



WAKEFIELD SMALL AREA STUDY RECOMMENDATIONS

CITY OF RALEIGH, NORTH CAROLINA



STANTEC URBAN PLACES
CATALYST DESIGN

PUBLIC PRESENTATION JULY 29TH, 2021

TELL US ABOUT YOU!

PLEASE ANSWER A QUICK QUESTION TO LET THE PROJECT TEAM KNOW A LITTLE ABOUT THE AUDIENCE.

LIVE POLL #1

HOW LONG HAVE YOU LIVED, WORKED, OR OWNED A BUSINESS IN WAKEFIELD?

- a. We moved here in the last 2 years
- b. 3-5 years
- c. 5-10 years
- d. More than 10 years
- e. I don't live, work, or own a business in Wakefield

LIVE POLL RESULTS #1



Our Scope

- 1 MANAGE THE CARS**
- 2 PROVIDE SAFE AND ATTRACTIVE PLACES TO WALK**
- 3 UNITE THE AREA WITH OPEN SPACE AND GREENWAYS**
- 4 EVALUATE THE POTENTIAL OF NEW DEVELOPMENT**
- 5 ENCOURAGE A COHESIVE DESIGN AESTHETIC**



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2021



TASK 1
ISSUES/OPPORTUNITIES ANALYSIS
MARCH 2021- APRIL 2021

TASK 2
EXISTING CONDITIONS ANALYSIS
MARCH 2021- MAY 2021

TASK 3
VIRTUAL
COMMUNITY
OPEN HOUSE
JUNE 2021

**YOU ARE
HERE**



TASK 4
DRAFT AND FINAL REPORT
JULY 2021- AUGUST 2021



1

THE AREA TODAY



EXISTING CONDITIONS ANALYSIS

WAKEFIELD SMALL AREA STUDY WAKEFIELD, NORTH CAROLINA

PREPARED BY:
STANTEC CONSULTING SERVICES INC.
CATALYST DESIGN PLLC

DRAFT DATE:
06/15/2021

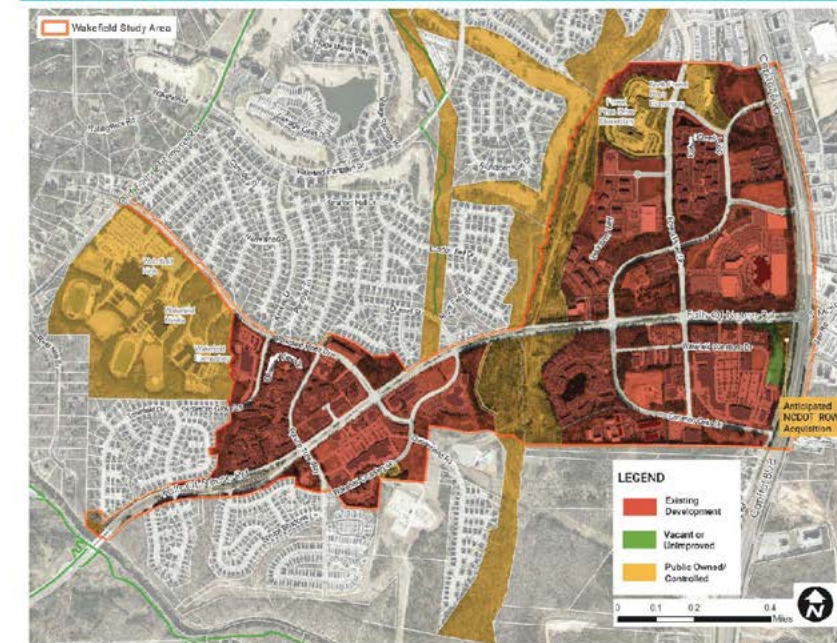
LAND USE ANALYSIS

SOFT SITE ANALYSIS

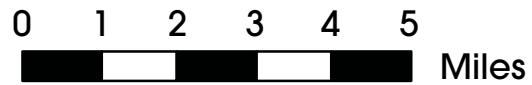
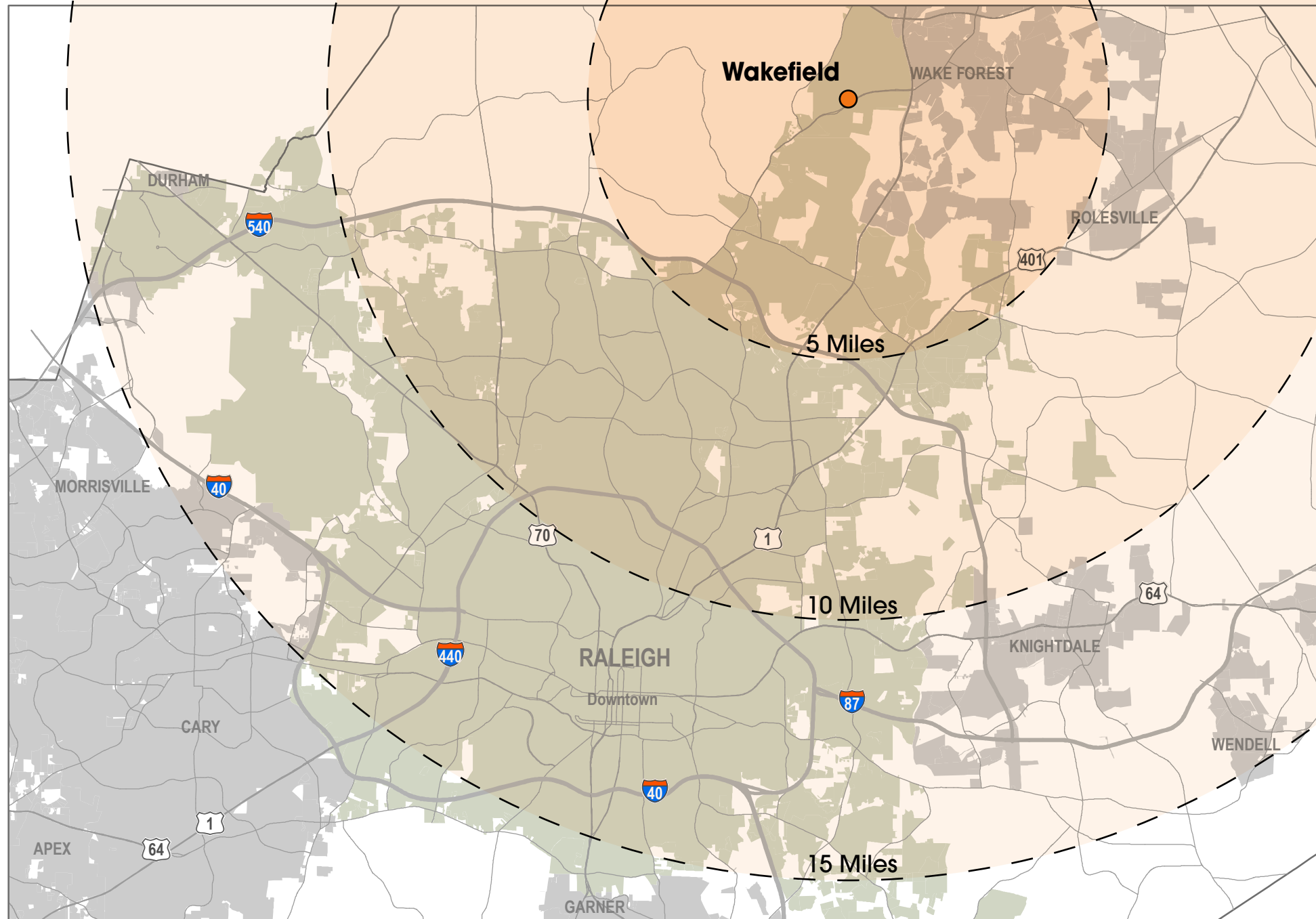
The map below is often described as a "soft" sites analysis and used to identify vacant or unimproved areas. Clearly, only a small amount of property falls into that category within the Wakefield Small Area Study.

Between the anticipated NCDOT right-of-way acquisition noted and the required 40% reforestation, development of those outparcels at Falls of Neuse Road and the future Capital Boulevard interchange are limited.

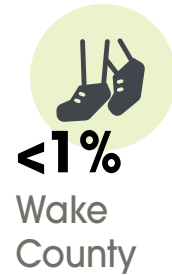
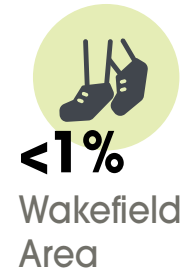
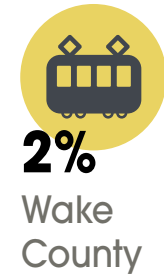
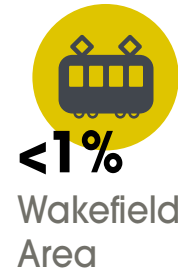
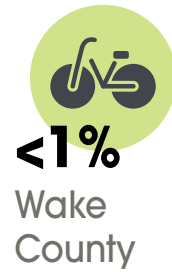
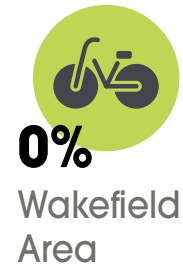
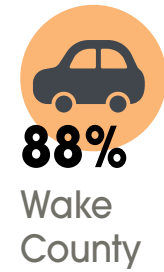
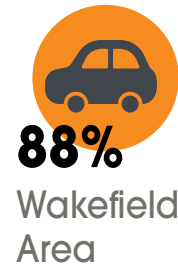
Soft Site Analysis Map



Note: Some areas noted as "Existing Development" areas may be vacant currently; however, these sites have pending or approved development plans.

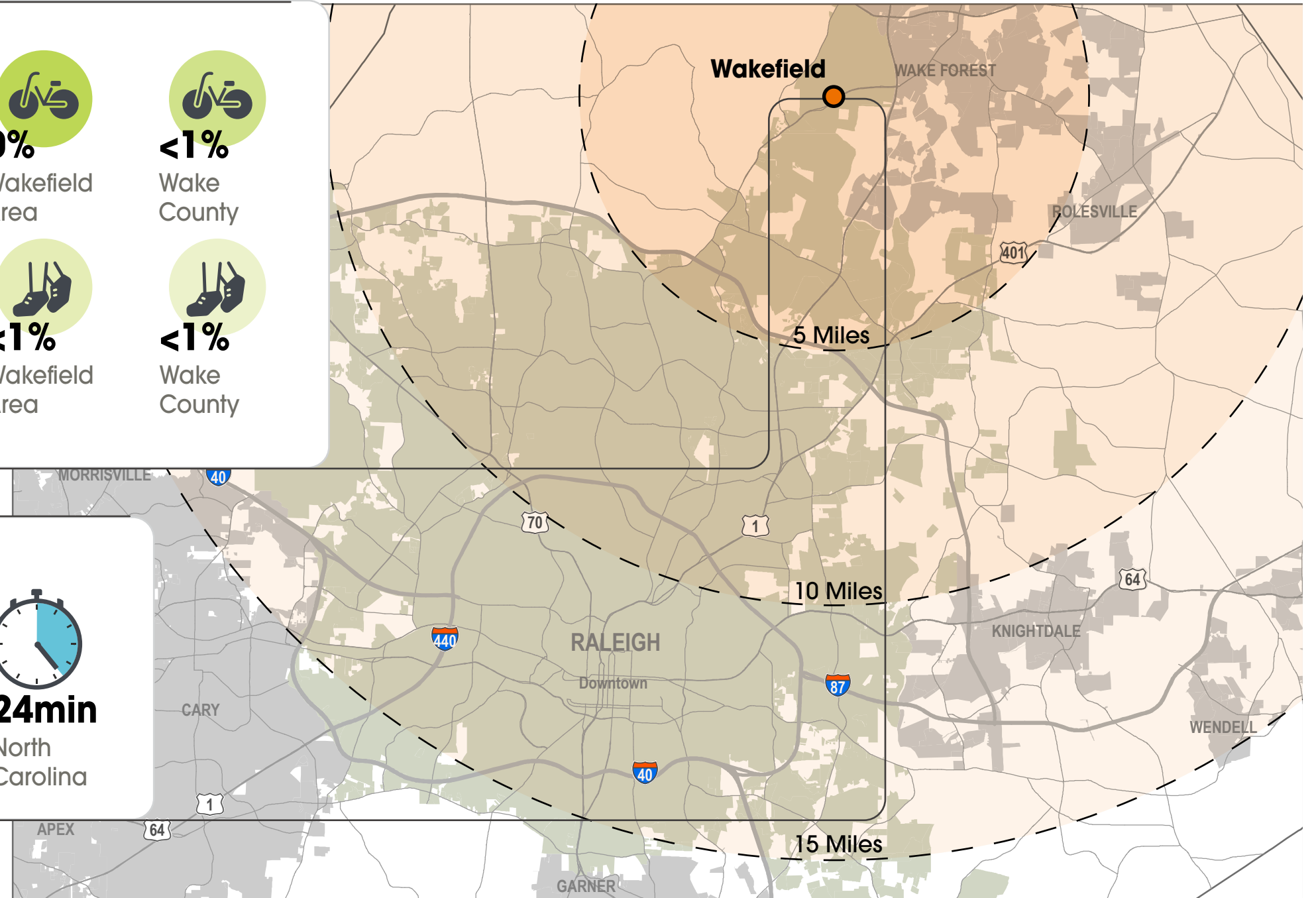
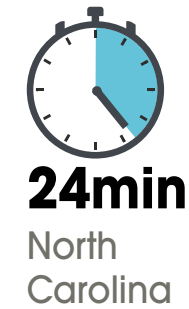


TRAVEL MODE TO WORK

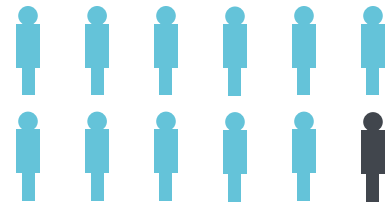


COMMUTE TIME

MINUTES



POPULATION



1,1M

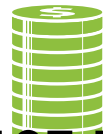
Wake County

9,9k

Wakefield Area

INCOME

MEDIAN HOUSEHOLD INCOME



\$107.7k

Wakefield Area



\$81.5k

Wake County



\$54.9k

North Carolina

EMPLOYMENT

UNEMPLOYMENT RATE



9.7%

Wakefield Area



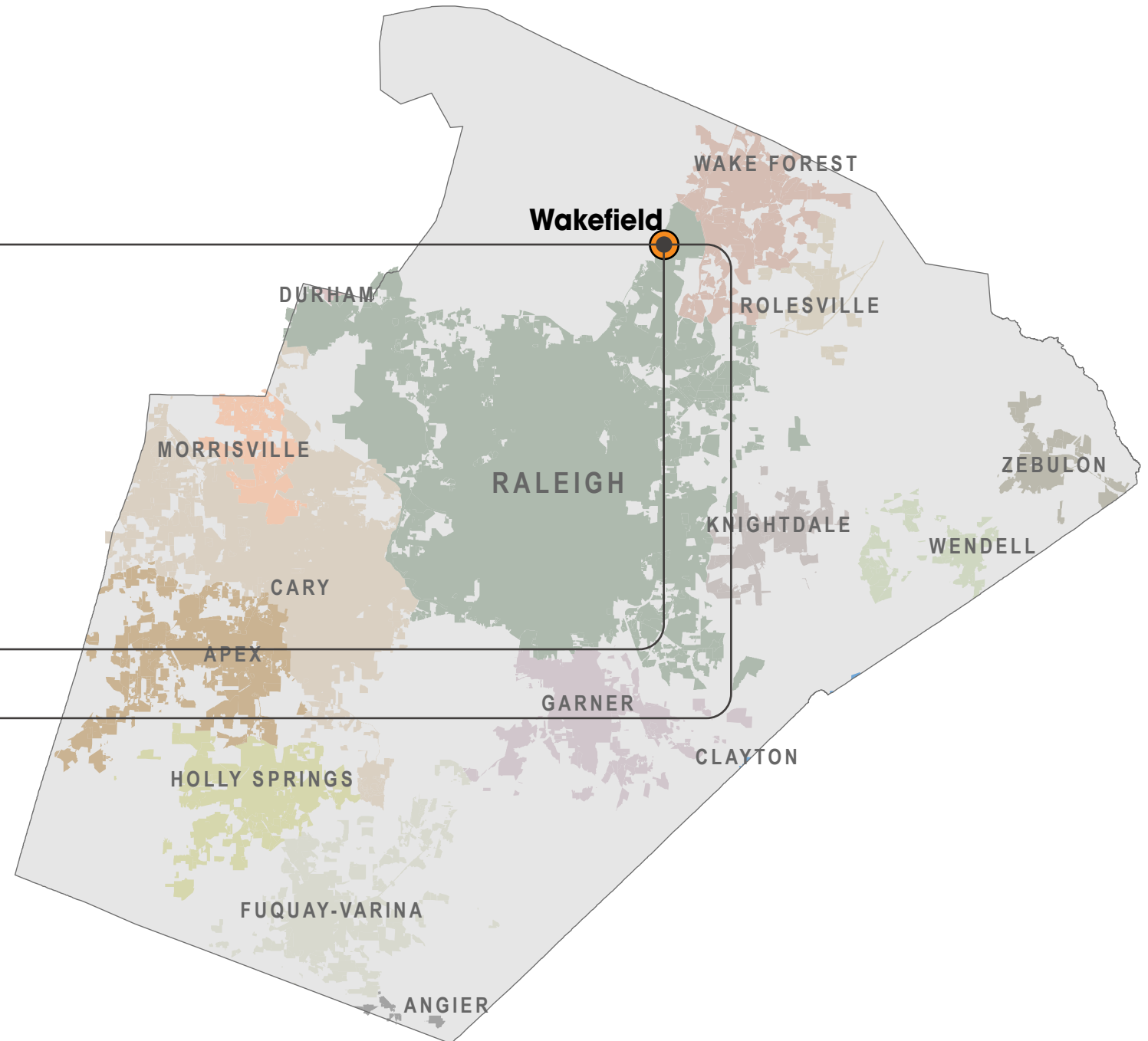
9.7%

Wake County

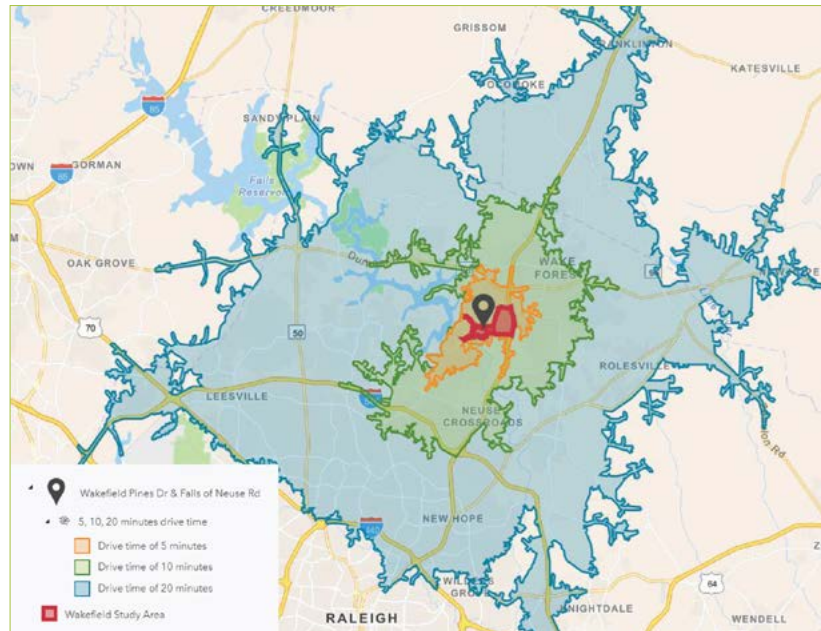


11.6%

North Carolina



WAKEFIELD TRADE AREAS MAP



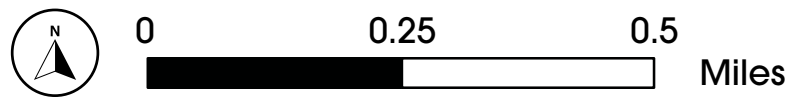
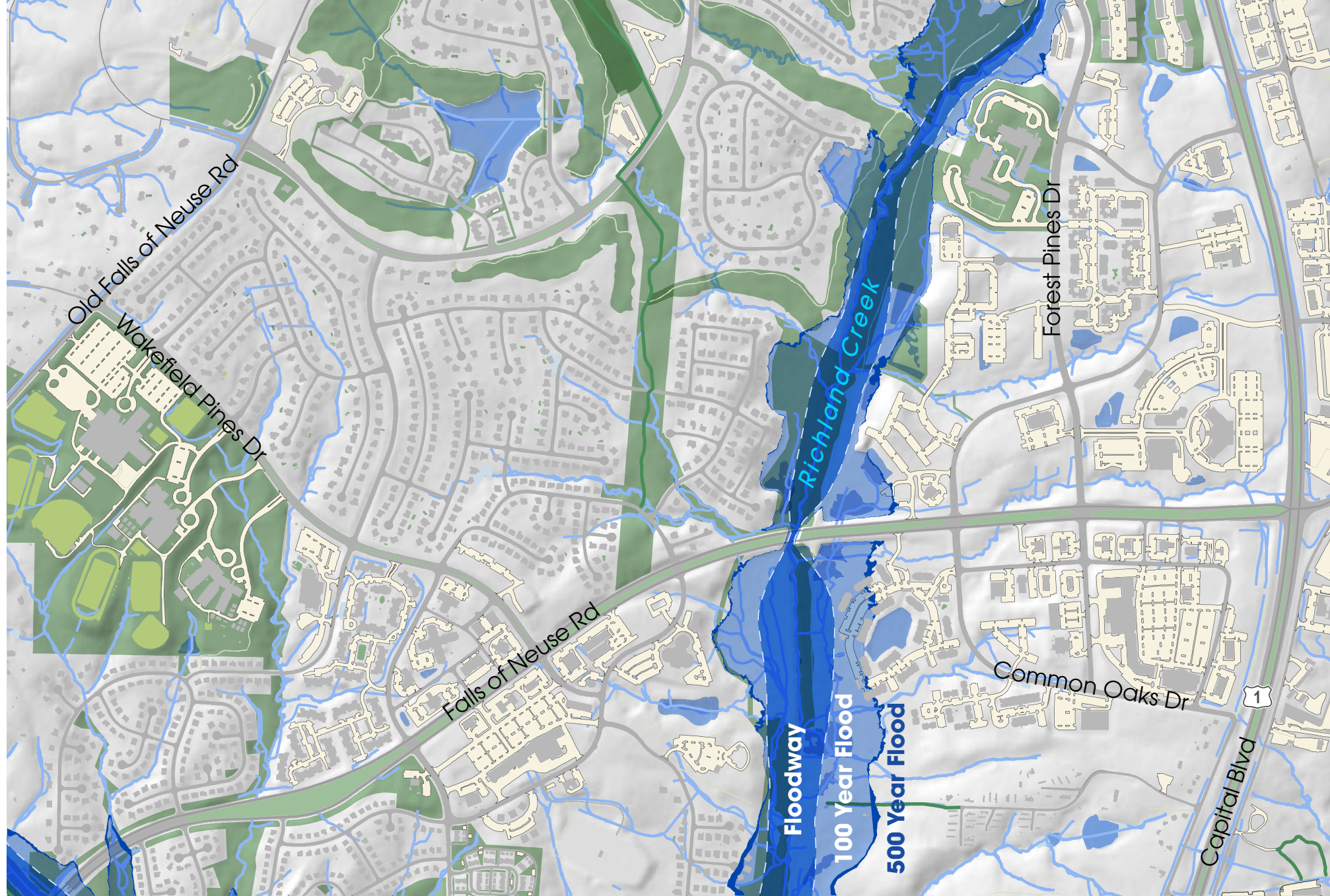
MARKET CONDITIONS & DEMAND DRIVERS

- Higher population of affluent young families than surrounding areas
- Area growth has impacted local traffic patterns and volumes
- Population will become younger and more diverse overall and will contain more families by 2025

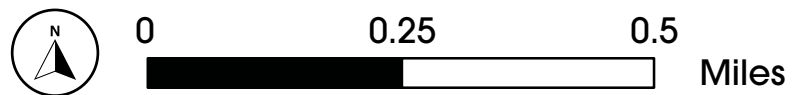
EXECUTIVE SUMMARY KEY FINDING

The area ranks high in quality of life but could provide better and more complete **infrastructure to support healthy, active lifestyles** and promote outdoor activity opportunities for families with children

ENVIRONMENTAL FEATURES



WAKEFIELD STUDY AREA MAP



 Development Plans (2017-Present)

2

WHAT WE HEARD



WAKEFIELD SMALL AREA STUDY: PUBLIC INPUT & ANALYSIS SUMMARY

WAKEFIELD, NORTH CAROLINA

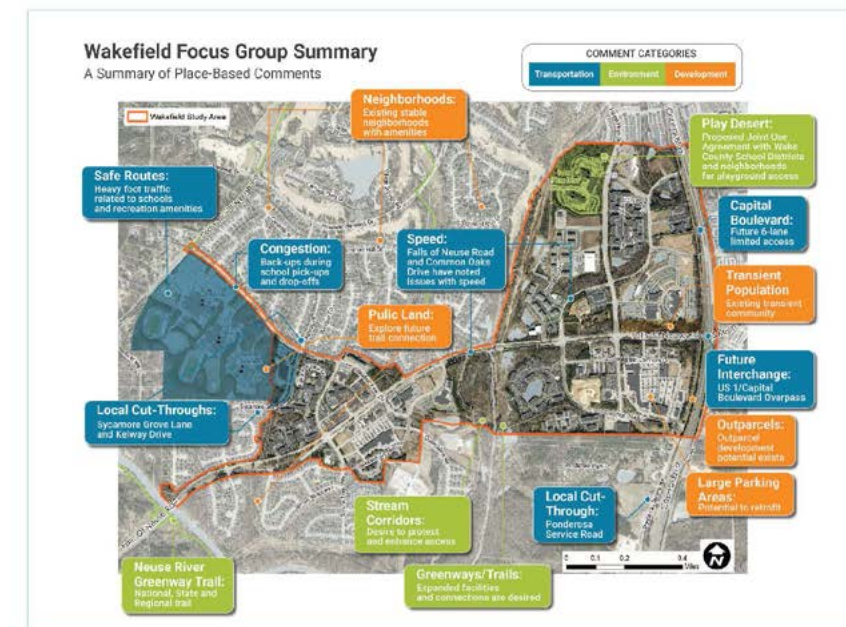
CITY OF RALEIGH, NC
PLANNING AND DEVELOPMENT

SUMMARY DRAFT:
JULY 8TH, 2021

PROJECT BACKGROUND

WAKEFIELD SMALL AREA STUDY: FOCUS GROUP MEETINGS SUMMARY

Virtual focus group meetings were held the week of April 16, 2021. The intent of the meetings was to assist the design team with initial fact-finding and due diligence. A summary of the information gathered during those two days is below.



Focus Group Meeting Themes



Expand multimodal infrastructure in the area for enhanced community safety



Foster desirable development that enhances community character



Continue positive relationship between first responders and community



Explore sustainable ways to connect people to nature through expanded trails along stream corridors



Enhance walkable and bikable amenities for a population that is highly engaged in local school and civic organizations

Focus Groups

MULTIMODAL TRANSPORTATION

GROWTH & DEVELOPMENT

PUBLIC SAFETY

OPEN SPACE & ENVIRONMENTAL

CIVIC GROUPS & SCHOOLS

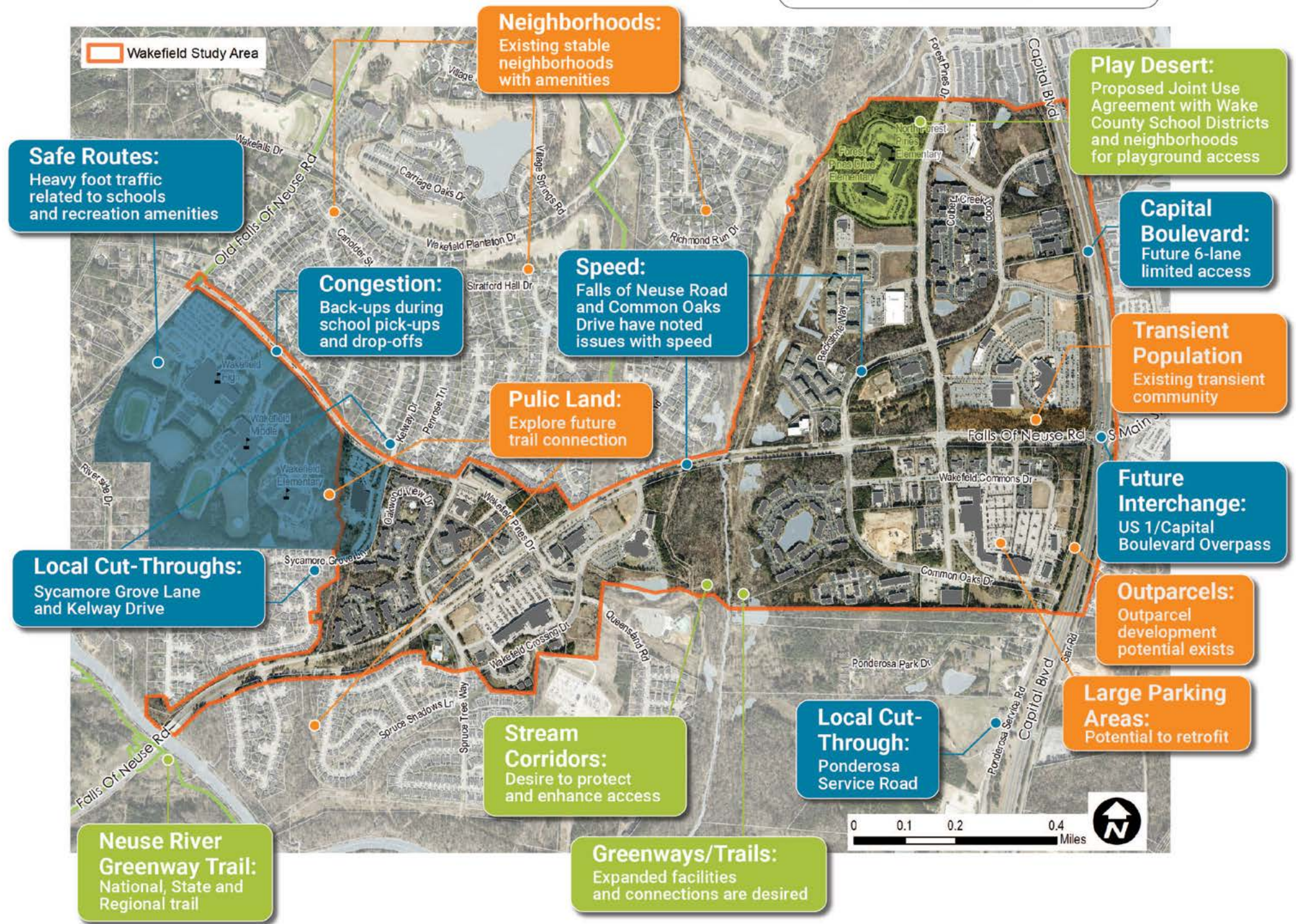


Wakefield Focus Group Summary

A Summary of Place-Based Comments

COMMENT CATEGORIES

- Transportation
- Environment
- Development





OTHER SPEEDING AREAS NOTED IN COMMENTS:

- Sycamore Grove Lane
- Mabry Mill Road
- Wakefield Plantation Drive

PARTICIPATION SUMMARY FOR ONLINE SURVEY

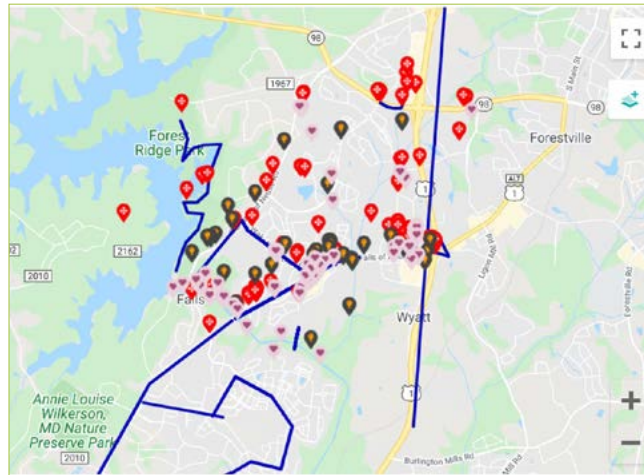
813	269	2,312	670
VIEWS	PARTICIPANTS	RESPONSES	COMMENTS

- Fear of additional auto-oriented development adding to the traffic loads.
- Concern over cut-through neighborhood streets.
- Desire to capitalize on potential of area and expand walkable offerings that allow local businesses to thrive.
- Need for a community park as part of developed areas.

We need more entertainment and cool things to do and see here in Wakefield.

Please make it easier to leave our cars at home!

- Concern over tree loss with construction projects
- Protect wildlife corridors and habitat
- Protect Neuse River and watershed from pollution/runoff



- Maintain cleanliness of community and reduce speeding
- Focus on supporting private businesses
- Continue transparency of public process
- Consider making Wakefield a destination and not a cut-through by revamping older shopping center areas to create mixed use walkable villages
- Limit apartment developments and protect trees
- Places for community interaction are needed



PARTICIPATION SUMMARY FOR OPEN HOUSE

849
VIEWS

93
PARTICIPANTS

866
RESPONSES

41
COMMENTS

Q: DID YOU PARTICIPATE IN THE WAKEFIELD SMALL AREA STUDY ONLINE SURVEY?

Total respondents: 86



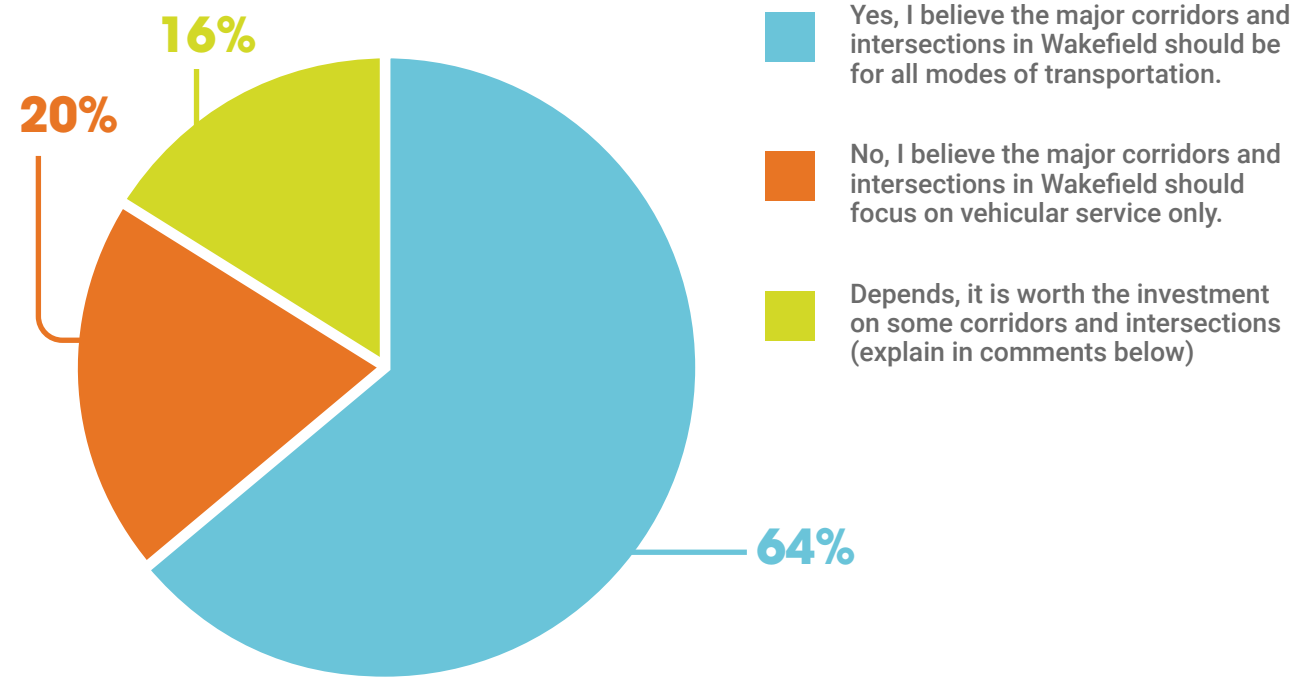
Q: RANK THE POSSIBLE AMENITIES FOR CURRENT GREENWAYS AND PLANNED GREENWAYS IN THE WAKEFIELD AREA

Total respondents: 42



Q: DO YOU BELIEVE IT IS A WORTHWHILE PUBLIC INVESTMENT TO RETROFIT THE MAJOR CORRIDORS IN THE WAKEFIELD SMALL AREA TO BE SAFER FOR PEDESTRIANS, CYCLISTS, AND TRANSIT USERS?

Total respondents: 61



Recurring Comment Themes:

- Investment in transit seen as a positive; more important as mixed use development is being encouraged
- Emphasis on pedestrian and bicycle safety
- Desire for safe pedestrian/bicycle connections to the greenway

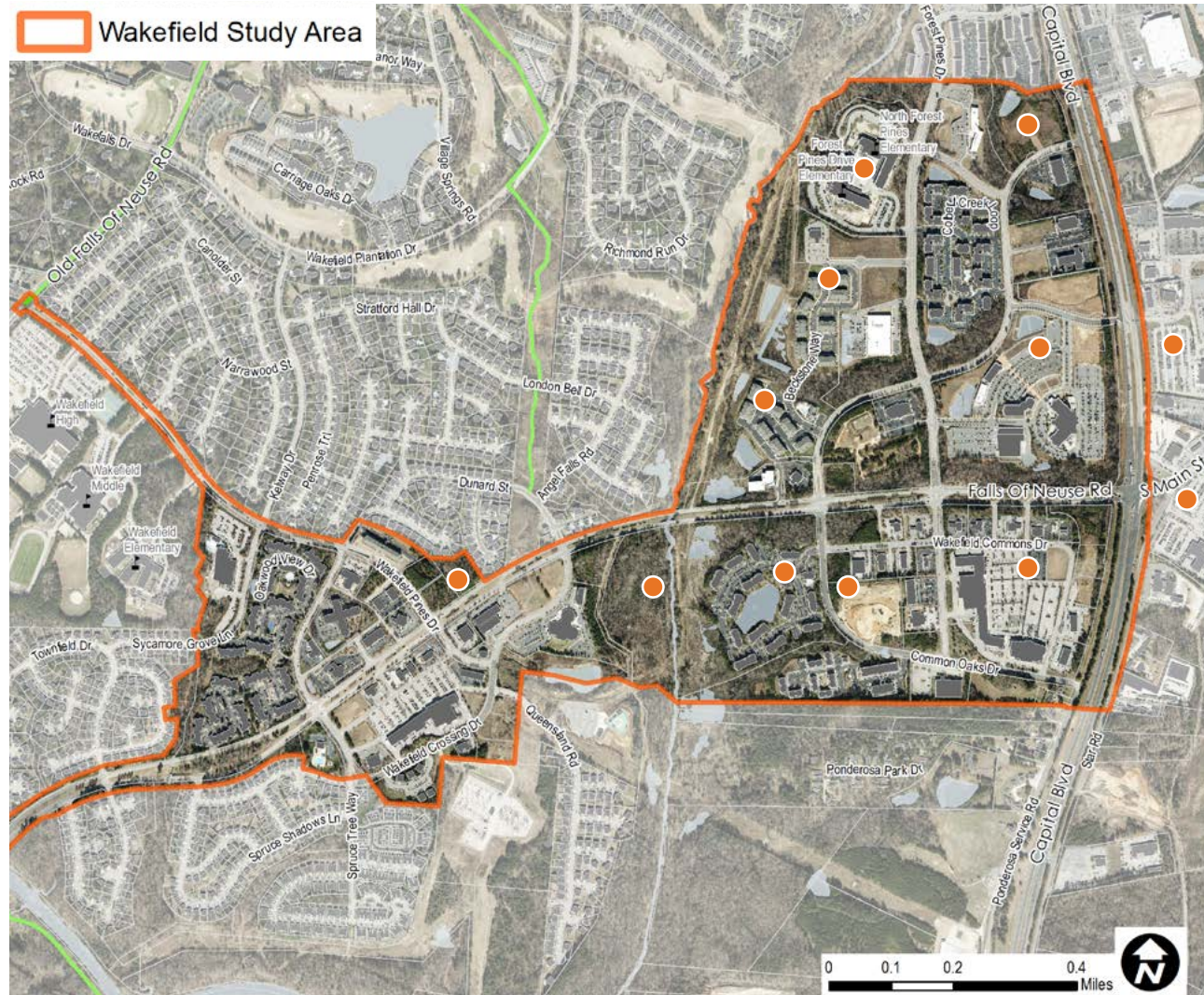
Q: RANK THE POTENTIAL STREETScape ELEMENTS BY ORDER OF IMPORTANCE TO YOU

Total respondents: 41



Q: ALMOST 80% OF INITIAL SURVEY RESPONDENTS SAID THEY WERE INTERESTED IN SEEING A WALKABLE MIXED USE VILLAGE IN THE WAKEFIELD COMMUNITY. WHERE IN THE STUDY AREA WOULD YOU LIKE THE TEAM TO INVESTIGATE THIS POSSIBILITY?

Marked on the map below:



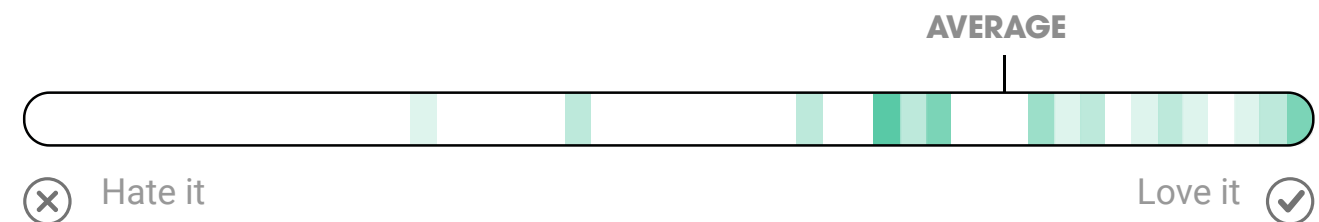
Q: OVER 50% OF SURVEY RESPONDENTS SAID WAKEFIELD DOES NOT HAVE A SENSE OF ARRIVAL OR GATEWAY FEATURE. WHICH DESIGN ELEMENTS WOULD YOU LIKE TO SEE INCORPORATED INTO A GATEWAY TREATMENT FOR THE WAKEFIELD COMMUNITY?

Total respondents: 58



Q: WHAT DO YOU THINK ABOUT THIS ON-DEMAND OPEN HOUSE?

Total respondents: 33



WHAT DO YOU THINK?

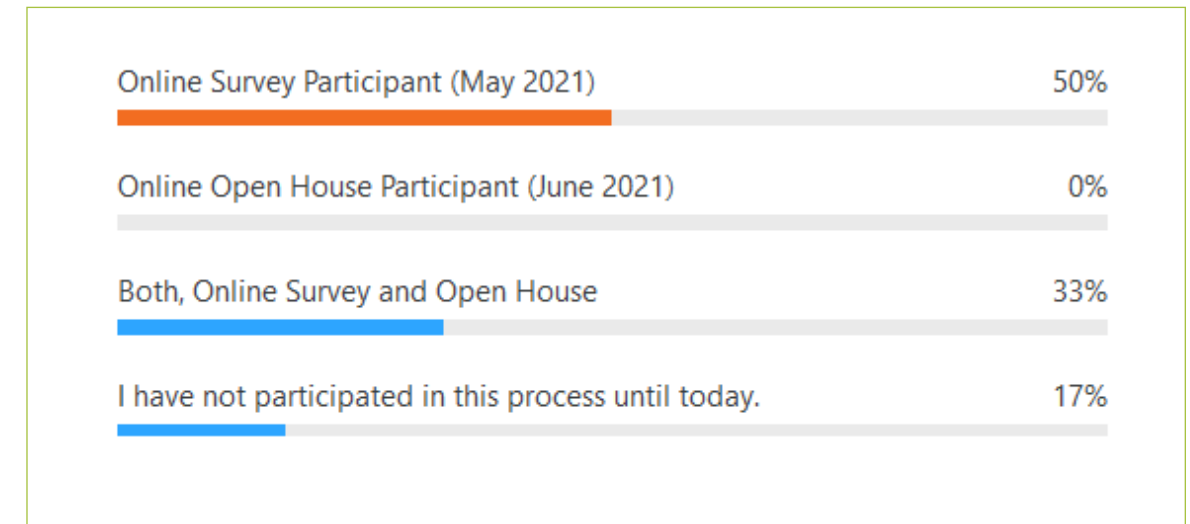
PLEASE ANSWER A QUICK QUESTION TO LET THE PROJECT TEAM KNOW WHAT YOU THINK!

LIVE POLL #2

WE ARE CURIOUS IF YOU HAVE PARTICIPATED IN OTHER OUTREACH OPPORTUNITIES FOR THE WAKEFIELD SMALL AREA STUDY. WHAT BEST DESCRIBES YOUR PARTICIPATION SO FAR?

- a. Online Survey Participant (May 2021)
- b. Online Open House Participant (June 2021)
- c. Both, Online Survey and Open House
- d. I have not participated in this process until today.

LIVE POLL RESULTS #2

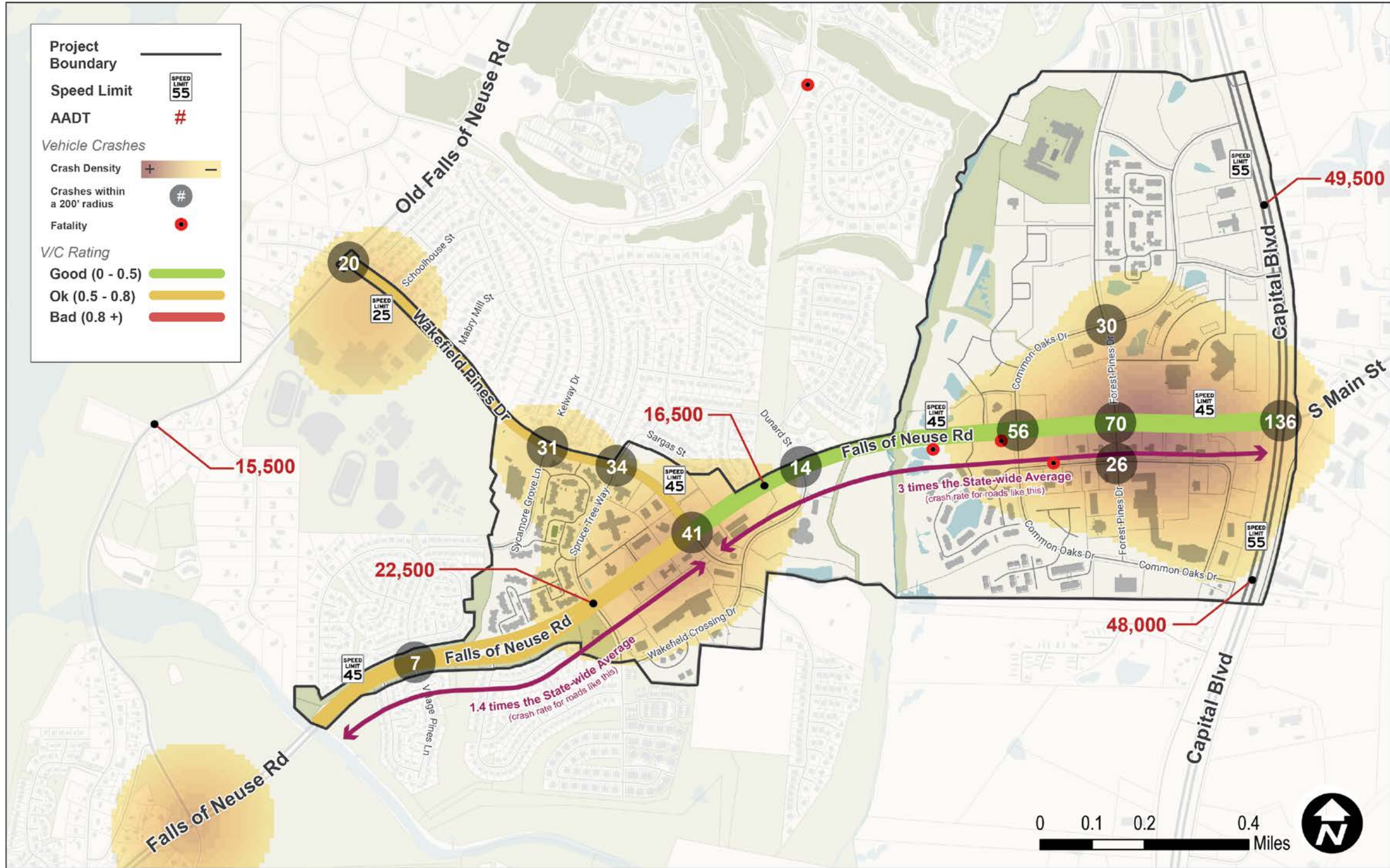


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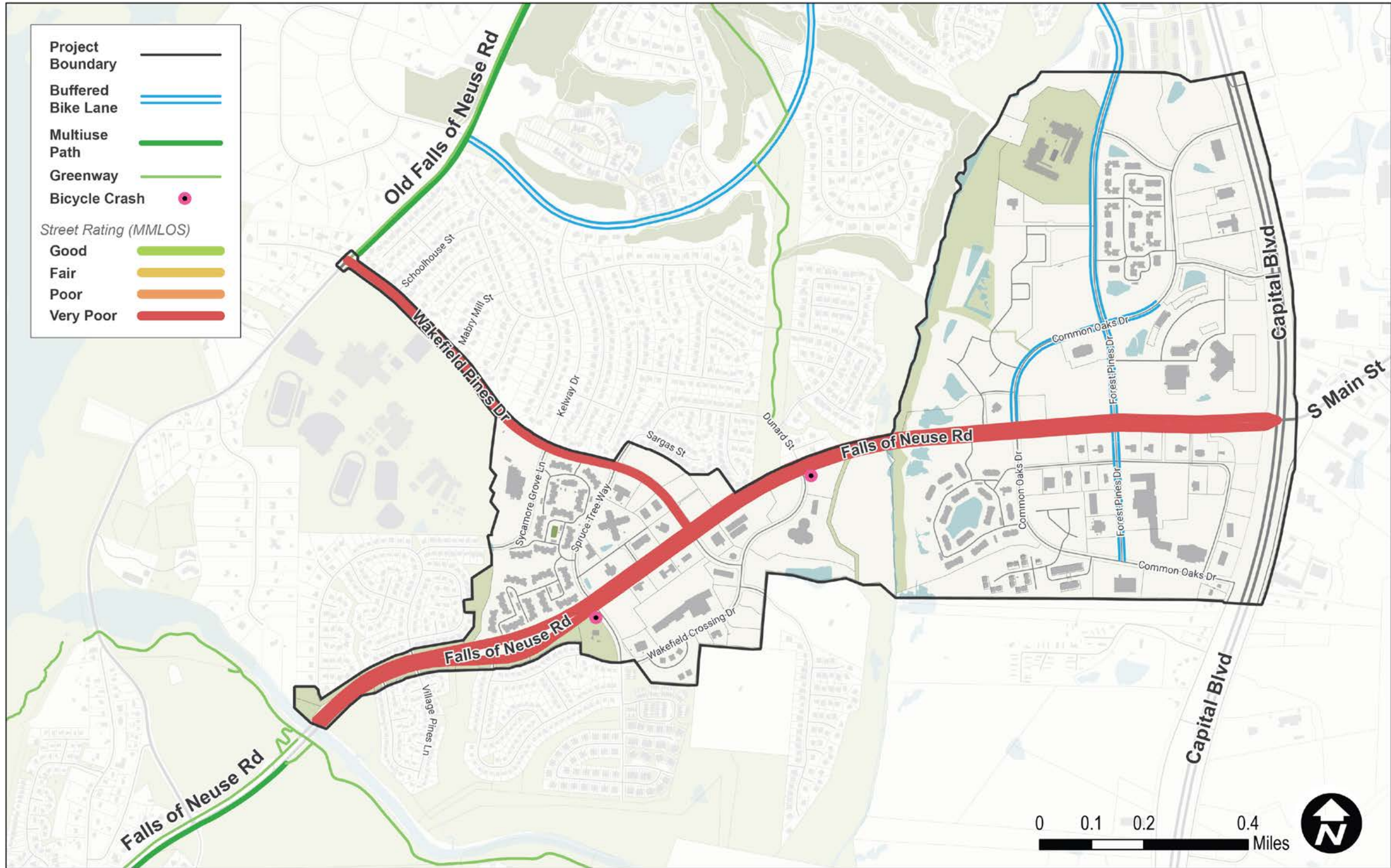
MOBILITY RECOMMENDATIONS



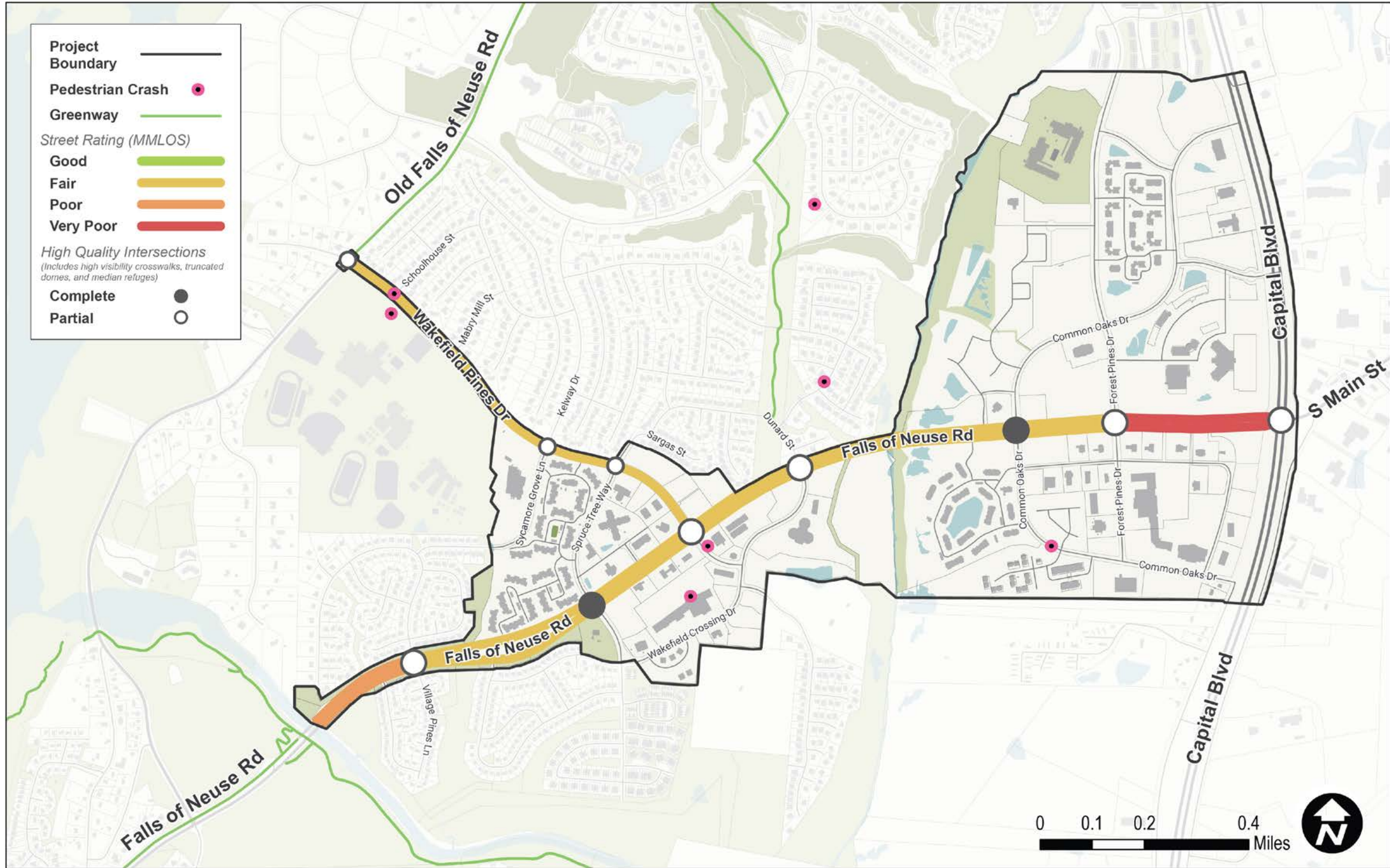
EXISTING TRAFFIC CONDITIONS (VOLUME TO CAPACITY)

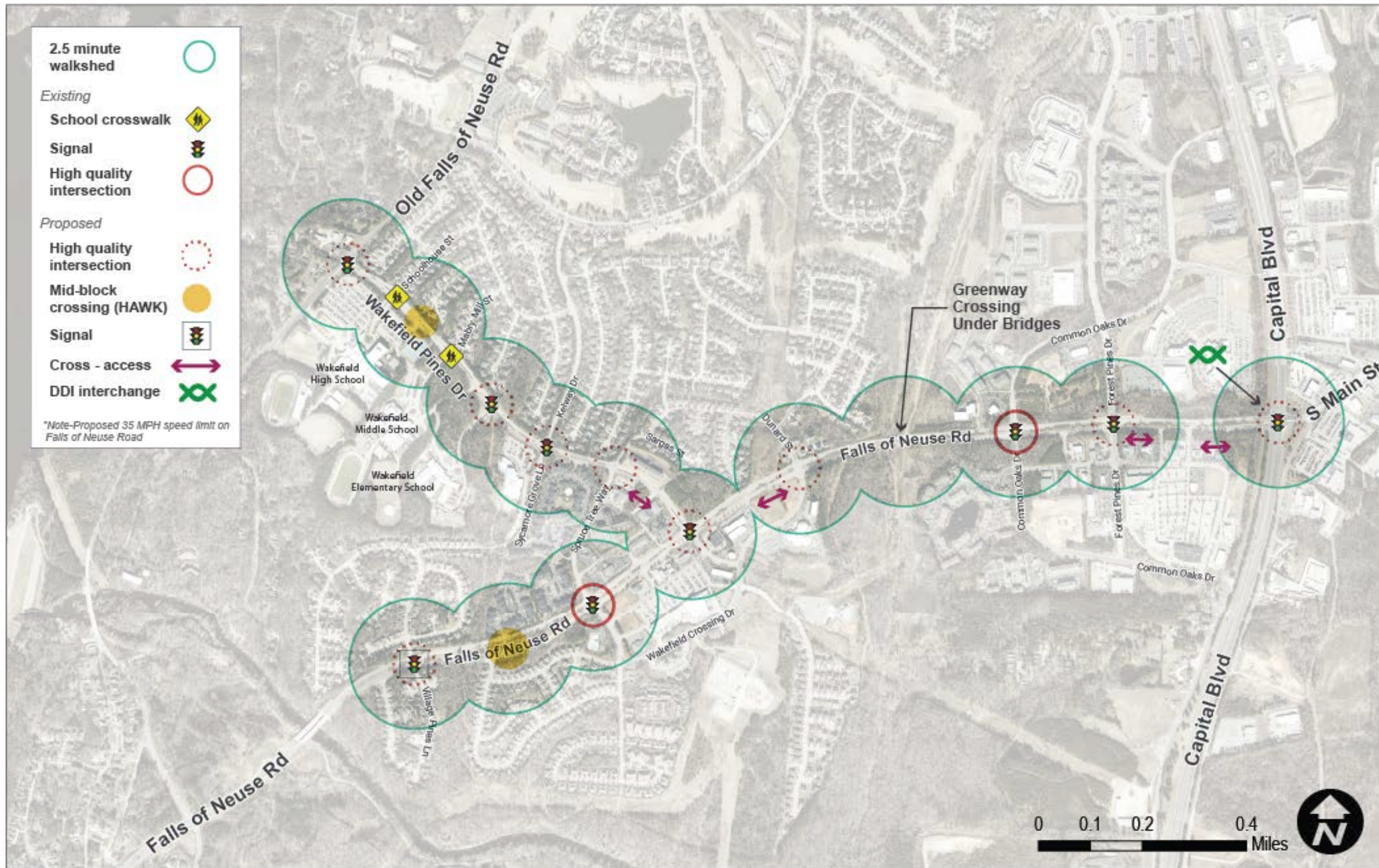


EXISTING BICYCLE LEVEL OF SERVICE MAP



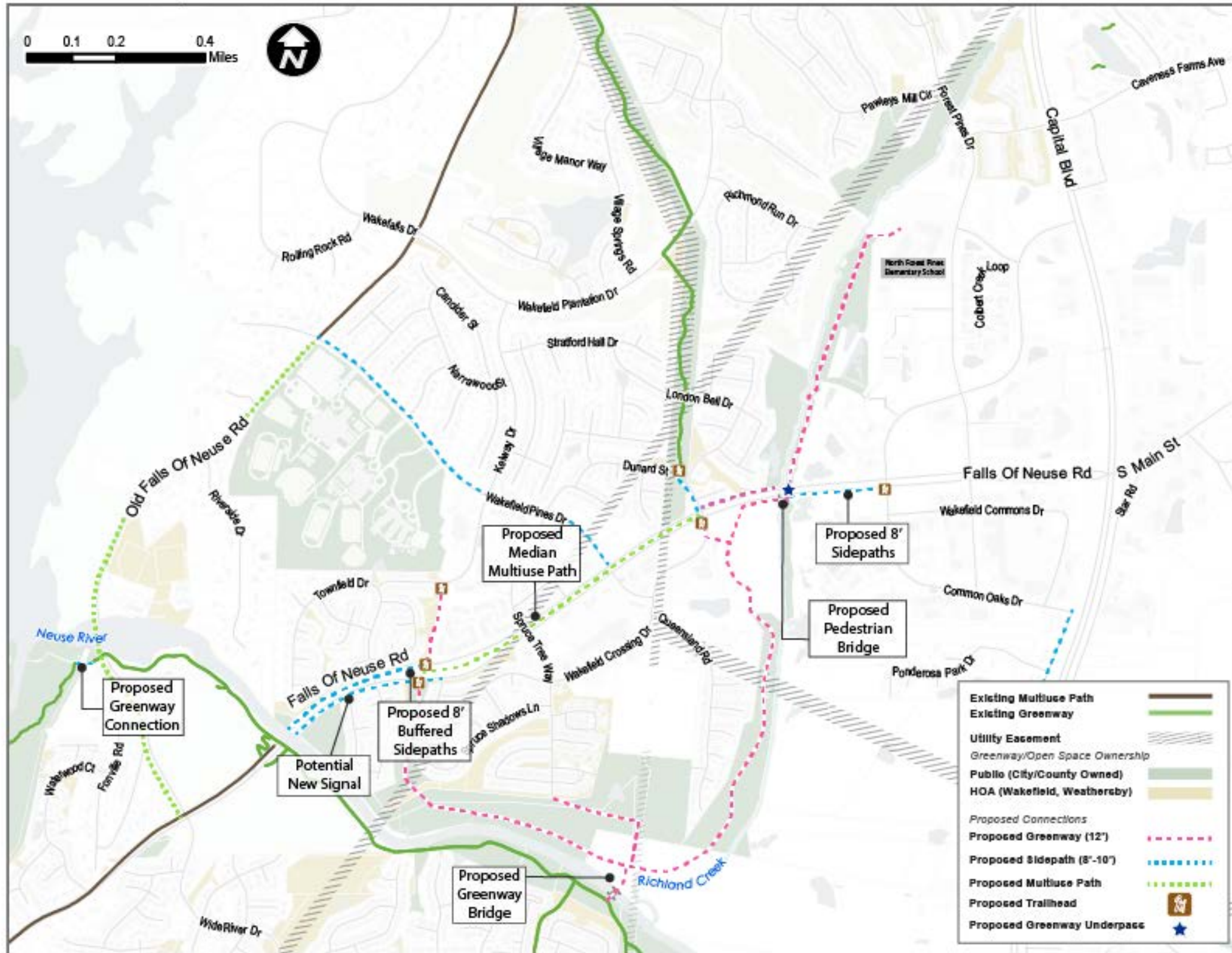
EXISTING PEDESTRIAN LEVEL OF SERVICE MAP







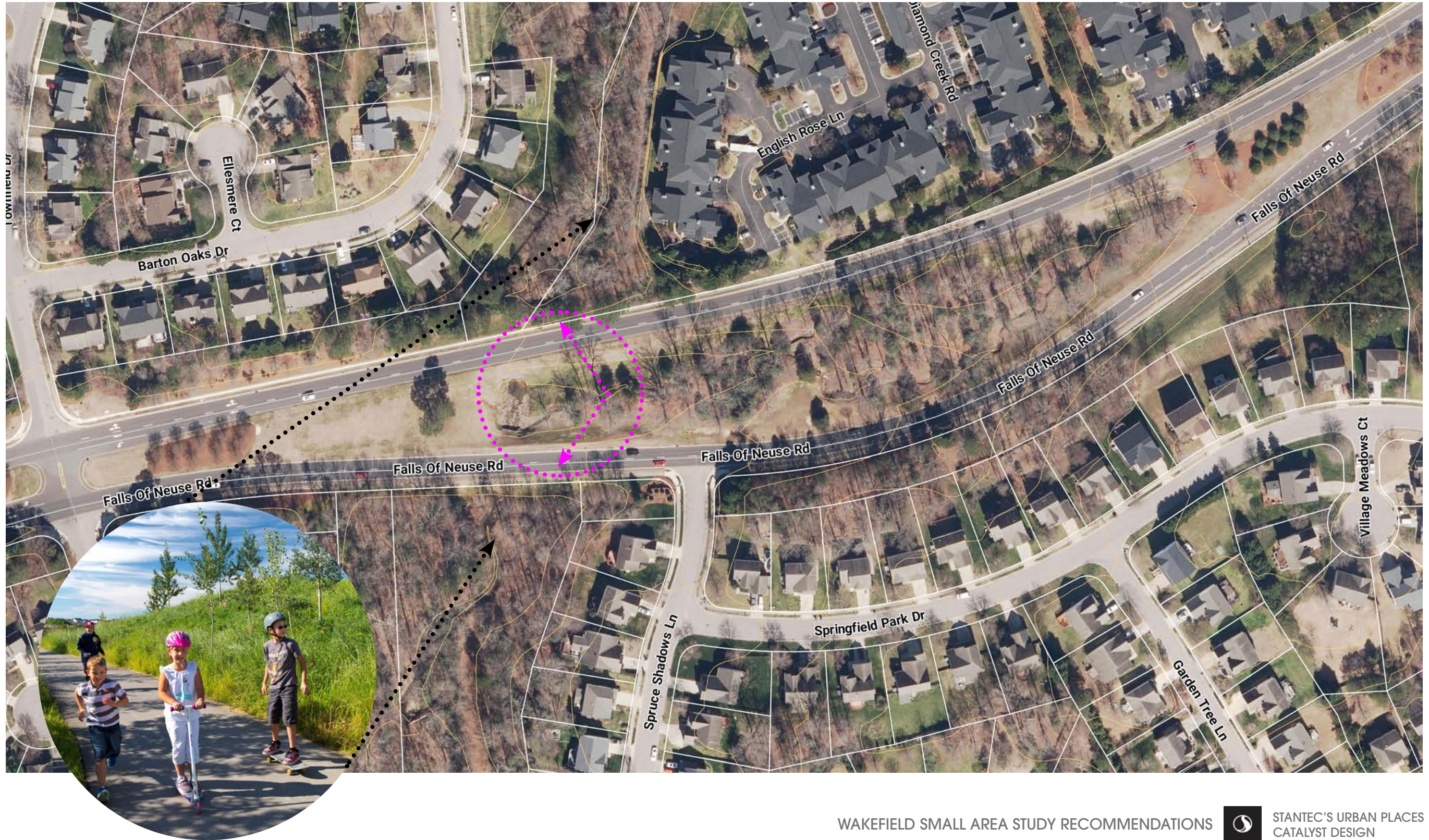








FALLS OF NEUSE MID-BLOCK CROSSING CONTEXT

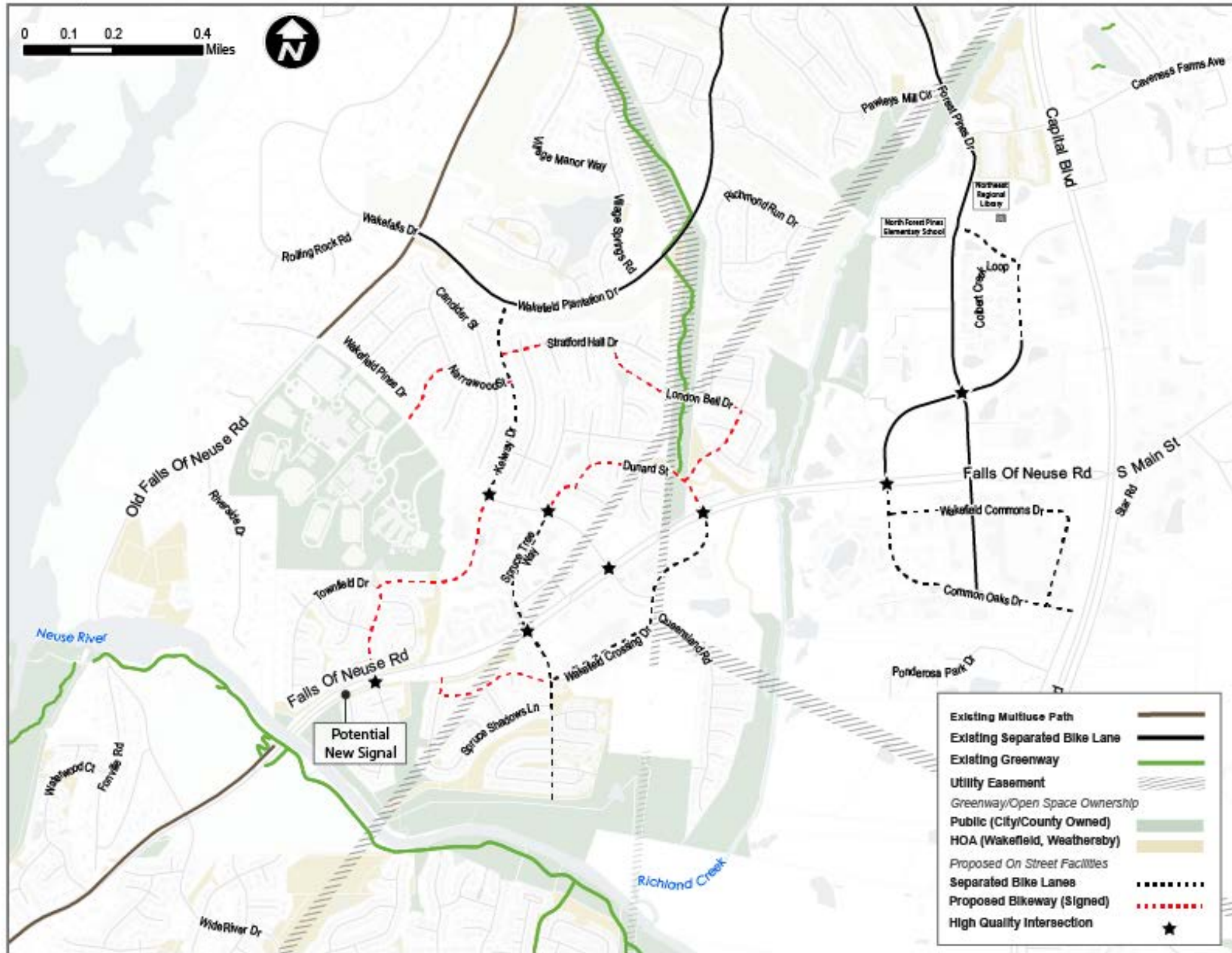




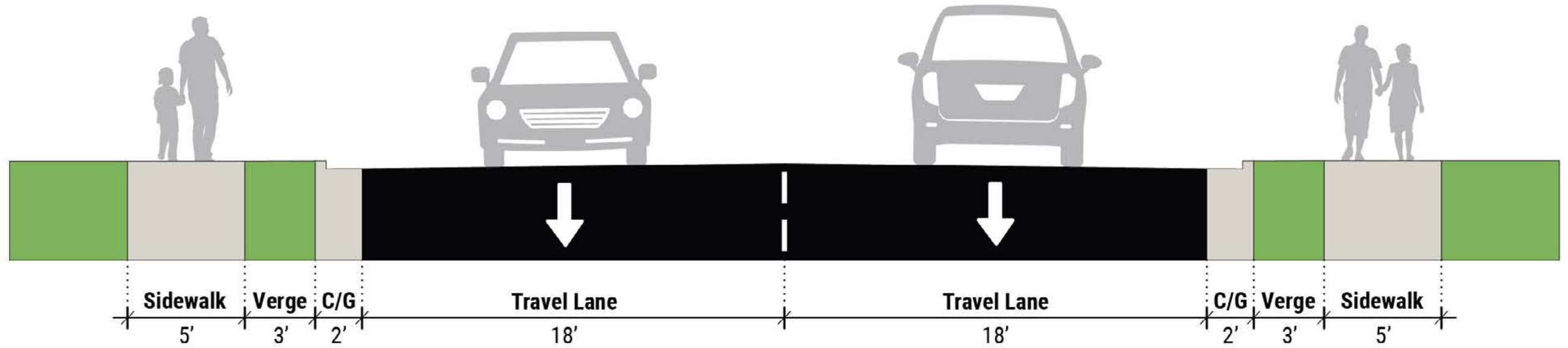
RIPARIAN BUFFER PLANTINGS



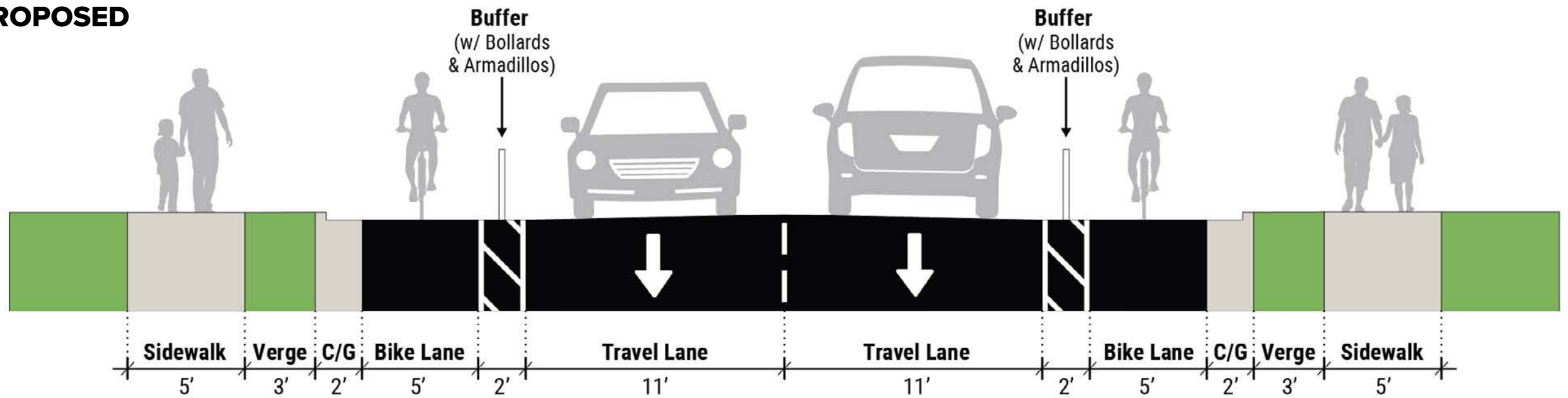
PROPOSED BIKEWAY MAP



EXISTING



PROPOSED



COMMON OAKS PROTECTED BIKE LANE - EXISTING

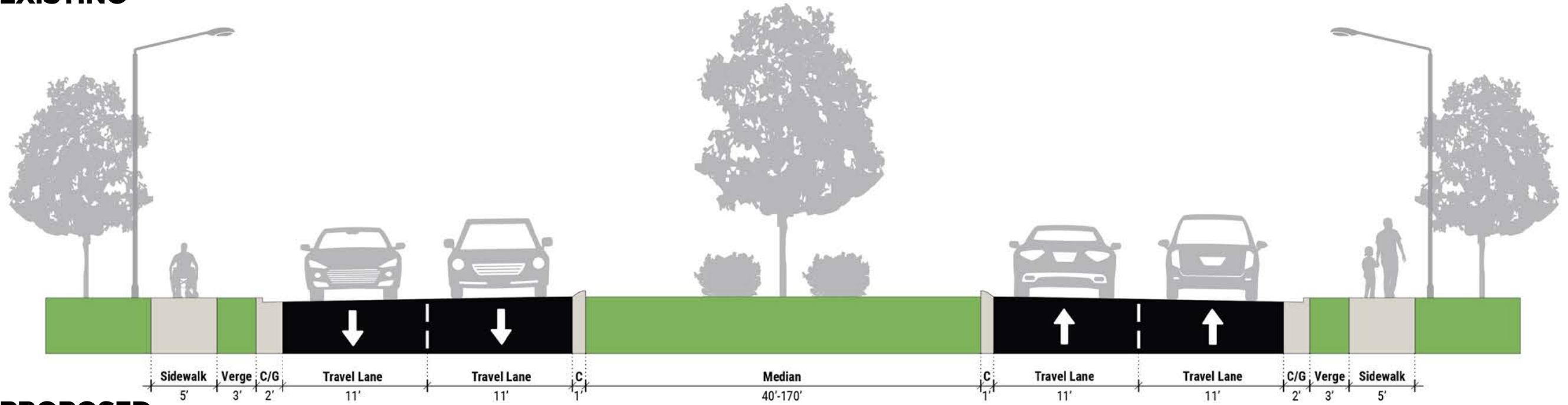




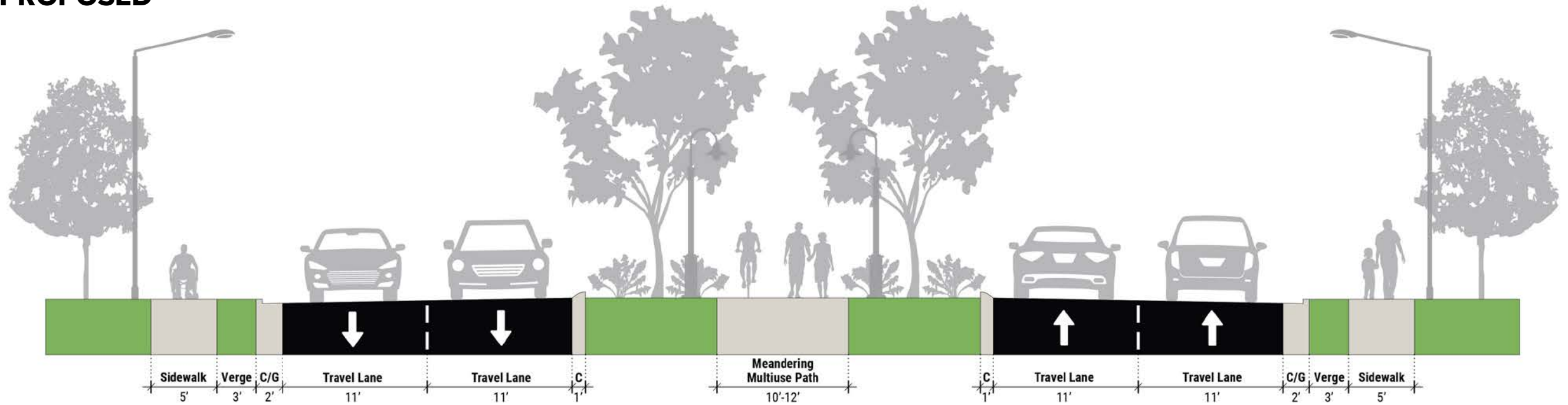




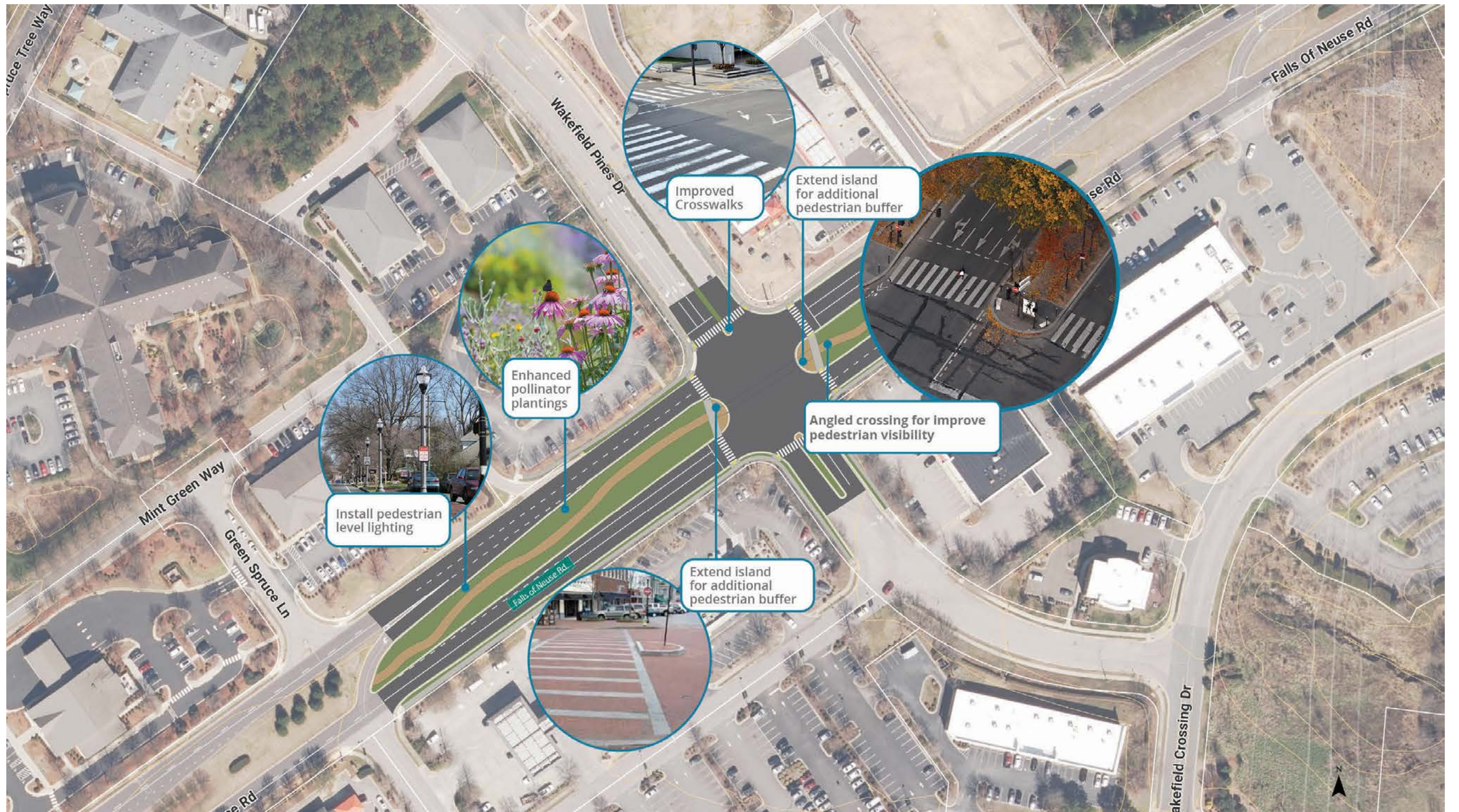
EXISTING

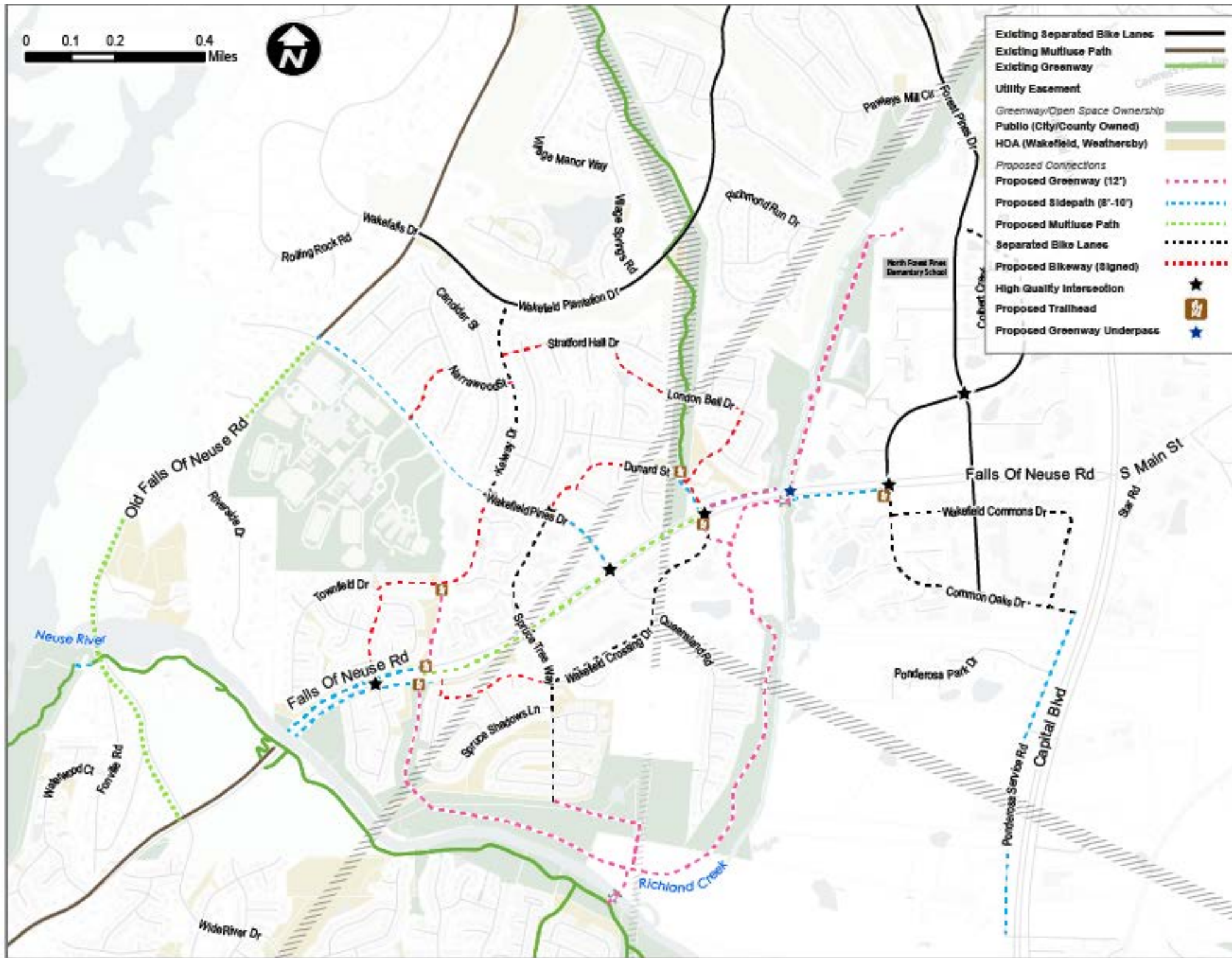


PROPOSED



FALLS OF NEUSE & WAKEFIELD PINES INTERSECTION





WHAT DO YOU THINK?

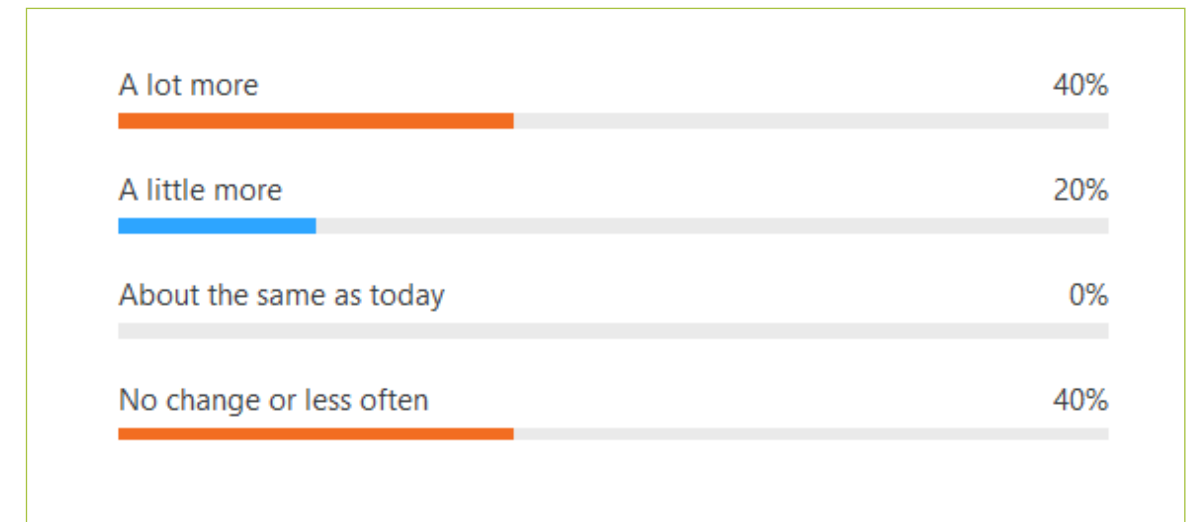
PLEASE ANSWER A QUICK QUESTION TO LET THE PROJECT TEAM KNOW WHAT YOU THINK!

LIVE POLL #3

**WITH PROPOSED IMPROVEMENTS,
WOULD YOU WALK/BIKE...?**

- a. A lot more
- b. A little more
- c. About the same as today
- d. No change or less often

LIVE POLL RESULTS #3



WHAT DO YOU THINK?

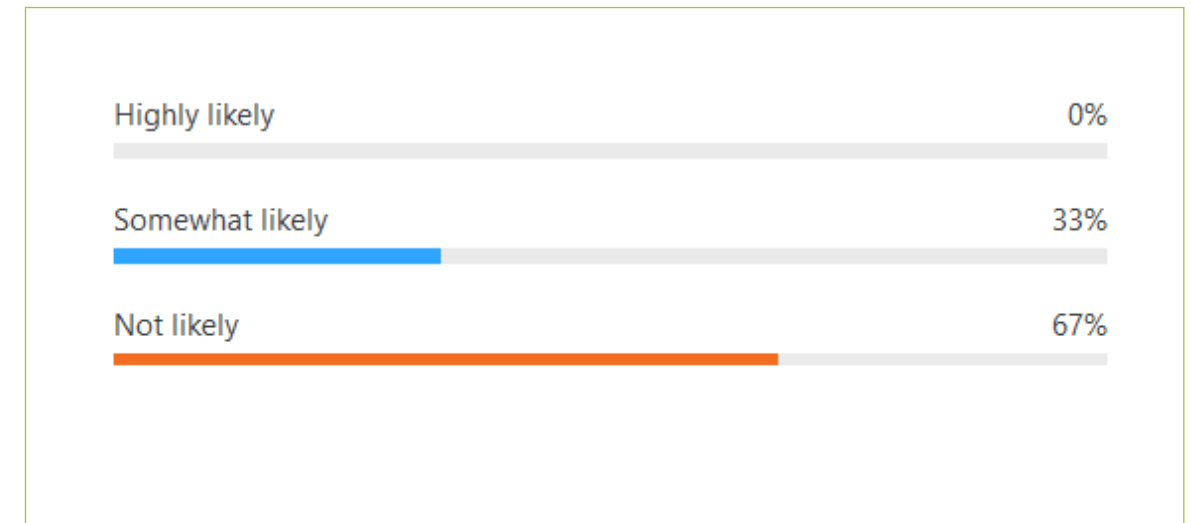
PLEASE ANSWER A QUICK QUESTION TO LET THE PROJECT TEAM KNOW WHAT YOU THINK!

LIVE POLL #4

WITH PROPOSED IMPROVEMENTS THAT MAKE WALKING AND BIKING IN THE WAKEFIELD AREA SAFER, HOW LIKELY WOULD YOU BE TO WALK/BIKE TO FUTURE BUS STOPS?

- a. Highly likely
- b. Somewhat likely
- c. Not likely

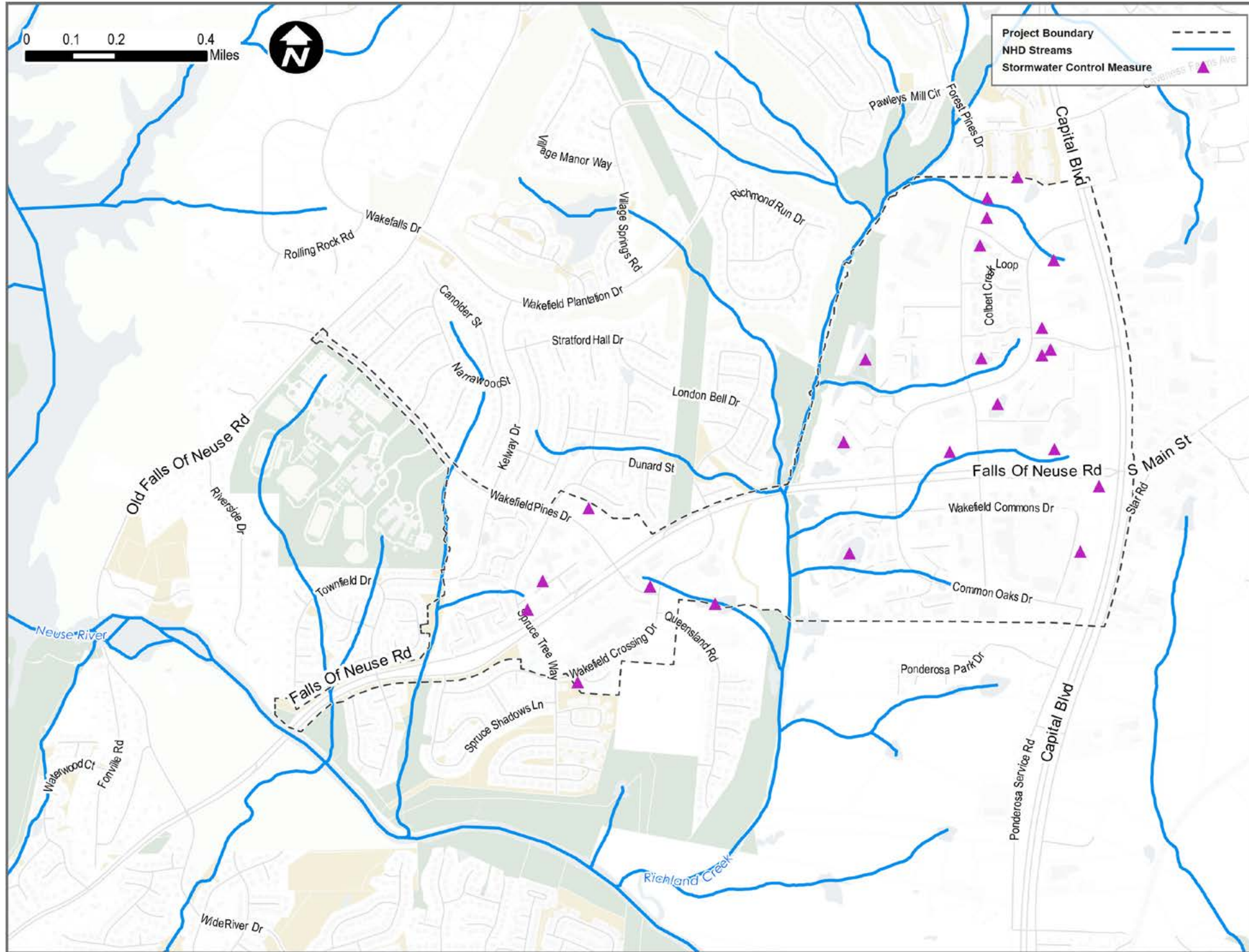
LIVE POLL RESULTS #4



4

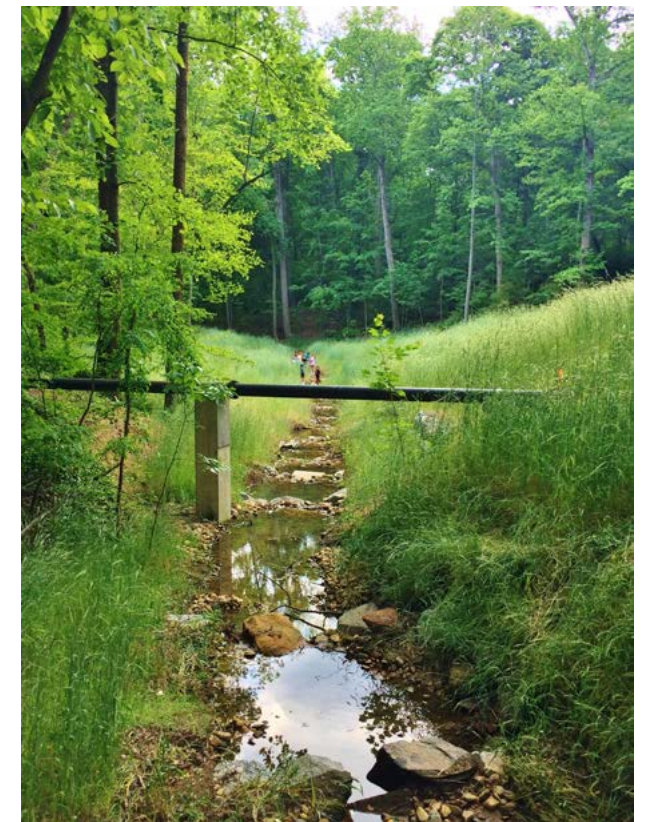
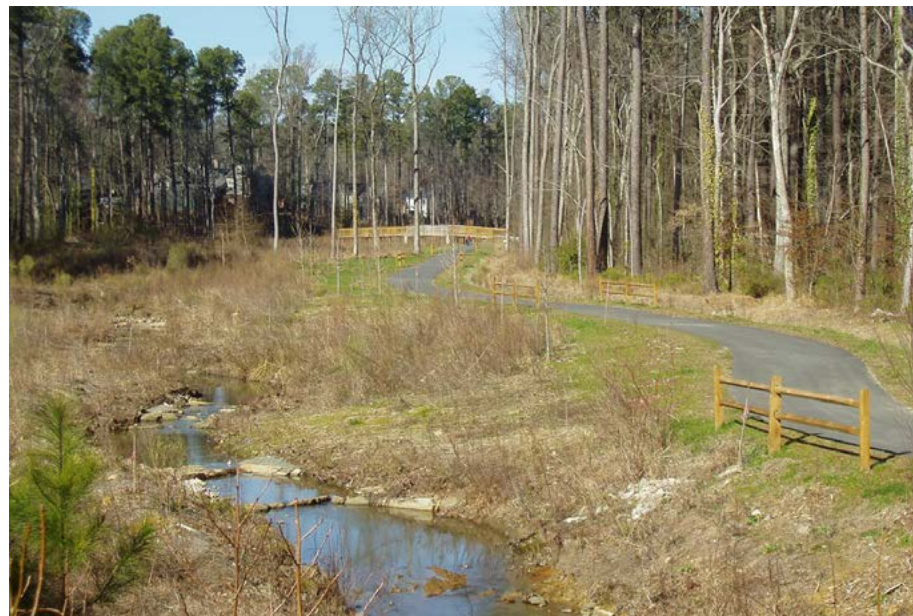
WATER RESOURCE MANAGEMENT





- Stream and buffer preservation should be prioritized on **City-owned land and easements** which are found along Richland Creek
- **Stream assessments** should be conducted on all streams where greenways are to be installed or have already been constructed
- Riparian plantings, bank stabilization and/or stream restoration practices can improve **water quality**

Note: Due to the extent of overhead and underground utilities in the area, these practices may be limited in scope.



Development within the past 20-30 years has included the installation of **stormwater control measures** such as wet and dry ponds; the opportunity exists to **improve water quality** by utilizing stormwater best practices. Examples for consideration include:

- Retrofitting existing facilities as **constructed wetlands**
- Reducing impervious cover with reduction of parking spaces and/or replacing them with **permeable pavement**
- Moving stormwater treatment **underground** using vault sand filters
- Utilizing **soil cells** to enhance urban tree canopy and stormwater treatment
- Installing **bioswales** and vegetated filter strips to encourage infiltration
- Consider **downstream restoration** as a trade-off instead of pursuing site-level stormwater control measures



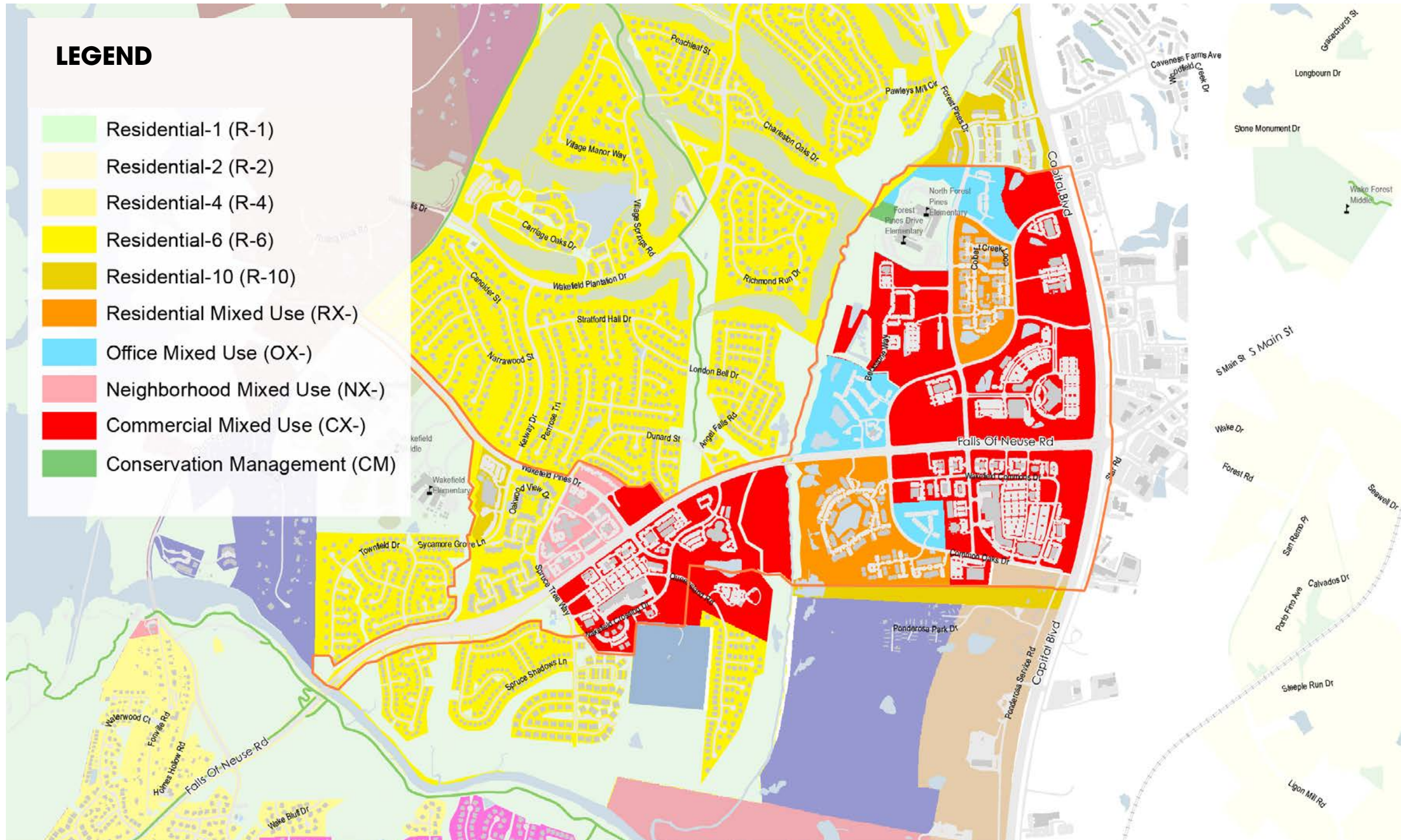
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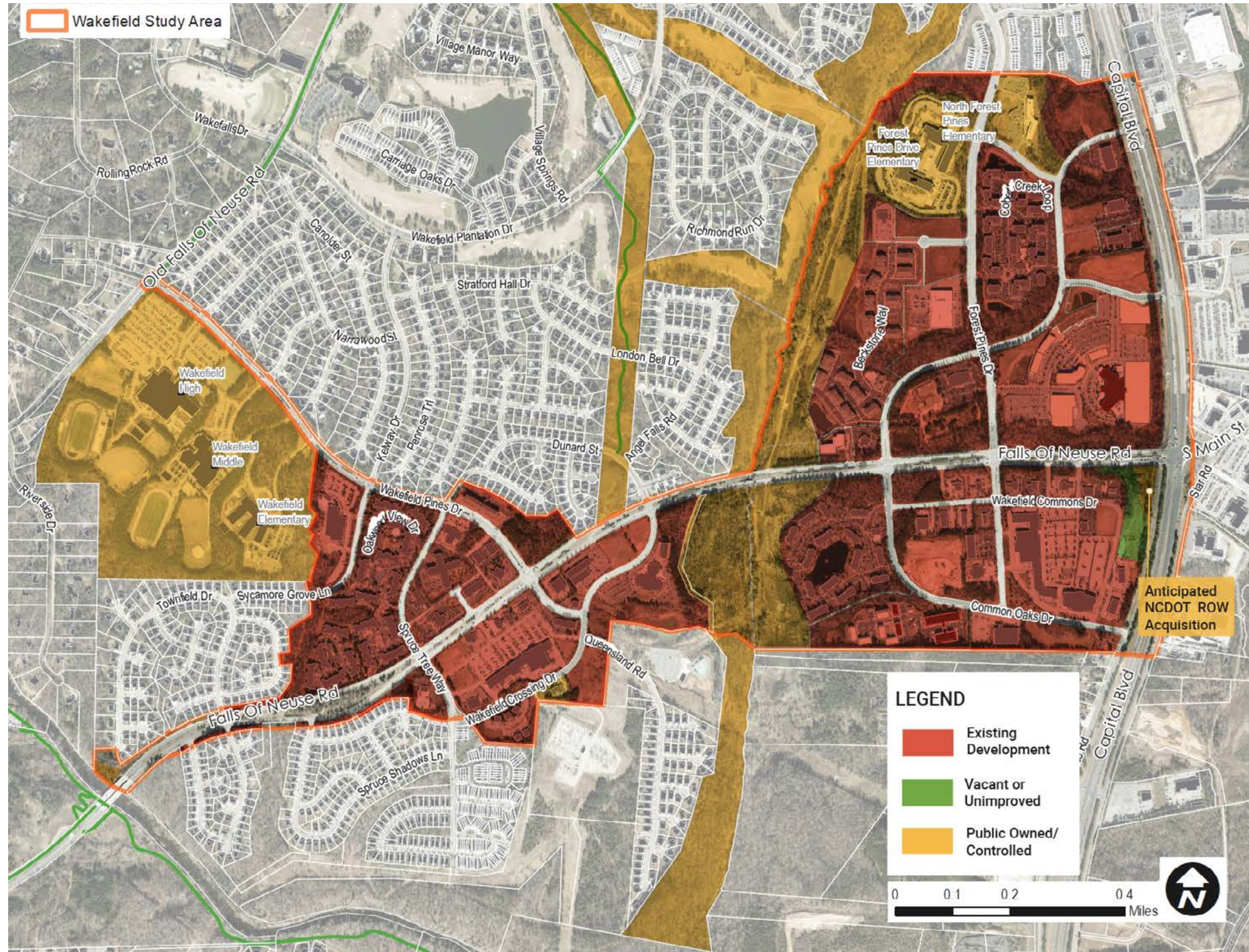
REDEVELOPMENT SCENARIOS



LEGEND

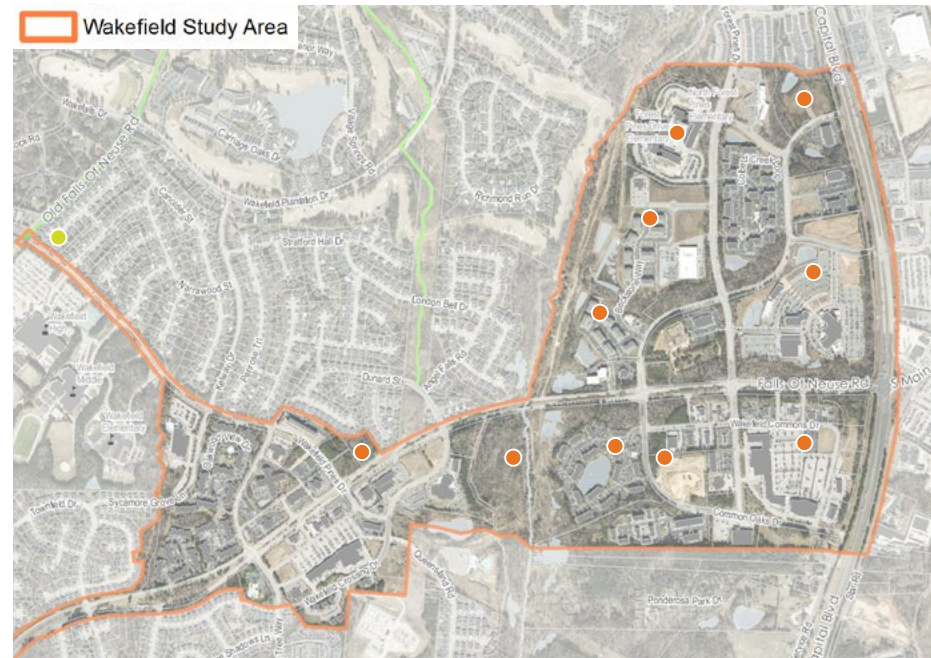
- Residential-1 (R-1)
- Residential-2 (R-2)
- Residential-4 (R-4)
- Residential-6 (R-6)
- Residential-10 (R-10)
- Residential Mixed Use (RX-)
- Office Mixed Use (OX-)
- Neighborhood Mixed Use (NX-)
- Commercial Mixed Use (CX-)
- Conservation Management (CM)

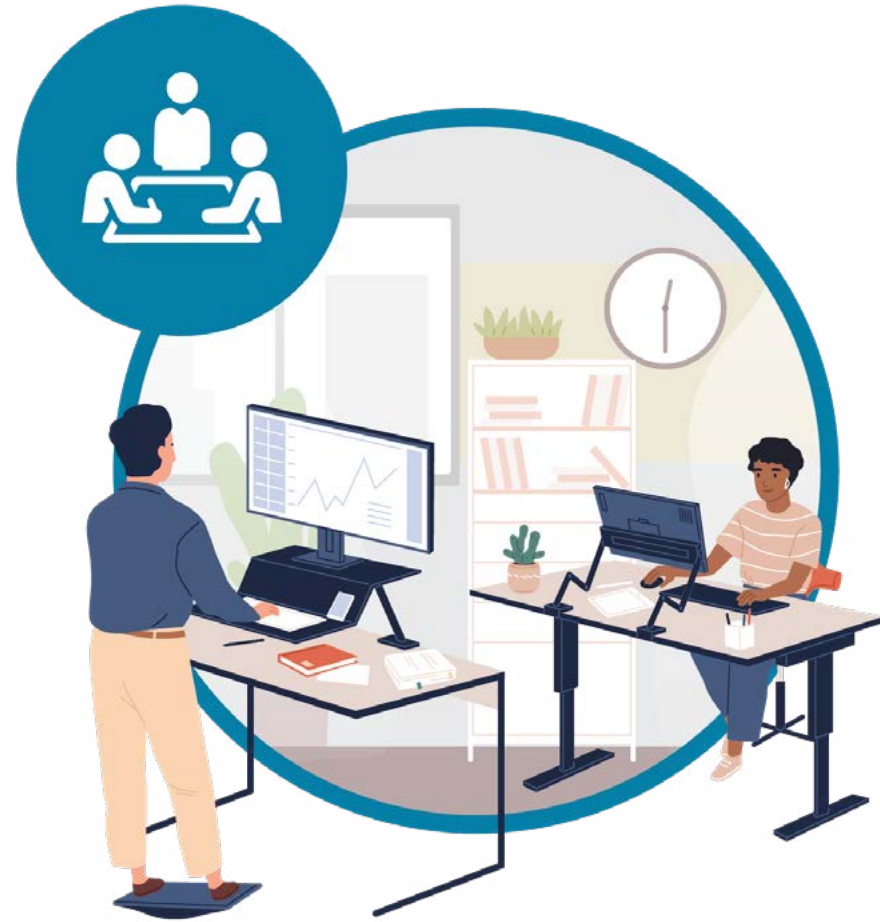




WE HEARD

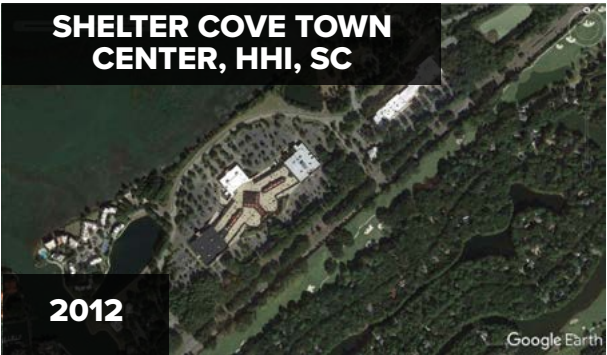
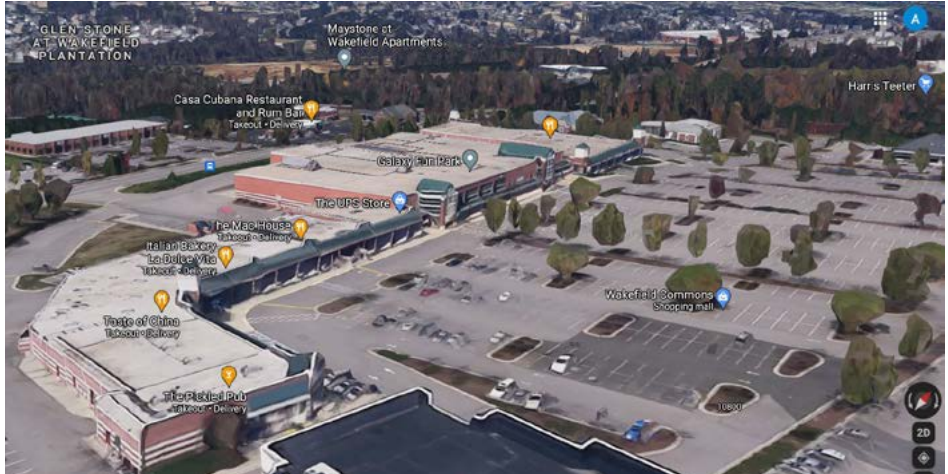
...that over 80% of initial survey respondents wanted the design team to investigate the potential to create a walkable village center in the Wakefield Community. Open House participants helped identify a few possible locations to investigate.





WE INVESTIGATED

...a potential evolution of the Wakefield Commons shopping center. Suburban retrofits typically include the transformation of auto-centric centers into walkable villages. Design features often include a pedestrian-scale block structure, gathering places for people, and a mixture of uses to encourage vibrancy.



WE HEARD



...that over 80% of initial survey respondents wanted the design team to investigate the potential to create a walkable village center in the Wakefield Community. Open House participants helped identify a few possible locations to investigate.

WE INVESTIGATED

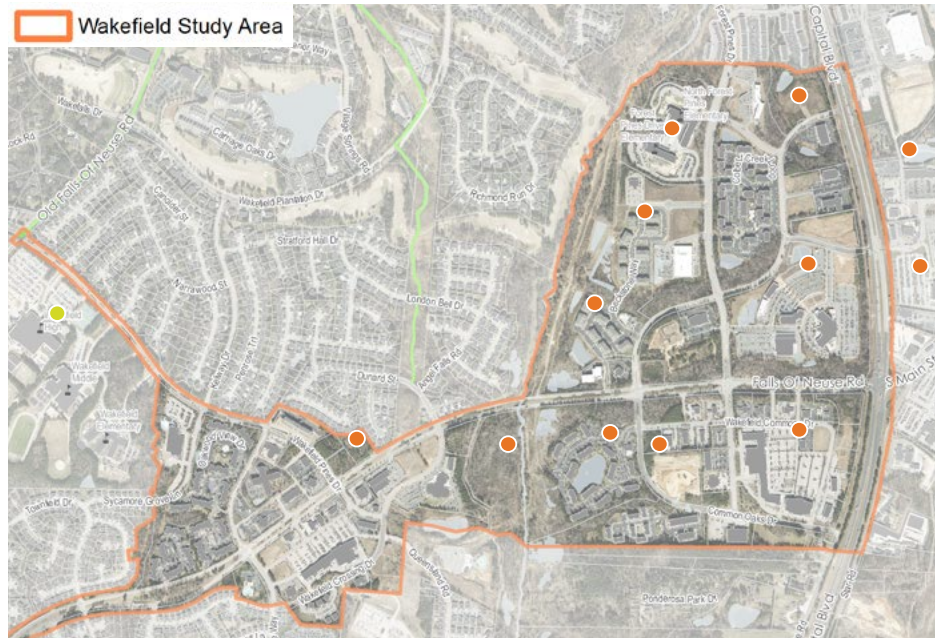


...a few levels of intervention on the Wakefield Commons site. One that maintains the existing density but adds a few buildings over existing parking to create a community space, and another that increases density and a new walkable block network. The more intense intervention still encourages public space creation along with mixed use buildings that provide housing.

WE FOUND



...a transformation of this nature, particularly on a recently developed site, is challenging to achieve based on current site requirements. Additional conversations would be needed to find an approach that balances the urban tree canopy with the transformation of auto-centric areas into walkable village centers.



6

IMPLEMENTATION



WAKEFIELD AREA PLAN GOALS



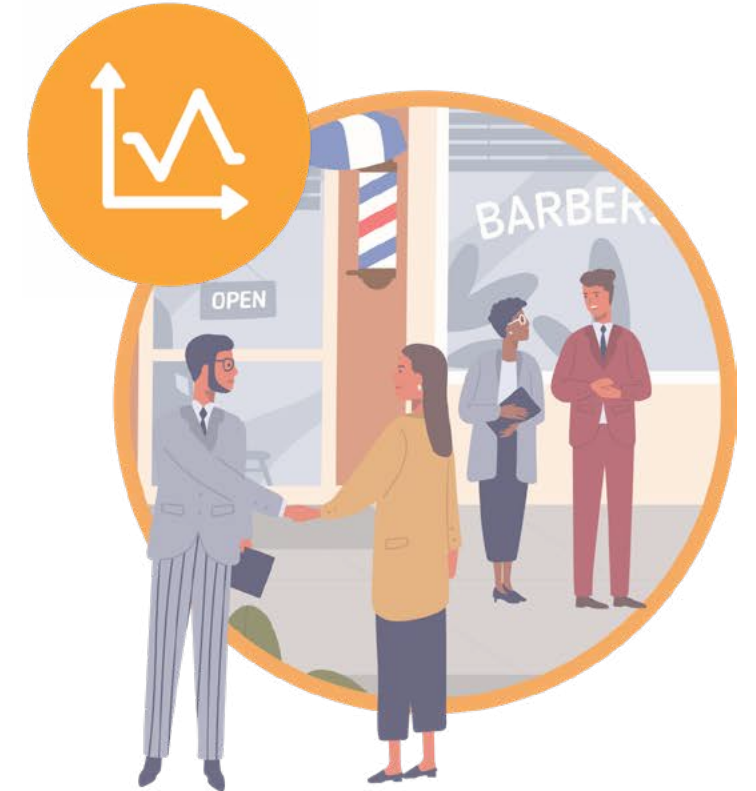
SUPPORT HEALTHY LIVING

...through a series of recommended capital projects to allow for improved and additional bicycle and pedestrian facilities along existing roadways and newly proposed greenway connections



INCREASE SAFETY

...through a series of recommended capital projects to increase safety at intersections and crossings for all users



ENSURE LONG-TERM ECONOMIC VIABILITY

...by providing information for private business owner interested in investing in smaller scale commercial and retail properties

IMPLEMENTATION SUMMARY



LAND USE AND ZONING AMENDMENTS

+ Significant redevelopment is not anticipated or permissible in the Wakefield area due to existing regulations and newness of development.



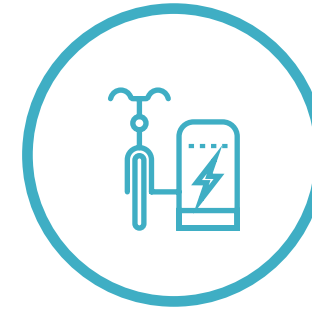
TRANSPORTATION PLAN UPDATES

- + Inclusion in BikeRaleigh Plan and Pedestrian Plan
- + Amendments to Planned Bicycle Facilities



PARKS/RECREATION AND OPEN SPACE PLAN UPDATES

- + Inclusion in Greenways Master Plan
- + Amendments to Parks and Greenway System Map Plus Greenway Corridors and Connectors



FUTURE CAPITAL PROJECTS

+ A series of bicycle and pedestrian improvements along existing and proposed facilities are imagined



URBAN DESIGN GUIDELINES AND FURTHER STUDY

- + No redevelopment is anticipated at this time
- + Should community sentiment change in the future, additional, specific guidelines would be needed to create an appropriate suburban retrofit





HEALTHY LIVING



SAFETY



SMALL BUSINESS

	HEALTHY LIVING	SAFETY	SMALL BUSINESS
RICHLAND CREEK GREENWAY CONNECTOR			
WAKEFIELD PINES DRIVE PEDESTRIAN SAFETY			
FALLS OF NEUSE MULTI-USE PATH AND SIDEPATH			
COMMON OAKS DRIVE BIKE IMPROVEMENTS			
REGIONAL BIKEWAY IMPROVEMENTS			
HIGH QUALITY INTERSECTIONS			
BUSINESS VIABILITY AND RETENTION			



WHAT DO YOU THINK?

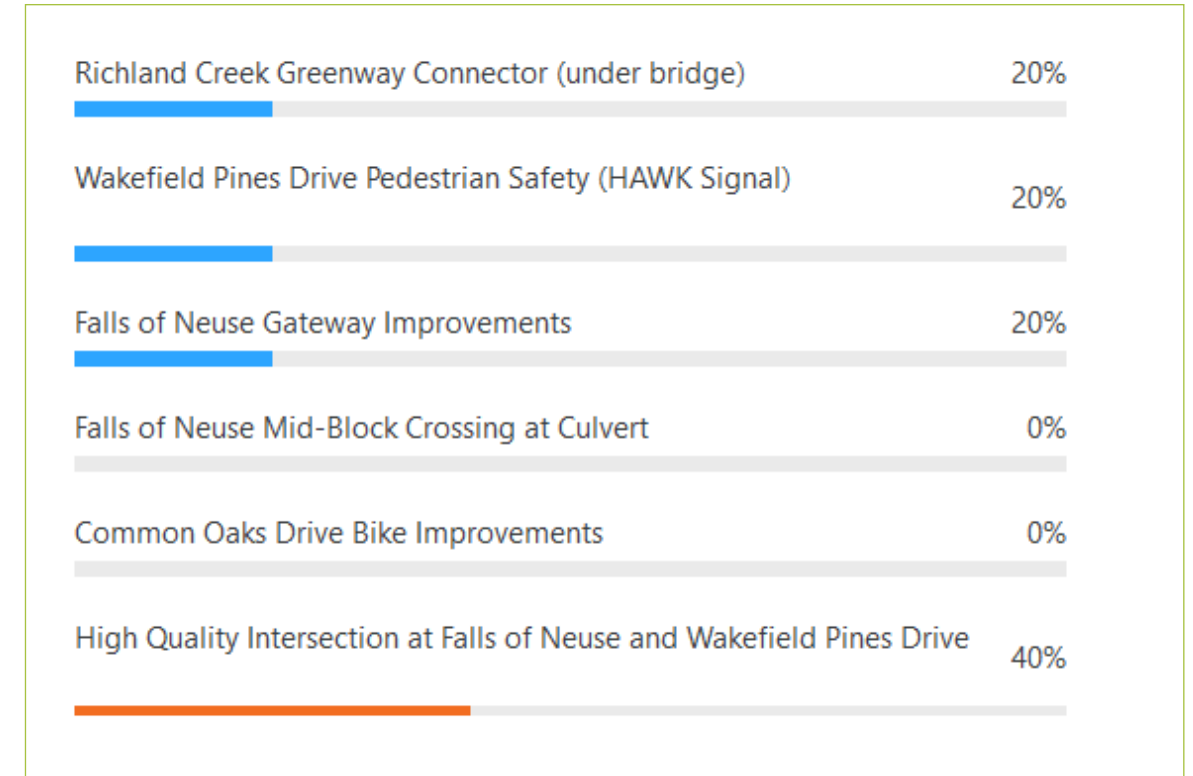
PLEASE ANSWER A QUICK QUESTION TO LET THE PROJECT TEAM KNOW WHAT YOU THINK!

LIVE POLL #5

HELP THE CITY PRIORITIZE THE CAPITAL PROJECTS PRESENTED IN THIS SMALL AREA PLAN. SELECT YOUR TOP THREE PRIORITIES FROM THE LIST BELOW.

- a. Richland Creek Greenway Connector (under bridge)
- b. Wakefield Pines Drive Pedestrian Safety (HAWK Signal)
- c. Falls of Neuse Gateway Improvements
- d. Falls of Neuse Mid-Block Crossing at Culvert
- e. Common Oaks Drive Bike Improvements
- f. High Quality Intersection at Falls of Neuse and Wakefield Pines Drive

LIVE POLL RESULTS #5



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NEXT STEPS



NEXT STEPS

- 1 Public Zoom Meeting Recording Posted to Project Website on July 30, 2021**
- 2 Survey that Mimics Live Polling Questions Available until August 13, 2021**
- 3 City Council & Planning Commission Review**

**SOURCE FOR MORE INFORMATION:
WWW.RALEIGHNC.GOV SEARCH: WAKEFIELD**

THANK YOU

Q/A

