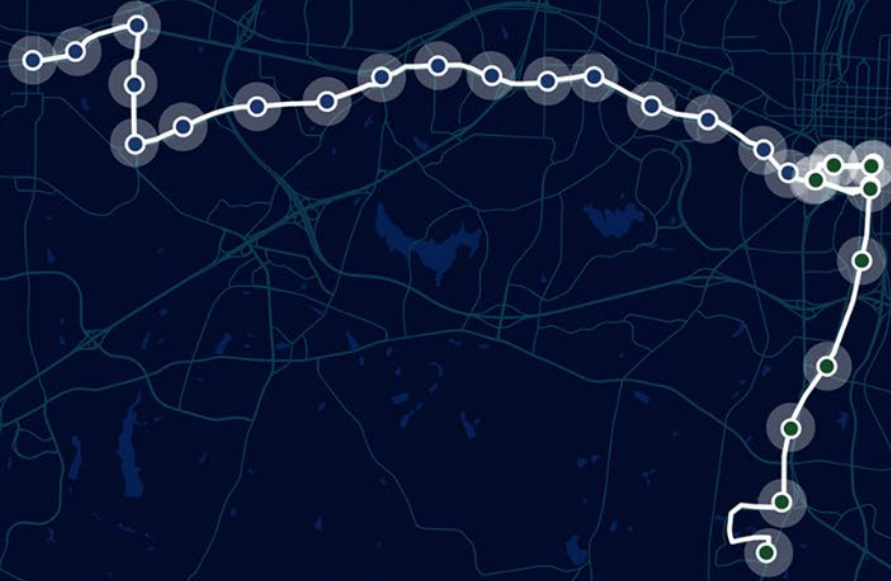


Wake BRT

Western and Southern Station Area Planning Leader and Connector Training



October 26, 2023

City of Raleigh
Town of Cary

SOM

AECOM

SBFRIEDMAN

ADR Planning

catalyst

P3 Public Participation Partners
Inform. Involve. Empower.

neighboring
concepts

vhb

Agenda

1. Welcome and Introductions
2. Station Area Planning Roles
 - Leaders and Connectors
 - City and Consultant Team
3. How we got here
 - Regional Growth and 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
- Wake BRT: Southern and Western Corridors

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
- Identity 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 feedback living, working, worshiping, shopping, and playing in the community.
- Ensure the community's voice is being included in the process

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 Roles

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.

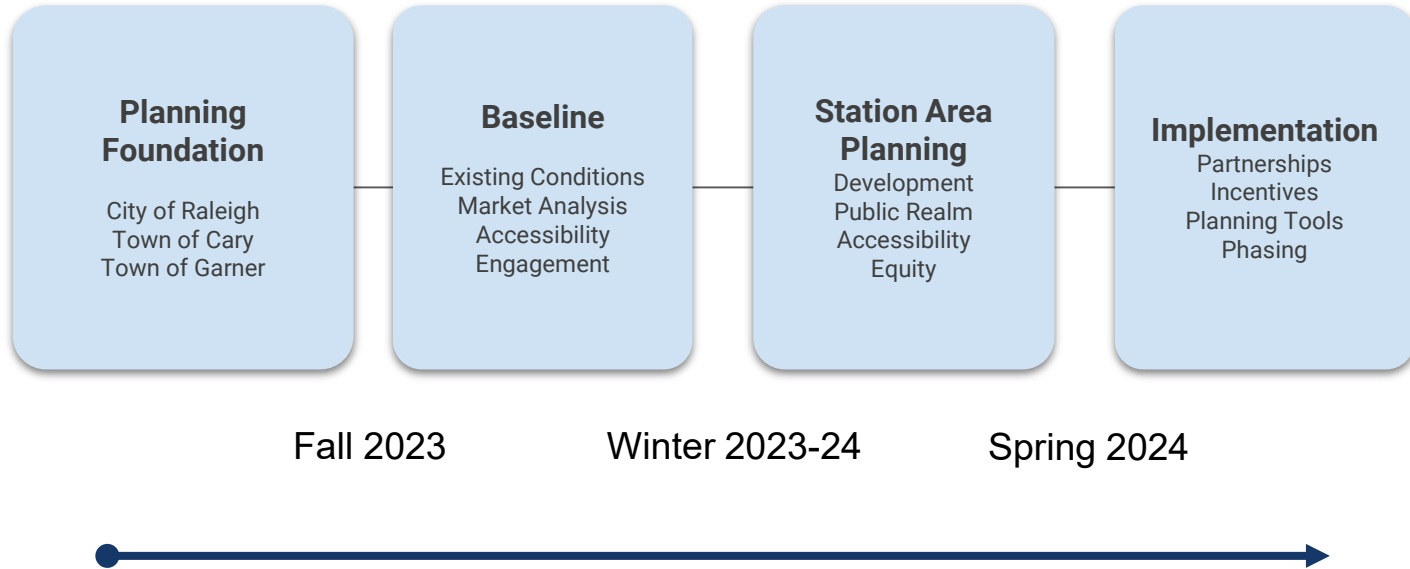
neighboring
concepts

Engagement
Advisor

 vhb®

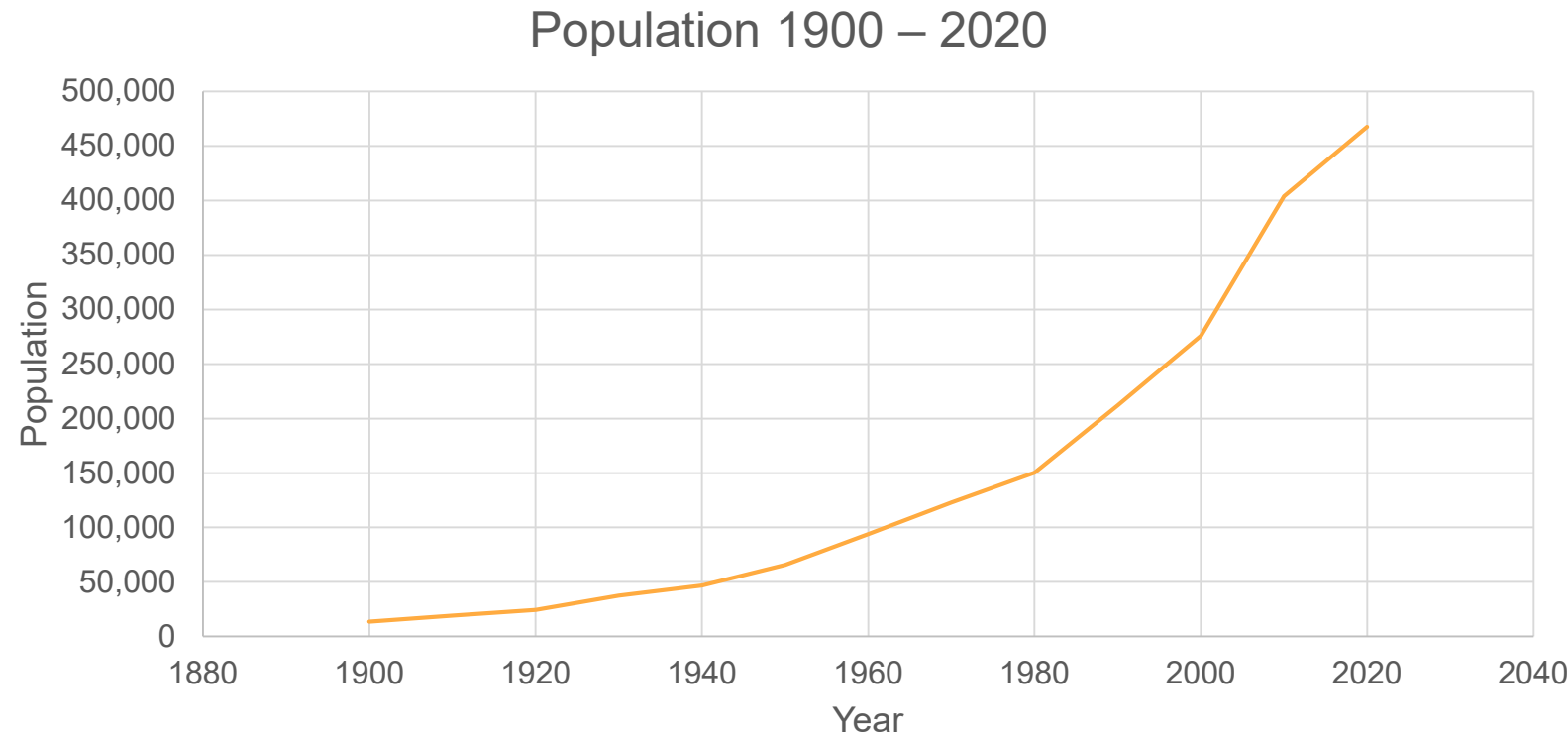
Station Area Planning Process

Integrating Design, Connectivity, Equity, Implementation



3. How We Got Here

Raleigh has been growing faster since 2000




Rapid growth generating housing affordability challenges



Raleigh's population and housing costs 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%

Regional Growth: Combined Housing and Jobs Density in 2017

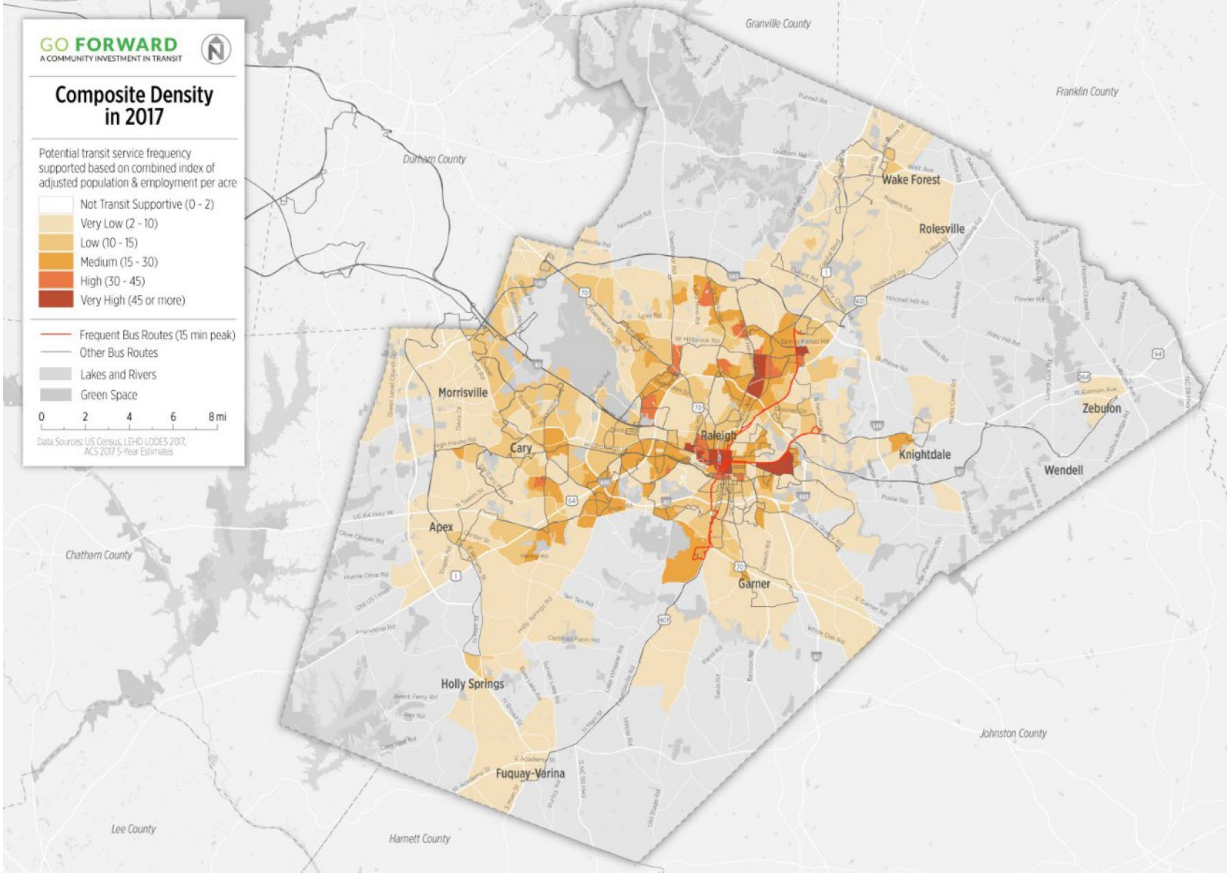


Wake County Transit Plan Update


Wake County's Transit Investment Strategy
(2021-2030)

Adopted by the CAMPO Executive Board - April 21, 2021
Adopted by the GoTriangle Board of Trustees - April 28, 2021

GO FORWARD
A COMMUNITY INVESTMENT IN TRANSIT



Regional Growth: Combined Housing and Jobs Density in 2035

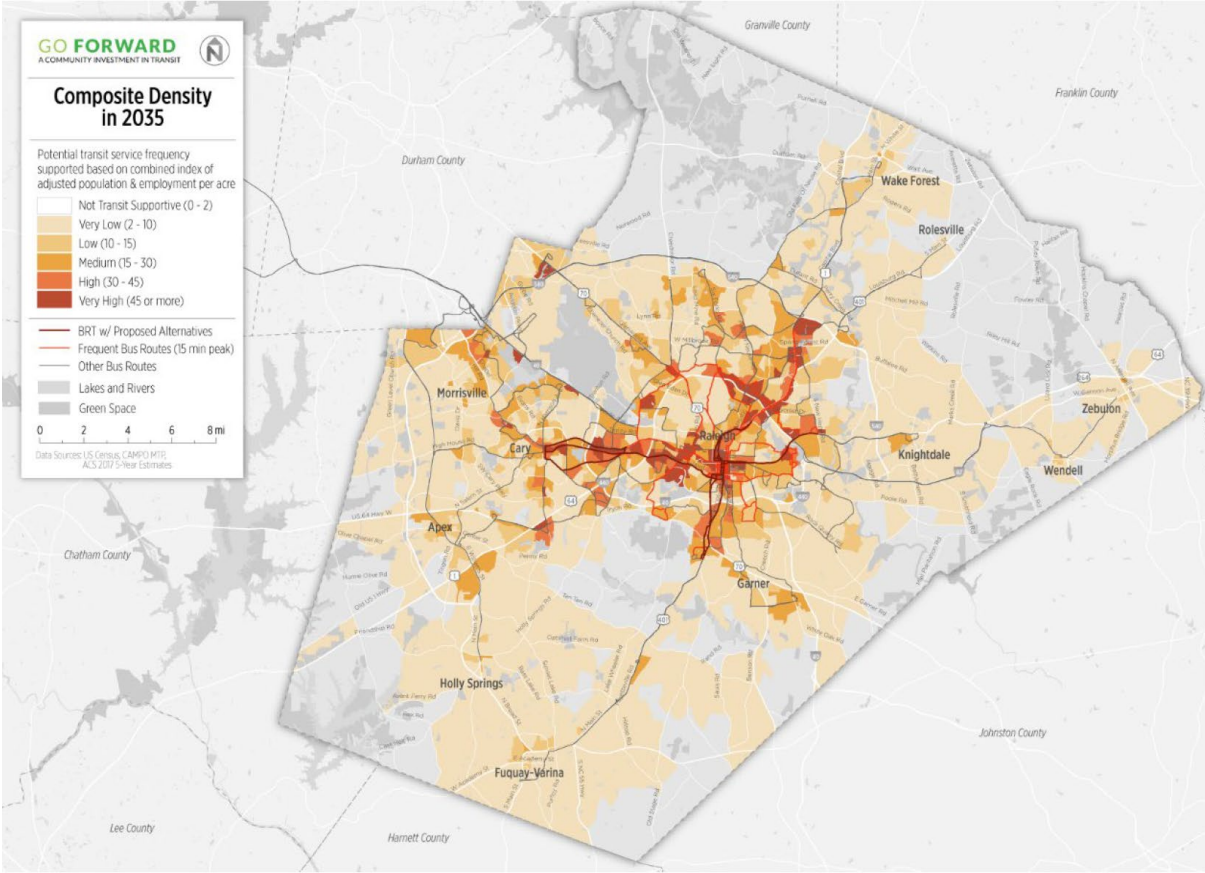


Wake County Transit Plan Update

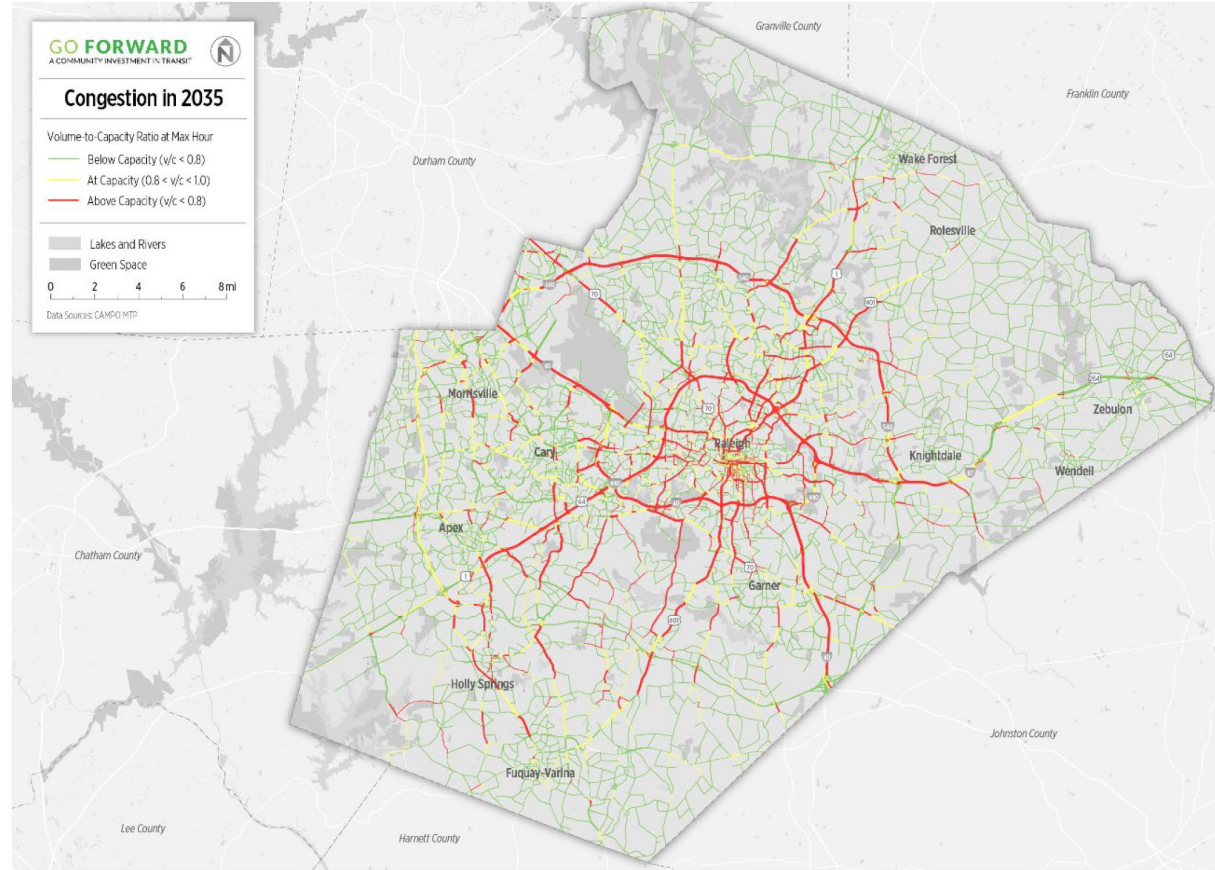
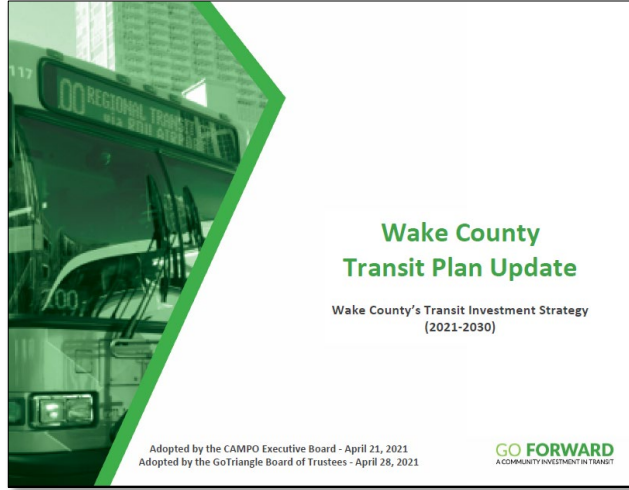
Wake County's Transit Investment Strategy
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GO FORWARD
A COMMUNITY INVESTMENT IN TRANSIT



Regional Growth: Projected Traffic Congestion 2035



Growing Around Transit

Question is not whether Raleigh grows, but how



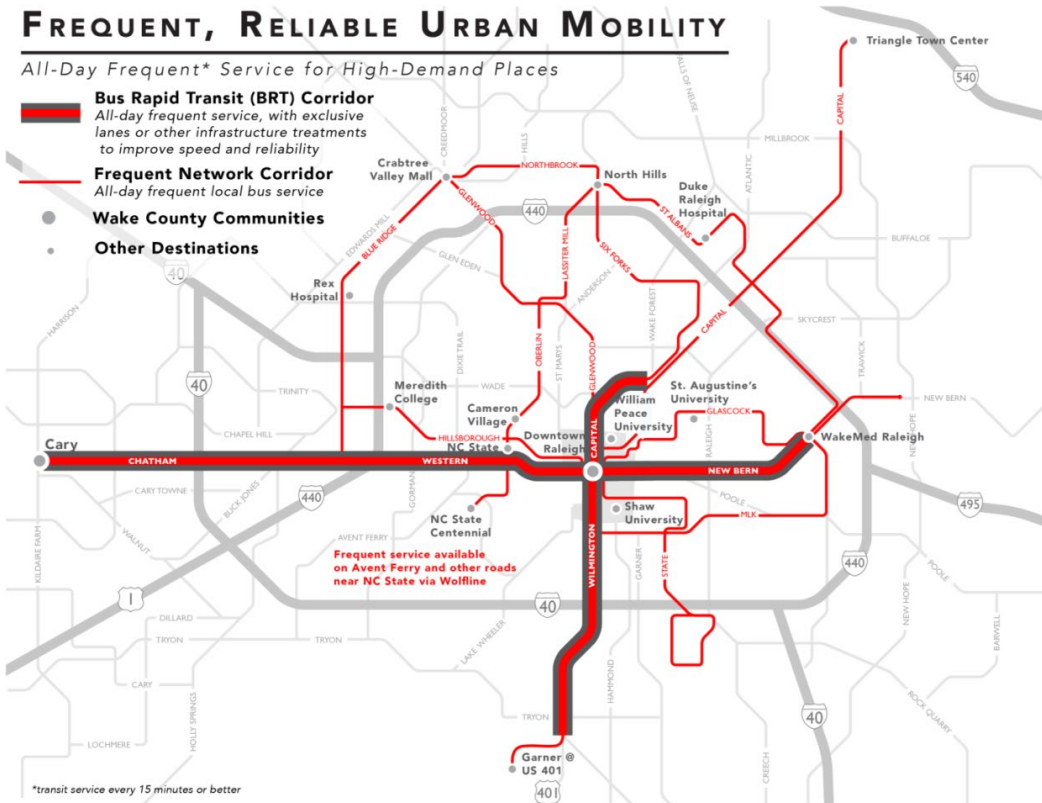
Grow More Around Transit

Grow More Around Driving



Extending the Frequent Transit Network

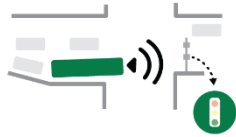
- Wake County Transit Plan Adopted 2016
- 48% of jobs in County within $\frac{3}{4}$ mile
- Expand evening and weekend service
- 20+ miles of Bus Rapid Transit with 15-minute service in key corridors
- Shorter and more convenient trips
- City of Raleigh designated Sponsor for Bus Rapid Transit Corridors 2018



What is Bus Rapid Transit (BRT)



Dedicated Lanes



Transit Signal Priority



Frequent
On - time Service



Enhanced Stations



Specialized Vehicles



Off- Board
Fare Collection



Unique Branding



Wake BRT Corridors

The map illustrates the proposed BRT network in the Wake County area. Key features include:

- Corridors:**
 - Black Line:** Connects Cary (Cary Depot, Chatham, Fenton Development, Cary Towne) to the downtown area (Dorothea Dix Park, Shaw University, Walmart Supercenter).
 - Green Line:** Connects the downtown area (Shaw University, William Peace University, Saint Augustine's University) to the northeast (Wakemed, Walmart Supercenter).
 - Purple Line:** Connects the downtown area (Shaw University, William Peace University, Saint Augustine's University) to the south (Walmart Supercenter).
- Stations:** Marked with white circles along the corridors. Key stations include Cary Depot, Chatham, Fenton Development, Cary Towne, Dorothea Dix Park, Shaw University, William Peace University, Saint Augustine's University, Wakemed, and Walmart Supercenter.
- Geography:** The map shows the Wake County area, including Cary, Raleigh, and Garner. Major roads like I-40, I-87, and I-95 are visible.
- Landmarks:** NC State University Main Campus, NC State University Centennial Campus, William Peace University, Saint Augustine's University, and various parks (Fred Fletcher Park, Pullen Park, Dorothea Dix Park) are labeled.

Wake BRT Corridors Benefits:

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

- 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

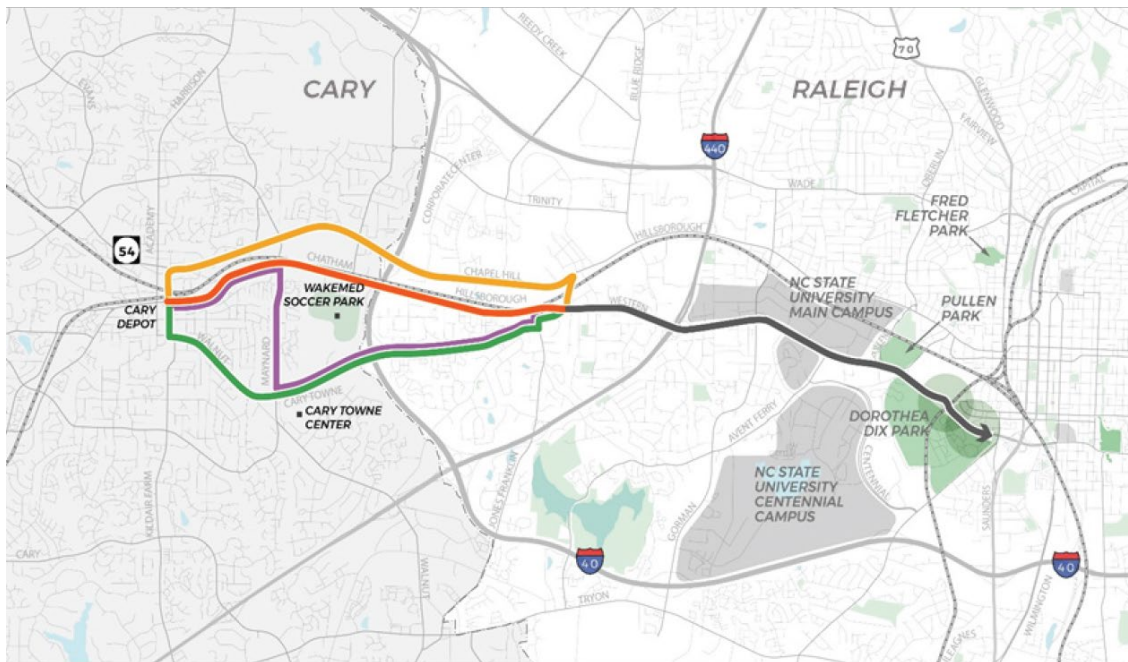
Selecting a Locally Preferred Alternative - Wake BRT: Western Corridor

Alternatives Assessed on:

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

Cary and Raleigh Council LPA adoption
August 2020

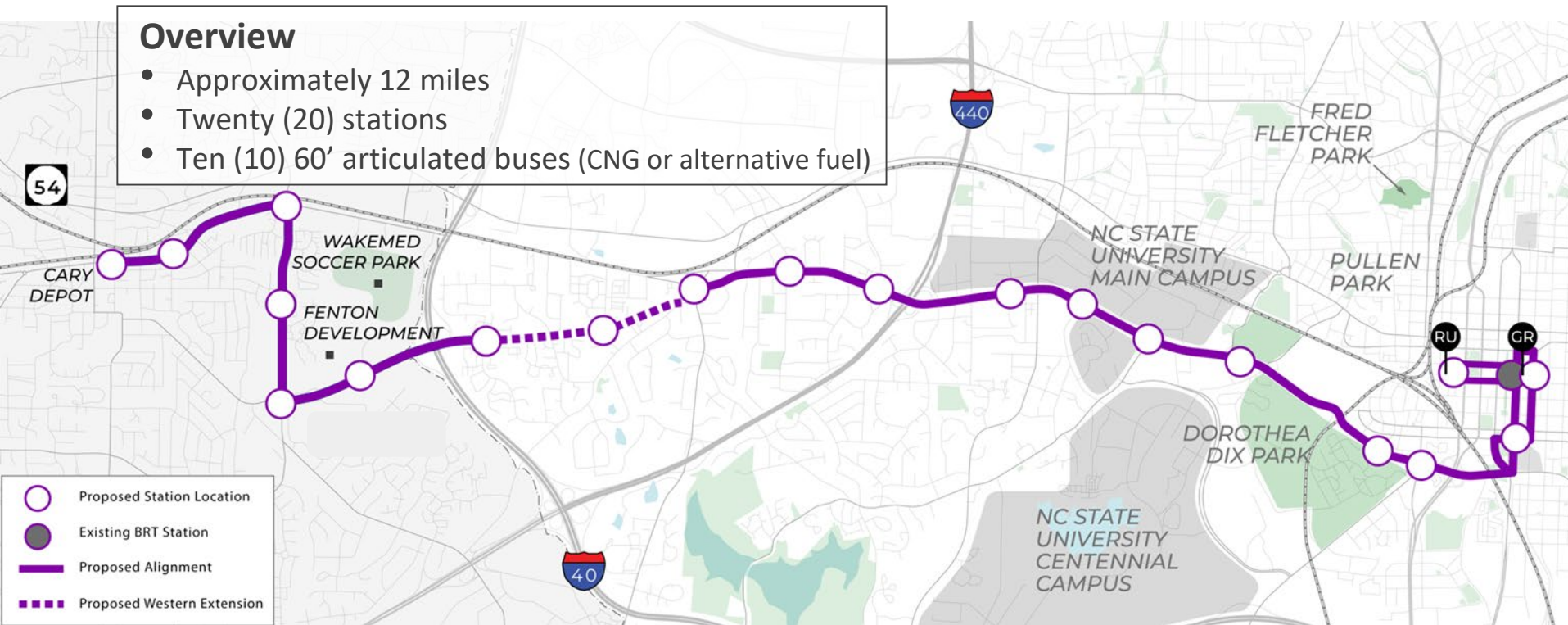
CAMPO adoption of LPA
October 2020



Wake BRT Western Corridor

Overview

- Approximately 12 miles
- Twenty (20) stations
- Ten (10) 60' articulated buses (CNG or alternative fuel)



Connecting Downtown Raleigh to Garner

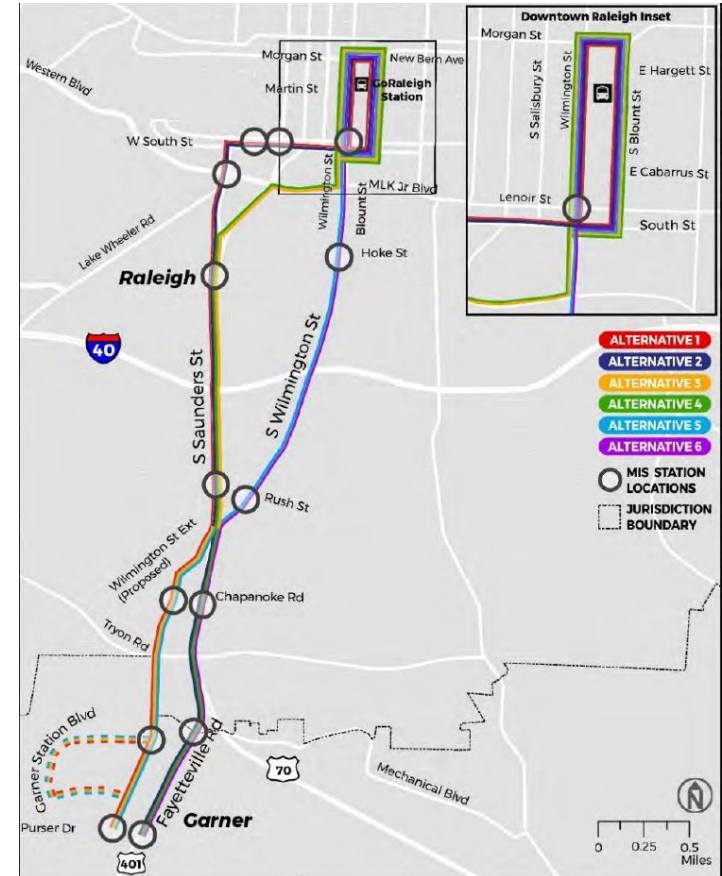
Selecting a Locally Preferred Alternative - Wake BRT: Southern Corridor

Alternatives Assessed on:

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

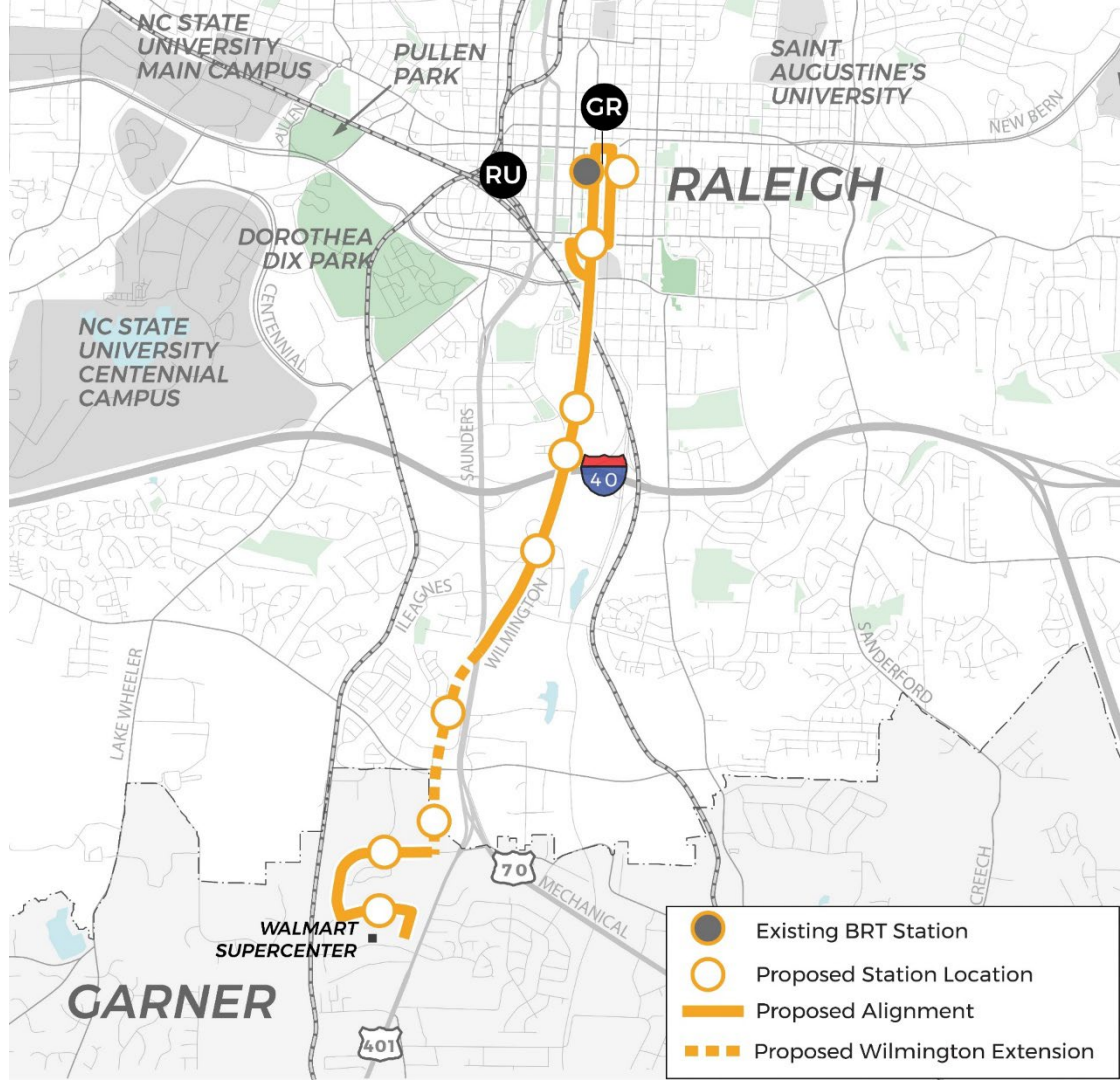
Garner and Raleigh Council LPA adoption
April 2021

CAMPO LPA adoption
June 2021



Wake BRT: Southern Corridor

- 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

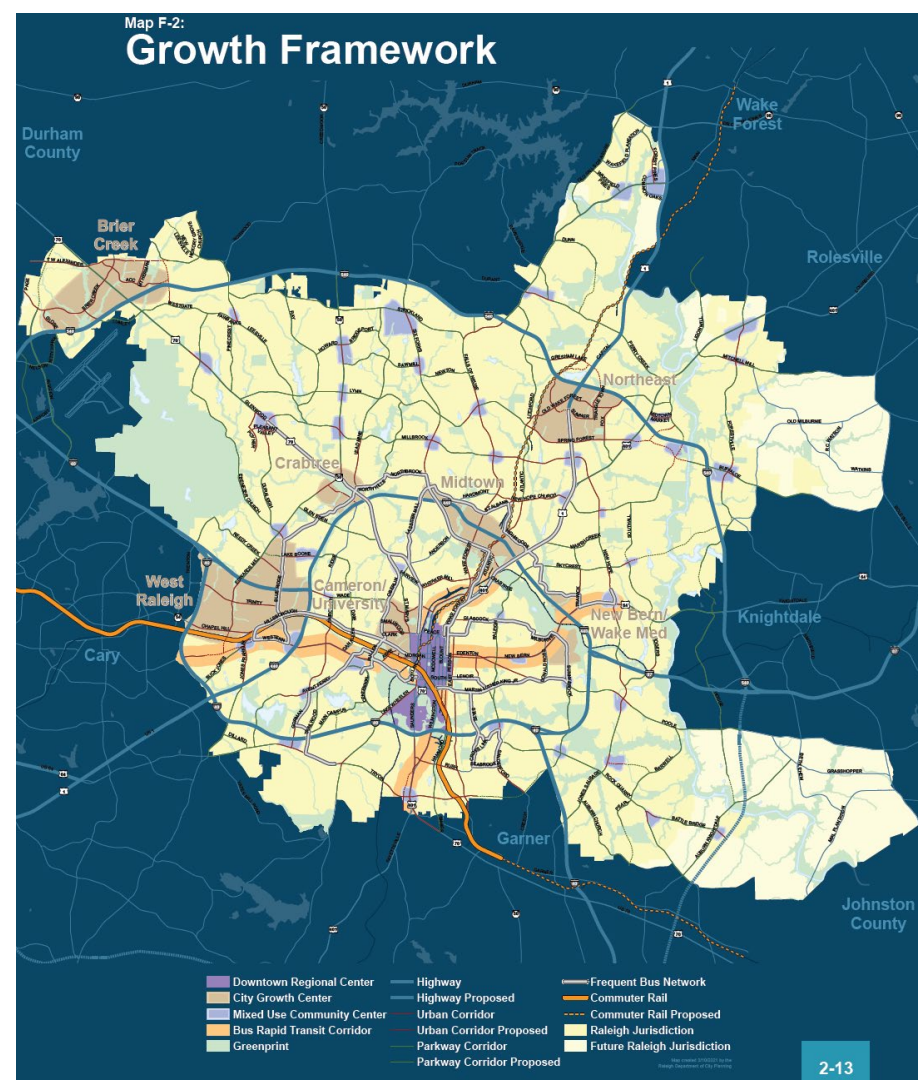
- Comprehensive Plans
- Unified Development Ordinance (UDO)
- Zoning and development regulations
- Area and Corridor Plans



Raleigh's 2030 Comp Plan Vision and Policy Guidance

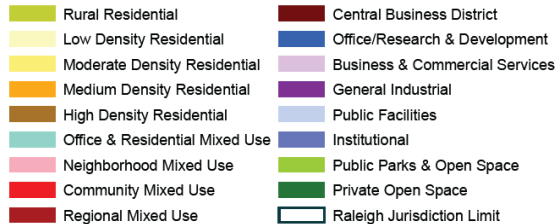
- Downtown
- Seven city growth centers
- Four Rapid Transit corridors
- 30% of projected growth within BRT corridors
- 40 mixed-use community centers
- Connected via parkways, frequent bus service routes, and urban streets

Adopted by City Council



Future Land Use Map

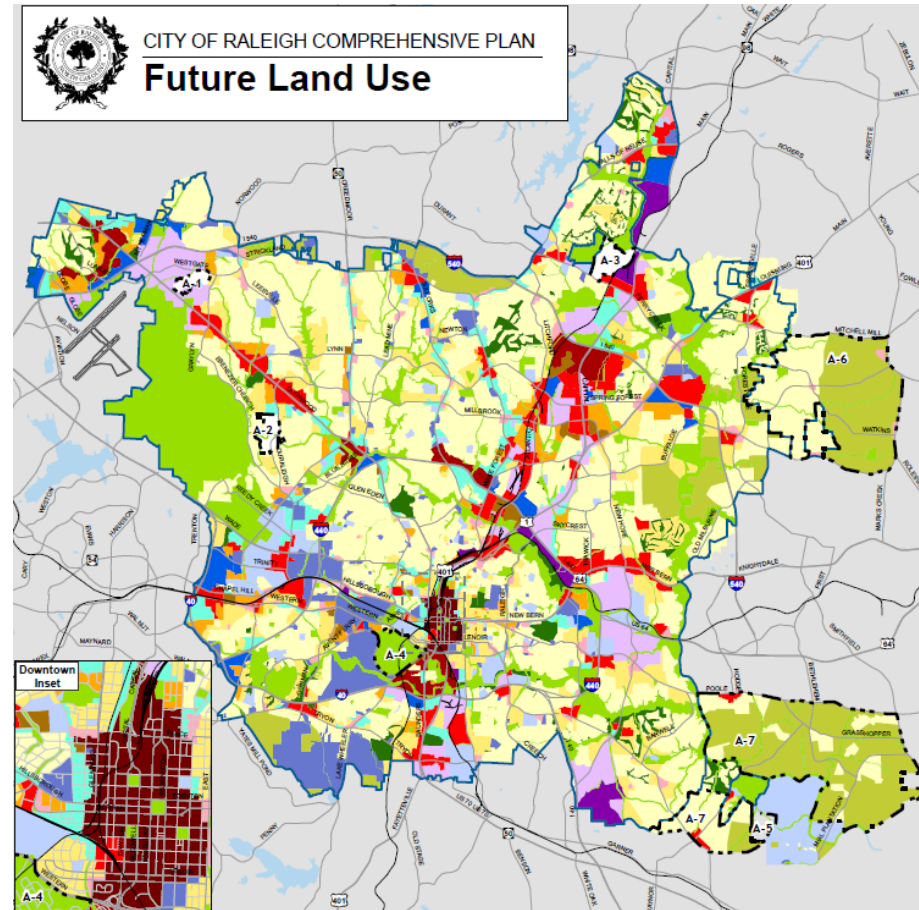
- Reflects Comp Plan Vision
- All properties have a Future Land Use Map designation
- Used to review rezoning requests



Special Study Area

- A-1 Northwest Quarry
- A-2 Dureleigh Quarry
- A-3 Major Industrial/Chemical Facility
- A-4 Dorothea Dix Campus
- A-5 Southeast Waste Facility
- A-6 North Urban Service Area
- A-7 South Urban Service Area

Map created 1/5/2021 by the
Raleigh Department of City Planning



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



RALEIGH,
NORTH CAROLINA

Part 10:

Unified Development Ordinance

19TH SUPPLEMENT

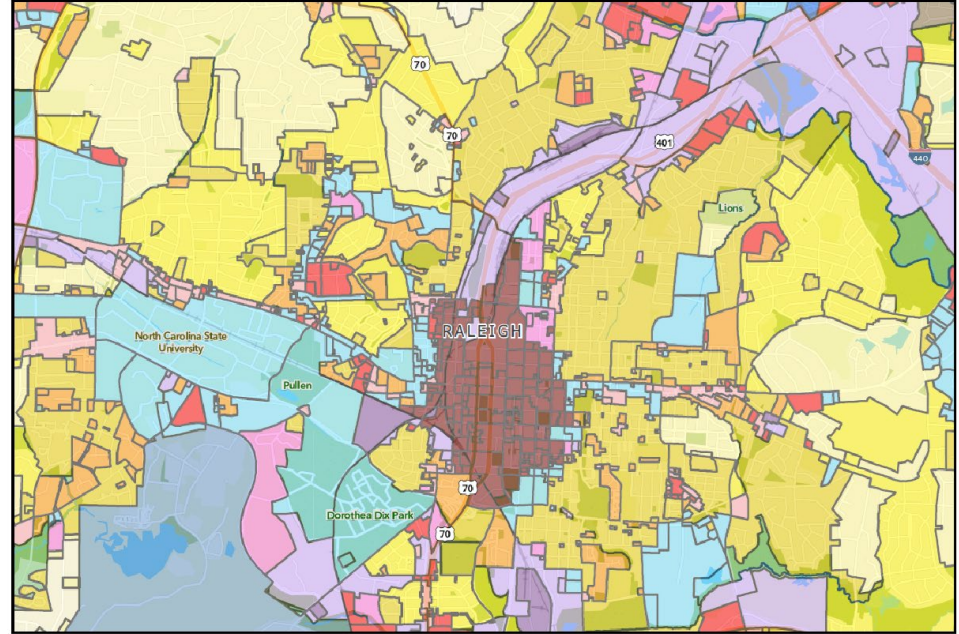
INCLUDES ORDINANCE:
353-TC-465, TC-15-21, MAR. 15, 2022

PUBLISHED MAY, 2022

ADOPTED: FEBRUARY 18, 2013

Unified Development Ordinance

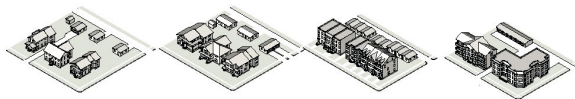
- All land in Raleigh has a designation on the Zoning Map
- Zoning determines how much of what uses can be built where
- Includes other rules shaping development
- Zoning can be changed through rezoning process



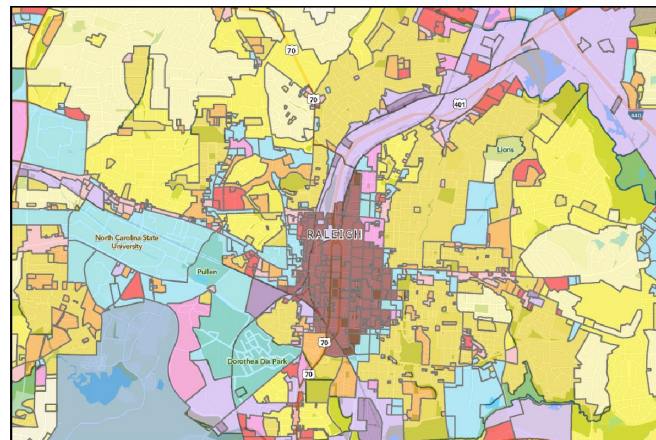
Development allowed “by-Right” if fits site’s designation on map

Sec. 1.4.2. Building Types Allowed by District

Building types are allowed by district as set forth below.



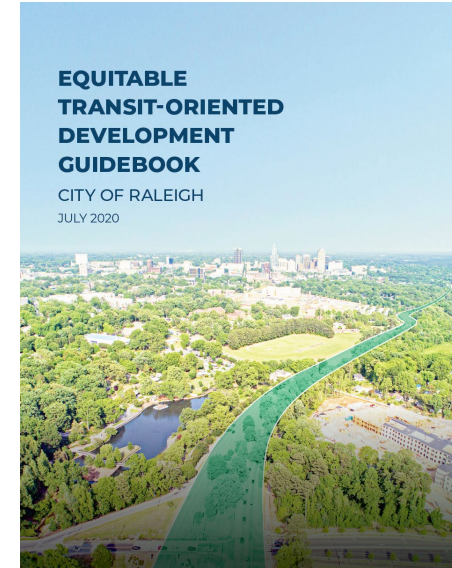
	Detached House	Attached House	Townhouse	Apartment
Residential Districts				
Residential-1 (R-1)	■	--	--	--
Residential-2 (R-2)	■	■	□	--
Residential-4 (R-4)	■	■	□(1)	--(1)
Residential-6 (R-6)	■	■	■(1)	□(1)
Residential-10 (R-10)	■	■	■	■
Mixed Use Districts				
Residential Mixed Use (RX-)	■	■	■	■
Office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



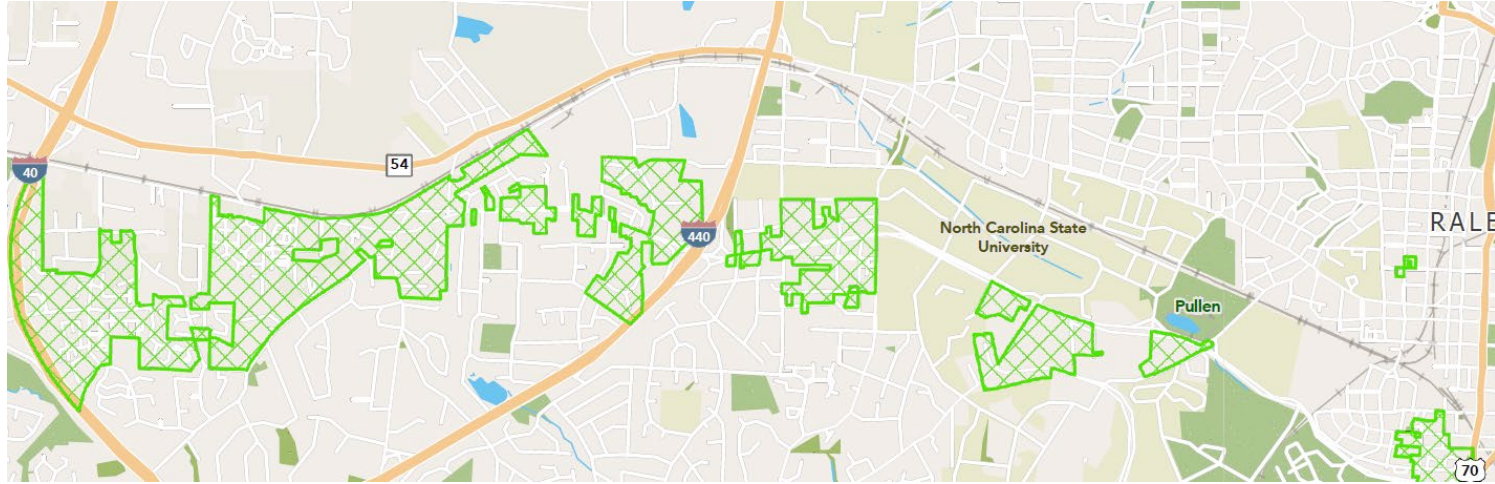
5. Station Area Implementation Tools

Equitable Development Around Transit

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



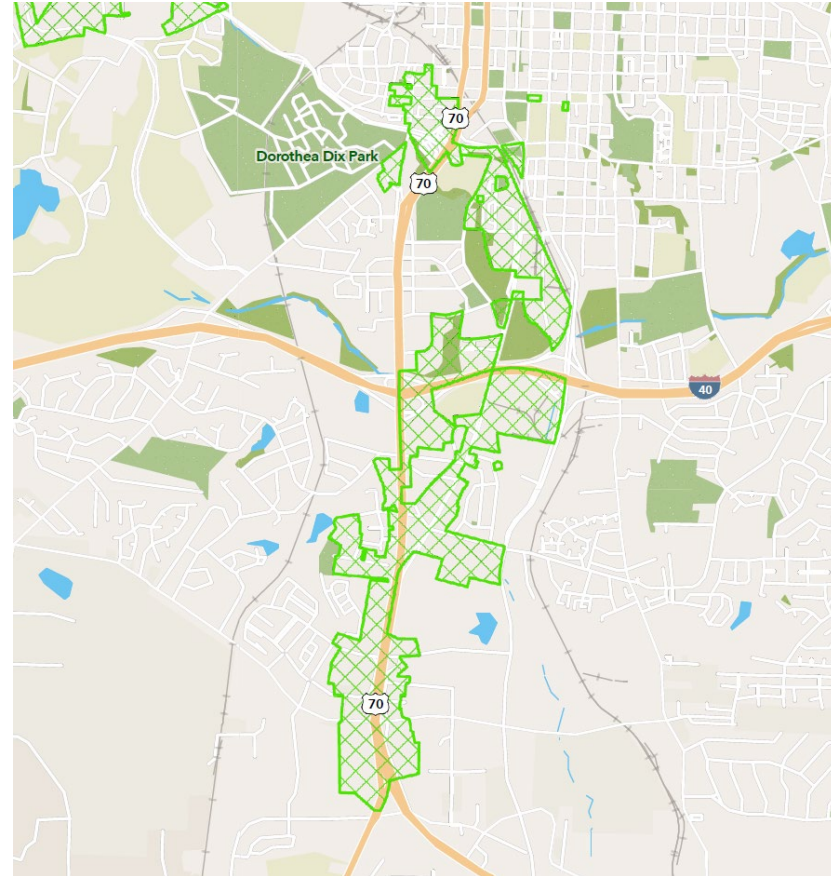
Zoning Tools: Western Corridor Transit Overlay District



- Property in BRT corridors zoned for commercial and multi-family
- Aligned with BRT Route
- What it does:
 - 50% taller than base zoning height, if affordable housing included
 - Height bonus of 30% for employment uses
 - Facilitates BRT to have enough riders
 - Creates places for: high-quality plazas, active streets, pedestrian connections

Zoning Tools: Southern Corridor Transit Overlay District

- Property in BRT corridors zoned for commercial and multi-family
- Aligned with BRT Route
- What it does:
 - 50% taller than maximum height, if affordable housing included
 - Height bonus of 30% for employment uses
 - Facilitates BRT to have enough riders
 - Creates places for: high-quality plazas, active streets, pedestrian connections



Current Housing Tools & Programs

HUD Funding

CDBG (Community Development Block Grant)

HOME (HOME Investment Partnership)

ESG (Emergency Solutions Grant)

Local Funding

City of Raleigh General Housing Fund (penny)

City of Raleigh Housing Bond - \$80 million/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% & 9% deals

Local and HOME funds help leverage

Loans available for preserving existing rentals or new

Naturally Occurring Affordable Housing

Rehab Programs (Substantial & 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 Sessions

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

Nov-Dec 2023

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

Jan-Feb 2024

Engagement Round 3: Station Area Plans

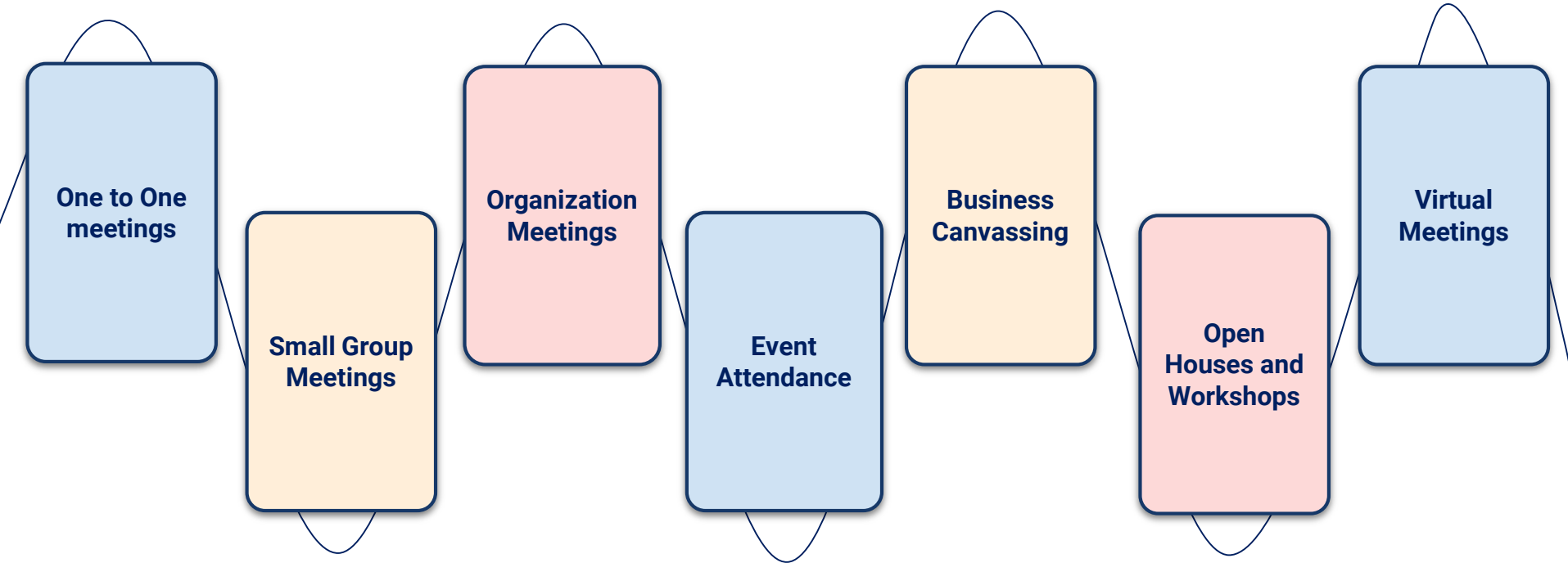
Draft final plans
Urban design forms and character
Housing affordability, anti-displacement
Missing middle housing
Public realm and open space
Implementation Strategies
Plans, diagrams
Refined digital 3D Modeling
Eye level visualizations

Outcome

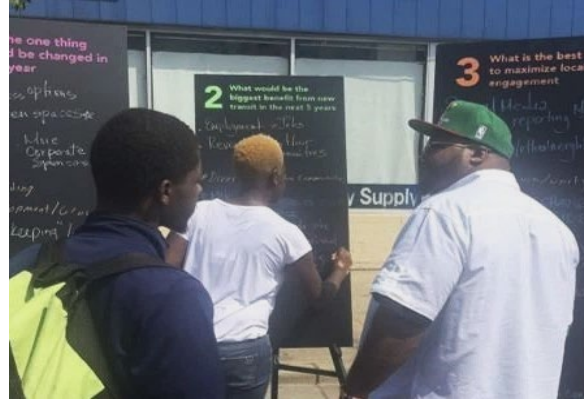
Agreed direction

Mar-April 2024

Multiple Engagement Approaches



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 that we could attend?

Engagement Discussion

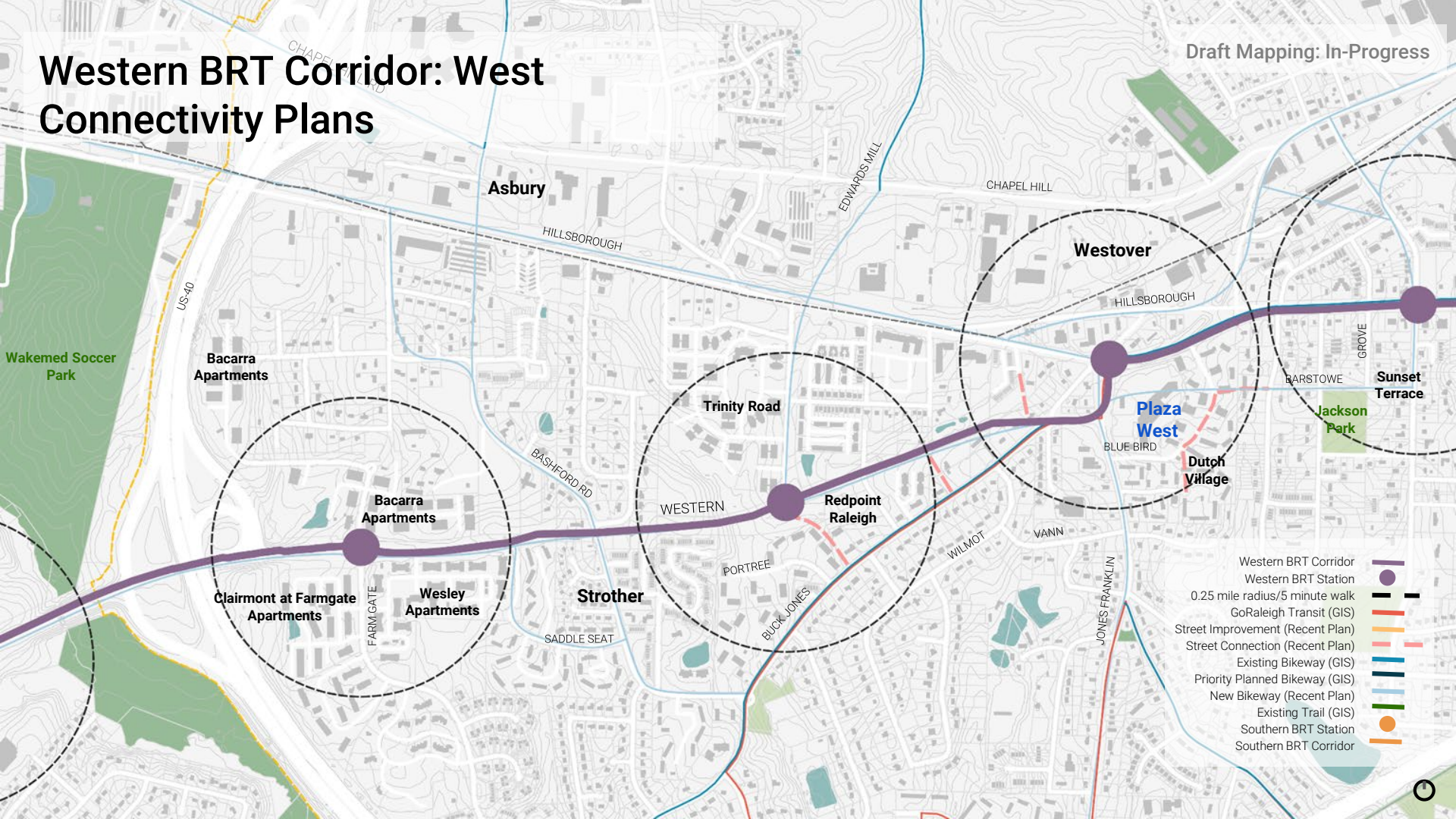
- What other avenues are there to reach residents and businesses?

Leverage Existing Plans: Western Corridor



Western BRT Corridor: West Connectivity Plans

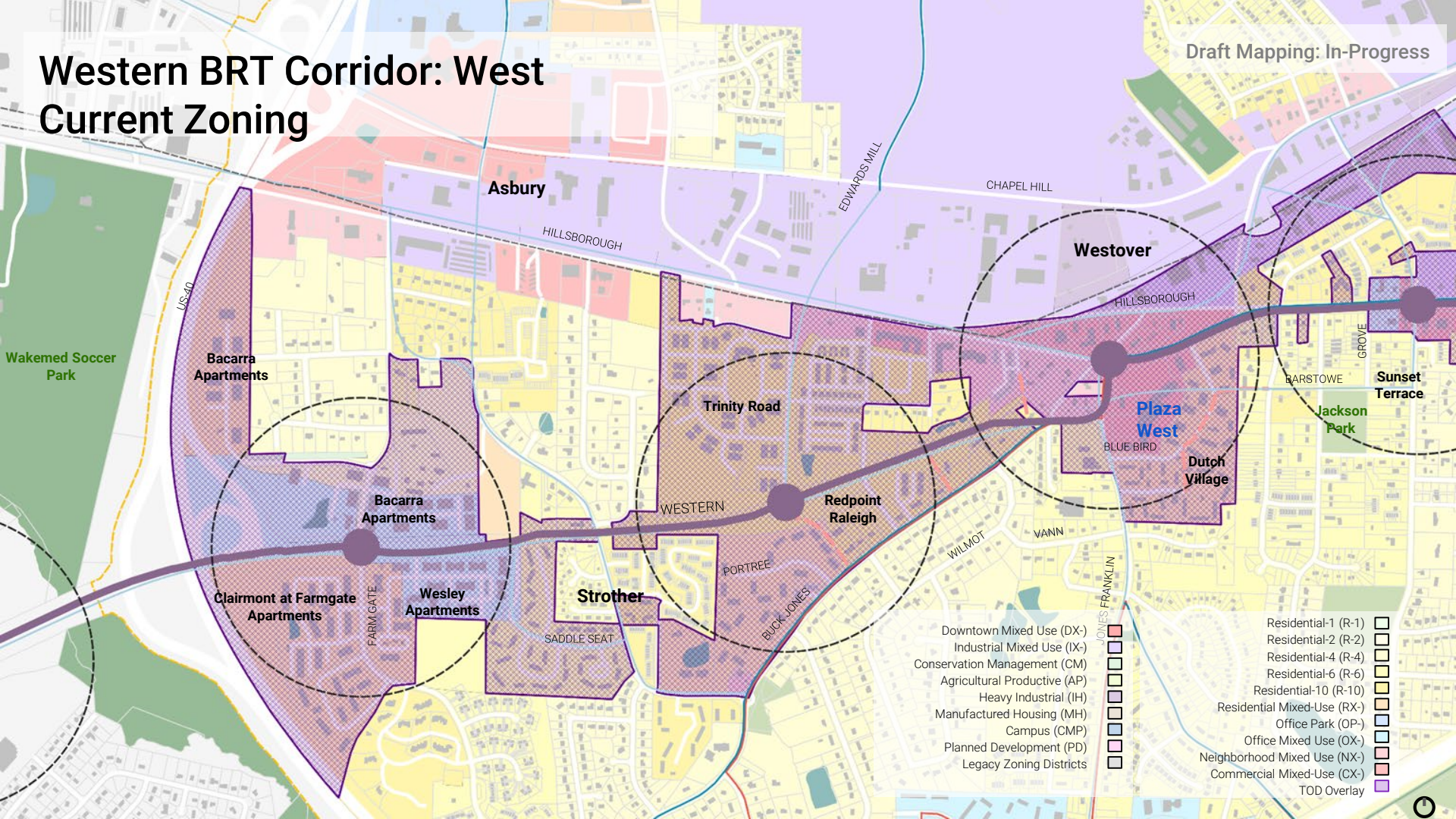
Draft Mapping: In-Progress



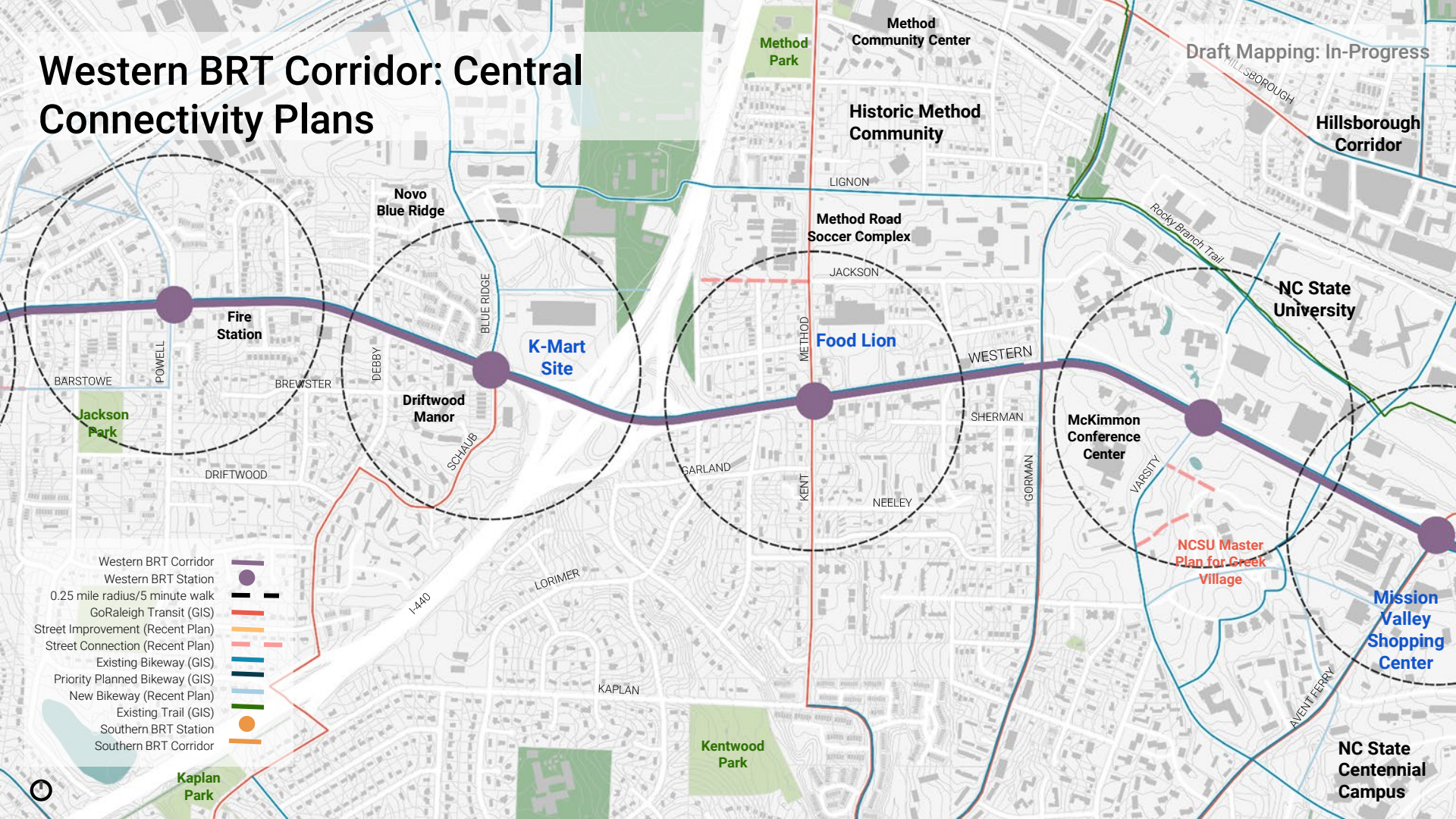
Western BRT Corridor: West

Current Zoning

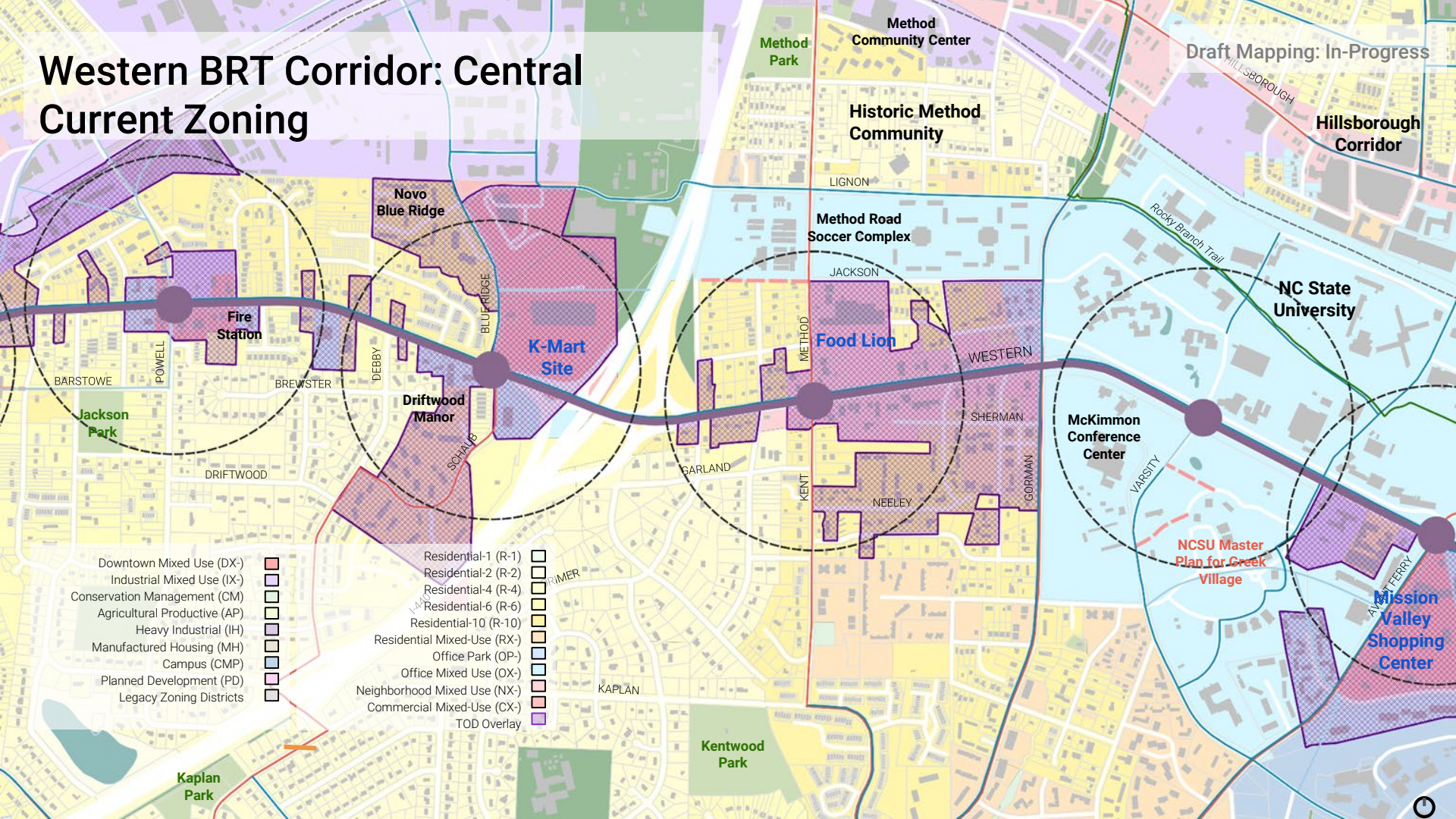
Draft Mapping: In-Progress



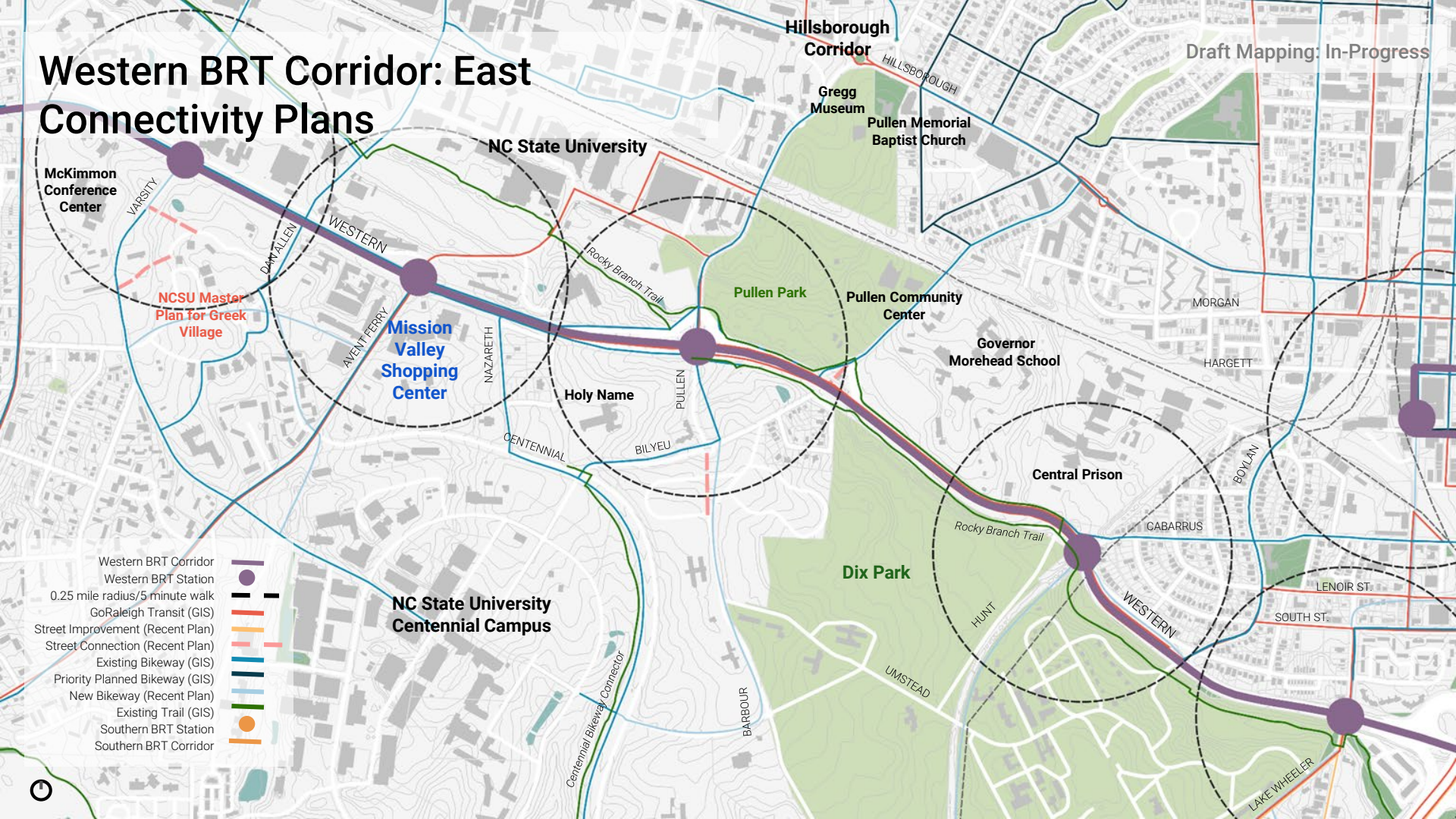
Western BRT Corridor: Central Connectivity Plans



Western BRT Corridor: Central Current Zoning



Western BRT Corridor: East Connectivity Plans



Western BRT Corridor: East

Current Zoning

Draft Mapping: In-Progress

McKimmon
Conference
Center

NCSU Master
Plan for Greek
Village

Mission
Valley
Shopping
Center

NC State University

NC State University
Centennial Campus

Hillsborough
Corridor

Gregg
Museum

Pullen Memorial
Baptist Church

Pullen Park

Pullen Community
Center

Governor
Morehead School

Holy Name

Central Prison

Dix Park

- Downtown Mixed Use (DX-)
- Industrial Mixed Use (IX-)
- Conservation Management (CM)
- Agricultural Productive (AP)
- Heavy Industrial (IH)
- Manufactured Housing (MH)
- Campus (CMP)
- Planned Development (PD)
- Legacy Zoning Districts

- 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 Park (OP-)
- Office Mixed Use (OX-)
- Neighborhood Mixed Use (NX-)
- Commercial Mixed-Use (CX-)
- TOD Overlay

Centennial Bikeway Connector

BARBOUR

Rocky Branch Trail

HUNT

WESTERN

CABARRUS

BOYLAN

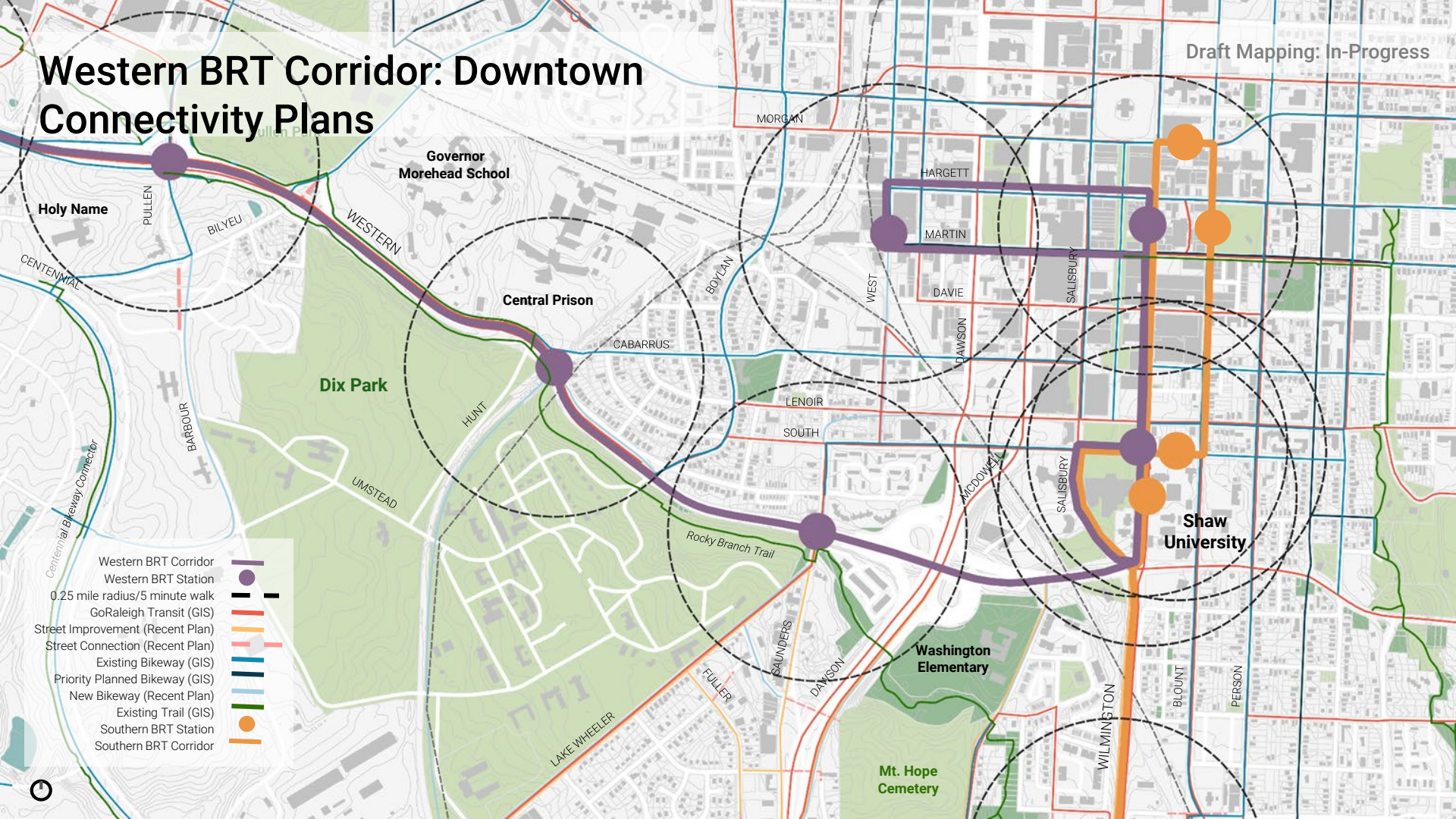
MORGAN

HARGETT



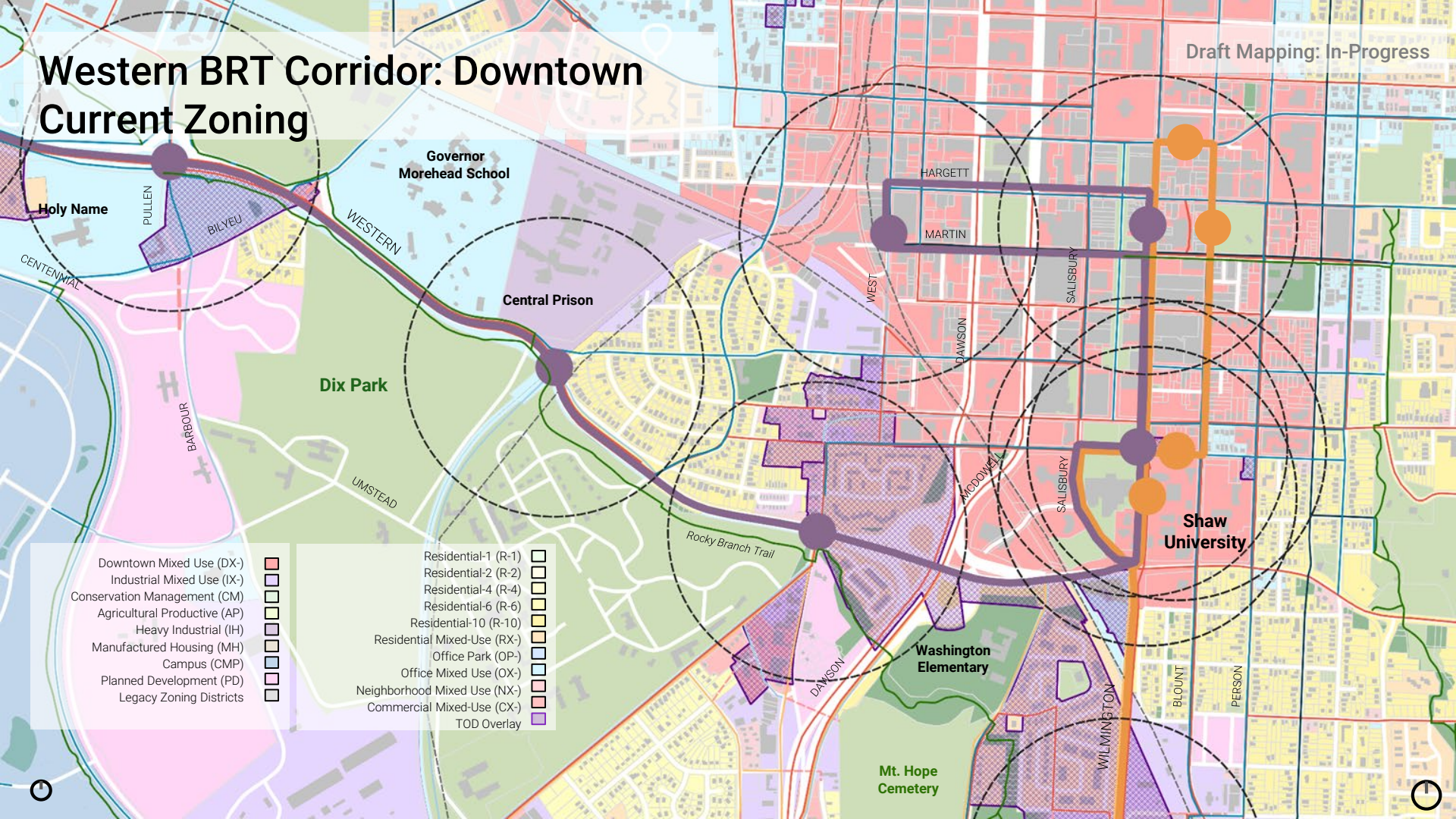
Western BRT Corridor: Downtown Connectivity Plans

Draft Mapping: In-Progress



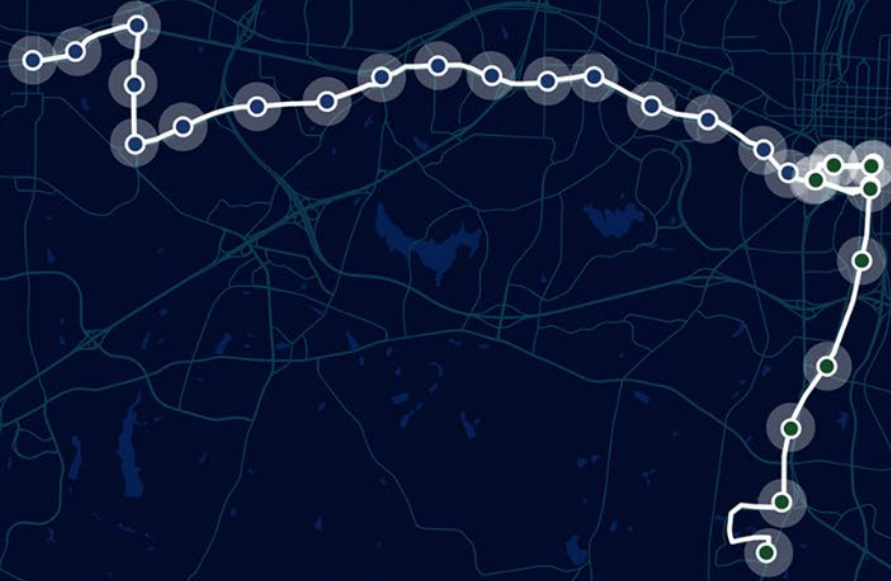
Western BRT Corridor: Downtown Current Zoning

Draft Mapping: In-Progress



Wake BRT

Western and Southern Station Area Planning Leader and Connector Training



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