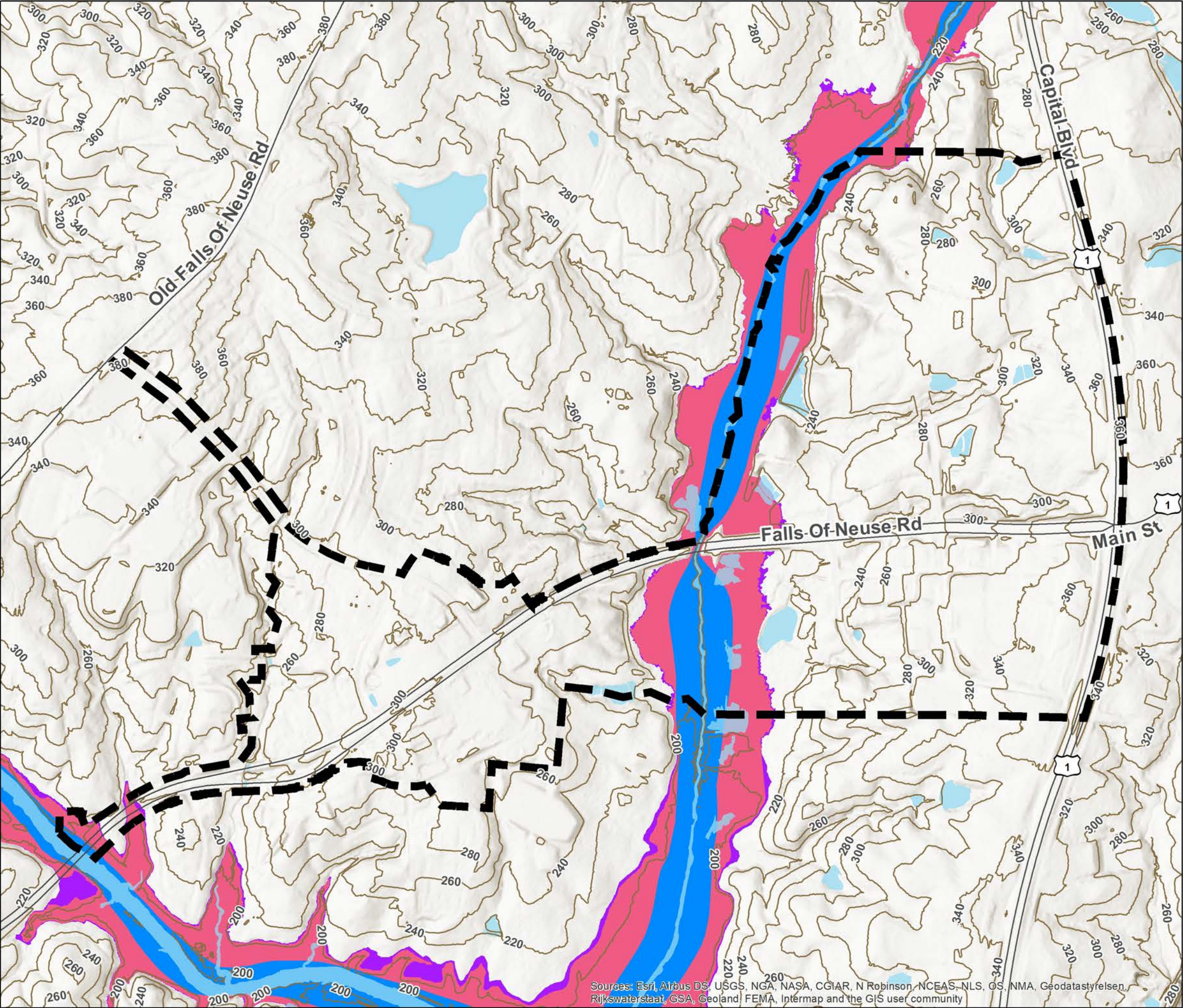


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Floodplain & Topography



- Study Boundary
- 20-ft Contours
- Water Bodies
- Floodplain Zone**
 - 0.2% chance OR 1% (future conditions)
 - 1% annual chance of flood
 - Floodway - No encroachment

The floodplain for the Neuse River skirts along the far western edge of the study boundary. The floodplain along Richland Creek bisects the study area at Falls of Neuse Rd near Common Oaks Dr and continues north along the study boundary. The 1% annual chance of flood, or 100-year floodplain, is the area at an elevation with 1% chance of flooding each year.

Transportation

This section provides an overview of the existing transportation conditions in Wakefield as well as the planned changes. Falls of Neuse Road is the main transportation corridor in the study area. It connects north Raleigh, running parallel to Capital Boulevard much of the way, and ultimately intersects with it. Capital Boulevard forms the eastern boundary of the study area and is the boundary between Raleigh and Wake Forest jurisdictions. Other major streets such as Wakefield Pines Drive and Forest Pines Drive connect this major road to the residential neighborhoods in the Wakefield area. Most of the streets in the study area are built and maintained to City of Raleigh standards (Map 12). Capital Boulevard and Old Falls of Neuse Road are the nearest streets that are built to State standards.

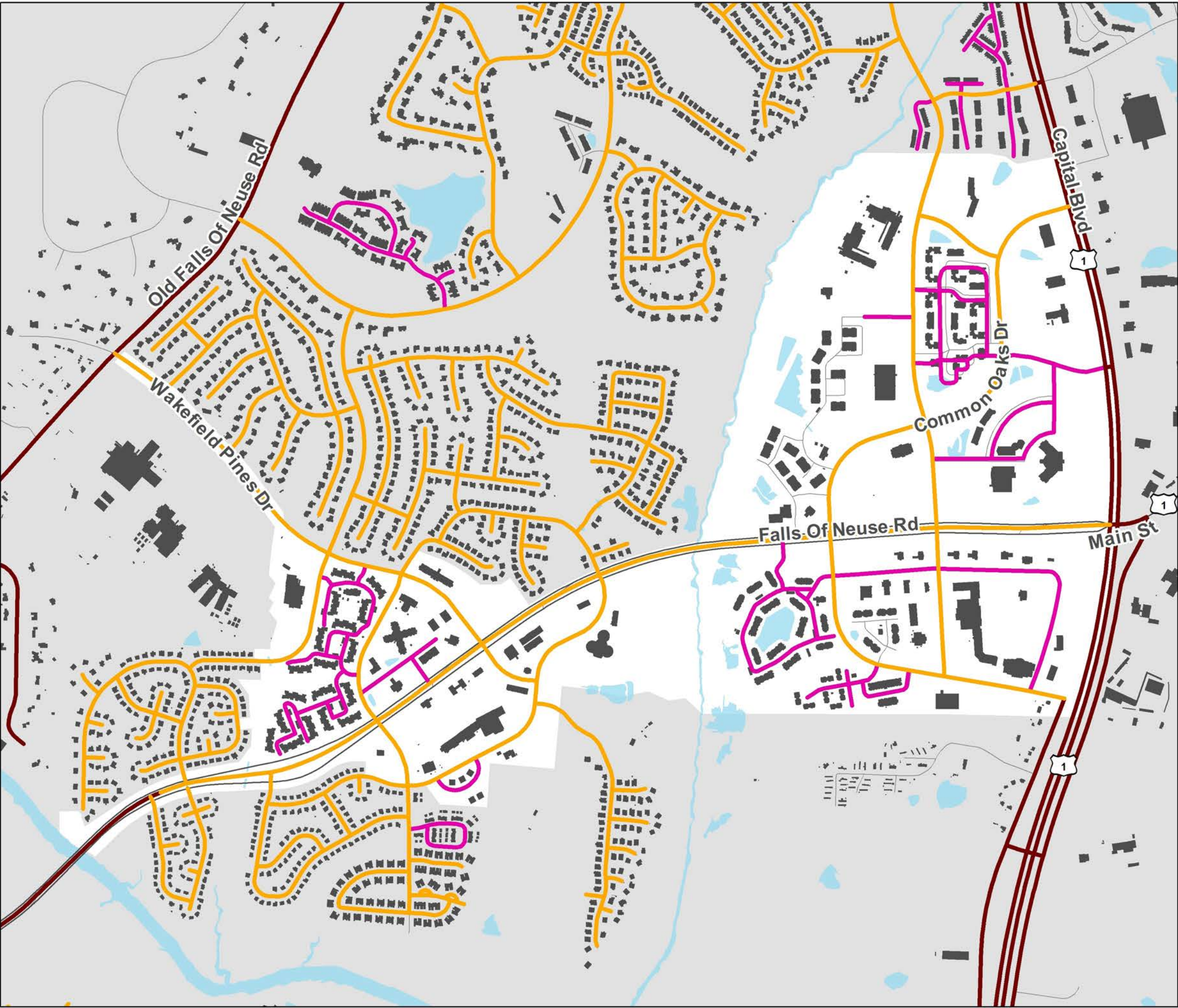
The study area also contains some infrastructure to walk and bike (Map 13). Many of the streets in Wakefield have sidewalks on both sides of the street. Bicycle infrastructure is located on Forest Pines Drive, in the form of a buffered bike lane.

The Raleigh Street Plan (Map 14) is a part of the 2030 Comprehensive Plan that identifies the major road corridors and the street types needed to support future growth. In this long-range plan, Falls of Neuse Road is a 6-lan divided avenue. Other major routes in Wakefield are identified as 2- and 4- lanes divided avenues. Raleigh also does long-range bicycle planning, included in the BikeRaleigh plan (Map 15). This shows long-range plans to build a Separated Bikeway along the major corridors in the area, including Falls of Neuse Road, Wakefield Pines Drive, and Forest Pines Drive. The plan also includes a building a bike lane on roads connecting to Wakefield Commons and Wakefield Crossing, and a Neighborhood Bikeway on several main neighborhood streets in the adjacent residential areas.

The study area is not currently served by the region's bus service directly (Map 16). However, one GoRaleigh route the Wake Forest-Raleigh Express runs along this portion of Capital Boulevard to the east of the study area. The expansion of transit planned (Map 17) in the Wake Transit Plan, includes the Falls of Neuse North route. This will include 30-minute service along Falls of Neuse Road connecting across Capital Boulevard to Wake Forest.



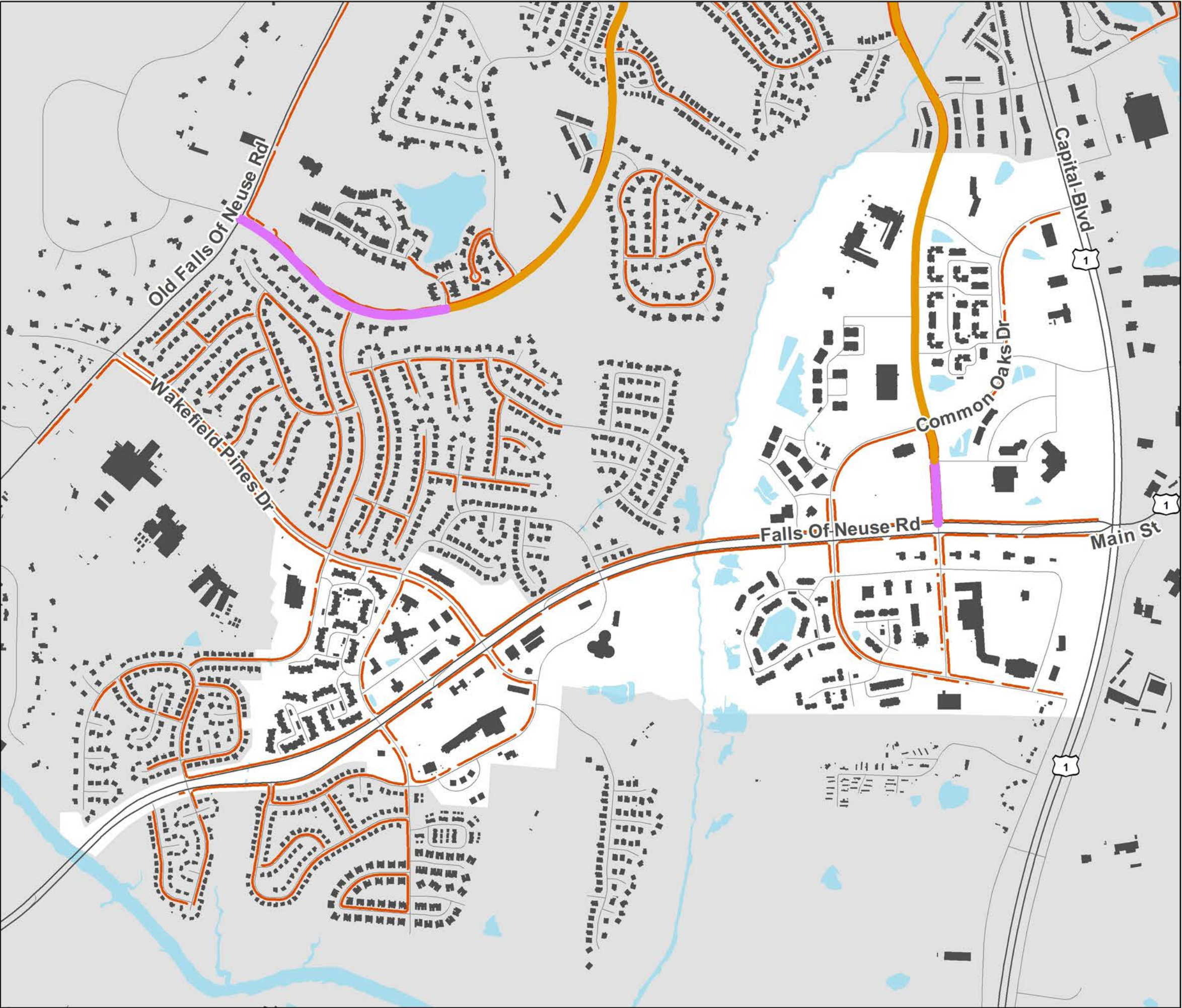
Street Standard of Maintenance








- City Maintained
- State Maintained
- Privately Maintained
- Buildings
- Water

Many of the streets in the study area are maintained by the City of Raleigh. Portions of Capital Boulevard and Old Falls of Neuse Road are built to State standards. Some roads in the study area are privately maintained.

Sidewalks and Bike Lanes



-  Bike Lanes /Sharrows
-  Buffered Bicycle Lane
-  Sidewalk
-  Buildings
-  Water

Many of the streets in the study area have sidewalks. Wakefield Plantation Drive and Forest Pines Drive have the only bike lanes in or near the study area.



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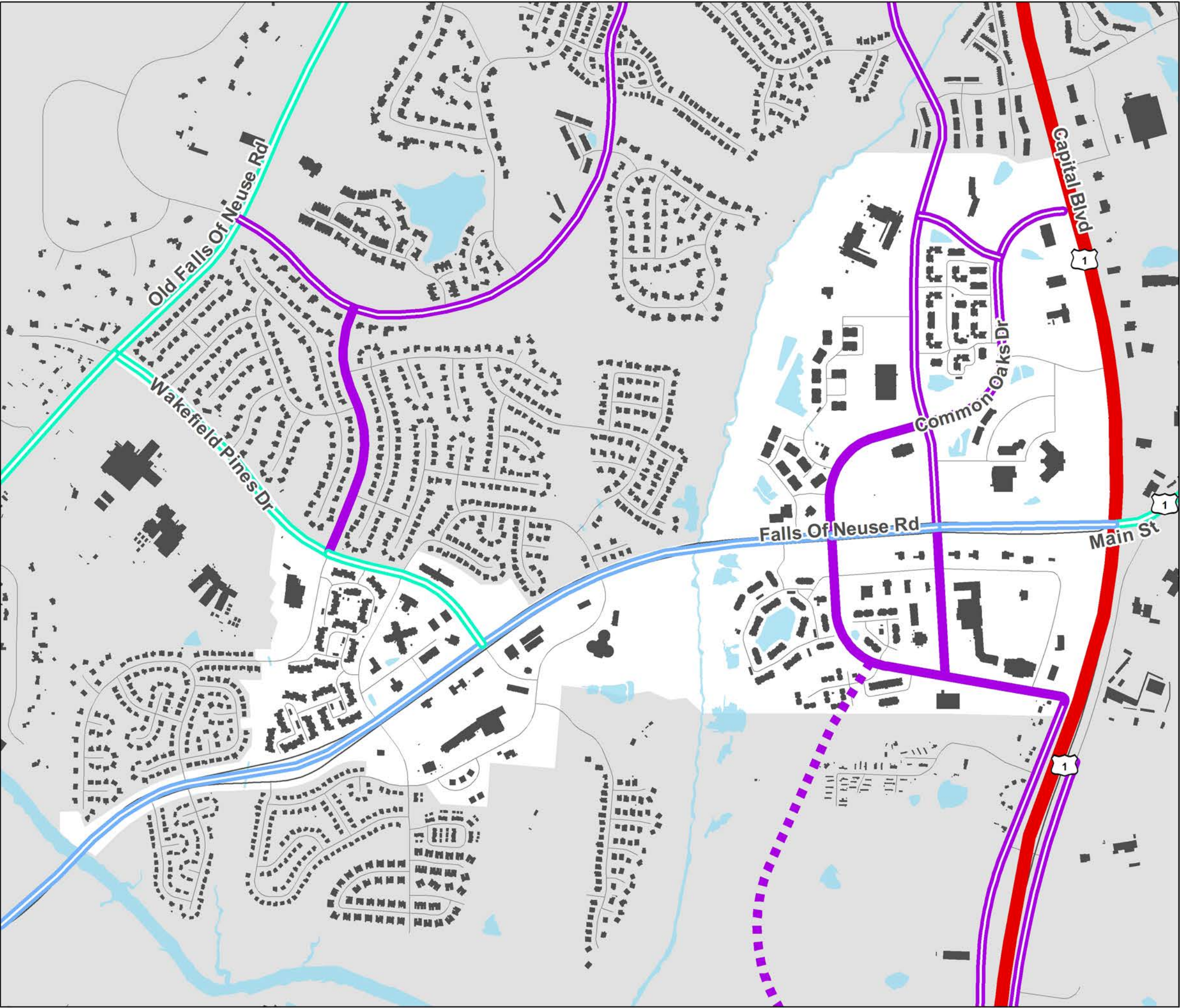
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0 0.1 0.2 0.4 Miles

MAP 14

Street Plan



- Avenue 2-Lane, Divided
- Avenue 2-Lane, Undivided
- Avenue 2-Lane, Undivided Proposed
- Avenue 4-Lane, Divided
- Avenue 6-Lane, Divided
- Limited Access Highway
- Buildings
- Water
- Study Boundary

The Street Plan is a component of the 2030 Comprehensive Plan. It identifies the road connections and types of street that will support future growth.



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BikeRaleigh Long Term Plan



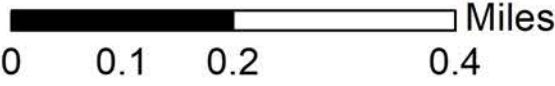
- Bicycle Lane
- Separated Bikeway
- Neighborhood Bikeway
- Buildings
- Water

The BikeRaleigh Plan establishes a framework for improving cycling conditions in Raleigh. A key feature of the plan is the identification of long-term bikeway facilities – including on-road bicycle lanes and bicycle-friendly routes through residential areas.



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MAP 16

Current Transit



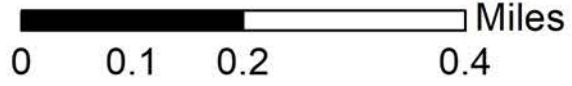
- Wake Forest-Raleigh Express
- Buildings
- Water

Currently, the study area does not have bus service. The Wake Forest – Raleigh Express runs along Capital Boulevard.



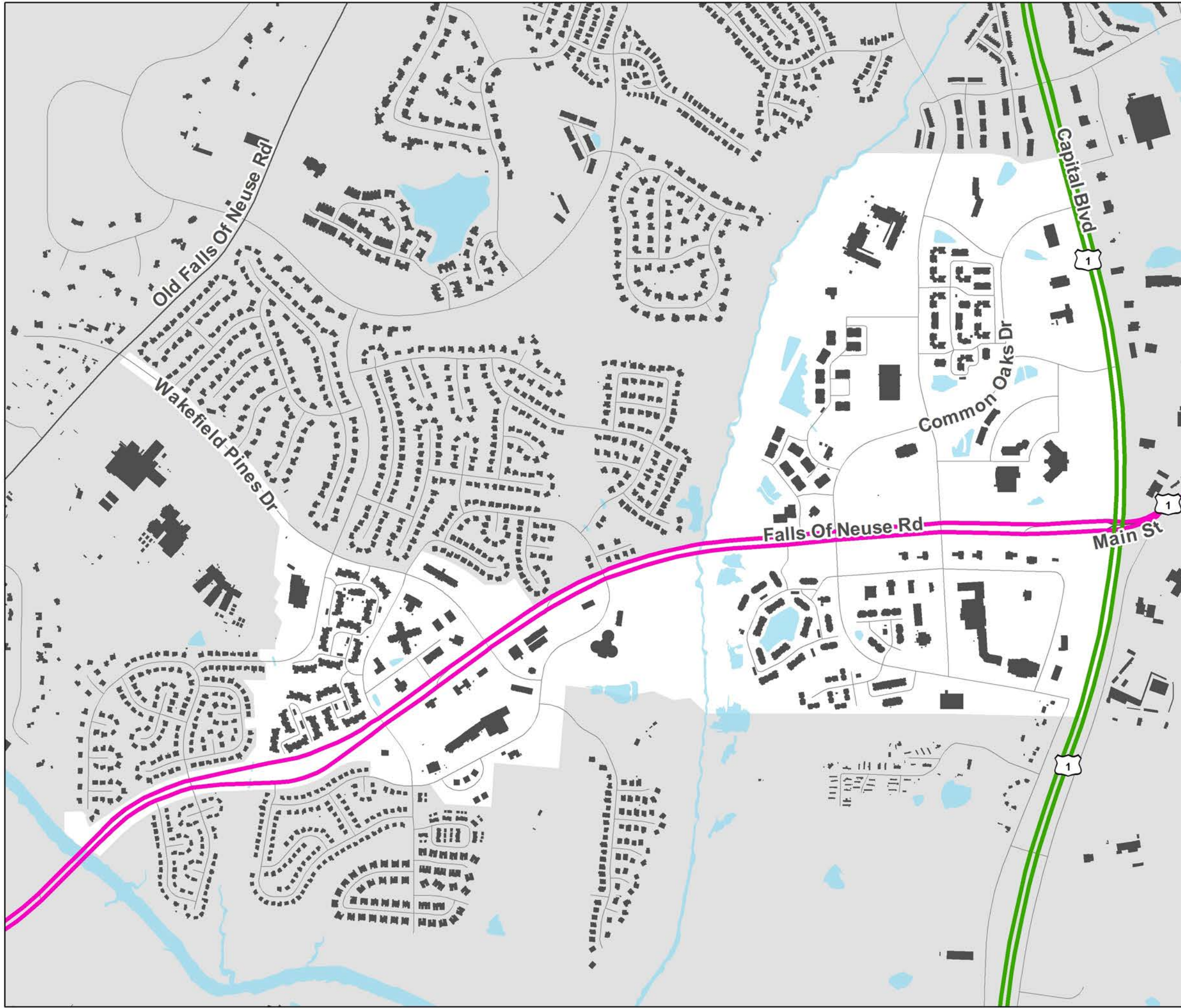
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MAP 17

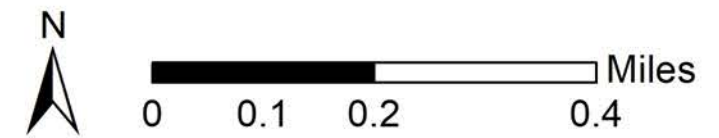
Planned Transit



- 2L Falls of Neuse North
- WRX Wake Forest-Raleigh Express
- Buildings
- Water

Currently, the study area does not have bus service. The Wake Forest – Raleigh Express runs along Capital Boulevard.

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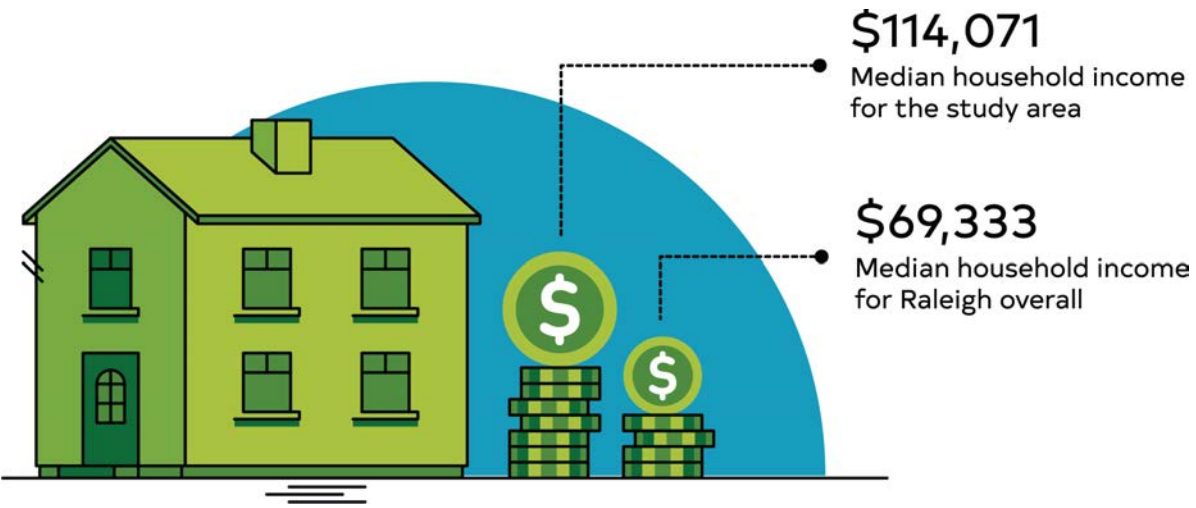
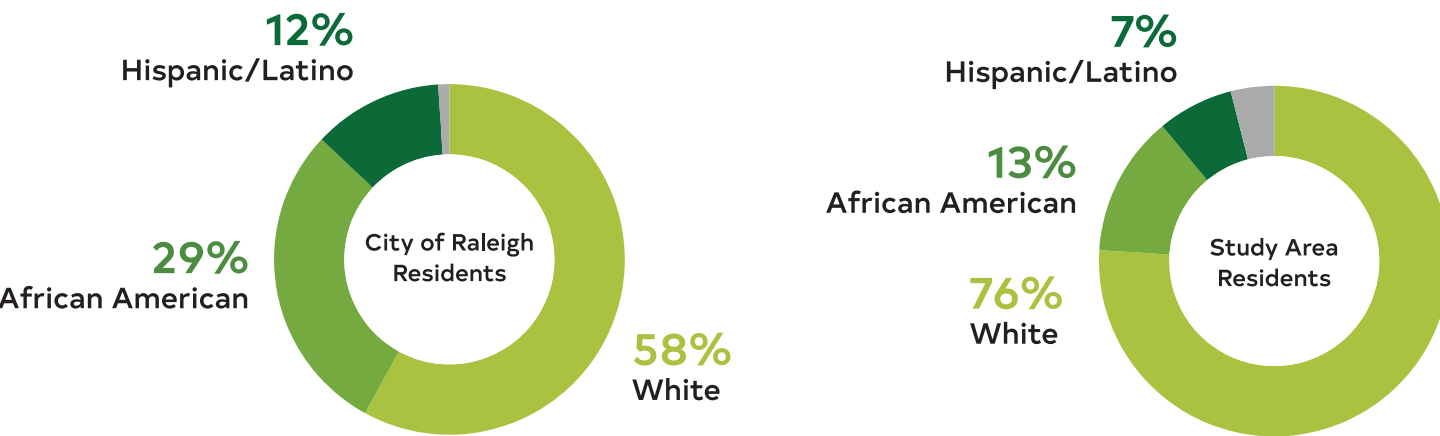


Community

The Wakefield area contains two commercial areas – Wakefield Crossing and Wakefield Commons – as well as several residential neighborhoods. There are apartment and condominium communities near Falls of Neuse Road, including The Residences at Wakefield, The Gardens at Wakefield, and Wakefield Manor Apartments. In addition, several single-family neighborhoods surrounding this area to the north, west, and south. The study is located in City Council District B (Map 18).

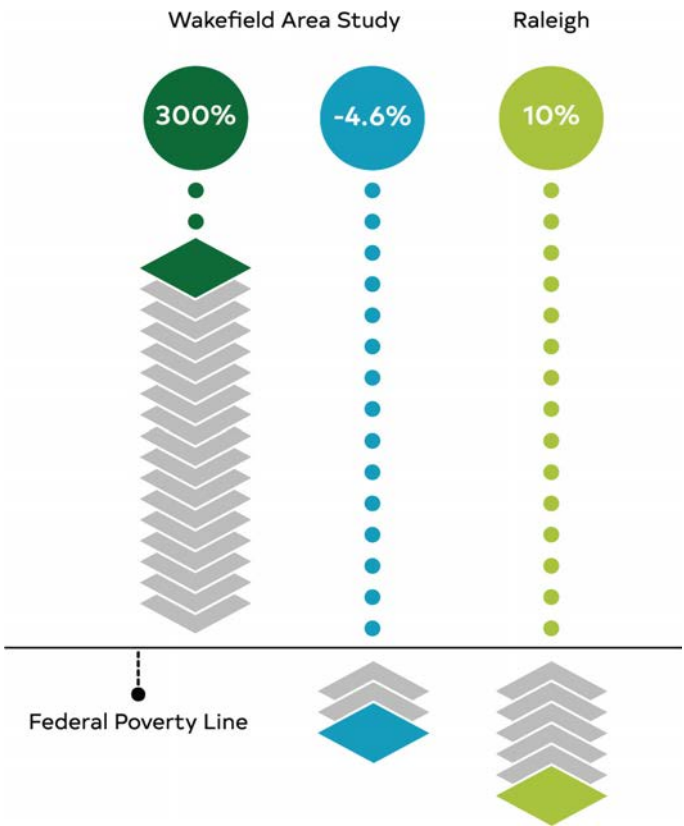
The U.S. Census Bureau provides demographic estimates as part of the American Community Survey. The Wakefield area is mostly contained in one Census Tract, with a portion included in a Tract shared with part of Wake Forest (Map 19). While these areas don't perfectly align with the Wakefield study area, estimates for these areas provide a sense of how the population of this area differs from Raleigh as a whole.

For example, the median age for each study area Census Tract (42.6 and 37) is significantly higher than Raleigh as whole, which has a median age of 34.5. This seems to reflect a higher number of middle-aged and older residents. In addition, a greater proportion of residents of the study area (76%) identified as White compared with Raleigh overall (58%). Similarly, fewer residents identified as Black or African American (13%) or Hispanic/Latino (7%) compared with Raleigh overall (29% and 12%, respectively).



Households in the study area also have a significantly higher income than Raleigh overall. The median household income in the study area according to 2019 estimates was \$114,071, and the median household income for Raleigh overall was \$69,333.

A majority of the population have incomes at or above 300 percent of the poverty line, and around 4.6% of the population is below the poverty line. Within Raleigh overall, around 10% of the population is below the poverty line.



Wakefield residents have more access to vehicles compared with Raleigh overall. According to the 2019 ACS estimates, 0% of owner-occupied homes have zero vehicles. Around 4% of renter-occupied homes have zero vehicles. In Raleigh overall, around 1% of owner-occupied and 10% of renter-occupied homes had zero vehicles.

MAP 18

City Council District



- District B
- Buildings
- Water
- Study Boundary

Many of the streets in the study area have sidewalks. Wakefield Plantation Drive and Forest Pines Drive have the only bike lanes in or near the study area.



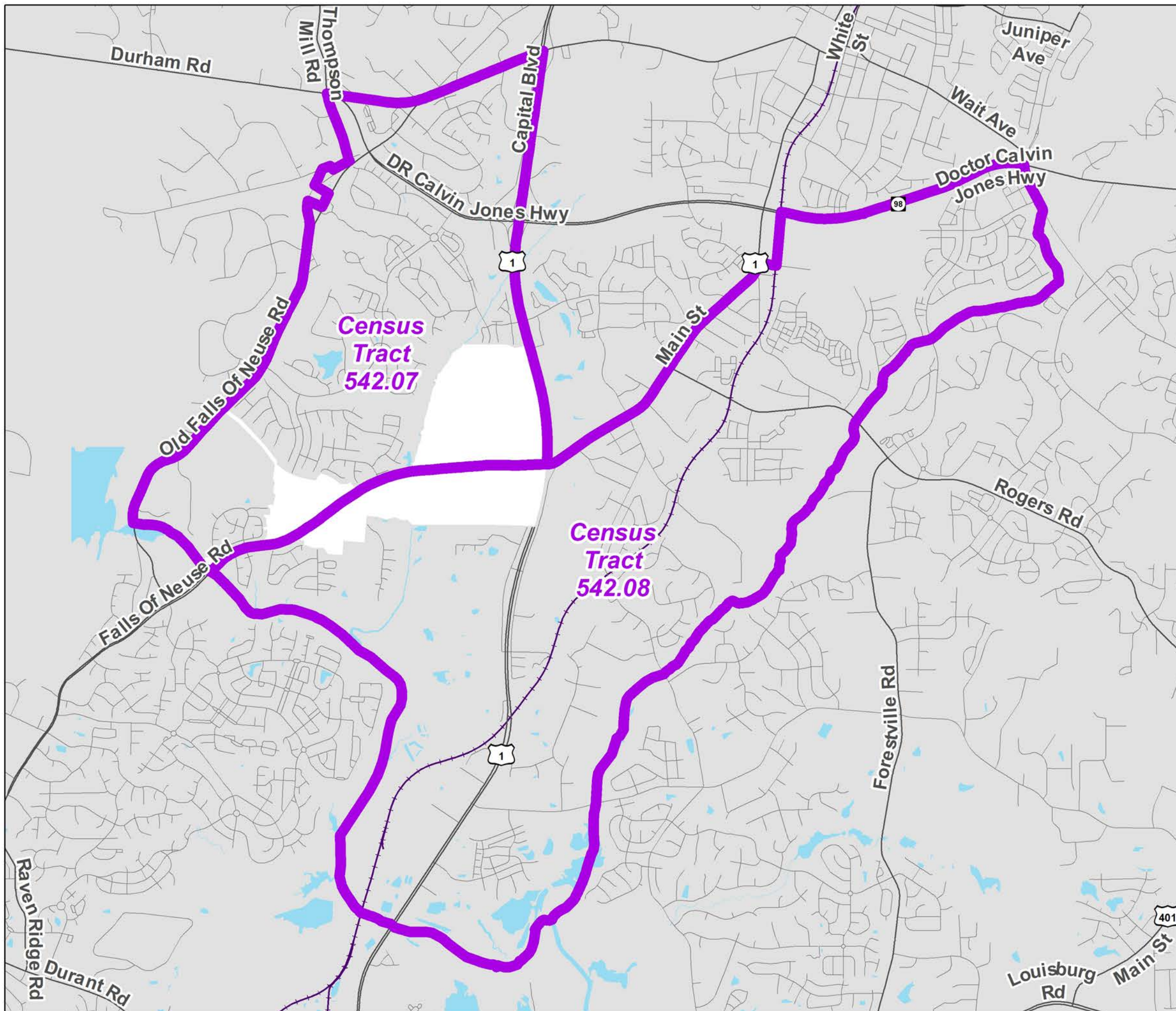
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0 0.1 0.2 0.4 Miles

Census Tracts



-  Census Tracts
-  Study Area
-  Water

The study area is located on the boundary of two Census Tracts. One contains most of the Wakefield residential community. The other includes areas of Wake Forest.



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0 0.375 0.75 1.5 Miles



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