

Wake BRT

# Southern Station Area Planning

## Open House

December 2023



# Wake Bus Rapid Transit (BRT) Station Area Planning

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**Growing around transit creates walkable, vibrant places that will keep Raleigh a great place to live, work and play.**

The City is designing a network of bus rapid transit (BRT) routes, including:

**Western BRT: Downtown Raleigh to Downtown Cary**  
**12 Miles, 20 Stations**

**Southern BRT: Downtown Raleigh to Garner Station Blvd**  
**5 Miles, 10 Stations**

To gain the maximum benefit from community investment in transit, we are creating  
**Station Area Plans**

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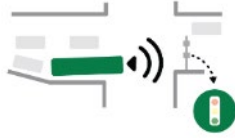
# What is Bus Rapid Transit (BRT)



Specialized Vehicles



Dedicated Lanes



Transit Signal Priority



Frequent



Enhanced Stations



Off- Board  
Fare Collection



Unique Branding

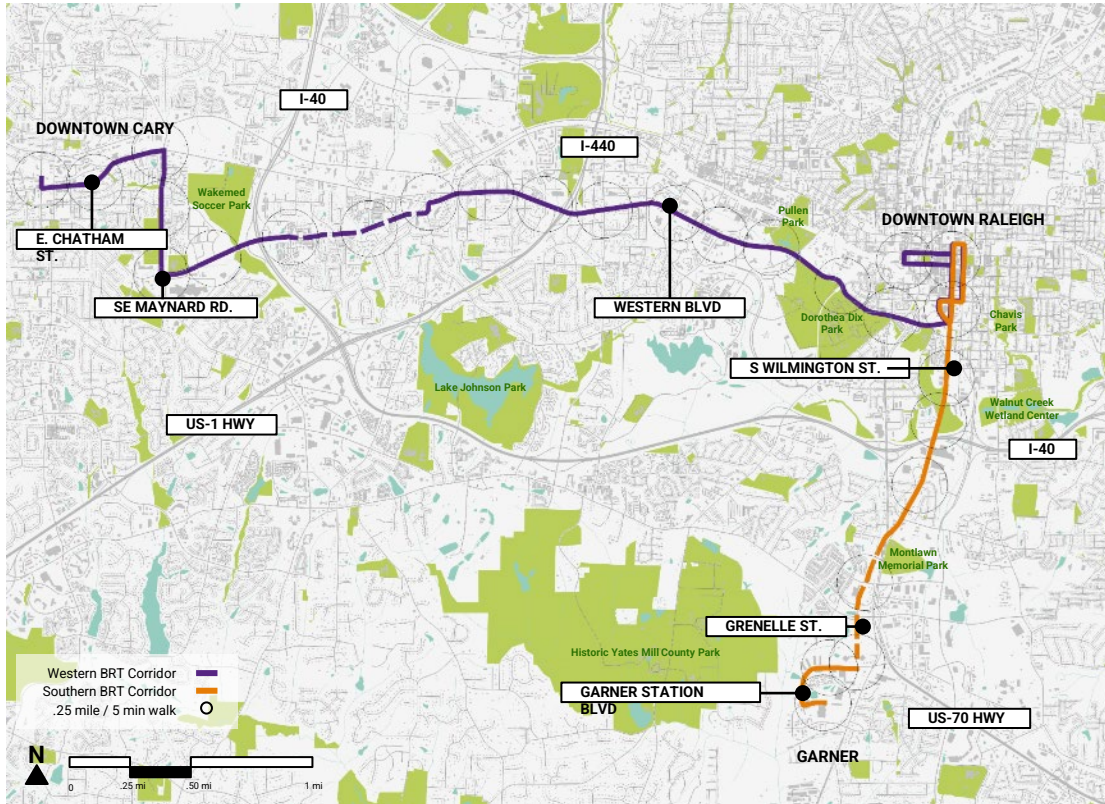


# What is Bus Rapid Transit (BRT)

Connects people to jobs, education resources, and other opportunities  
Support walkable places that support both housing and commercial destinations  
Improve air quality by reducing the number of vehicles on the road  
Save money for households who drive less or opt-out of car ownership



# Wake Bus Rapid Transit (BRT) Station Area Planning



## What is Bus Rapid Transit?



## What is Station Area Planning?

- First and last mile mobility
- Land use and urban design
- Business support and stabilization
- Housing affordability and anti-displacement
- Effective and equitable engagement

# What is Station Area Planning

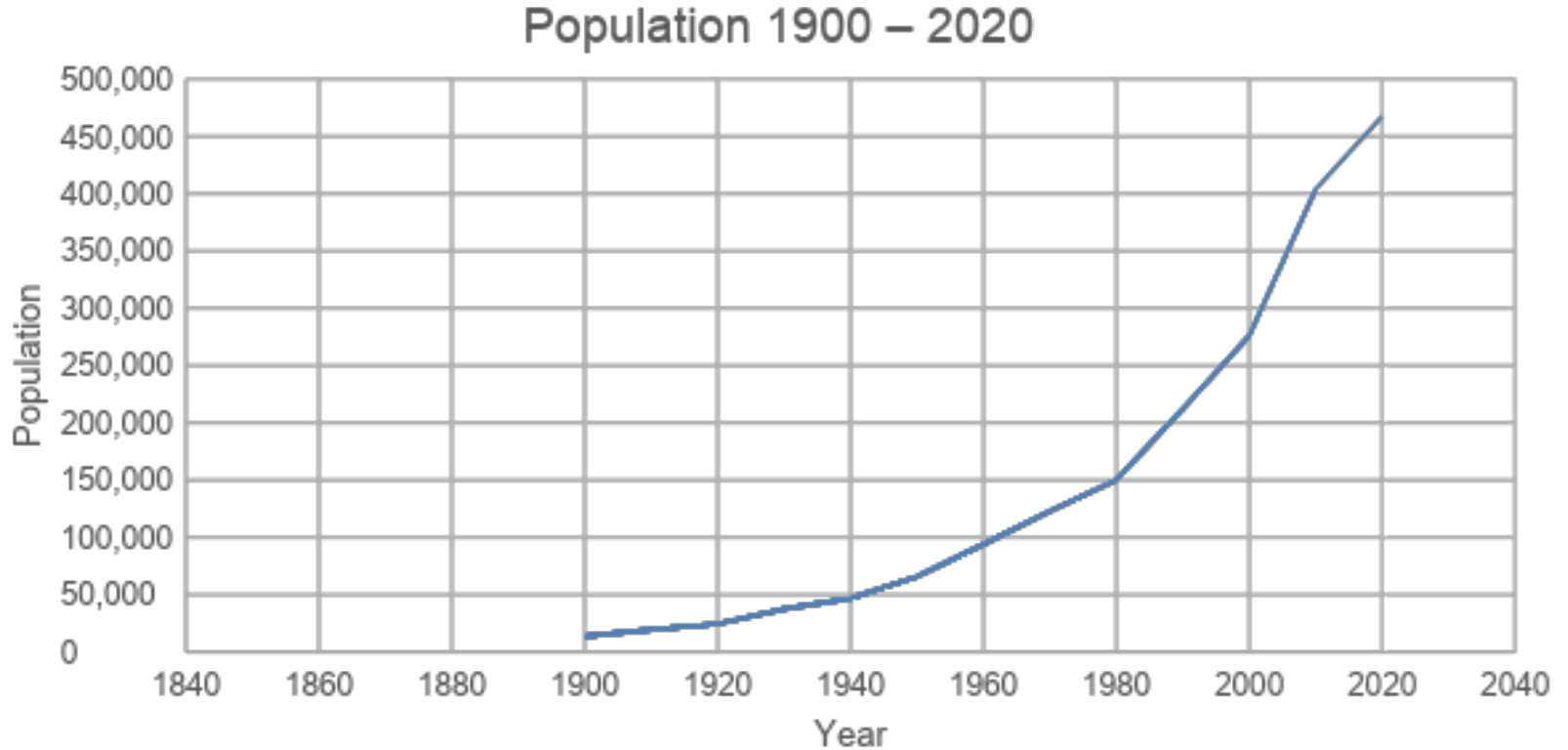
## Five key elements

- First and last mile mobility
- Housing affordability and anti-displacement
- Business support and stabilization
- Zoning, land use, and urban design
- Effective and equitable engagement



# How We Got Here: Bus Rapid Transit

# Raleigh has been growing faster since 2000



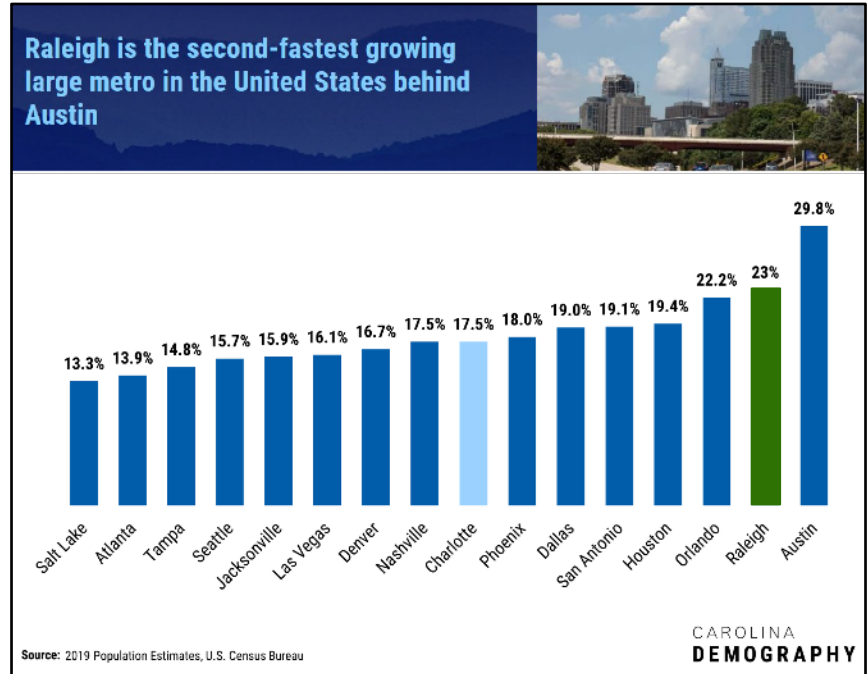


# Rapid growth generating housing affordability changes

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%

Source: US Census, Carolina Demography



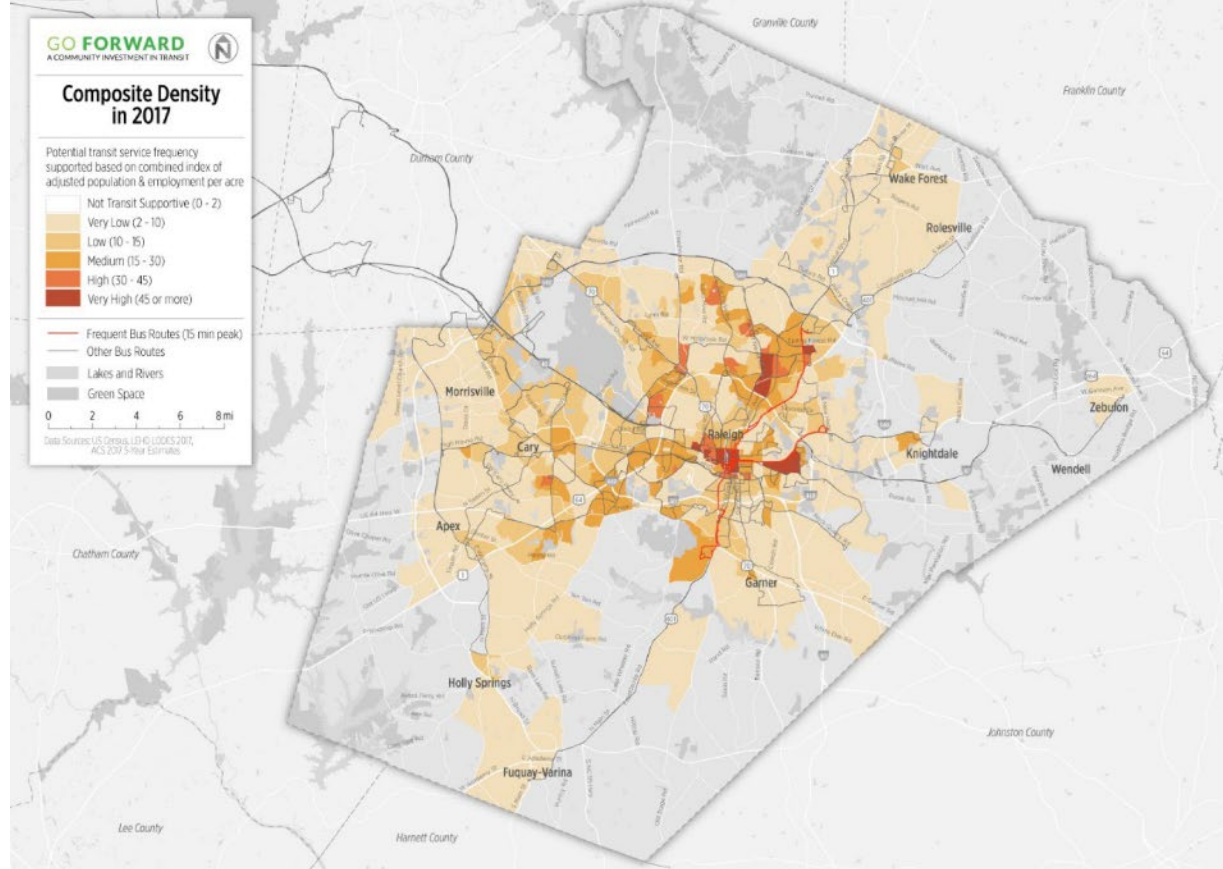
# Housing and jobs density 2017

## 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



# Projected Growth - Housing and jobs density 2035

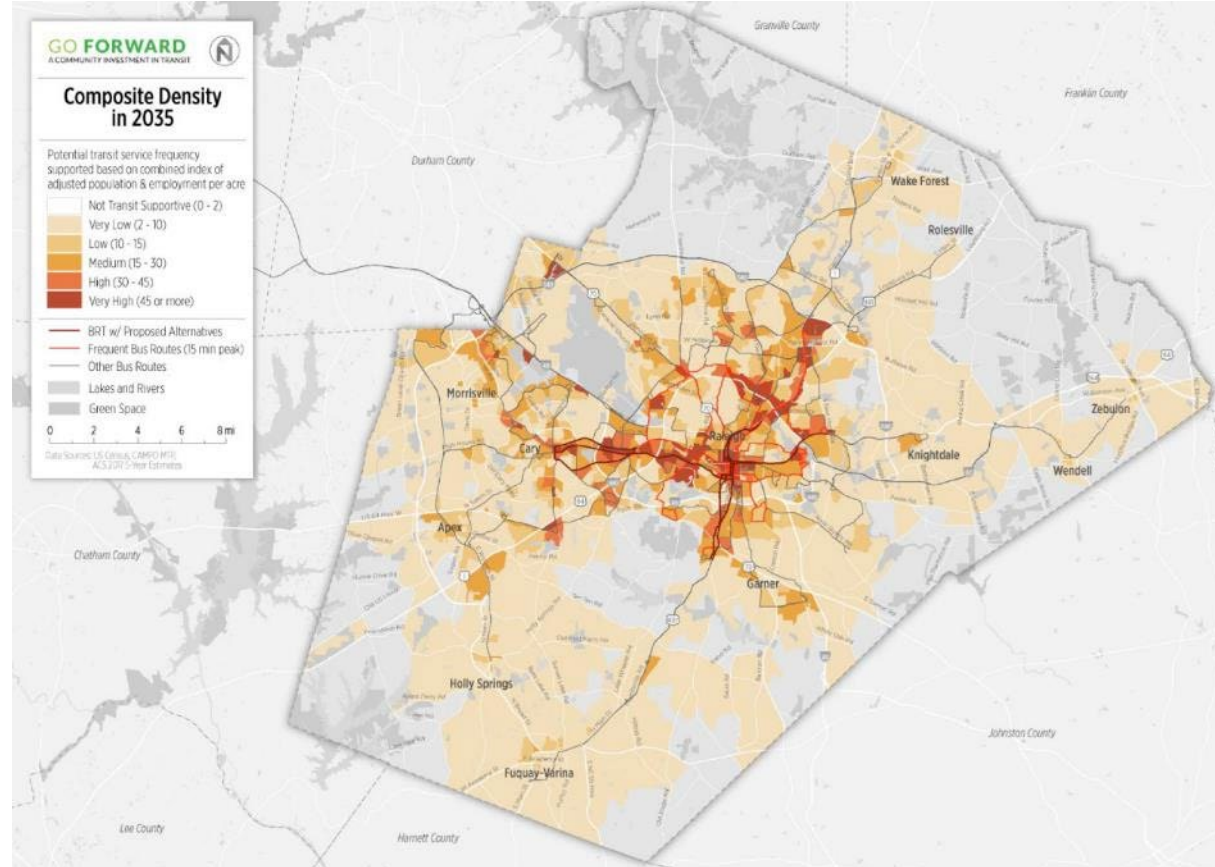


**Wake County  
Transit Plan Update**

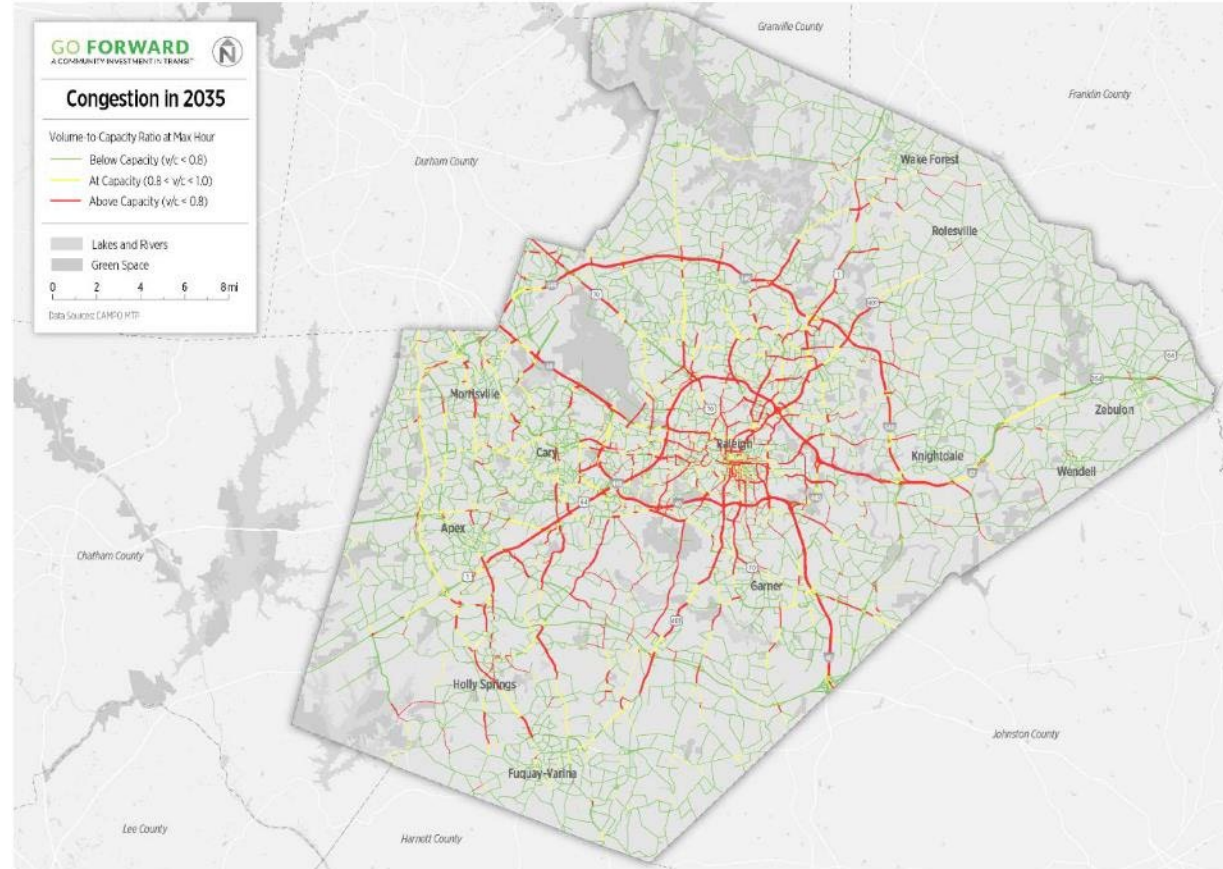
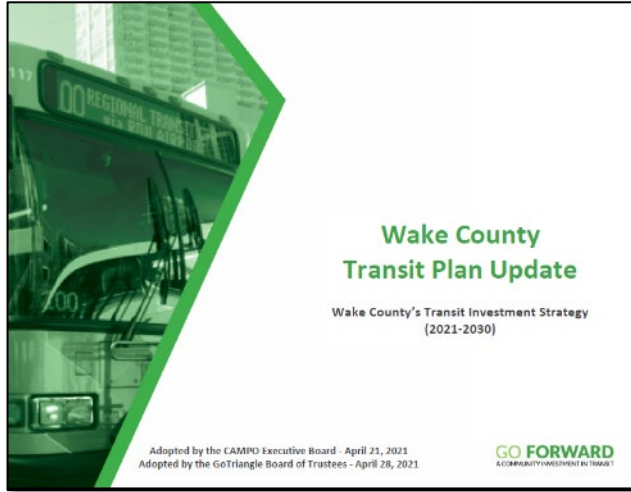
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**GO FORWARD**  
A COMMUNITY INVESTMENT IN TRANSIT



# Projected Traffic Congestion 2035



# Growing Around Transit

Question is not whether Raleigh grows, but how



Grow More Around Transit

Grow More Around Driving



# Station Area Planning Themes

# Wake Bus Rapid Transit Southern Corridor

## Bus Rapid Transit Route and Neighborhood Context



# What is Station Area Planning?

## Stronger Mobility across Station Areas





# What is Station Area Planning?

## Development Diversity



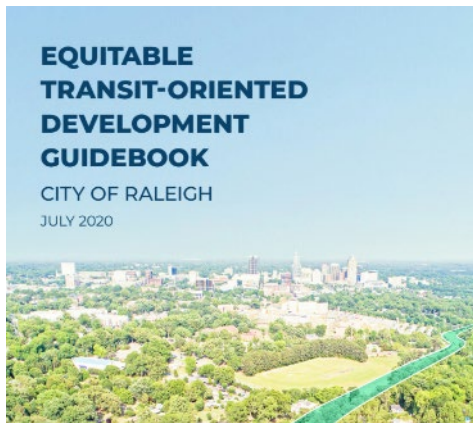
# What is Station Area Planning?

## Active Streets and Public Spaces



# What is Station Area Planning?

## Equity - Housing, Jobs, and Services



# What is Station Area Planning?

## Sustainable Landscapes



# What would you like to see more of in the corridor?

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# **Equitable Transit Oriented Development**

# 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



AVOIDING  
DISPLACEMENTS  
OF EXISTING  
HOMEOWNERS  
AND RENTERS



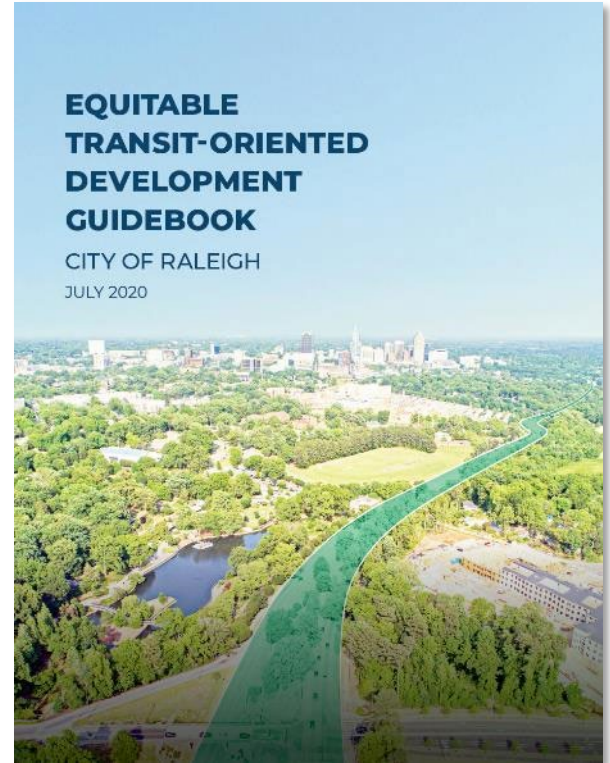
PRESERVATION OF  
EXISTING HOUSING



NEW HOUSING  
AND SUPPORTIVE  
LAND USES



JOB OPPORTUNITIES  
AND SUPPORT OF  
LOCAL BUSINESSES

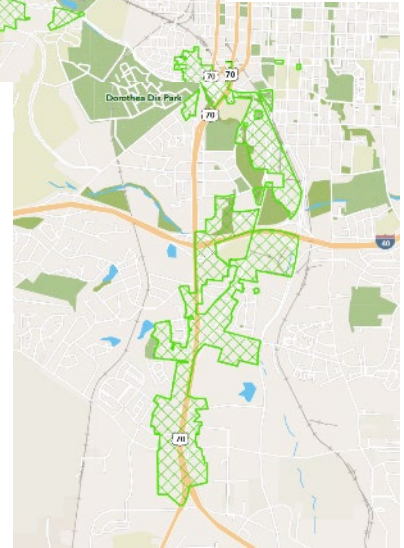


# Transit Oriented Development Overlay

- Property zoned for commercial and multi-family development
- Development density for BRT to have enough riders
- 50% taller than max. base zoning height if affordable housing included
- Affordable units: at least 20% of the bonus height units - at 60% AMI
- Height bonus of 30% for employment uses
- High quality plazas, street design and pedestrian-connections



Western BRT Corridor TOD Overlay



Southern BRT Corridor TOD Overlay



# 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

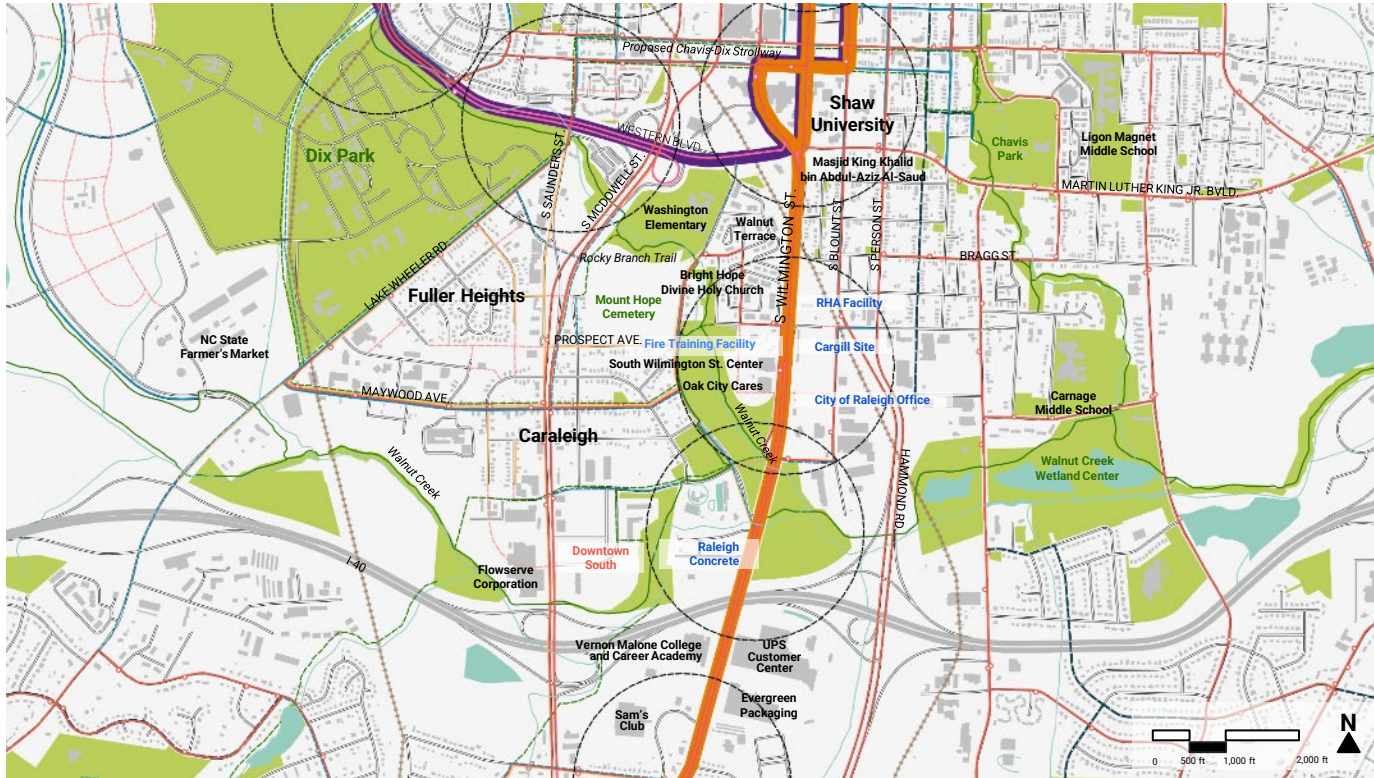
## **Public Project Community Support Fund**

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

# The Southern BRT Corridor

# Southern BRT Corridor Station Areas

## North Segment: Existing and Planned Station Area Connectivity



Southern BRT Corridor  
Station Area Planning Focus  
Other Planned Development

0.25 mile radius/5 minute walk

GoRaleigh Bus Route

GoRaleigh Bus Stops

GoTriangle Bus Route

GoTriangle Bus Stop

Railway

Proposed Street Improvement

Proposed Street Connection

Existing Bikeway

Proposed New Bikeway

Priority Planned Bikeway

Existing Trail

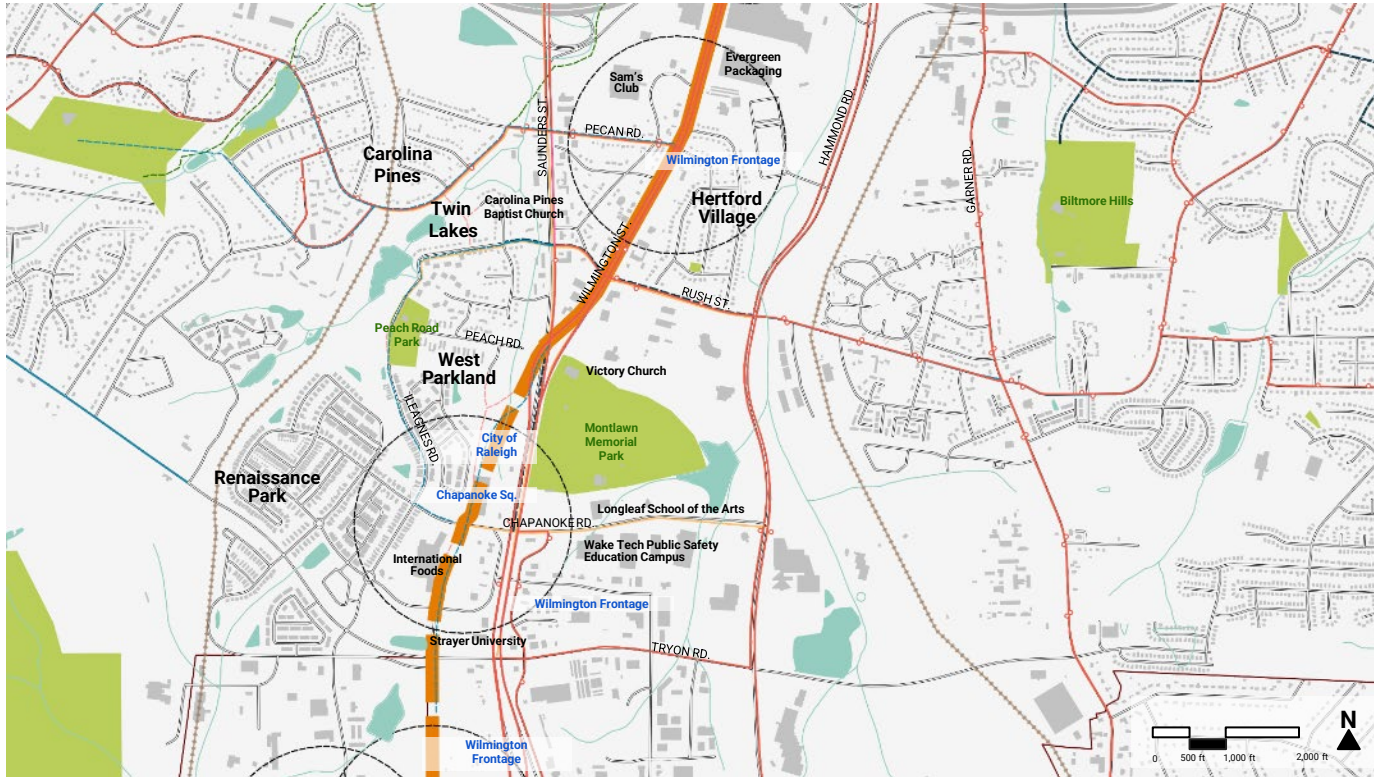
Proposed Trail

Raleigh City Border

Mapping in Progress

# Southern BRT Corridor Station Areas

## Central Segment: Existing and Planned Station Area Connectivity



Southern BRT Corridor  
Station Area Planning Focus

Other Planned Development

0.25 mile radius/5 minute walk



GoRaleigh Bus Route

GoRaleigh Bus Stops

GoTriangle Bus Route

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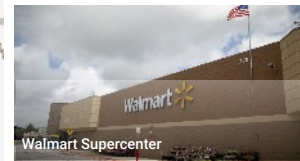
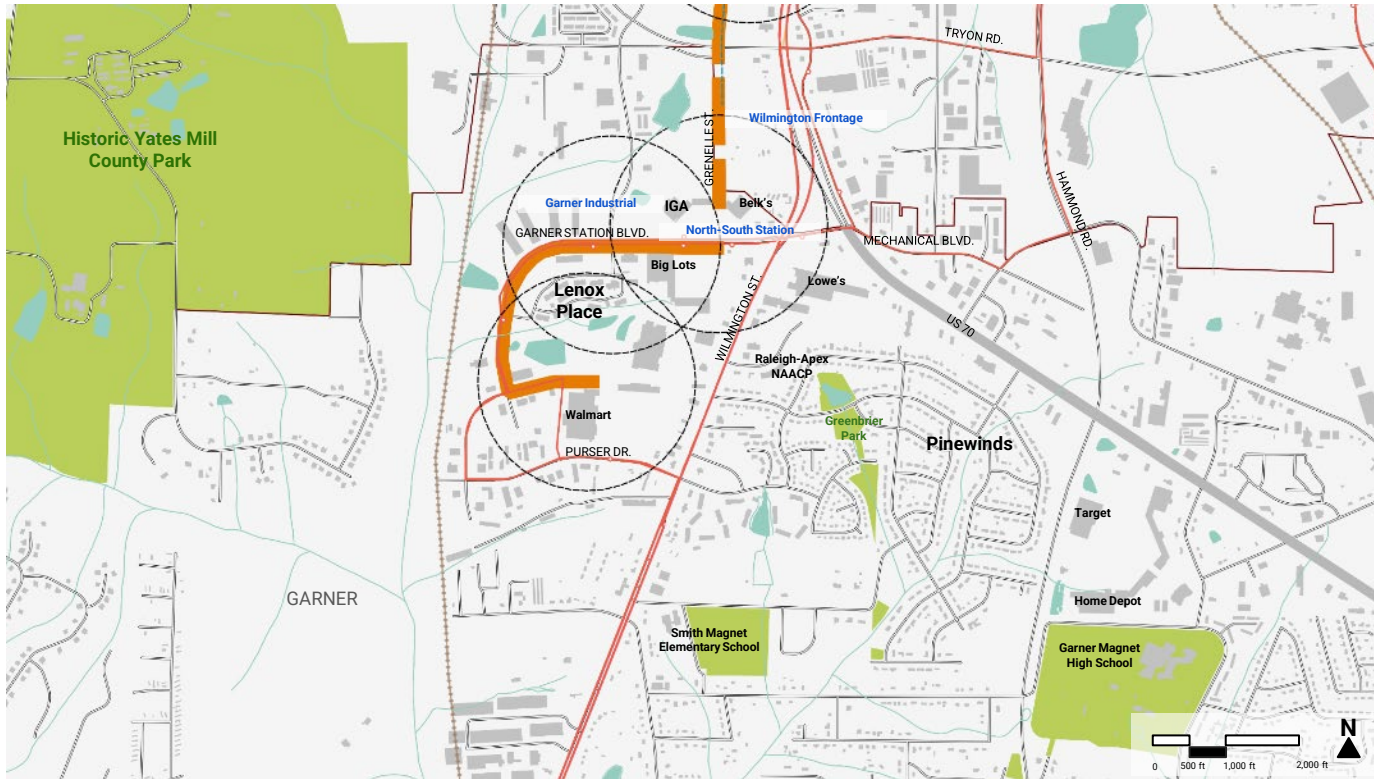
Existing Trail

Proposed Trail

Raleigh City Border

# Southern BRT Corridor Station Areas

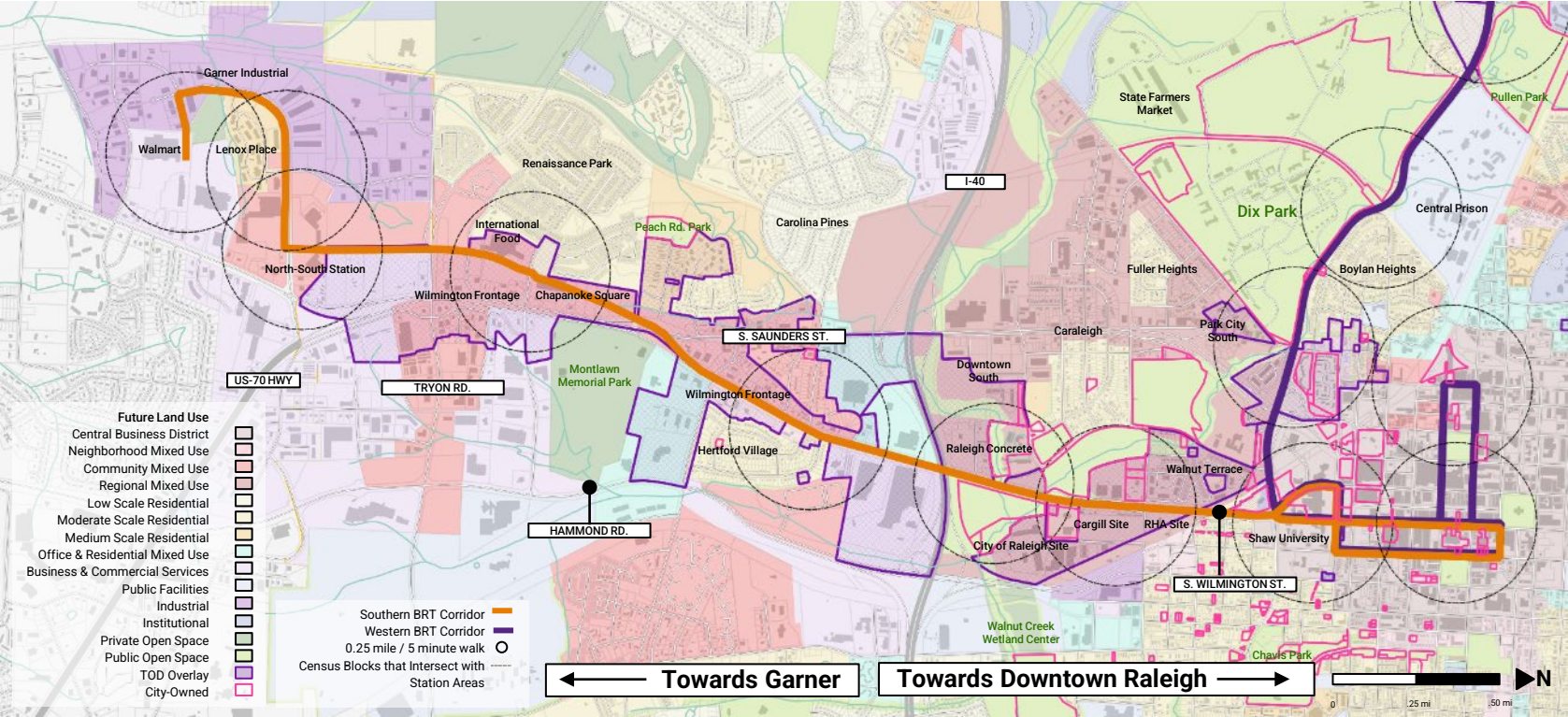
## South Segment: Existing and Planned Station Area Connectivity



- Southern BRT Corridor —
- Station Area Planning Focus —
- Other Planned Development —
- 0.25 mile radius/5 minute walk
- GoRaleigh Bus Route —
- GoRaleigh Bus Stops ●
- GoTriangle Bus Route —
- GoTriangle Bus Stop ●
- Railway —+—+—+—
- Proposed Street Improvement
- Proposed Street Connection
- Existing Bikeway
- Proposed New Bikeway
- Priority Planned Bikeway
- Existing Trail
- Proposed Trail
- Raleigh City Border

# Wake Bus Rapid Transit Southern Corridor

## Future Land Use Map and TOD Overlay



**Tell Us Your Thoughts**

# Wake Bus Rapid Transit Station Area Planning

## Questions to Consider

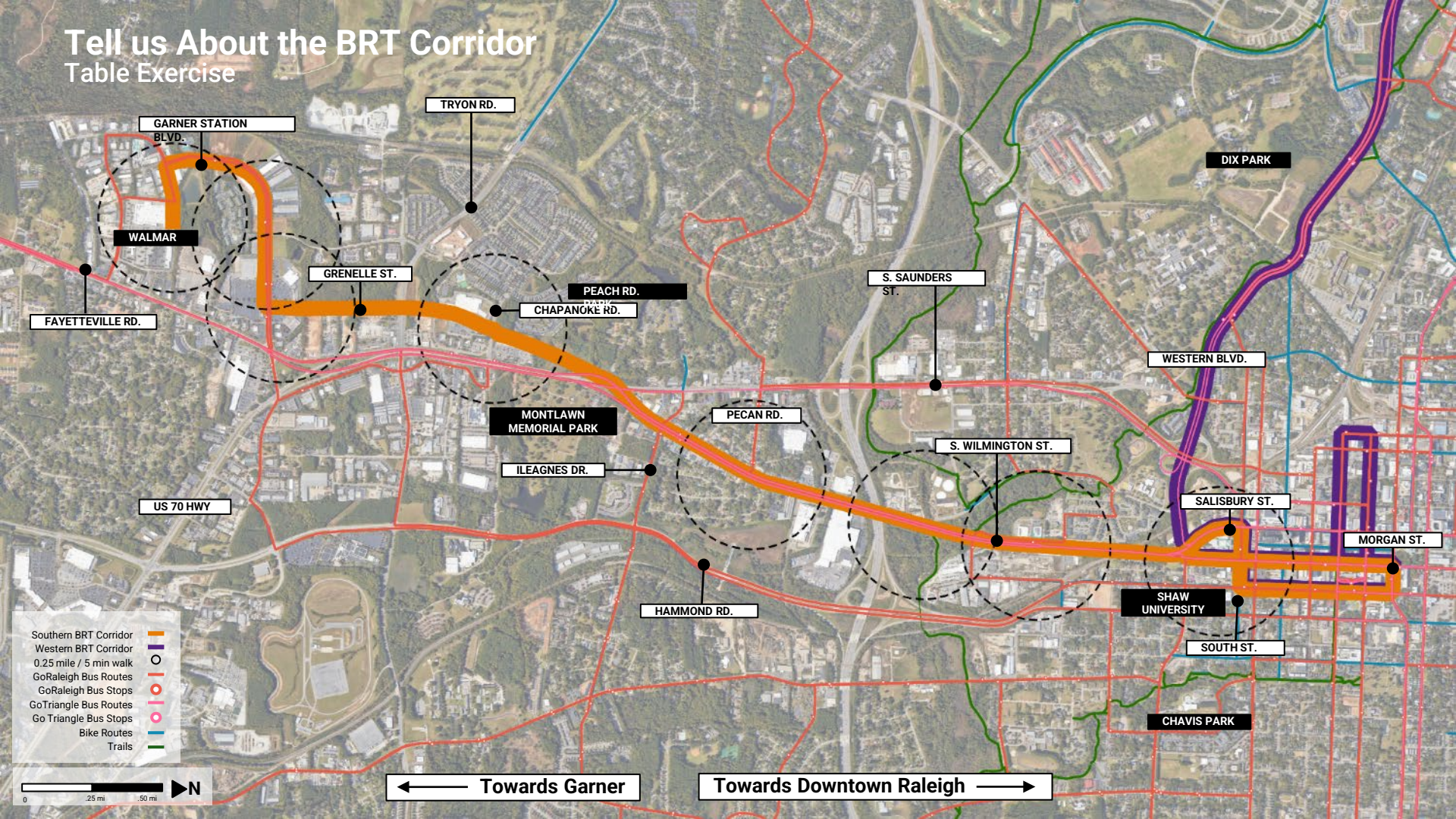
- How do you move around the corridor today?
- Where do you start and end your trips?
- What are your destinations?
- What would make it easier to walk or bike to proposed BRT Stations?
- Which locations do you think will change or see new development in the future?
- Which locations would you also like to see change or have new development?
- Which parts of the Corridor should stay the same?
- What would make a successful place, neighborhood or corridor?
- What help do you need to get ready for BRT?





# Tell us About the BRT Corridor

## Table Exercise





**Thank You**

# Station Area Planning Process

## Key Steps in the Process

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Integrating Design, Connectivity, Equity, Engagement, and Implementation

