

Wake BRT

# Western Station Area Planning Leader and Connector Meeting



# Agenda

## **1. Welcome and Introductions**

## **2. Station Area Planning Roles**

- Leaders and Connectors
- City and Consultant Team

## **3. How We Got Here**

- Regional Growth + Transportation Demand
- Wake County Transit Plan

## **4. Roles of Planning and Zoning**

- Comprehensive Plan
- Future Land Use Map
- Unified Development Ordinance
- Corridor Plans

## **5. Implementation Tools Summary**

- Zoning Tools
- Housing Tools + Programs

## **6. Breakout Discussion**

- Existing Corridor Plans
- Engagement Process

# 1. Welcome

## **Station Area Planning**

- Planning around Bus Rapid Transit stations
- Future land use
- Future first mile/last mile connections

## **Why we are here today**

- Build understanding of planning context and implementation tools
- Gain input on the engagement process

## 2. Station Area Planning Roles



# Connectors and Leaders

## Southern Corridor

### Community Connectors

Veronica Carrington

### Community Leaders

Rick Boccard

Dominique Boyd

Michael Gierdowski

David Holbrooks

Ashley Hugh Lewis

Allie Jacobs

Harold Mallette

Lydia Peebles

## Western Corridor

### Community Connectors

Ana Maria Garcia

Adonnica Rowland

### Community Leaders

Andrew Bassett

Reid Baughman

Andrea Fennell

Allison Hutchins

Cheryl Johnson

Carla Luna

Vance Miller

Rhonda Muhammad

Ines Nizeye

Brandon Quinones

Tom Skolnicki

Al Rieder

Alison Rosciano

Veronica Thring

William Tubilleja

# Community Leader Roles

- Provide feedback on engagement strategies
- Identify local organizations to engage
- Help spread the word about the study
- Promote open houses and other engagement avenues
- Review project material as it is developed
- Provide the feedback living, working, worshipping, shopping and playing in the community
- Ensure the community's voice is being heard

# Community Connector Roles

- Directly help with outreach
- Sharing information with the community
- Increase understanding of the Station Area Planning project and process
- Partner with City staff to develop effective outreach strategies
- Gather information from residents
- Discussing key issues that are important for the community

# Consultant Team

Planning, Urban  
Design, Integration

SOM

Transportation +  
Connectivity

**AECOM**

Market Analysis,  
Implementation

 **SBFRIEDMAN**

Zoning  
Strategies

**ADR Planning**

Stakeholder  
Engagement

  
**catalyst**

Community  
Engagement



Public Participation Partners  
Inform. Involve. Empower.

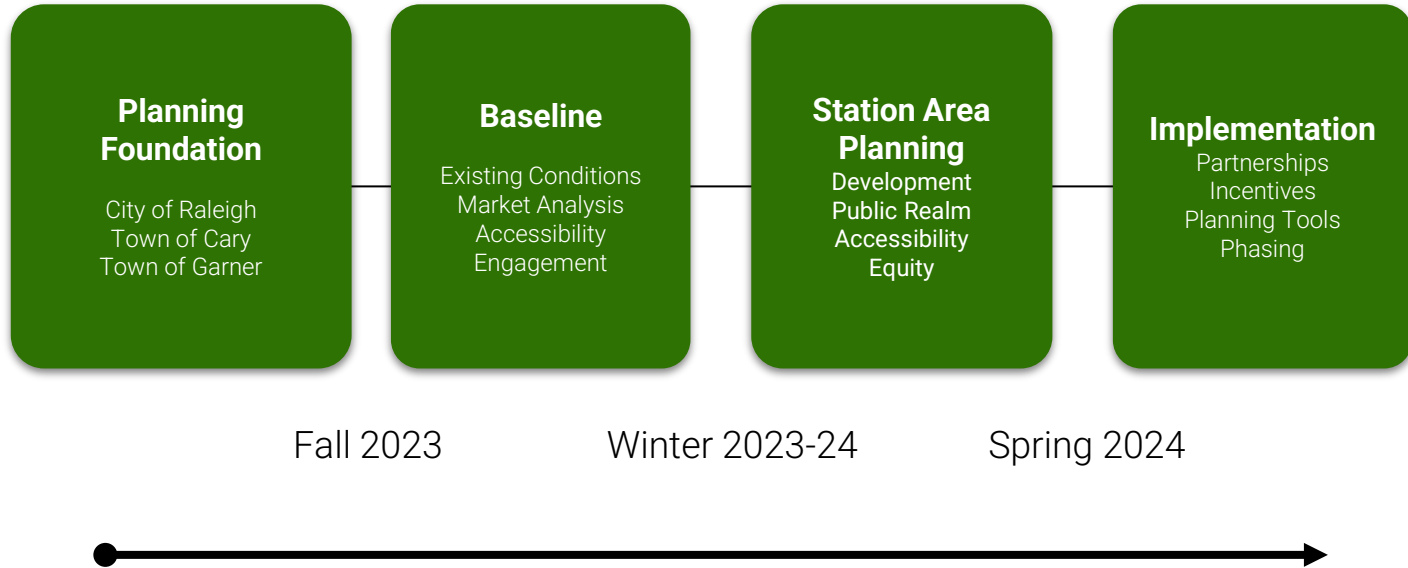
neighboring  
**concepts**

Engagement  
Advisor



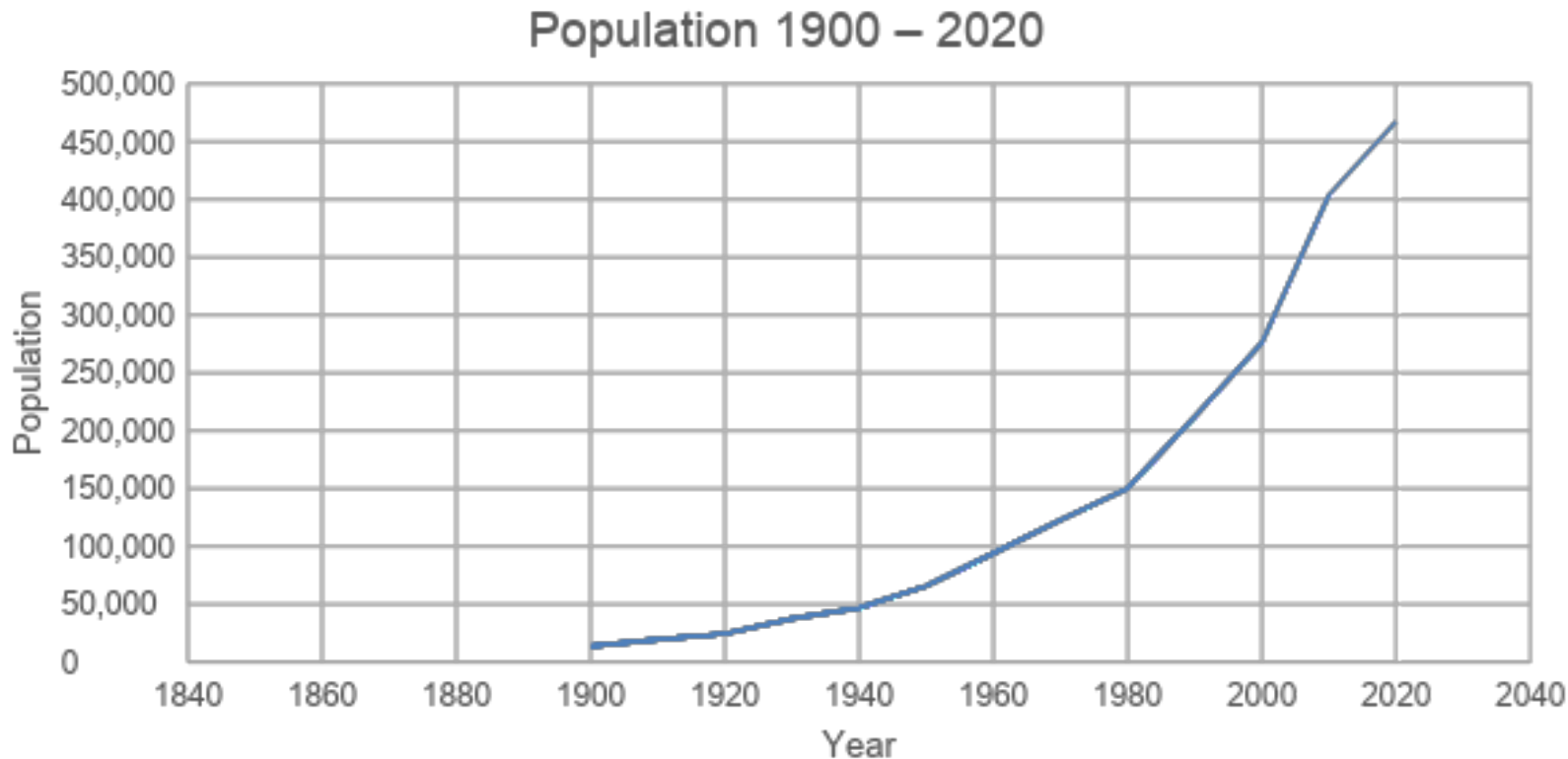
# Station Area Planning Process

**Integrating Design, Connectivity, Equity, Implementation**



# 3. How We Got Here

# Raleigh has been growing faster since 2000



# Rapid growth generating housing affordability changes

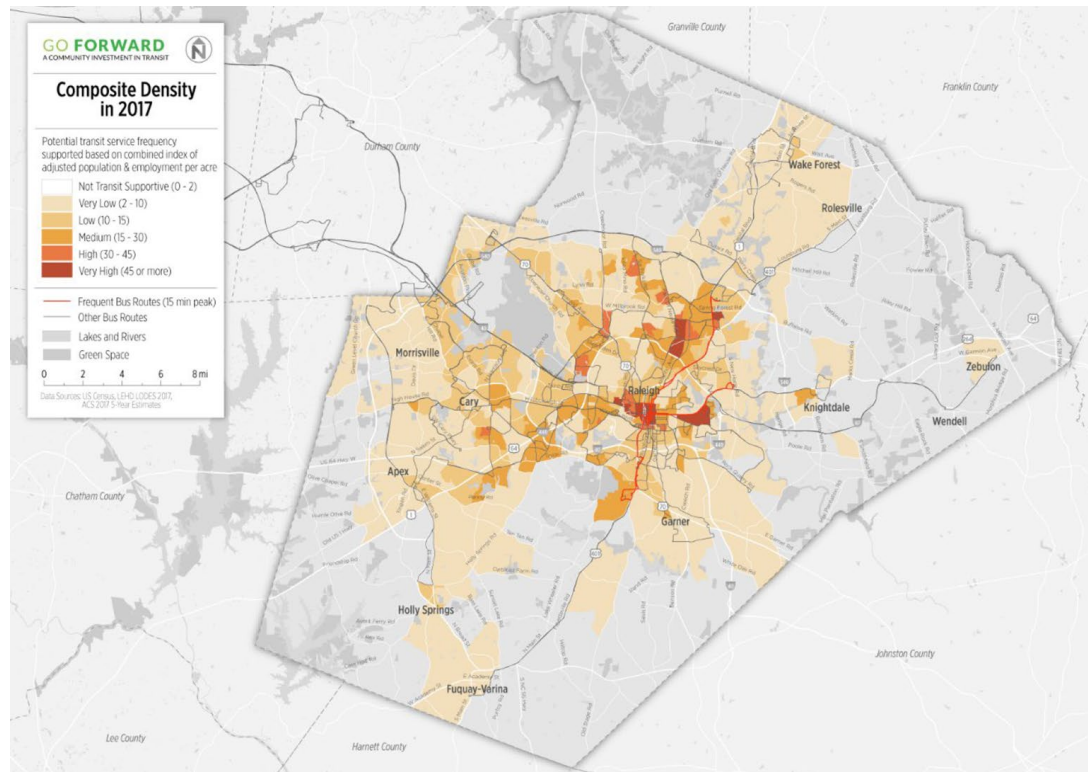
Raleigh's population and housing cost have outpaced the national average since 2010.

2010-2019	Raleigh	USA Average
Population	+15%	+6%
Median Home Value	+22%	+15%
Median Gross Rent	+35%	+26%

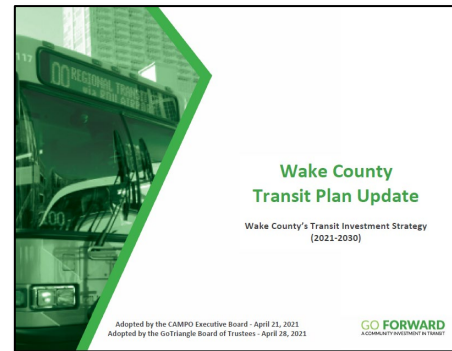
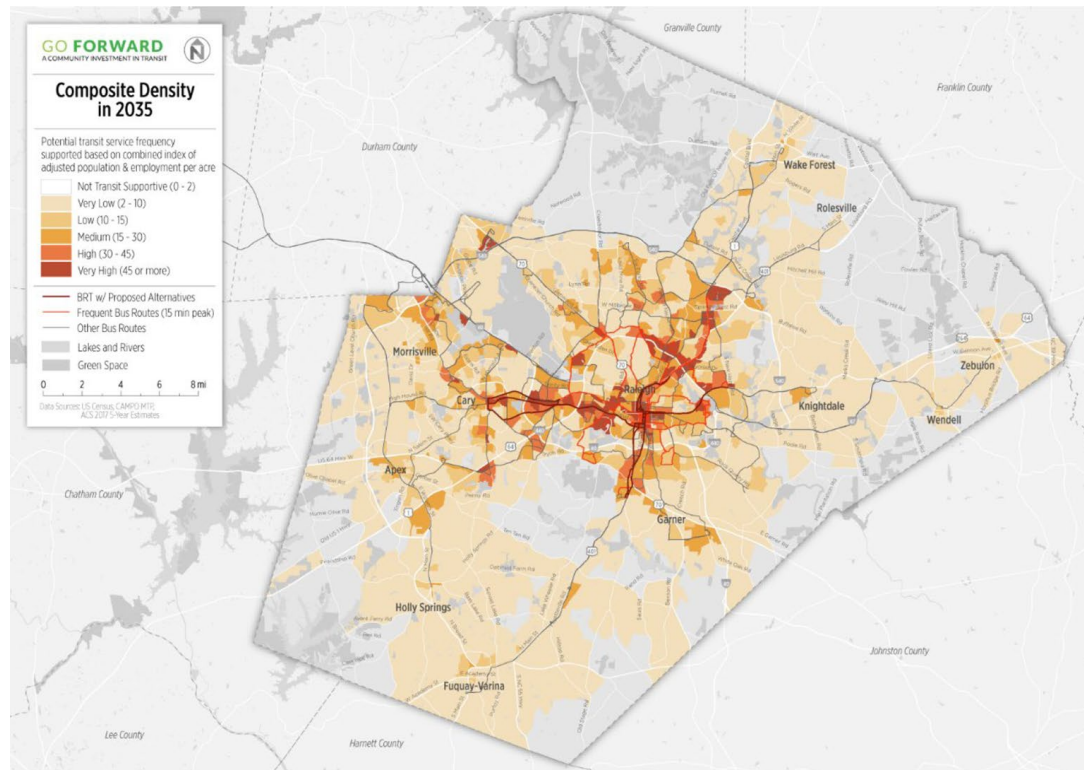




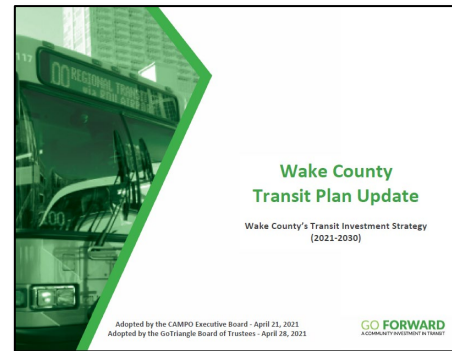
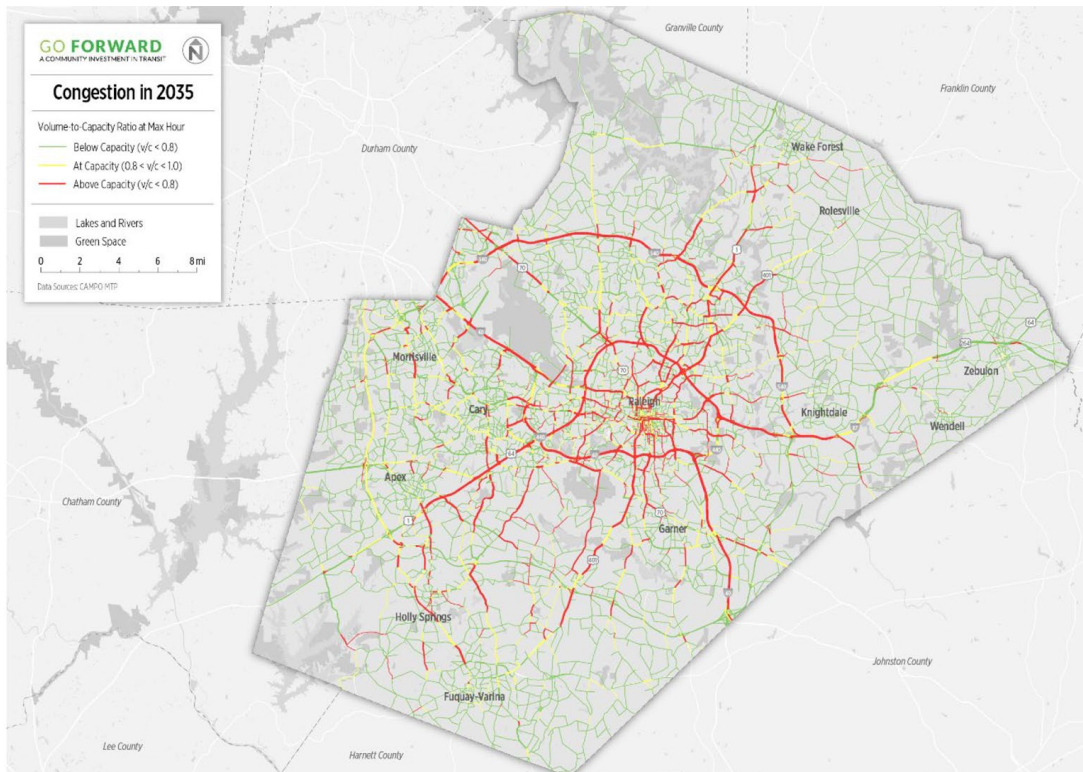
# Housing and jobs density 2017



# Projected Growth - Housing and jobs density 2035



# Projected Traffic Congestion 2035



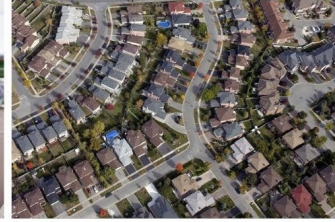
# Growing Around Transit

Question is not whether Raleigh grows, but how



Grow More Around Transit

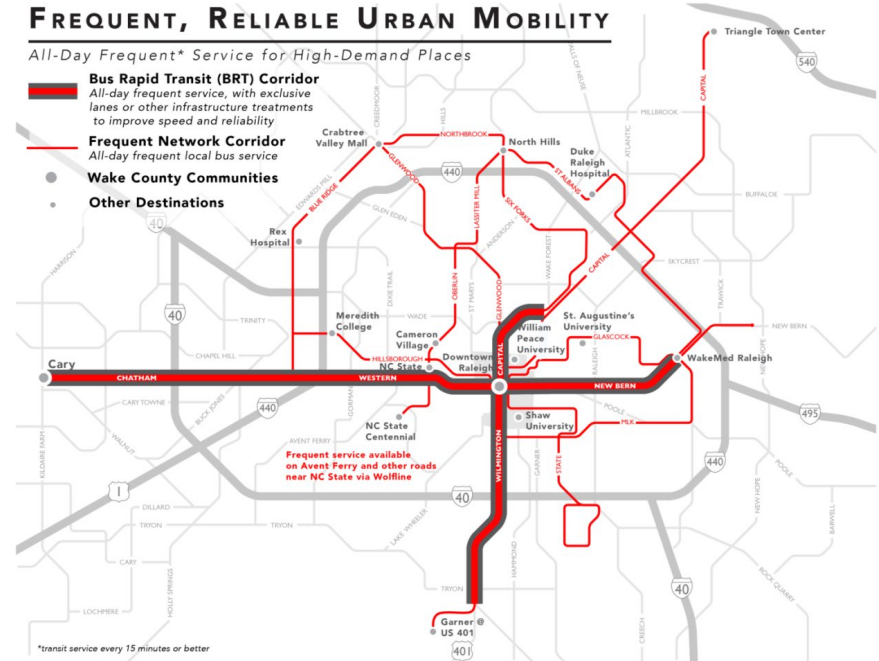
Grow More Around Driving





# A Frequent Transit Network

- Extend frequent transit network
- 48% of jobs in County within  $\frac{3}{4}$  mile
- Expanded evening and weekend service
- 20+ miles of Bus Rapid Transit with 15-minute service in key corridors
- Shorter & more convenient trips



# What is Bus Rapid Transit? (BRT)



Frequent  
On - time Service



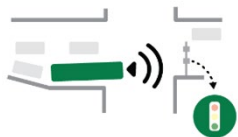
Specialized Vehicles



Enhanced Stations



Off- Board  
Fare Collection



Transit Signal Priority



Unique Branding

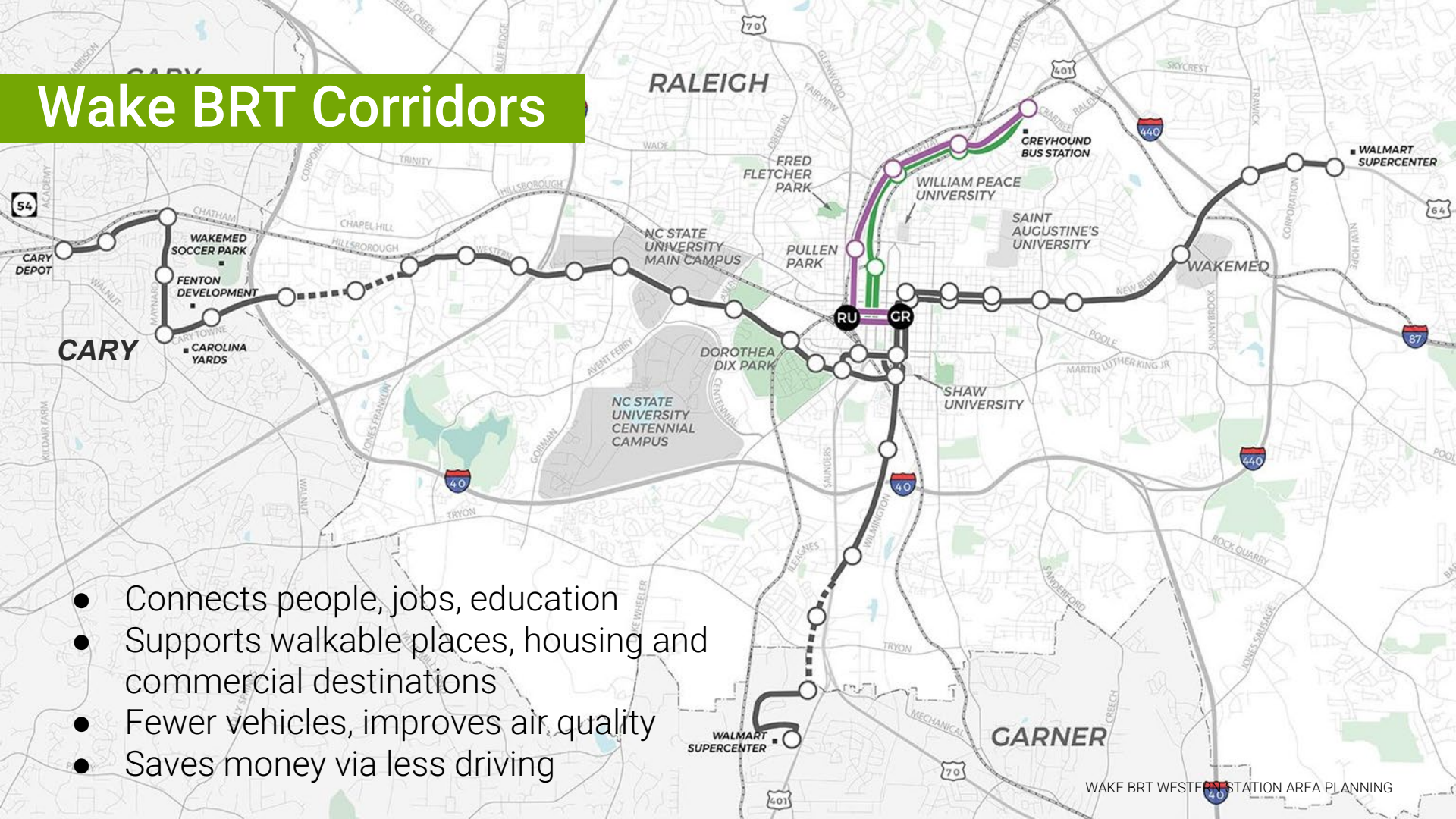


Dedicated Lanes



# Wake BRT Corridors

- Connects people, jobs, education
- Supports walkable places, housing and commercial destinations
- Fewer vehicles, improves air quality
- Saves money via less driving



# Connecting Downtown Raleigh to Downtown Cary

## Selecting a Locally Preferred Alternative: Wake BRT Western Corridor

### Alternatives Assessed on:

- Available Right of Way
- Transit ridership propensity
- Travel time
- Future population and jobs growth
- Development potential

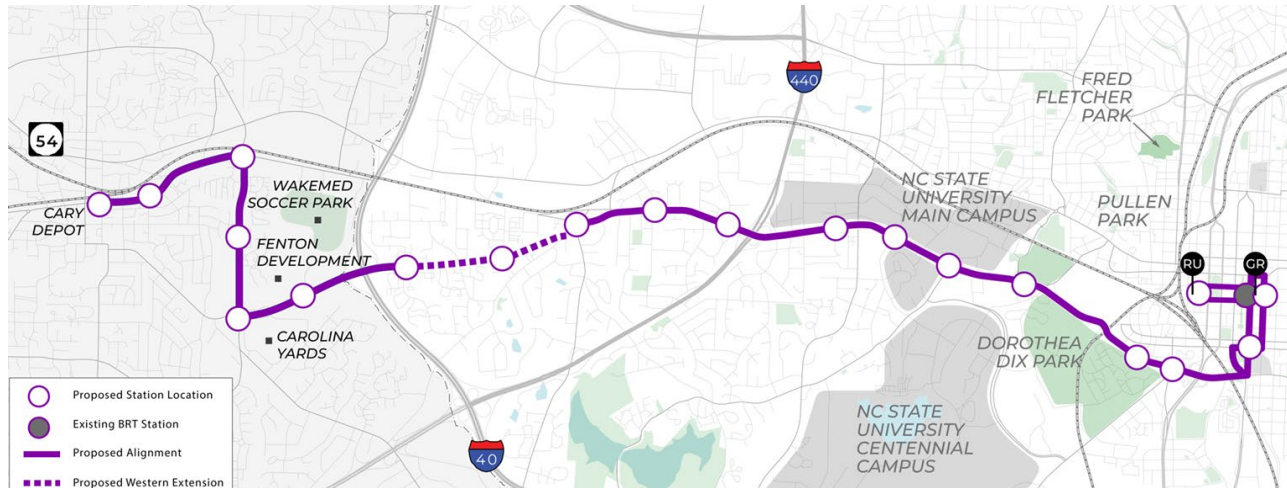




# Wake BRT Western Corridor

## Overview

- Approximately 12 miles
- Twenty (20) Stations

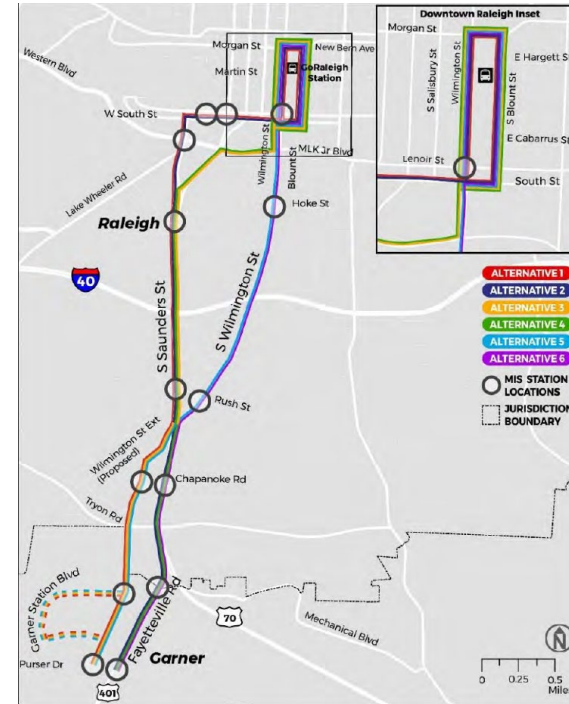


# Connecting Downtown Raleigh to Garner

## Selecting a Locally Preferred Alternative: Wake BRT Southern Corridor

### Alternatives Assessed on:

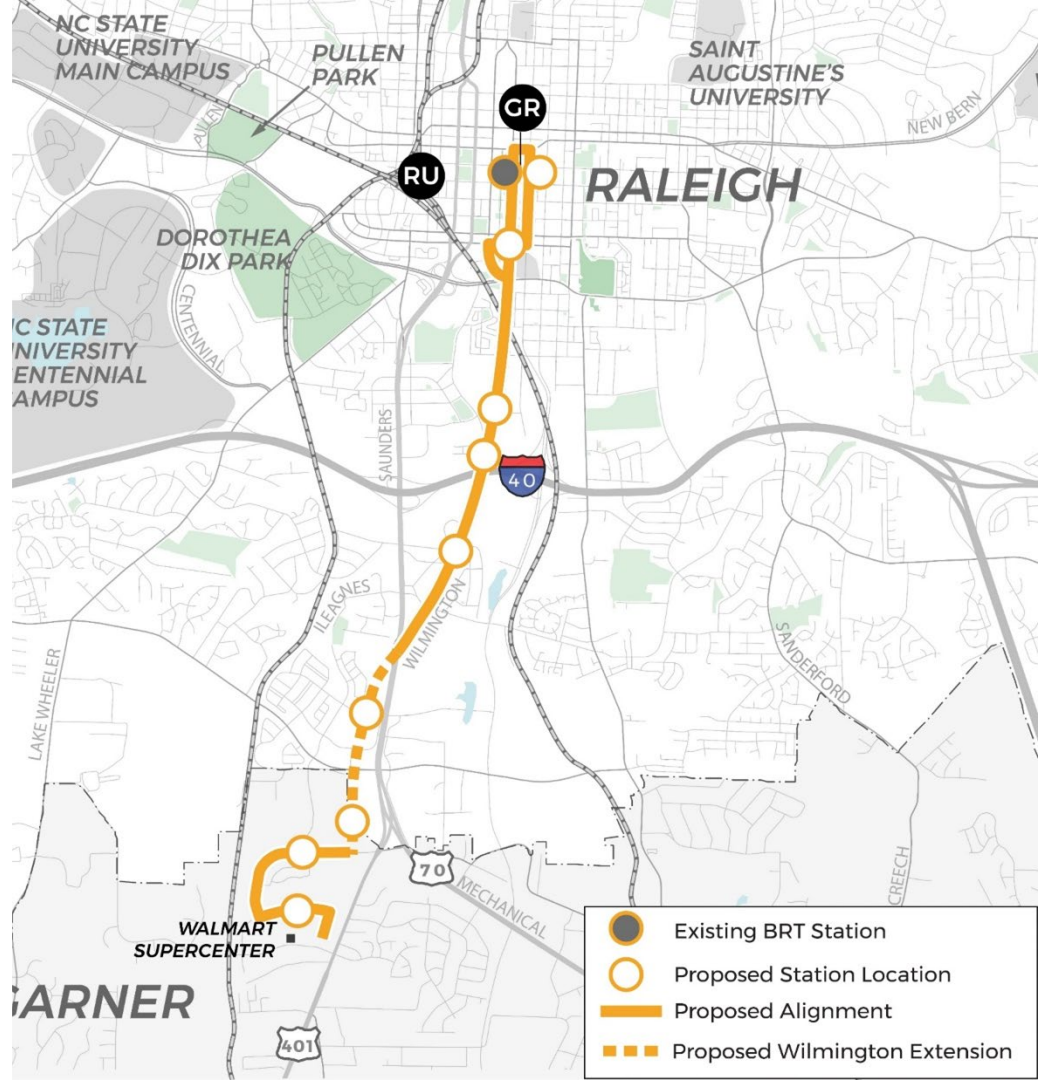
- Available Right of Way
- Transit ridership propensity
- Travel time
- Future population and jobs growth
- Development potential



# Southern Corridor BRT

## Overview:

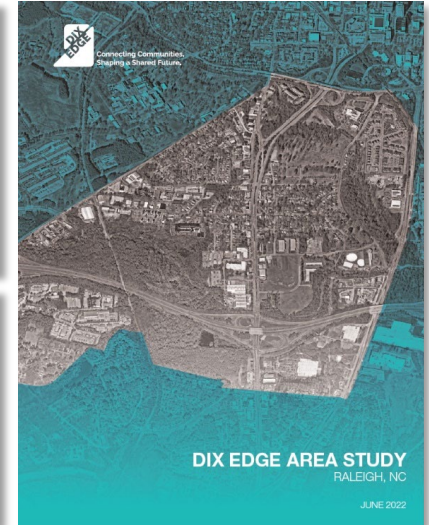
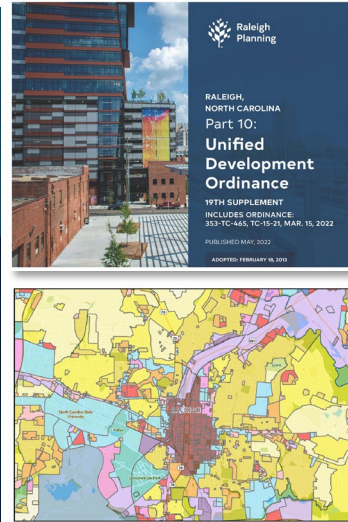
- Approx. 5 miles
- BRT: dedicated transit lanes and mixed traffic
- Federal Transit Administration (FTA) Capital > Improvements Grants (CIG) Small Starts: medium-high rating in March 2023
- Recommended for funding in FY24 President's Budget Proposal
- Final Design: 2028



## 4. Roles of Planning and Zoning

# Tools that Guide Growth

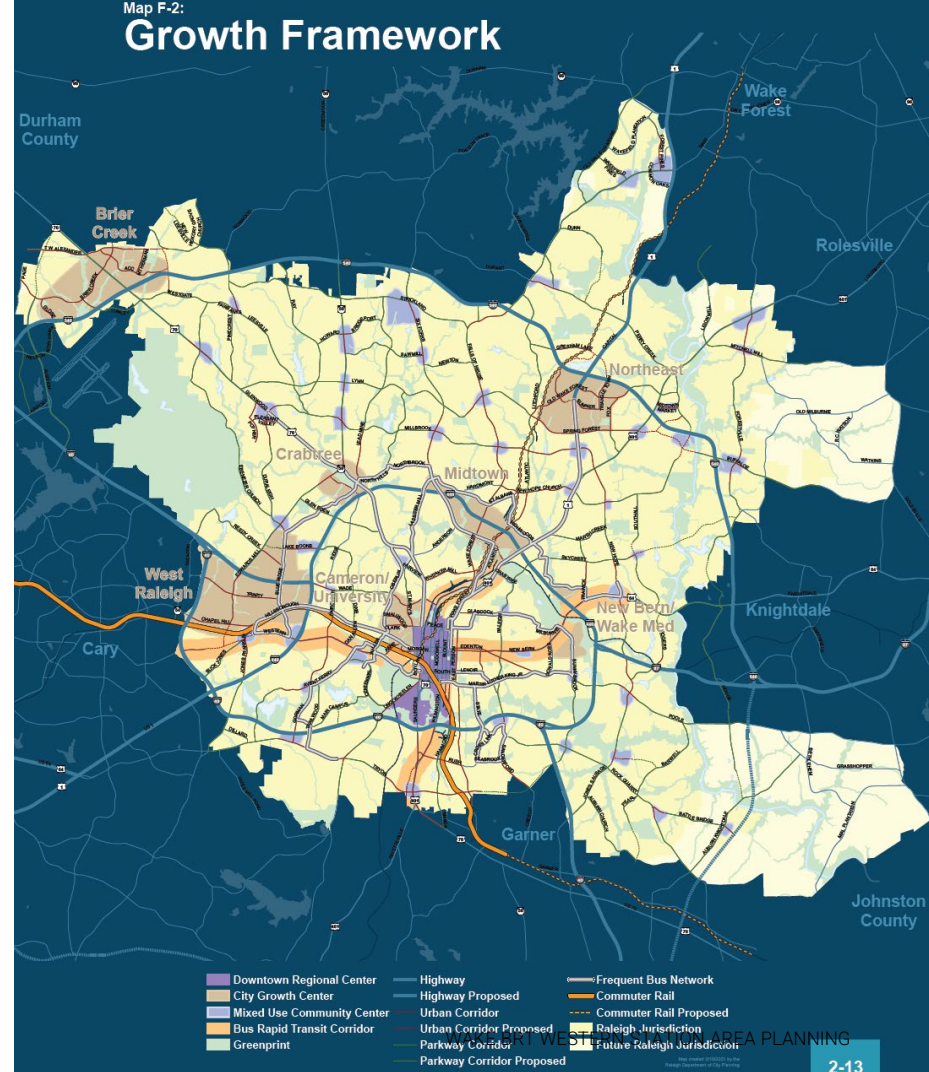
- Comprehensive Plans
- Unified Development Ordinance (UDO)
- Zoning and development regulations
- Area and Corridor Plans





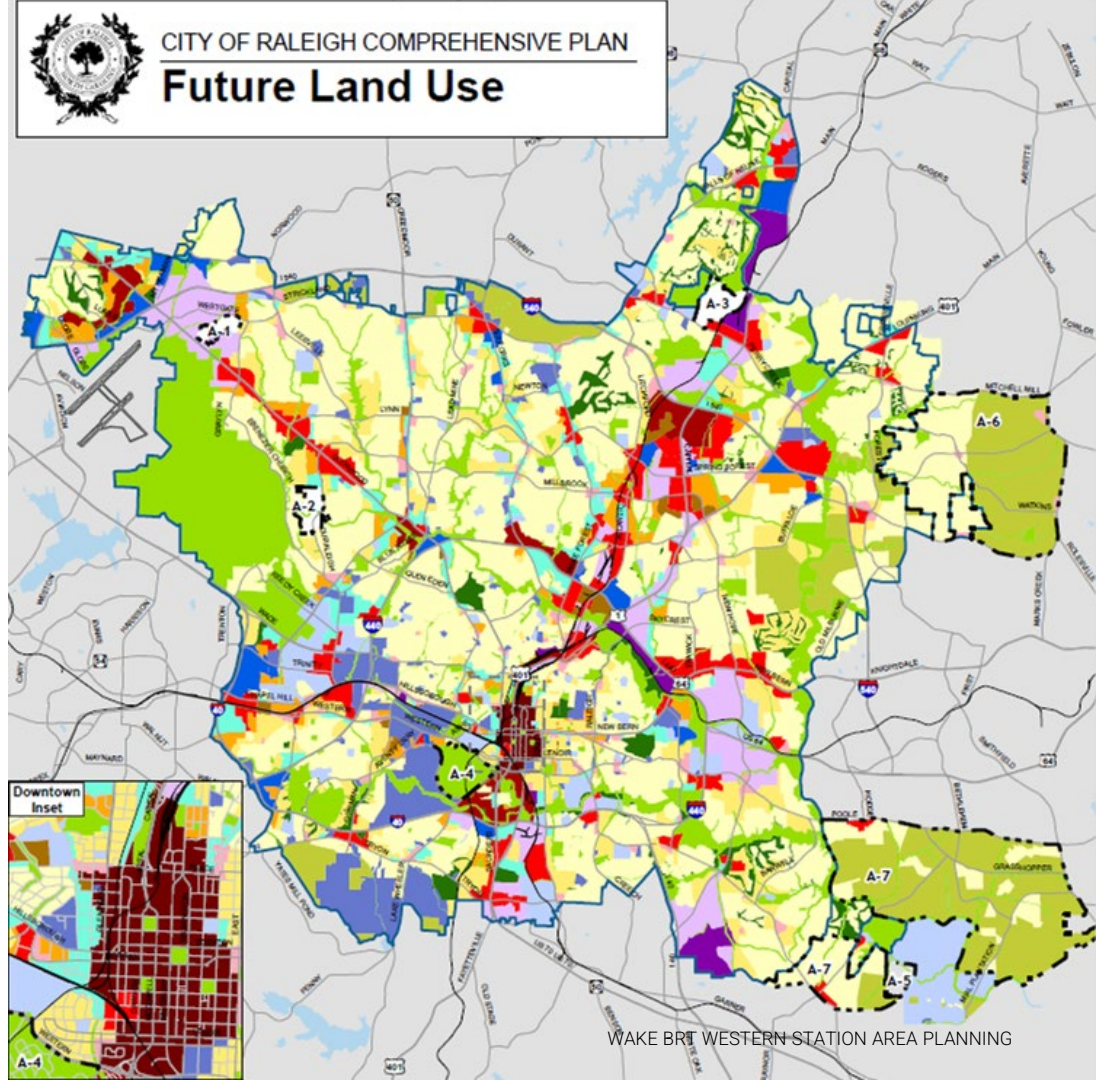
# Directing Growth

- Downtown
- Seven city growth centers
- Four Rapid Transit corridors
- 30% of projected growth within BRT corridors
- 40 mixed-use community centers
- Connected via parkways, frequent bus service routes and urban streets



# Future Land Use Map

- Reflects Comp Plan Vision
- All properties have a Future Land Use Map designation
- Used to review rezoning requests



# Unified Development Ordinance

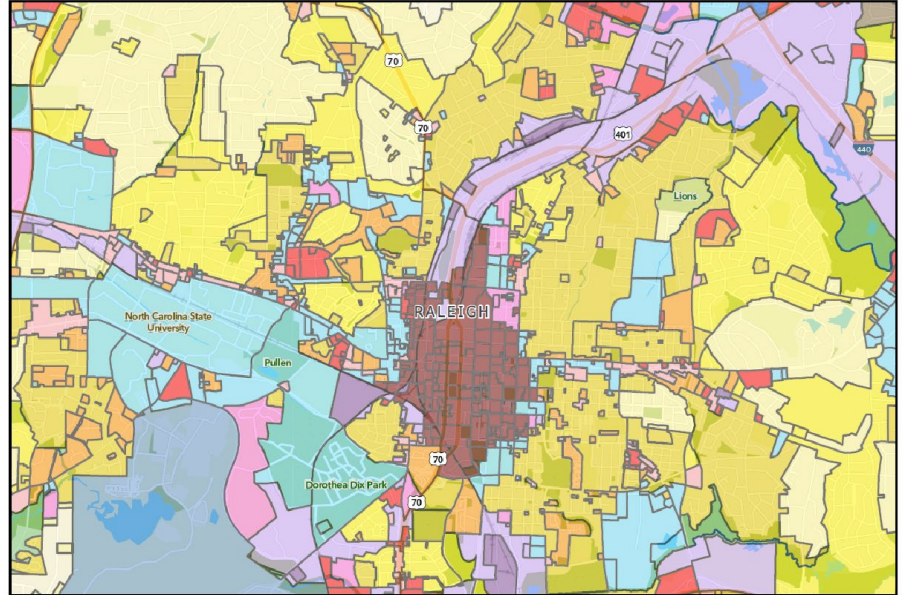
- Local regulations for the use and development of land and buildings, including:
  - Zoning of land
  - Sub-divisions
  - Storm-water
  - Natural resource conservation





# Unified Development Ordinance

- All land in Raleigh has a designation on the Zoning Map
- Zoning determines how much of what uses can be built where
- Includes other rules shaping development
- Zoning can be changed



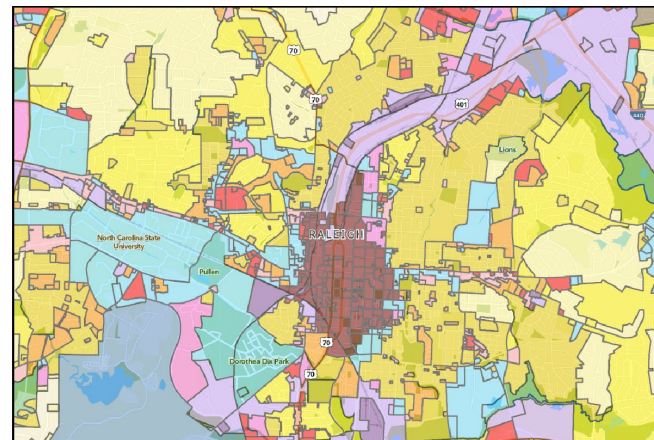
# Development allowed “by-right” if fits sites designation on map

## Sec. 1.4.2. Building Types Allowed by District

Building types are allowed by district as set forth below.



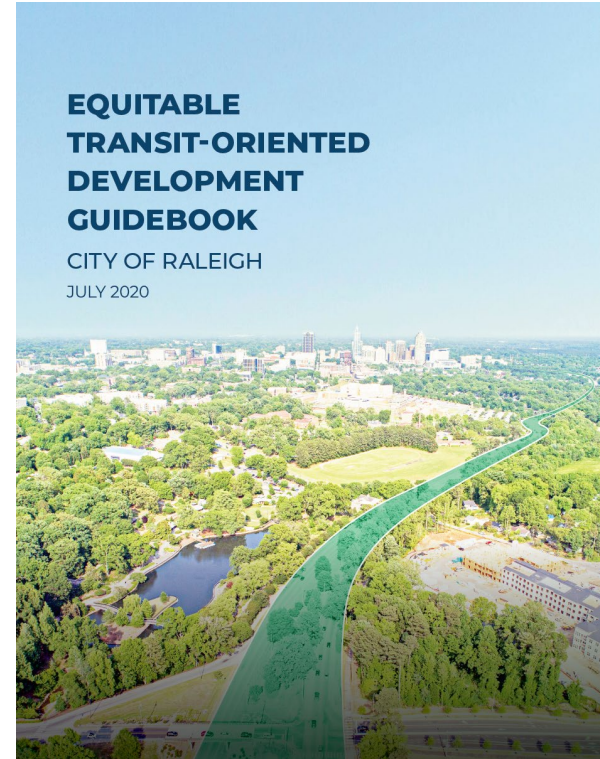
	Detached House	Attached House	Townhouse	Apartment	General Building
<b>Residential Districts</b>					
Residential-1 (R-1)	■	--	--	--	--
Residential-2 (R-2)	■	■	□	--	--
Residential-4 (R-4)	■	■	□(1)	--(1)	--
Residential-6 (R-6)	■	■	■(1)	□(1)	--
Residential-10 (R-10)	■	■	■	■	--
<b>Mixed Use Districts</b>					
Residential Mixed Use (RX-)	■	■	■	■	--
Office Park (OP-)	--	--	--	--	■
Office Mixed Use (OX-)	■	■	■	■	■
Neighborhood Mixed Use (NX-)	■	■	■	■	■
Commercial Mixed Use (CX-)	■	■	■	■	■
Downtown Mixed Use (DX-)	■	■	■	■	■
Industrial Mixed Use (IX-)	--	--	--	--	■



## 5. Station Area Implementation Tools

# Equitable Development around Transit

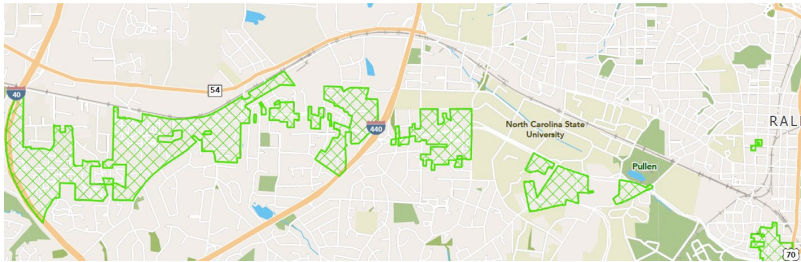
- Creating new zoning rules for areas next to BRT routes
- Allowing more people to live and work in walkable places served by transit
- TOD zoning: pedestrian-friendly active uses, lively places
- Encourage provision of affordable housing



# Zoning Tools

## Western Transit Oriented Development (TOD) Overlay

- Property in BRT corridors zoned for commercial and multi-family development
- Density for BRT to have enough riders
- 50% taller than the maximum height affordable housing included
- Affordable units must be at least 20% of the bonus units - at 60% AMI
- Height bonus of 30% for employment uses
- High quality plazas, street design and pedestrian-connections
- Selected properties omitted

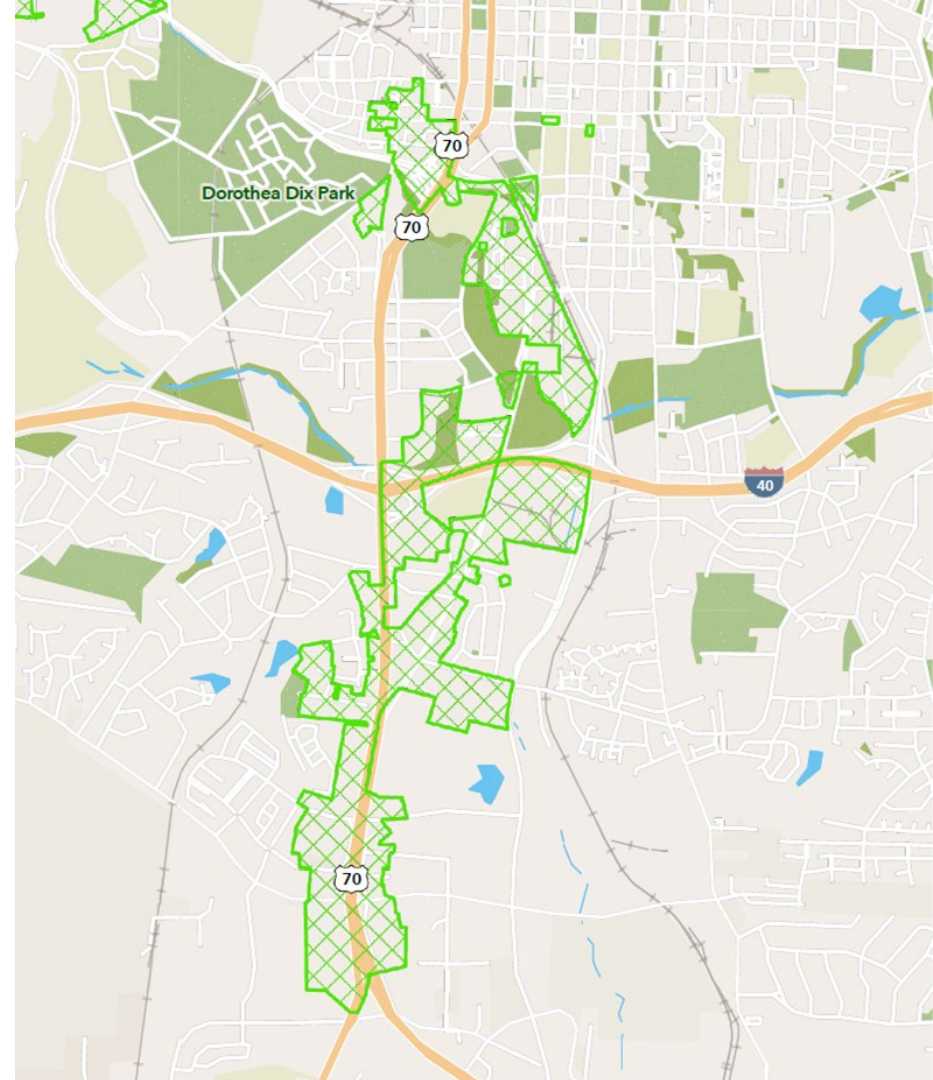




# Zoning Tools

## Southern TOD Overlay

- Property in BRT corridors zoned for commercial and multi-family development
- Density for BRT to have enough riders
- 50% taller than the maximum height affordable housing included
- Affordable units must be at least 20% of the bonus units – at 60% AMI
- Height bonus of 30% for employment uses
- High-quality plazas, street design, and pedestrian connections
- Selected properties omitted



# Current Housing Tools and Programs

## **HUD Funding**

CBDG (Community Development Block Grant)  
HOME (HOME Investments Partnership)  
ESG (Emergency Solutions Grant)

## **Local Funding**

City of Raleigh General Housing Fund (penny)  
City of Raleigh Housing Bond - \$80M/5 yrs  
Revenue from programs and past bonds

## **Housing Bond**

Transit Oriented Site Acquisition  
Public-Private Partnerships  
LIHTC Gap Financing  
Owner-Occupied Home Rehabilitation  
Down Payment Assistance

## **LOW Income Housing Tax Credits**

LIHTC - 4% and 9% deals  
Local and HOME funds help leverage  
Loans available for preserving existing rentals or new

## **Naturally Occurring Affordable Housing**

Rehab Programs (Substantial and Limited Repair)  
Homebuyer Assistance Program (<80% AMI, \$20k)  
Pandemic Rental Assistance

## **Public Project Community Support Fund**

Support businesses and residents to offset the impacts of large scale public investments

## 6. Breakout Session Western Corridor



# Focused Rounds of Engagement

## Engagement Round 1: Visioning

Project purpose  
Existing conditions  
Diverse, locally relevant examples  
Concepts: Station Areas

### Outcome

Increased awareness  
Vision objectives  
Area goals

## Engagement Round 2: Station Area Scenarios

Vision Concept  
Refined urban design principles  
Equity objectives  
Development  
Accessibility  
Public Realm  
Draft framework plans  
Initial 3D digital modeling

### Outcome

Station Area directions

## Engagement Round 3: Station Area Plans

Draft final plans  
Urban design forms and character  
Housing affordability, anti-displacement  
Missing middle housing  
Public realm and open space  
Implementation Strategies  
Plans, diagrams  
Refined digital 3D Modeling  
Eye level visualizations

### Outcome

Agreed direction

# Multiple Engagement Approaches

One to One  
meetings

Business  
Canvassing

Small Group  
Meetings

Organization  
Meetings

Community  
Event  
Attendees

Open  
Houses and  
Workshops

Webinars

# Anchored by Three Rounds of Open Houses



## Staffed Exhibits

- Station Area Planning Introduction
- Corridor and Segment Framework
- Connectivity and Movement
- Open Spaces and Parks
- Potential for Development and Change

## Facilitated hands on table exercises

- Where people live, work and visit
- Connections that could be improved
- Encouraging walking and biking
- Locations with potential to change
- Types of development people would like

# Engagement Discussion

Which organizations are important to include in the process to ensure we reach **residents**?

# Engagement Discussion

Which organizations are important to include in the process to ensure we reach local **businesses**?

# Engagement Discussion

Are there specific media outlets that connect with local residents and businesses?



# Engagement Discussion

Are there regular community meetings or other events we could attend?

# Engagement Discussion

What other avenues are there to reach residents and businesses?

# Leverage Existing Plans: Western



# Western Corridor: Conditions and Plans

Population: ±45,000  
Housing Units: ±17,000  
Jobs: ±22,000

- Western BRT Corridor
- Western BRT Station
- 0.25 mile radius/5 minute walk
- GoRaleigh Transit (GIS)
- Street Improvement (Recent Plan)
- Street Connection (Recent Plan)
- Existing Bikeway (GIS)
- Priority Planned Bikeway (GIS)
- New Bikeway (Recent Plan)
- Existing Trail (GIS)
- Southern BRT Station
- Southern BRT Corridor





# Western Corridor: Conditions and Plans

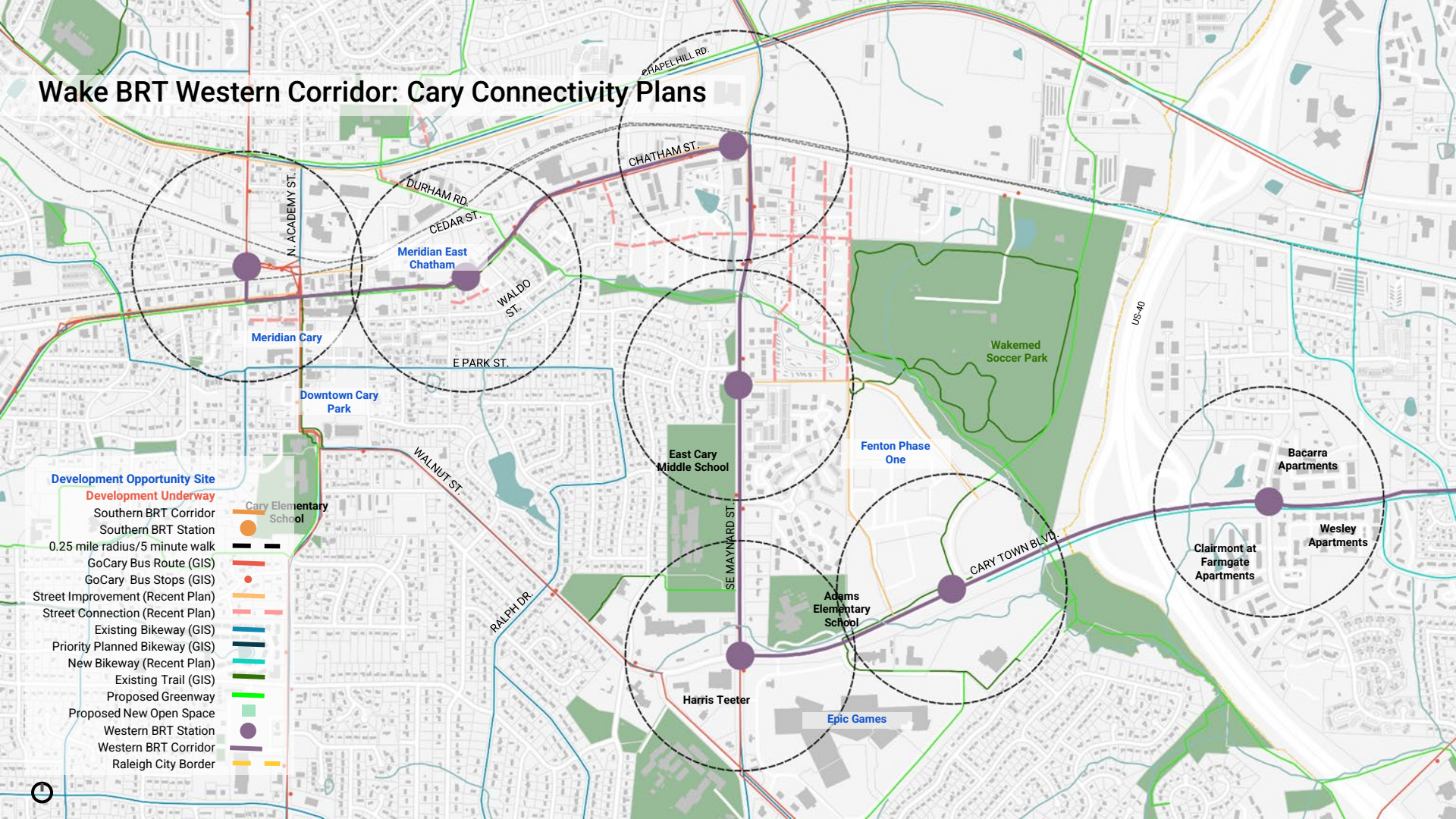
Population:  $\pm 45,000$   
Housing Units:  $\pm 17,000$   
Jobs:  $\pm 22,000$

- Western BRT Corridor
- Western BRT Station
- 0.25 mile radius/5 minute walk
- GoRaleigh Transit (GIS)
- Street Improvement (Recent Plan)
- Street Connection (Recent Plan)
- Existing Bikeway (GIS)
- Priority Planned Bikeway (GIS)
- New Bikeway (Recent Plan)
- Existing Trail (GIS)
- Southern BRT Station
- Southern BRT Corridor
- FEMA Flood Zone



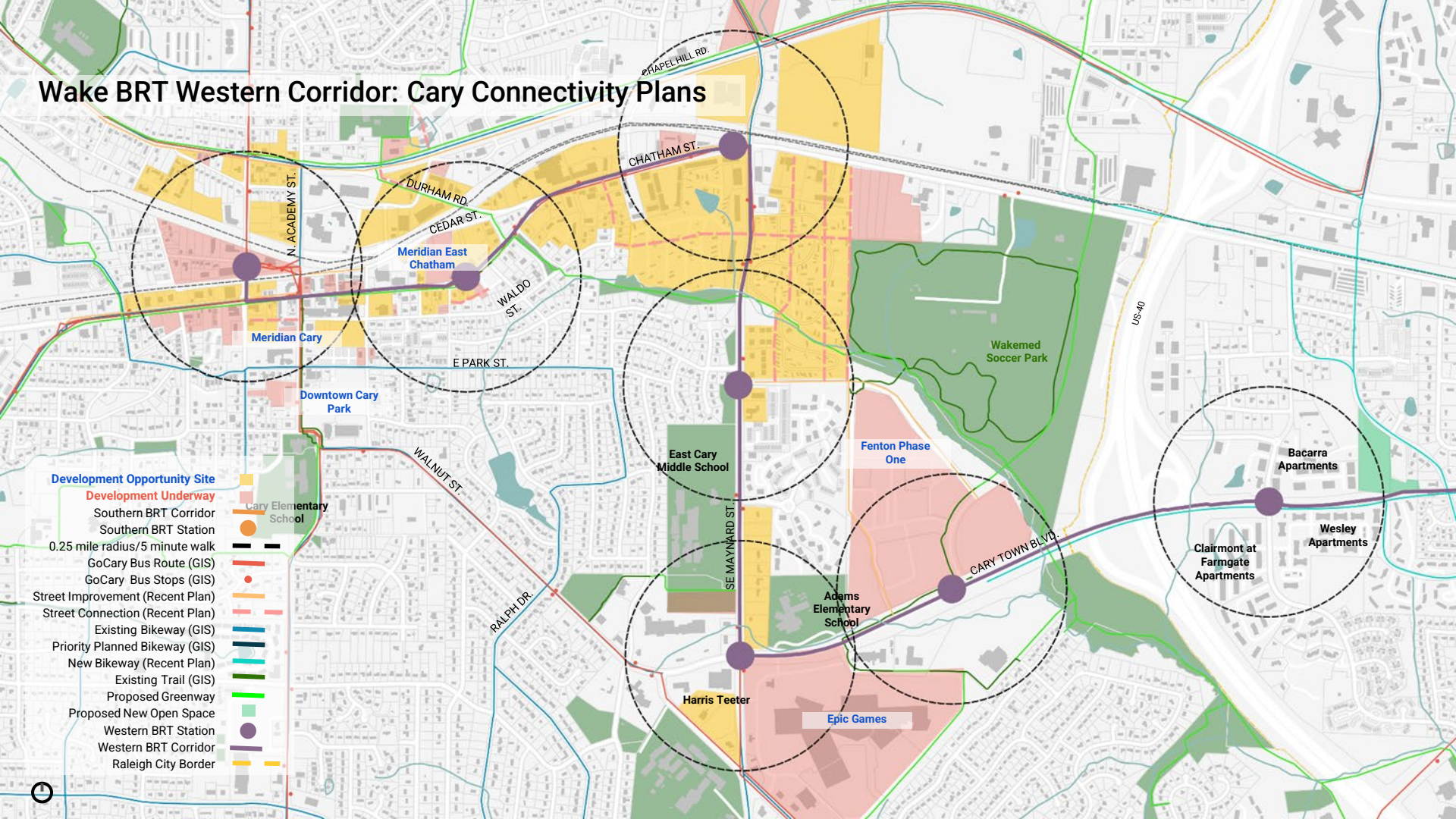


# Wake BRT Western Corridor: Cary Connectivity Plans



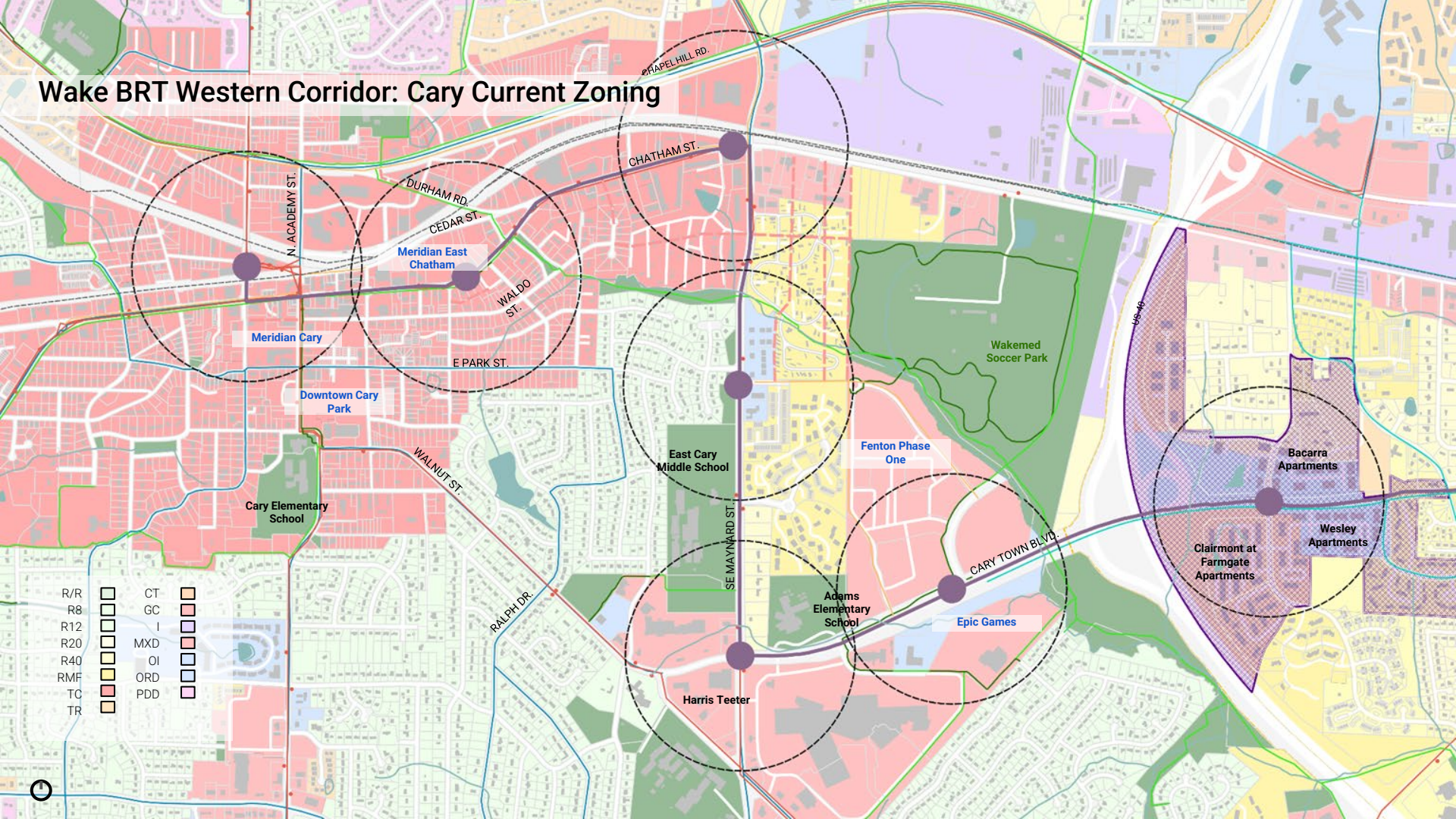


# Wake BRT Western Corridor: Cary Connectivity Plans



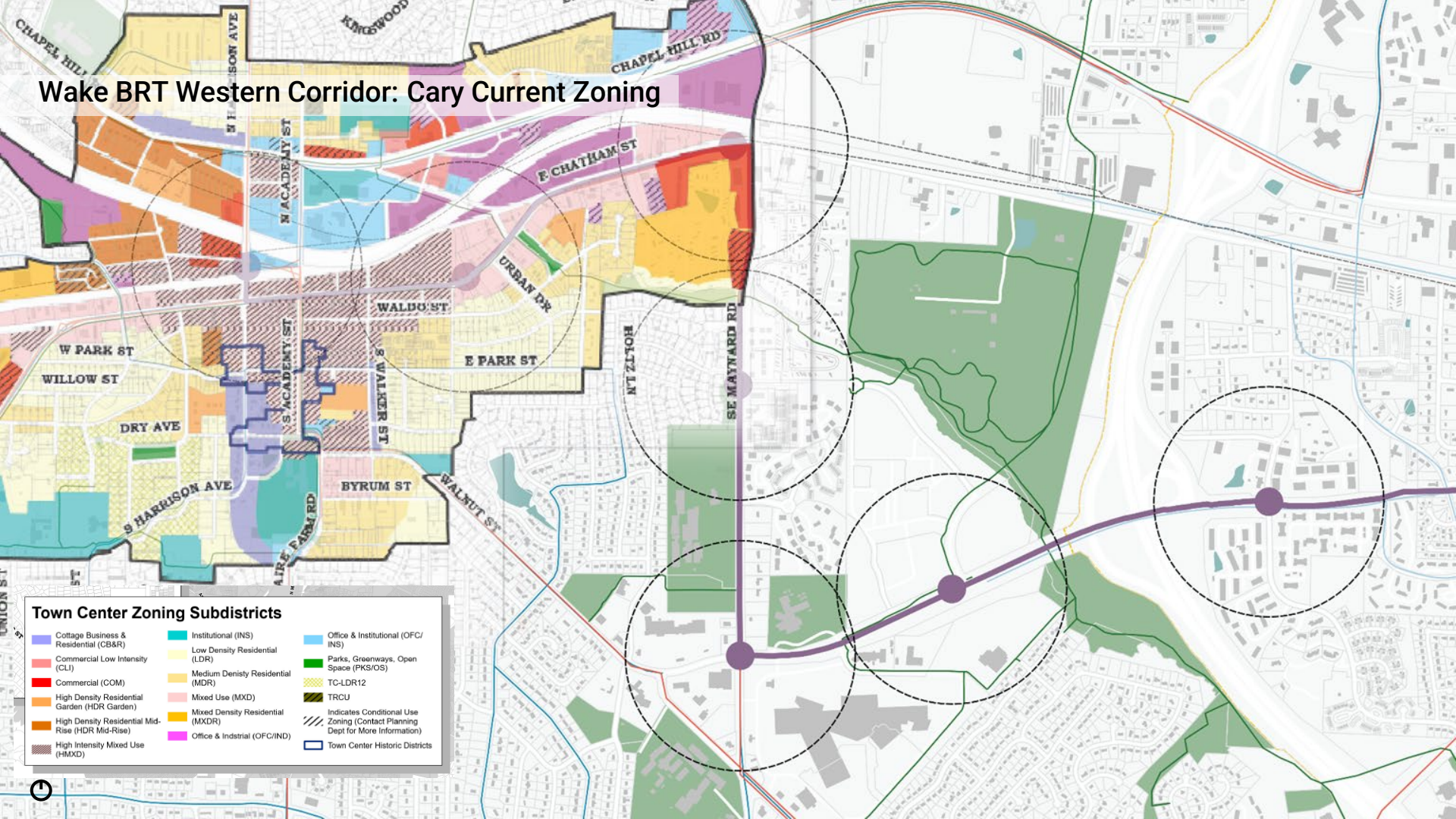


# Wake BRT Western Corridor: Cary Current Zoning





# Wake BRT Western Corridor: Cary Current Zoning

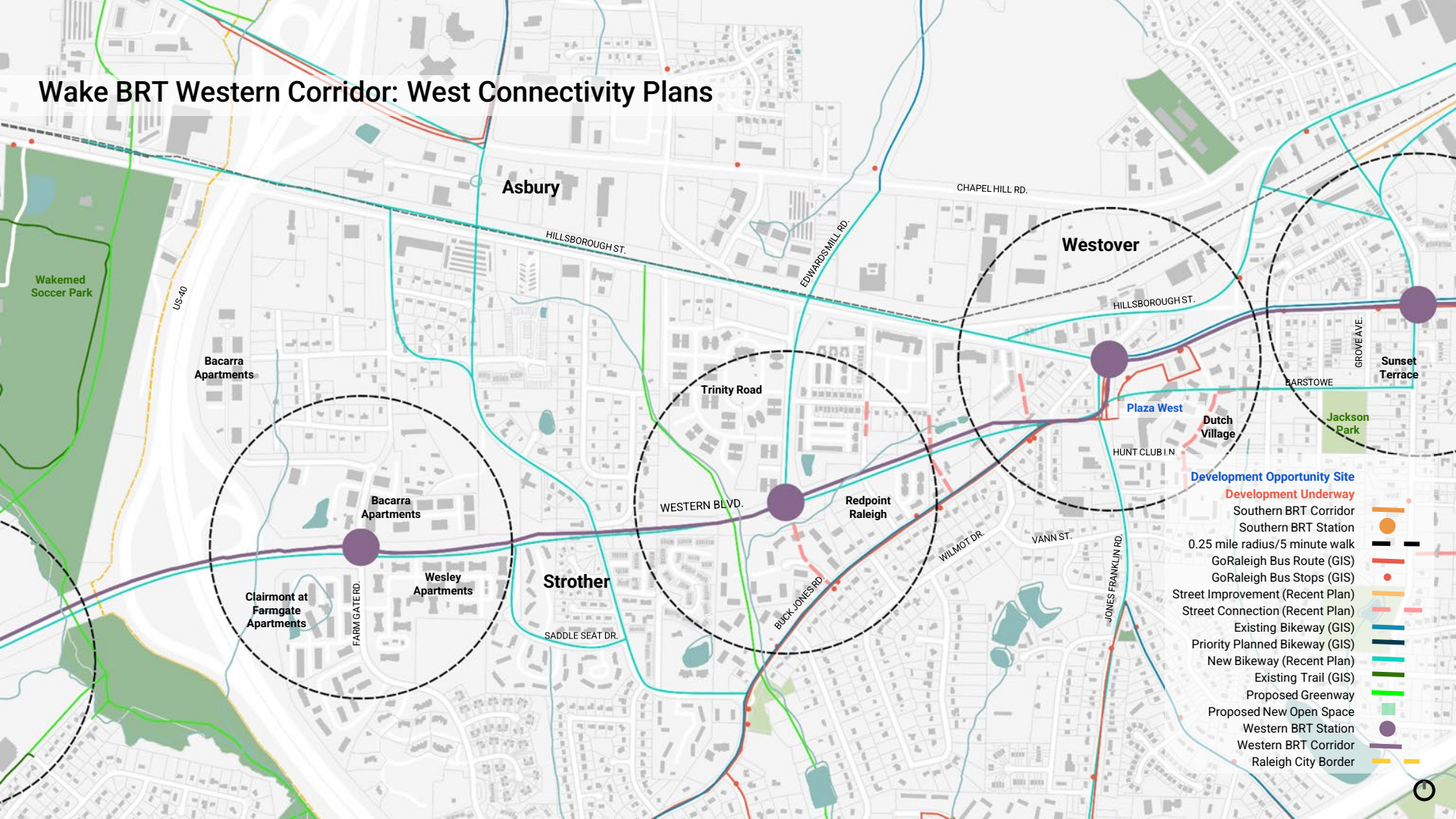


## Town Center Zoning Subdistricts

- |  |                                  |   |
|--|----------------------------------|---|
| Cottage Business & Residential (CB&R)            | Institutional (INS)              | Office & Institutional (OFC/INS)  |
| Commercial Low Intensity (CLI)                   | Low Density Residential (LDR)    | Parks, Greenways, Open Space (PKS/OS)   |
| Commercial (COM)                                 | Medium Density Residential (MDR) | TC-LDR12  |
| High Density Residential Garden (HDR Garden)     | Mixed Use (MXD)                  | TRCU  |
| High Density Residential Mid-Rise (HDR Mid-Rise) | Mixed Density Residential (MXDR) | Indicates Conditional Use Zoning (Contact Planning Dept for More Information) |
| High Intensity Mixed Use (HIMXD)                 | Office & Industrial (OFC/IND)    | Town Center Historic Districts  |



# Wake BRT Western Corridor: West Connectivity Plans



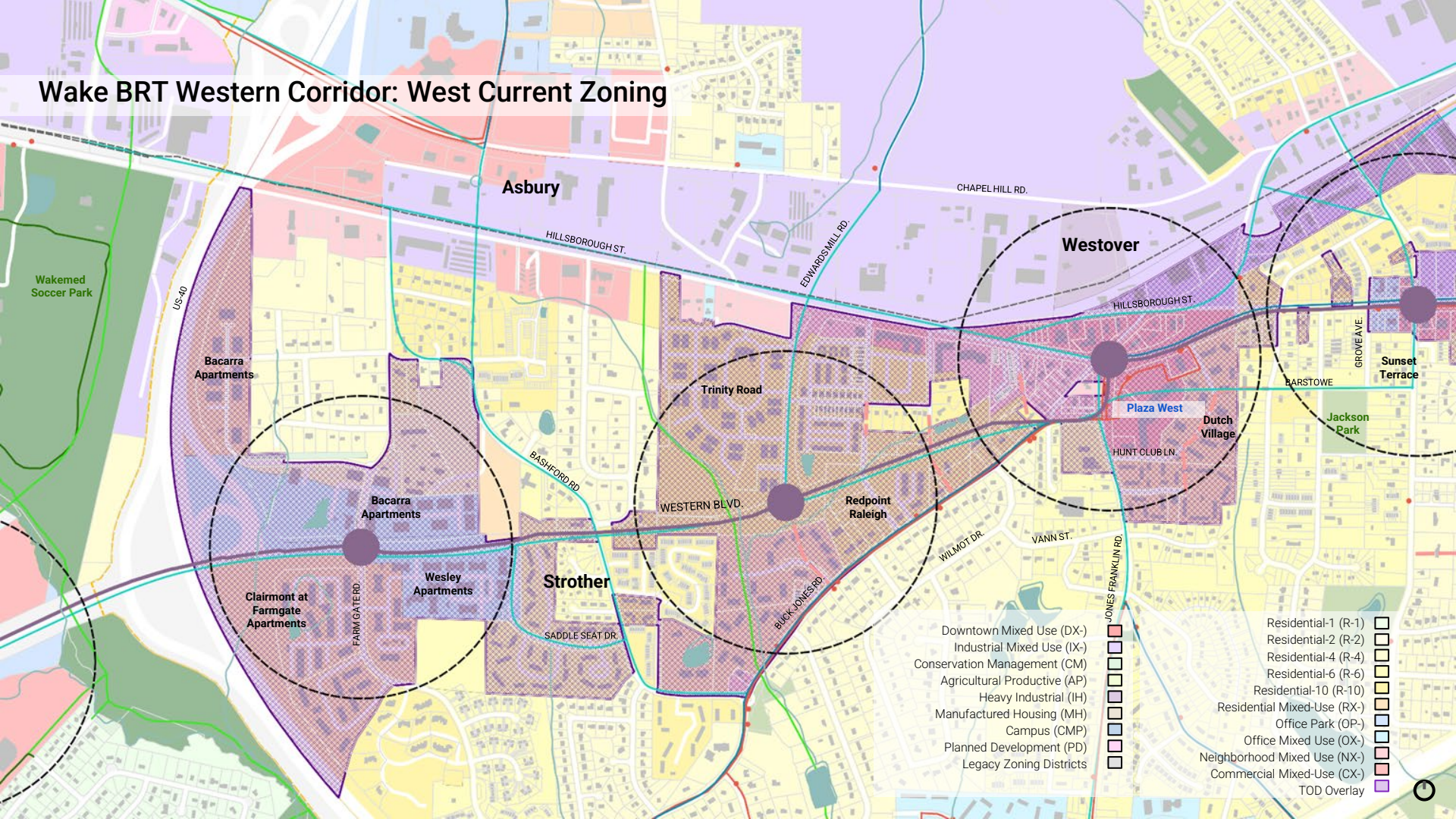


# Wake BRT Western Corridor: West Development Opportunities



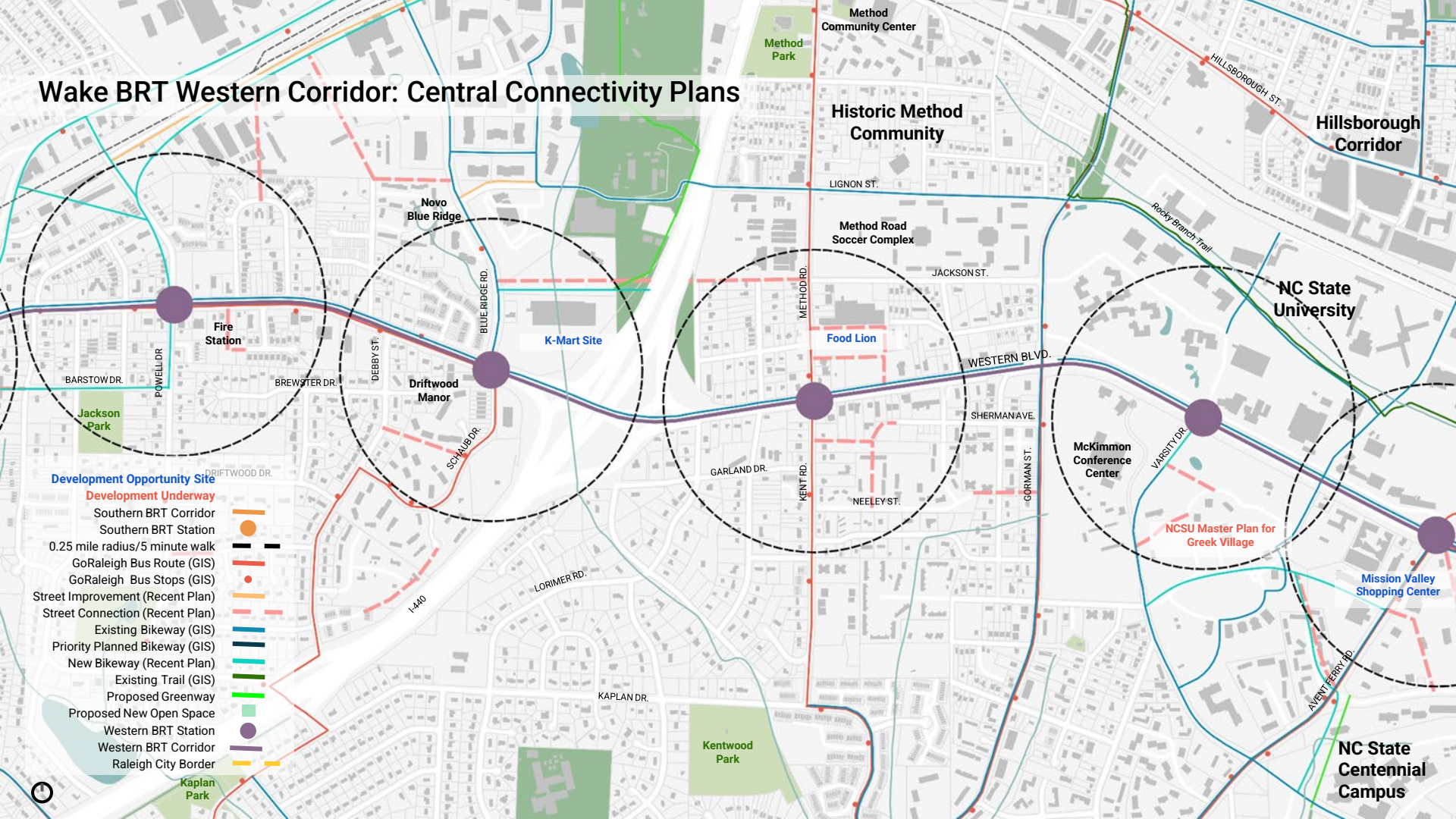


# Wake BRT Western Corridor: West Current Zoning



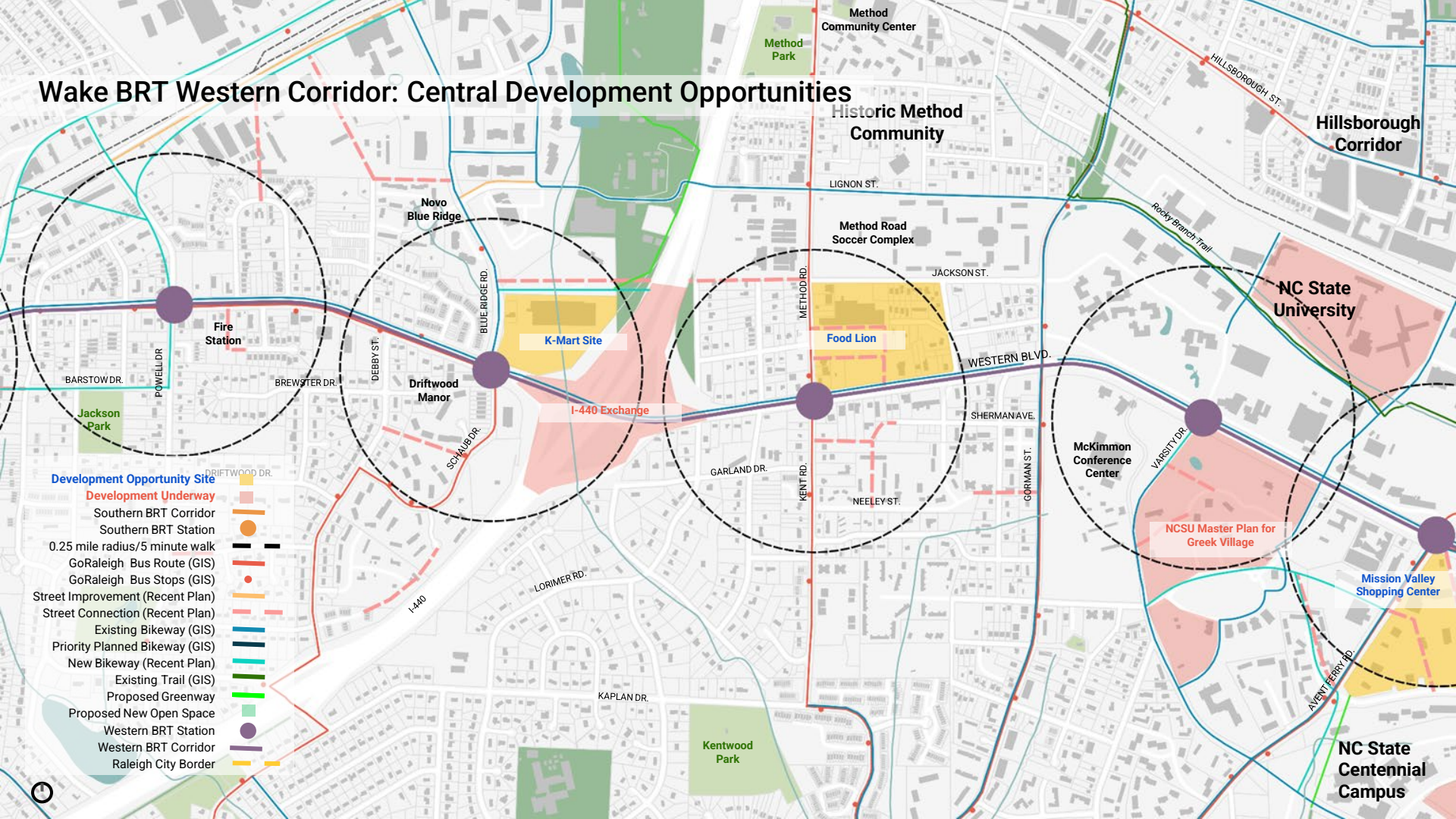


# Wake BRT Western Corridor: Central Connectivity Plans



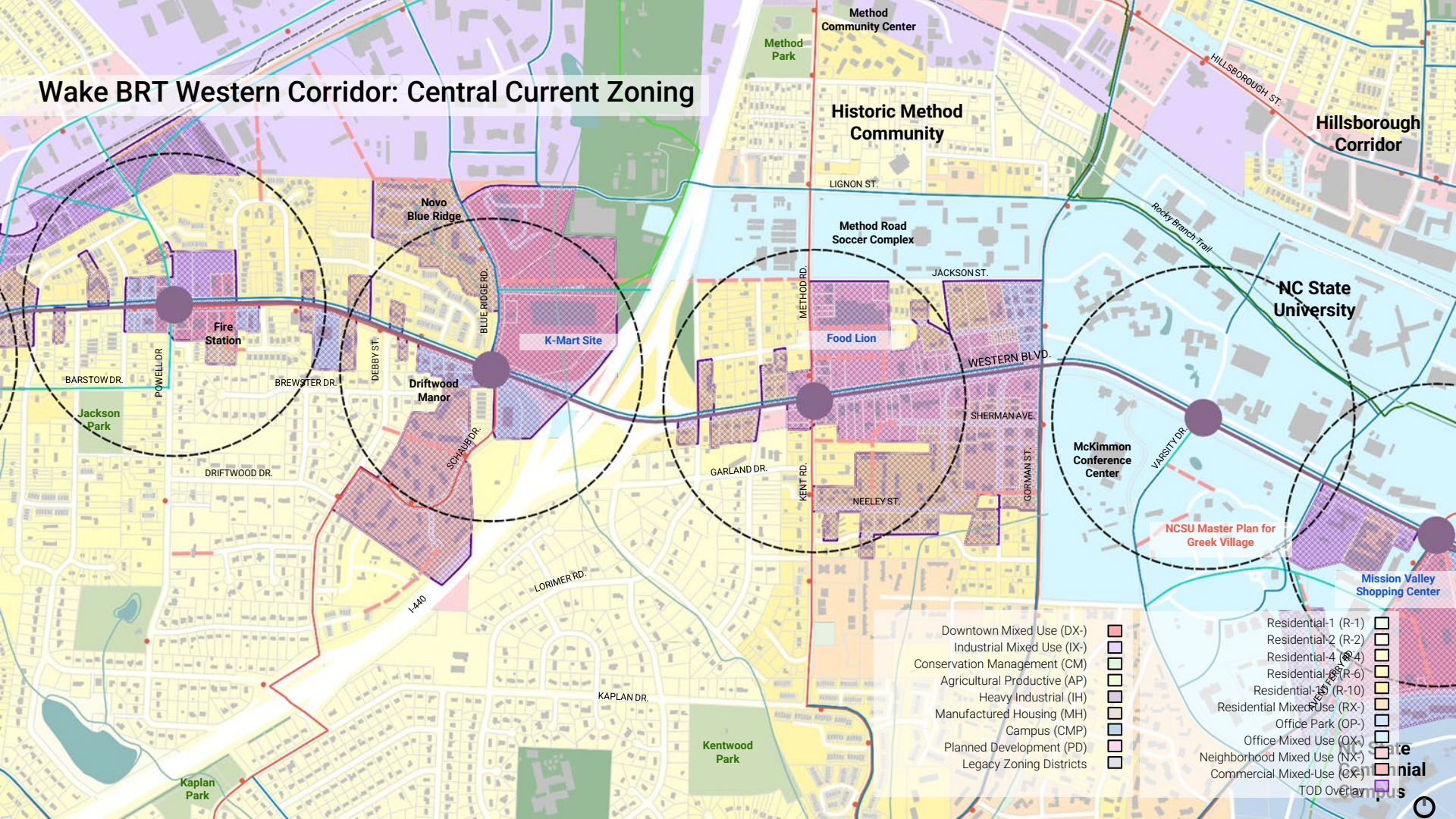


# Wake BRT Western Corridor: Central Development Opportunities



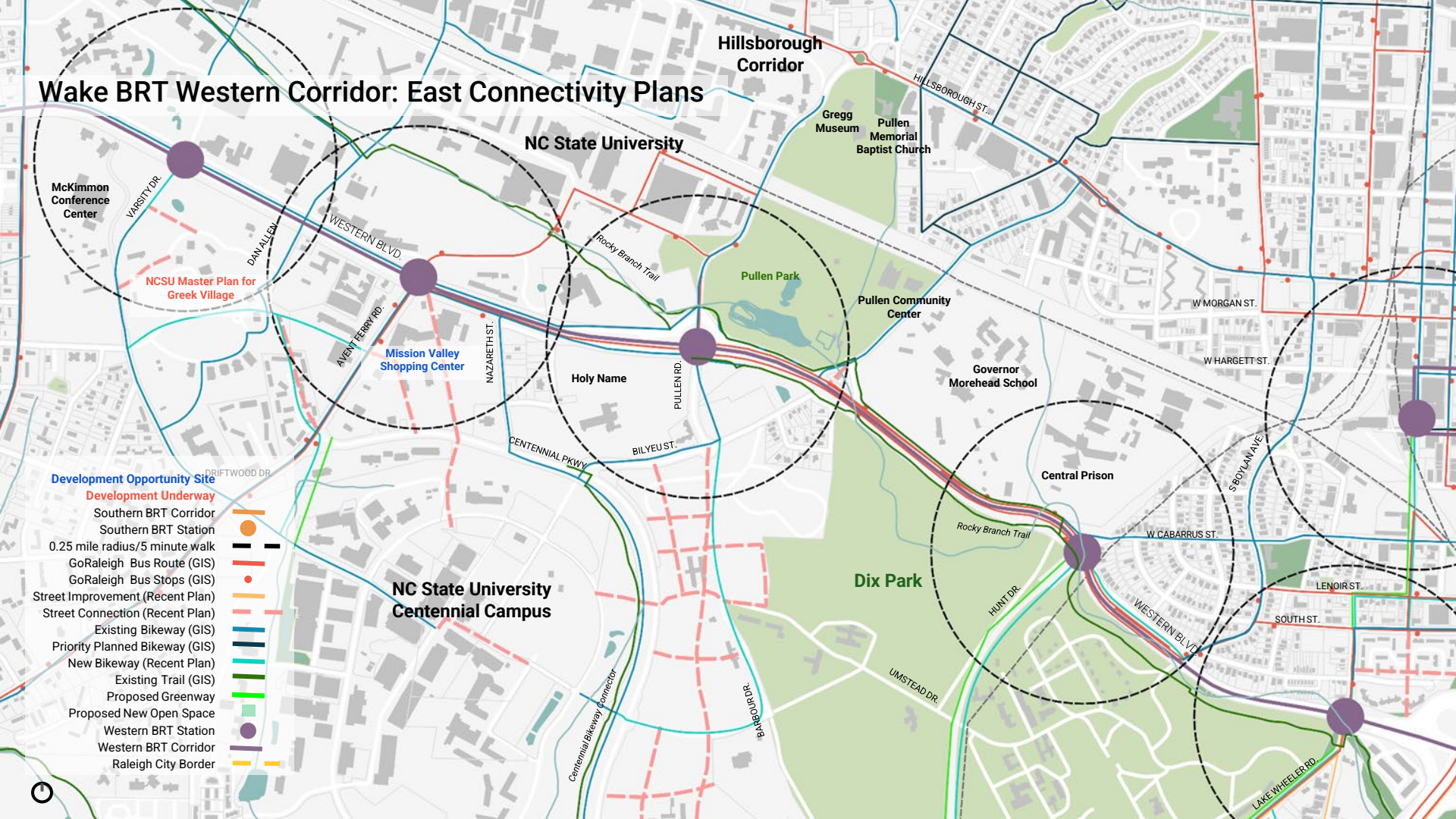


# Wake BRT Western Corridor: Central Current Zoning



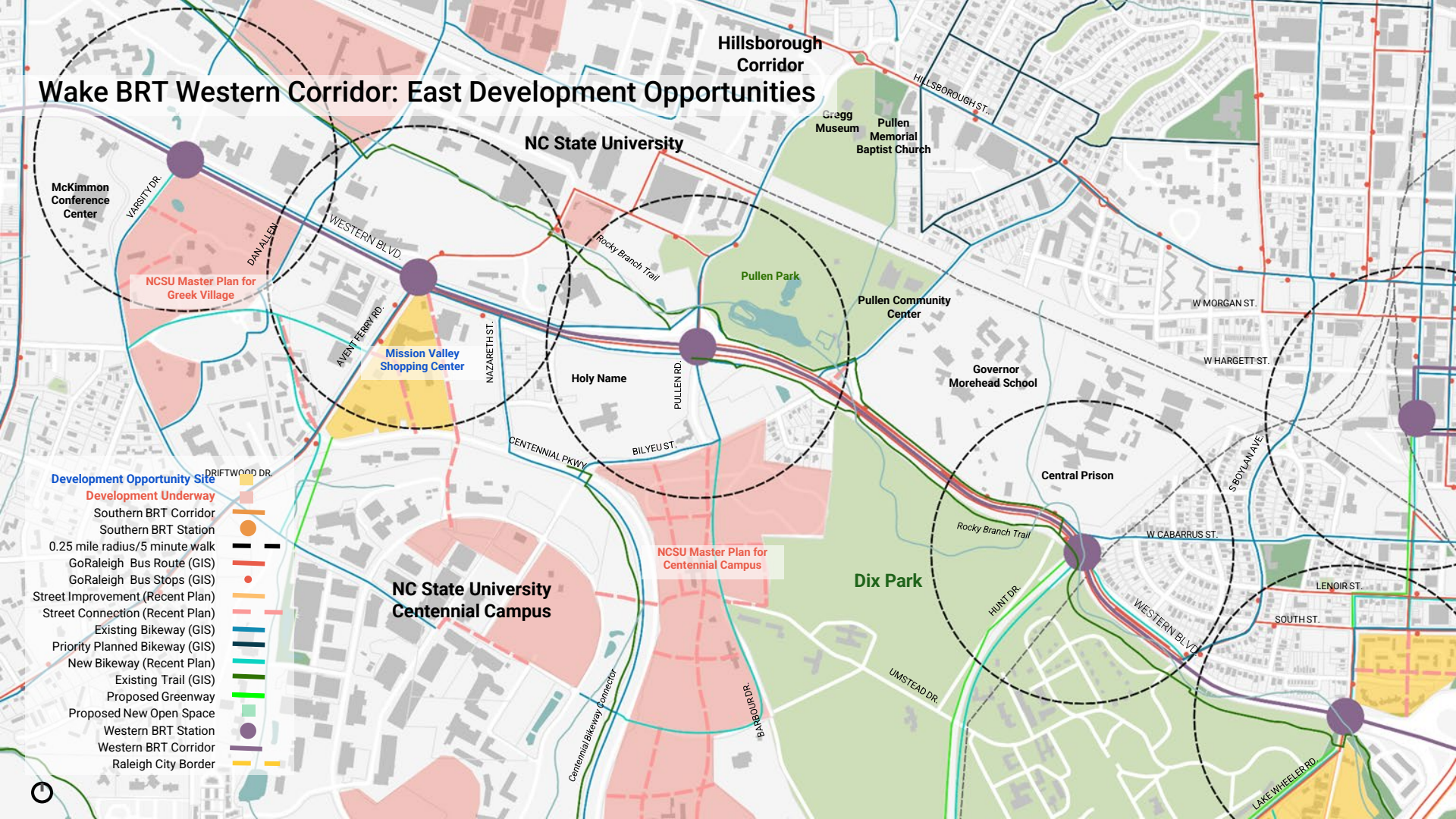


# Wake BRT Western Corridor: East Connectivity Plans



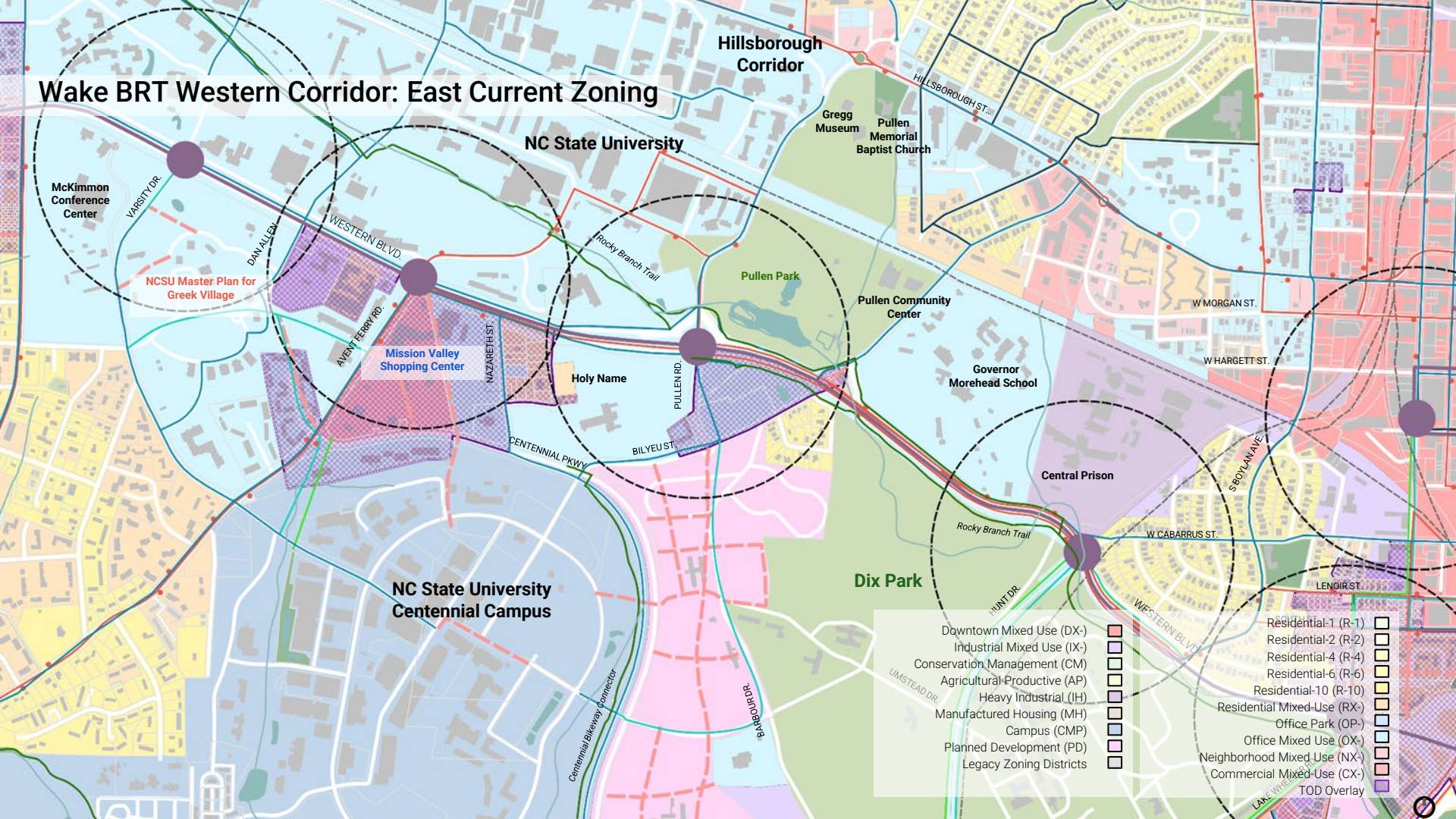


## Wake BRT Western Corridor: East Development Opportunities



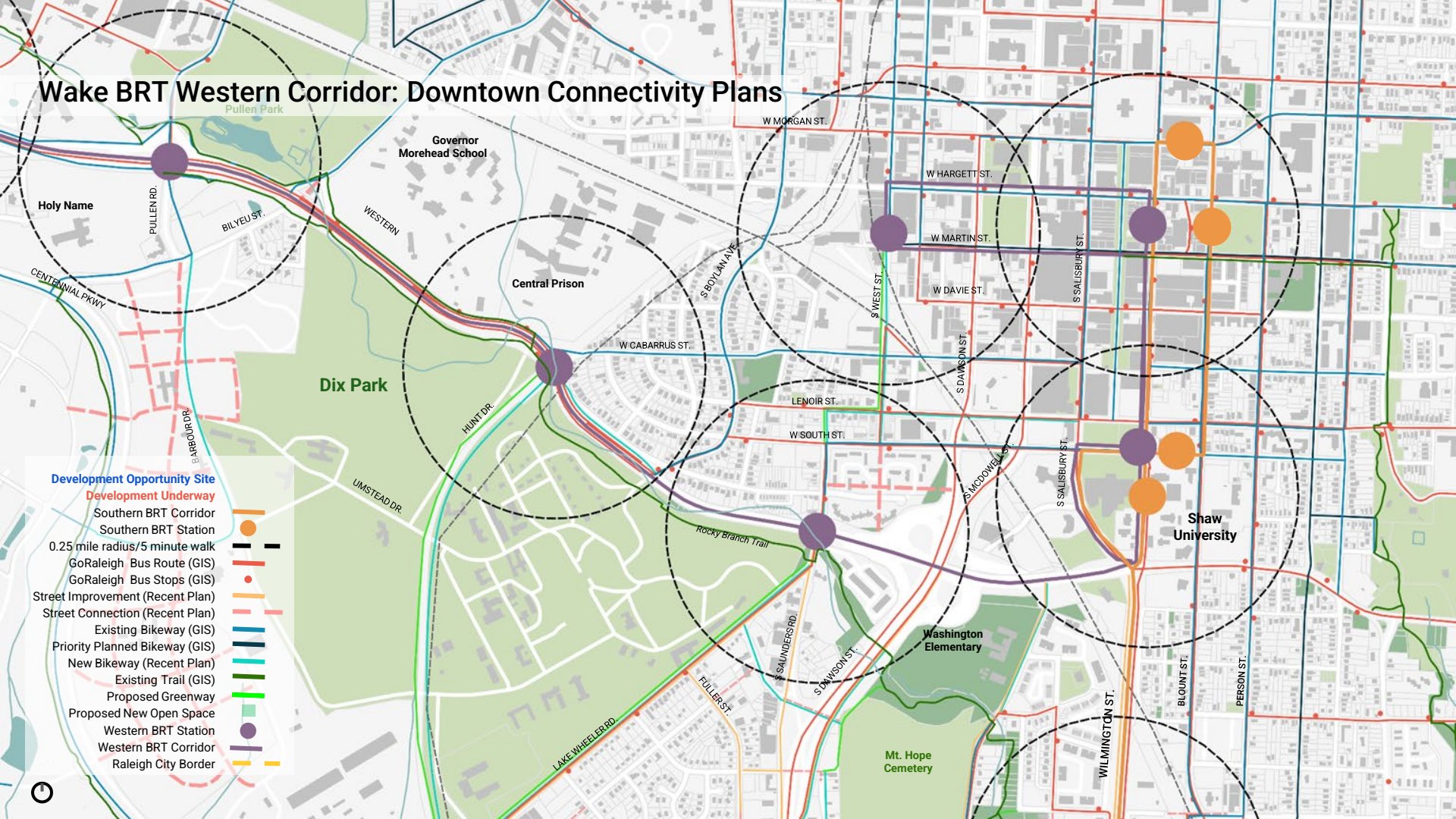


# Wake BRT Western Corridor: East Current Zoning



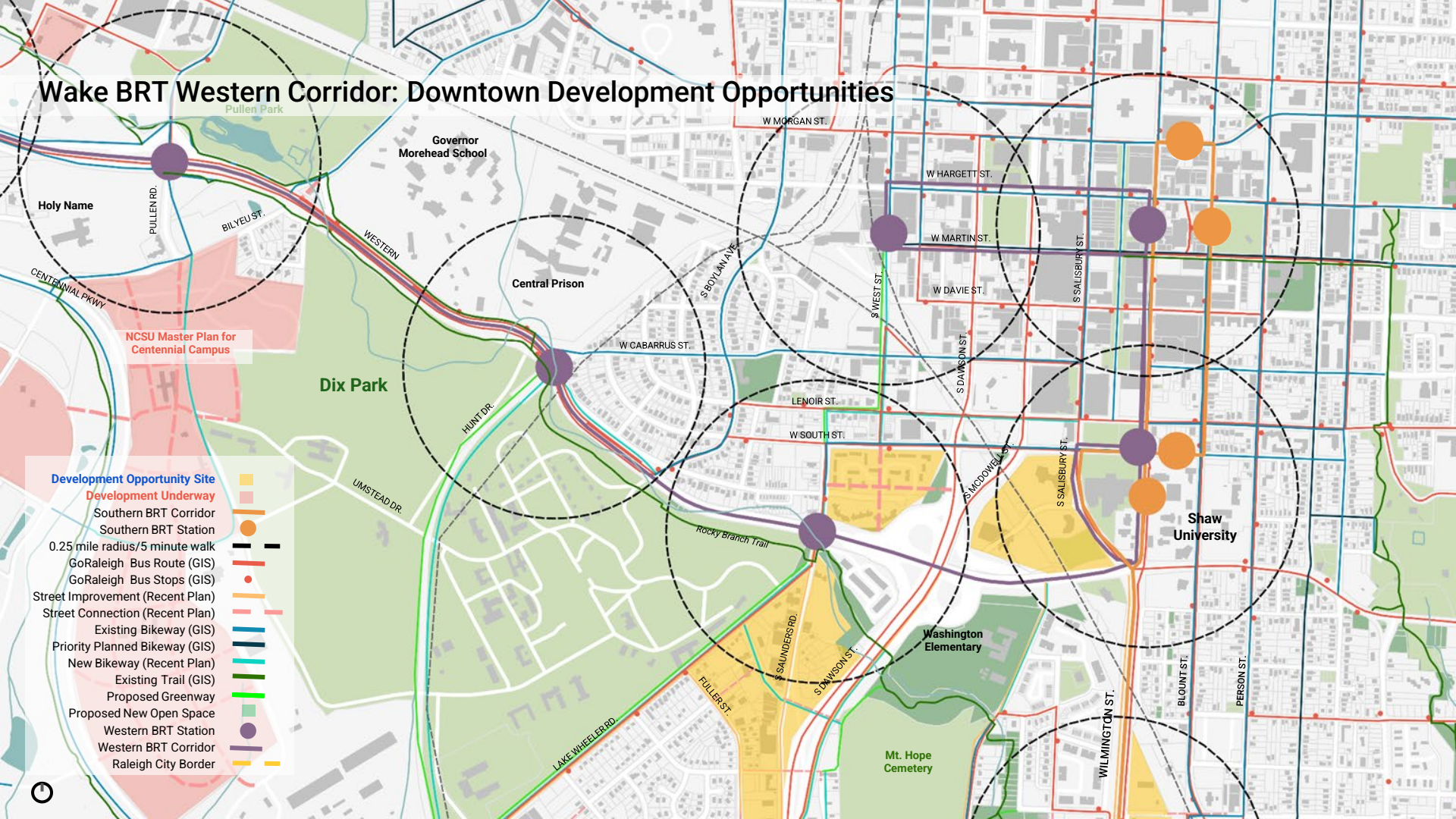


## Wake BRT Western Corridor: Downtown Connectivity Plans





# Wake BRT Western Corridor: Downtown Development Opportunities





## Wake BRT Western Corridor: Downtown Current Zoning

