



Pre-Development Assessment Plan Sunnybrook Rd. Property

141 Sunnybrook Rd. PIN: 1723583055 December 2021

PARKS, RECREATION AND CULTURAL RESOURCES

EXECUTIVE SUMMARY

The intent of the Pre-Development Assessment Plan (PDAP) is to document existing conditions, inventory natural resources, and provide an interim management plan prior to master planning and park development. The PDAP will provide recommendations for development potential based on opportunities and constraints of the site as shown in the suitability analysis.

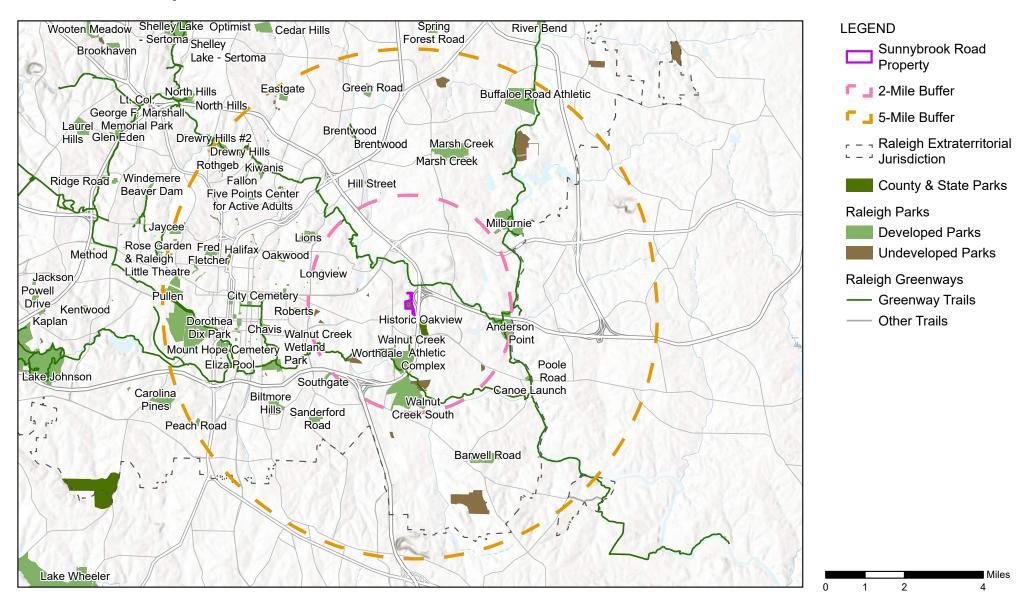
The Sunnybrook Road Property is located at 141 Sunnybrook Rd. Southwest of the I-440 Loop split from I-87. The property is immediately adjacent to the I-440 Loop. The property is 20.56 acres, and is one contiguous parcel.

The Sunnybrook Rd. Property is located within the beltine within Council District C. There are a few Community Associations and Homeowner Associations in the vicinity but none of them are immediately adjacent to the property. The site is adjacent to the Holly Hill Children's Hospital as well as the Frankie Lemmon School & Development Center. Nearby is the WakeMed Raleigh Campus and the Wake Tech Perry Health Sciences Campus.

There are many park properties near the Sunnybrook Rd. Property ranging from Athletic Complexes to Neighborhood Parks to River-Oriented Parks along the Neuse River. The closest park to the Sunnybrook Rd. Property is Historic Oakview which is a Wake County Park.

The Sunnybrook Rd. Property is located between the Crabtree Creek Greenway Trail and the Walnut Creek Greenway Trail. There are two designated Capital Area Greenway Corridors that run through the Sunnybrook Rd. Property. The Crabtree Creek Tributary E Corridor runs North-South and has a planned potential Greenway Trail that would facilitate a connection between the Crabtree Creek Greenway Trail and the Walnut Creek Greenway Trail. The Crabtree Creek Tributary E Branch #1 Corridor runs East-West and feeds into the Crabtree Creek Tributary E Corridor. The Crabtree Creek Tributary E Branch #1 Corridor requires a 50' buffer from the top of bank, while the Crabtree Creek Tributary E requires a 75' buffer from the top of bank.

Parks Context Map



Site Suitability

Based on the analysis of the site suitability overlay, the following map delineates approximate areas of the site that are recommended to have very limited, limited, or regular development.

Very Limited Development

• These areas are suitable for low impact uses such as natural surface trails, canoe/kayak launches, invasive removal, and river bank stabilization

Limited Development

• Development in these areas may be restricted by the presence of steep slopes or frequent inundation within the 100-year floodplain.

Regular Development

• These areas have no significant or special limitations on development and are open to most design choices that will facilitate a versatile park property.

Site Suitability Analysis - Development Capacity				
Area Suitable for Very Limited Development 7.5 Acres				
Area Suitable for Limited Development	0.8 Acres			
Area Suitable for Regular Development	12.25 Acres			
Total Park Area	20.55 Acres			

Site Suitability Map





Sunnybrook Road Property



Very Limited Development



Limited Development



Regular Development



Interim Management Plan

Primary Short-term Goals And Objectives

- 1. Implementation of coordinated monitoring and mapping efforts to develop biological inventories and identify negative impacts to natural resources from offsite sources
- 2. Evaluation and control of invasive plant species
- 3. Further evaluation of the potential to establish a Greenway connection to the Crabtree Creek Greenway trail in coordination with Raleigh Water

Long-term Goals

- 1. Implementation of additional ecological monitoring and mapping efforts
- 2. Retention and protection of documented significant plant and animal species

Site Images















Creek Images

Woods Images

TABLE OF CONTENTS

PLANN	iing Process	5
	Park Planning & Development Process6	5
	Pre-Development Assessment & Management Process	7
Intro	duction	3
	Context Map	8
Conti	ext Analysis)
	Vicinity Map	9
	Parks Context Map	9
	Not Provided Within 5 Miles17	1
	Provided Within 2 Miles17	1
	Provided Within 5 Miles12	2
	Provided Within 5 Miles Continued	3
	Greenway Context Map14	4
	Current Zoning Map16	5
	Future Land Use Map	5
	Street Typology Map	7
	Utilities Map17	7
	Paratransit Facility	8

SITE A	Analysis	19
	Existing Conditions	1
	Site Opportunities - Images Key	2
	Site Opportunities - Images	2
	Site Constraints - Images Key	2
	Site Constraints - Images	2
	Hydrology Map	2
	Soils Map	2
	Slope & Topography Map	2
Natu	ral Resource Inventory	2.
	List of wildlife species observed at the Sunnybrook Property	2
	List of plant species observed at the Sunnybrook Rd. Property .	2
	NC Natural Heritage Program	2
Culti	ural Resource Inventory	3
	Previous Land Use Maps	3
	State Historic Preservation Office	3

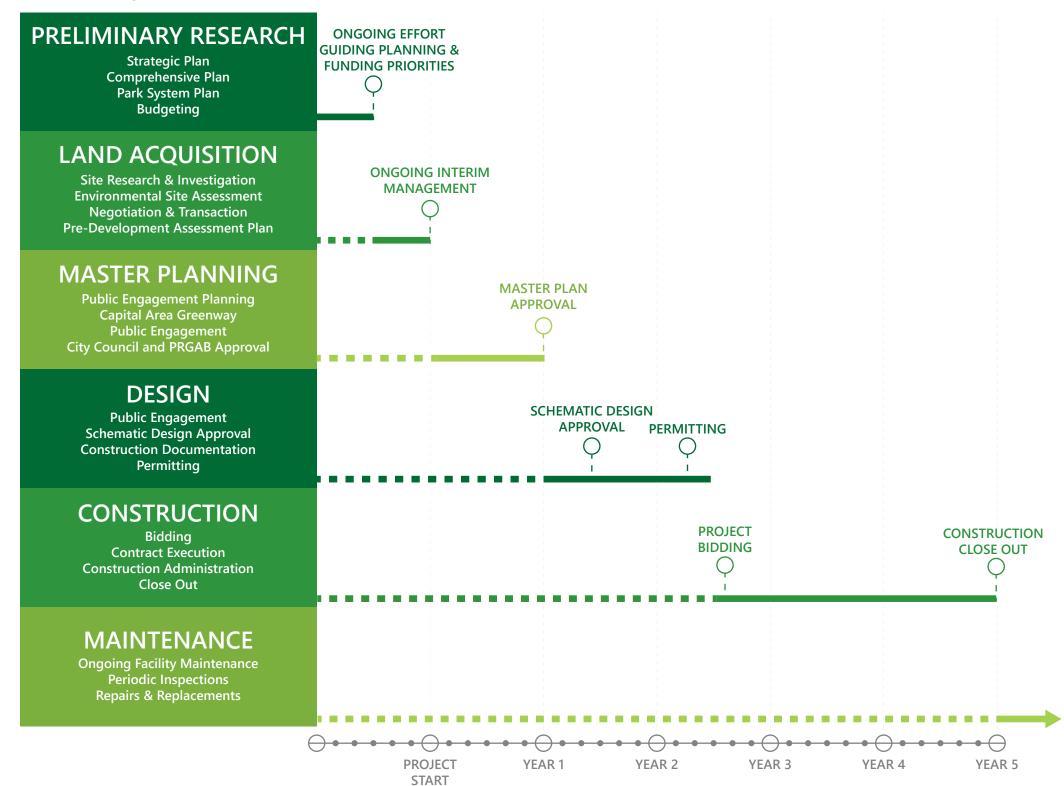
PARK ACCESS, SOCIAL EQUITY, & DEMOGRAPHIC ANALYSIS 33
Park Access Analysis
Equity Priority Analysis
10-Minute Walk Demographics
5-Minute Drive Demographics
Suitability Analysis
Suitability Overlay Diagram
Site Suitability Map
Interim Management Recommendations
Site Monitoring and Mapping39
Evaluation and control of invasive plant species 40
Appendix A: Urban Design Center Report on Paratransit
FACILITY41

PLANNING PROCESS

As shown in the Park Planning & Development Process timeline on this page, a Pre-Development Assessment Plan (PDAP) is conducted on an undeveloped park property after the site has been acquired by the City of Raleigh and before any master planning for the site occurs.

The intent of the Pre-Development Assessment Plan (PDAP) is to document existing conditions, inventory natural & cultural resources, and provide an interim management plan prior to master planning and park development. The PDAP will provide recommendations for development potential based on opportunities and constraints of the site as shown in the suitability analysis.

Park Planning & Development Process

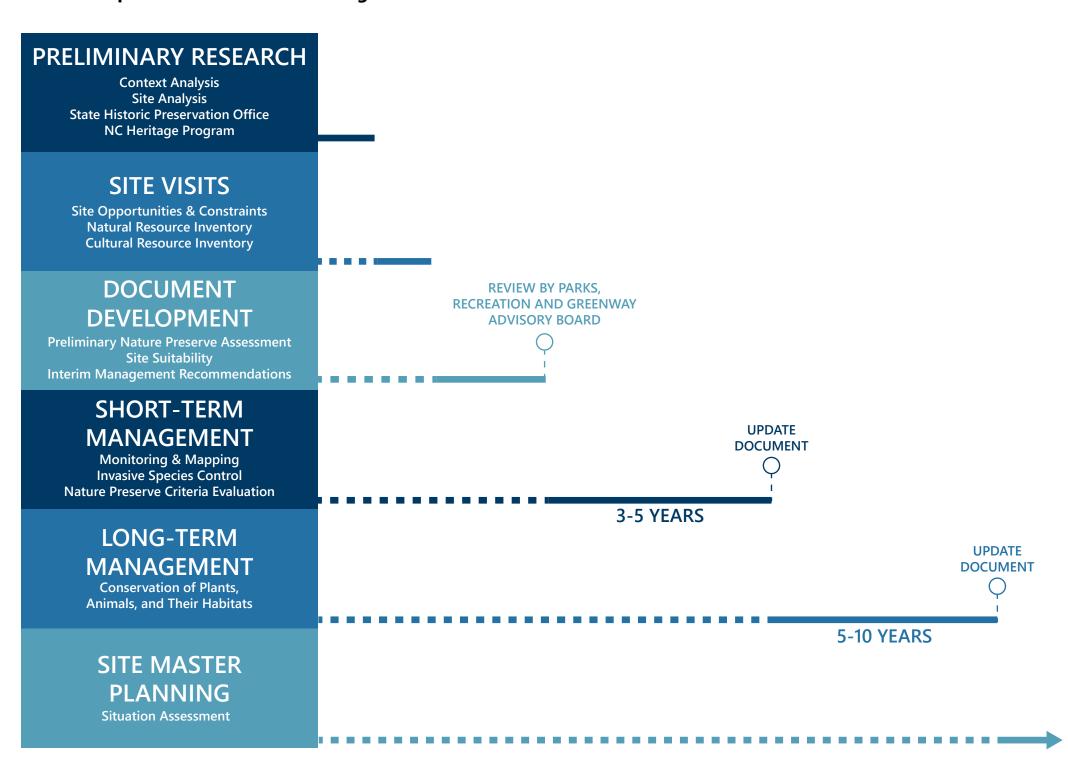


The Pre-Development Assessment Plan (PDAP) includes context and site analysis, as well as data acquired by the State Historic Preservation Office and the NC Heritage Program. Multiple site visits occur where City staff document site opportunities & constraints, and conduct natural & cultural resource inventory. While staff develop the PDAP document, they conduct a preliminary Nature Preserve assessment, as well as developing site suitability diagrams, and interim management recommendations.

Once the PDAP document is reviewed by the Parks, Recreation and Greenway Advisory Board (PRGAB), short-term management of the site begins. This includes but is not limited to monitoring & mapping, invasive species control, and a full Nature Preserve criteria evaluation. On average, short-term management takes 3-5 years after the PDAP document is reviewed by PRGAB. New information gathered during the short-term management, as well as the results of the Nature Preserve criteria evaluation are then updated in the PDAP document.

After short-term management is complete, the site moves into long-term management. This includes but is not limited to conservation of the site's plants, animals and their habitats. On average, long-term management takes place 5-10 years after the PDAP document is reviewed by PRGAB. New information gathered during the long-term management is then updated in the PDAP document. At this point the site usually moves onto site master planning, although some sites may remain in long-term management past the 5-10 year mark. When the site moves onto the master planning phase, information from the PDAP will be included in the Situation Assessment, that is the first step of the master planning process.

Pre-Development Assessment & Management Process

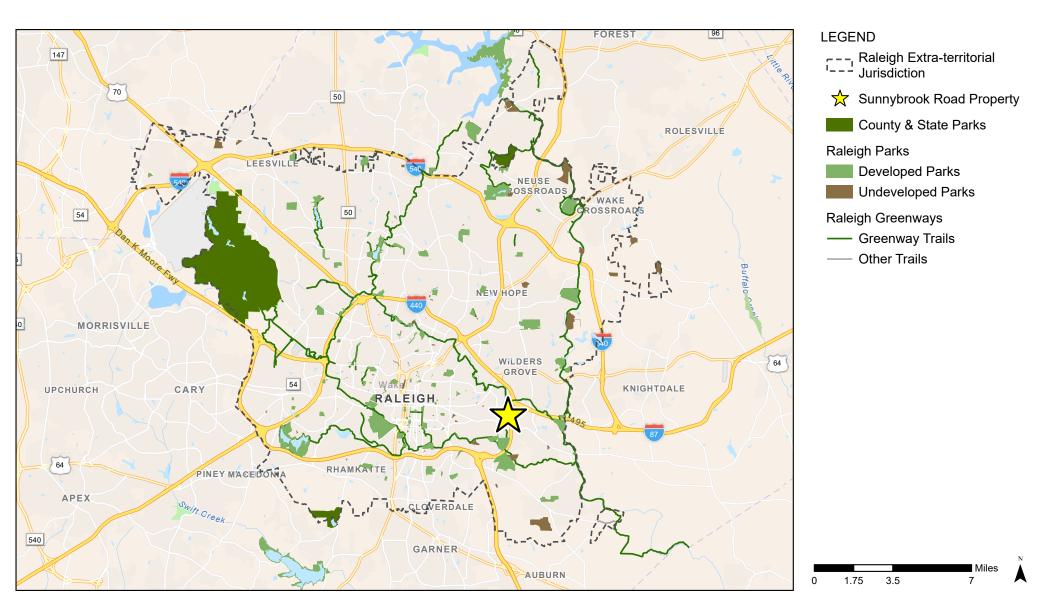


Introduction

The intent of the Pre-Development Assessment Plan (PDAP) is to document existing conditions, inventory natural resources, and provide an interim management plan prior to master planning and park development. The PDAP will provide recommendations for development potential based on opportunities and constraints of the site as shown in the suitability analysis.

The Sunnybrook Road Property is located at 141 Sunnybrook Rd. Southwest of the I-440 Loop split from I-87. The property is immediately adjacent to the I-440 Loop. The property is 20.56 acres, and is one contiguous parcel.

Context Map

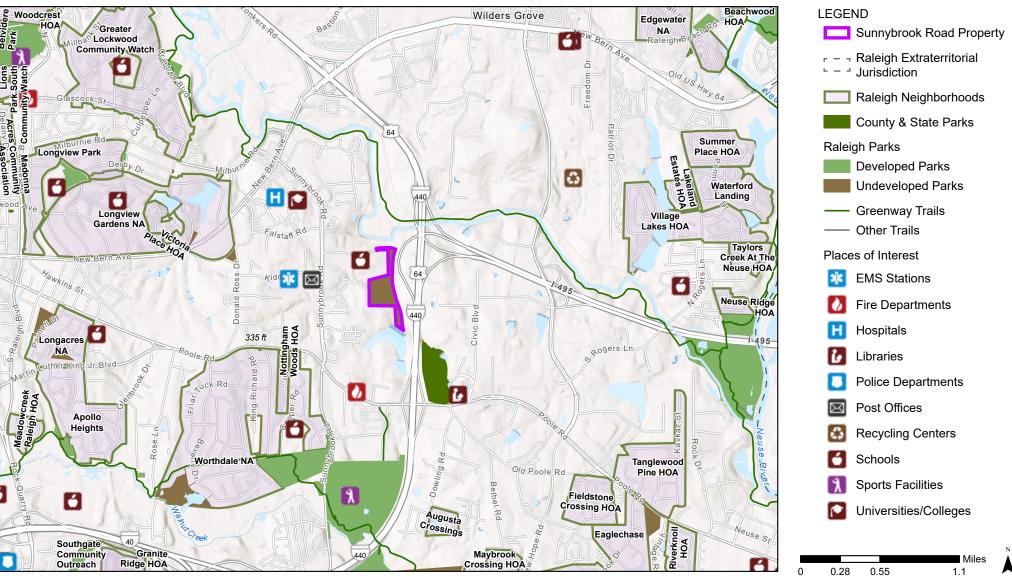


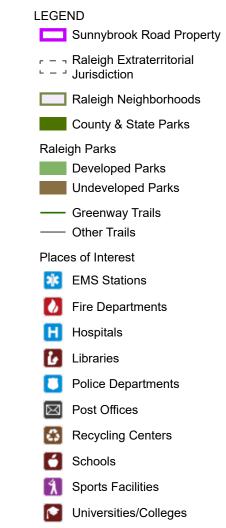
CONTEXT ANALYSIS

The Sunnybrook Rd. Property is located within the beltine within Council District C. There are a few Community Associations and Homeowner Associations in the vicinity but none of them are immediately adjacent to the property. The site is adjacent to the Holly Hill Children's Hospital as well as the Frankie Lemmon School & Development Center. Nearby is the WakeMed Raleigh Campus and the Wake Tech Perry Health Sciences Campus.

It is recommended that during a community engagement process for the development of the Sunnybrook Rd. Property that outreach is conduced through the Community & Homeowner Associations, as well as the nearby schools including the Holly Hill Children's Hospital and the Frankie Lemmon School & Development Center.

Vicinity Map

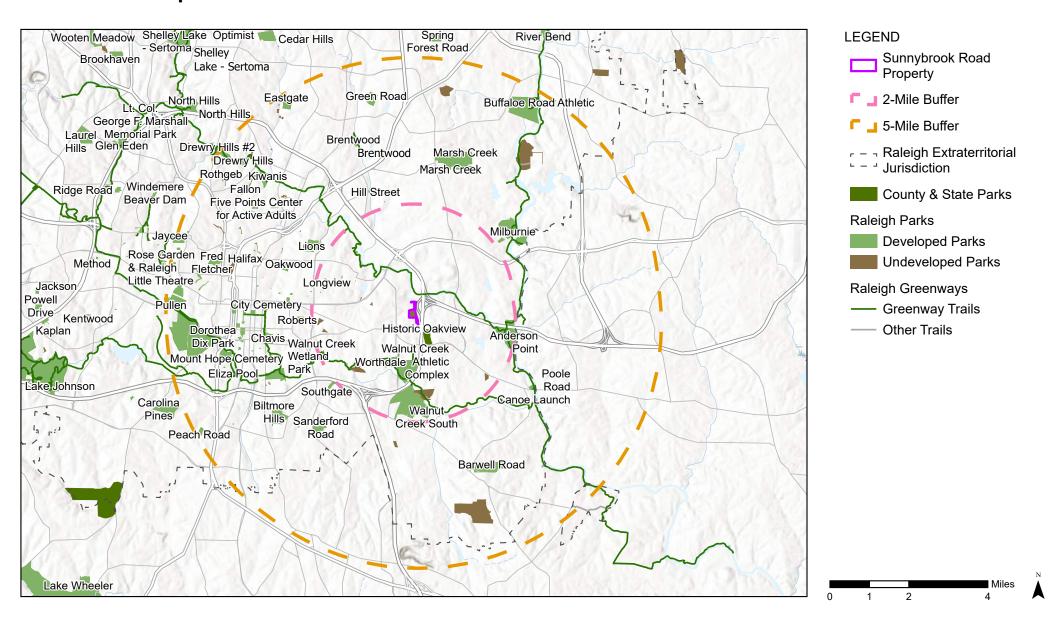




There are many park properties near the Sunnybrook Rd. Property ranging from Athletic Complexes to Neighborhood Parks to River-Oriented Parks along the Neuse River. The closest park to the Sunnybrook Rd. Property is Historic Oakview which is a Wake County Park.

It is recommended that any future planning of the Sunnybrook Rd. Property consider how this property could compliment the system of parks already in this area, and the other undeveloped park properties.

Parks Context Map



The following tables provide information on which park experiences are currently provided by other parks in this area of the city and which park experiences are not currently available to residents in this vicinity. This information can be used to guide the future master planning of the Sunnybrook Rd. Property. Experiences included in the Sunnybrook Rd. Master Plan should be consistent with the vision and goals established for Sunnybrook Rd. Park, and should serve the needs of the immediate community while complementing the facilities and amenities provided by other units of the park system in this area.

The first table to the right provides a list of park experiences that are **not** currently provided by any City of Raleigh park locations within a 5-mile radius of the Sunnybrook Rd. Property. This list represents some of the potential experiences that are currently "missing" from the park and recreation opportunities provided in this area. The experiences in this list should be considered for inclusion in the master plan since they would provide new, unique opportunities for residents in this vicinity.

The second table to the right provides information on park experiences that are already provided within a 2-mile radius of this property. When planning for development of Sunnybrook Rd. Park, it may not be necessary to replicate the community-scale facilities and amenities (such as a neighborhood center, computer lab, and rentable building) already provided within a 2-mile radius of this site.

The third table, on the following two pages, lists all park experiences currently provided within a larger 5-mile radius of this site. This information can be used to further inform the future master plan of Sunnybrook Rd. Park.

It is recommended these lists be updated at the start of any future planning process.

Not Provided Within 5 Miles

Experience
Bocce
Disc Golf
Table Tennis - Outdoor
Throwing Pit - Discus/ Shotput
Sensory Garden
Lake
Community Garden
Batting Cage
Multipurpose Court
Pickleball Court - Outdoor
Tennis Center
Mountain Bike Trails

Provided Within 2 Miles

Experience	Parks Providing the Experience		
Bike Repair Station	Anderson Point		
Comfort Station	Anderson Point, Historic Oakview		
Grill	Anderson Point, Apollo Heights, Historic Oakview		
Educational Signage	Anderson Point, Apollo Heights, Historic Oakview		
Neighborhood Center	Apollo Heights		
Computer Lab	Apollo Heights		
Rentable Building	Anderson Point		
Pollinator/ Native Garden	Historic Oakview		
Permeable Pavement	Apollo Heights		
Historic Exhibit	Historic Oakview		
Historic Signage	Historic Oakview		
Historic Site	Historic Oakview		
Historic Structure	Anderson Point, Historic Oakview		
Visitor Center	Historic Oakview		
Canoe & Kayak Launch	Anderson Point		
Fishing Access	Historic Oakview		
Wildlife Viewing	Historic Oakview		
Nature Education	Historic Oakview		
River	Anderson Point		
Pond	Anderson Point, Historic Oakview		
Wetland	Apollo Heights, Dacian, Lockwood		
Creek	Anderson Point, Apollo Heights, Historic Oakview		
Basketball - Outdoor (Full Court)	Apollo Heights, Dacian		
Open Play Field	Anderson Point, Apollo Heights, Culpepper Circle, Historic Oakview,		
Rock Climbing/Bouldering	Lockwood		
Ampitheatre	Anderson Point		
	Anderson Point, Apollo Heights, Dacian, Historic Oakview, Lockwood,		
Park Bench	Longview		
	Anderson Point, Apollo Heights, Culpepper Circle, Dacian, Historic Oakview,		
Picnic Table	Lockwood, Longview		
Picnic Shelter	Anderson Point, Apollo Heights, Historic Oakview		
Playgrounds: 2-5	Anderson Point, Apollo Heights		
Playgrounds: 5-12	Anderson Point, Apollo Heights, Dacian, Lockwood		
Trails - Paved	Anderson Point, Apollo Heights, Dacian, Historic Oakview, Lockwood		
Trails - Natural Surface/Unpaved	Anderson Point, Historic Oakview		
Trails - Loop	Anderson Point, Historic Oakview		
Walking Path	Culpepper Circle		

Provided Within 5 Miles

Experience	Parks Providing the Experience
Bike Repair Station	Anderson Point, Walnut Creek Wetland Center
Car Charging Station	Jaycee, Walnut Creek Wetland Center
Comfort Station	Anderson Point, Biltmore Hills, Brentwood, Buffaloe Road Athletic, Chavis, Davie Street, Eastgate, Green Road, Historic Oakview, Jaycee, Kiwanis, Lions, Marsh Creek, Martin L King Jr Memorial, Moore Square, Mordecai Historic Park, Oakwood, Pullen, Roberts, Walnut Creek Athletics Complex, Walnut Terrace, Walnut Creek Wetland Center, Worthdale
Grill	Anderson Point, Apollo Heights, Biltmore Hills, Bragg Street, Brentwood, Chavis, Davie Street, Eastgate, Eliza Pool, Fallon, Fred Fletcher, Green Road, Hill Street, Historic Oakview, Jaycee, Kingwood Forest, Lions, Marsh Creek, Martin L King Jr Memorial, Oakwood, Roanoke, Pullen, Roberts, Sanderford Road, Southgate, Tarboro Road, Worthdale
Educational Signage	Anderson Point, Apollo Heights, Chavis, Fred Fletcher, Historic Oakview, Jaycee, Mordecai Historic Park, Sanderford Road, Walnut Creek Wetland Center
	Anderson Point, Biltmore Hills, Brentwood, Buffaloe Road Athletic, Caraleigh, Chamberlain, Chavis, Davie Street, Eastgate, Eliza Pool, Green Road, Halifax, Hertford Village, Hill Street, Historic Oakview, Jaycee, Junious N. Sorrell, Kingwood Forest, Kiwanis, Levelle Moton, Longview, Lions, Marsh Creek, Martin L King Jr Memorial, Mordecai Historic Park, Mordecai Mini Park, Oakwood, Peach Road, Pullen, Quarry Street, Roberts, Sanderford Road, Walnut Creek Athletics Complex, Southgate, Walnut
Outdoor Water Fountain - People	Creek Wetland Center Worthdale,
Outdoor Water Fountain - Dogs	Buffaloe Road Athletic, Hill Street, Jaycee, Oakwood, Walnut Creek Wetland Center
Aquatic Center	Buffaloe Road Athletic, Pullen
Splashpad	Chavis
Swimming Pool - Indoor	Buffaloe Road Athletic
Swimming Pool - Outdoor	Biltmore Hills, Longview
Active Adult Center	Five Points Center for Active Adults
Arts Center	Pullen
	Barwell Road, Biltmore Hills, Chavis, Green Road, Halifax, Jaycee, Lions, Marsh Creek, Pullen, Roberts, Tarboro Road,
Community Center	Worthdale
Environmental Education Center	Walnut Creek Wetland Center
Neighborhood Center	Apollo Heights, Brentwood, Eastgate, Hill Street, John P Top Greene, Kiwanis, Peach Road, Sanderford Road, Southgate
Teen Center	Tarboro Road
Concessions	Moore Square, Pullen, Walnut Creek Athletics Complex
Computer Lab	Apollo Heights, Chavis, Five Points Center for Active Adults, John P Top Greene, Marsh Creek, Pullen, Sanderford Road, Tarboro Road, Walnut Terrace
Dance Studio	Barwell Road, Biltmore Hills, Chavis, Five Points Center for Active Adults, Tarboro Road
	Barwell Road, Biltmore Hills, Chavis, Five Points Center for Active Adults, Green Road, Halifax, Jaycee, Lions, Marsh Creek,
Fitness Center/ Weight Room	Pullen, Roberts, Tarboro Road, Worthdale
Library Room	Five Points Center for Active Adults, Walnut Creek Wetland Center
Rentable Building	Anderson Point, Brentwood, Chavis, Fred Fletcher, Kiwanis, Moore Square, Mordecai Historic Park, Tarboro Road
Indoor Stage	Five Points Center for Active Adults
Handball	Peach Road
Horseshoe	Kingwood Forest, Lions
Outdoor Game Tables	Eastgate
Table Tennis - Indoor	Eastgate, Five Points Center for Active Adults, Worthdale
	Buffaloe Road Athletic, Carver, Fred Fletcher, Green Road, Halifax, Historic Oakview, Jaycee, Marsh Creek, Mordecai Historic
Pollinator/ Native Garden	Park, Pullen, Walnut Creek Wetland Center
Bio-Retention Pond/Rain Garden	Chavis, Fred Fletcher, Halifax, Hill Street, Martin L King Jr Memorial, Walnut Creek Wetland Center
Cistern	Halifax, Walnut Creek Wetland Center
Constructed Wetland	Fred Fletcher
Green Roof	Five Points Center for Active Adults, Hill Street
Permeable Pavement	Apollo Heights, Carver, Lions, Peach Road
	<u> </u>

Experience	Parks Providing the Experience		
	Chavis, City of Raleigh Museum, Historic Oakview, Martin L King Jr Memorial, Moore Square, Mordecai Historic Park, Pope		
Historic Exhibit	House		
	Chavis, City of Raleigh Museum, Fred Fletcher, Historic Oakview, Latta University Historic Park, Martin L King Jr Memorial,		
Historic Signage	Moore Square, Mordecai Historic Park, Nash Square, Pope House, West park		
	Chavis, Dix, Historic Oakview, Latta University Historic Park, Moore Square, Mordecai Historic Park, Nash Square, Pope House,		
Historic Site	Tucker House		
	Anderson Point, Chavis, City of Raleigh Museum, Dix, Fred Fletcher, Historic Oakview, Moore Square, Mordecai Historic Park,		
Historic Structure	Pope House, Pullen, Tucker House		
Museum	City of Raleigh Museum, Pope House		
Visitor Center	City of Raleigh Museum, Historic Oakview, Moore Square, Mordecai Historic Park, Pullen, Walnut Creek Wetland Center		
Boat Rentals	Pullen		
Canoe & Kayak Launch	Anderson Point, Milburnie, Poole Road Canoe Launch		
Fishing Access	Historic Oakview, Milburnie, Poole Road Canoe Launch		
	Brentwood, Dix, Eastgate, Fallon, Fred Fletcher, Historic Oakview, Kimbrough, Poole Road Canoe Launch, Pullen, Rothgeb,		
Wildlife Viewing	Walnut Creek Wetland Center		
Nature Education	Dix, Fred Fletcher, Historic Oakview, Walnut Creek Wetland Center		
Nature-Oriented Exhibit	Walnut Creek Wetland Center		
Nature-Oriented Educational Signage	Walnut Creek Wetland Center		
River	Anderson Point, Buffaloe Road Athletic, Milburnie, Poole Road Canoe Launch		
Pond	Anderson Point, Eastgate, Historic Oakview, Marsh Creek, Pullen		
	Apollo Heights, Barwell Road, Brentwood, Buffaloe Road Athletic, Chavis, Dacian, Drewry Hills, Drewry Hills #2, Hill Street,		
Walland	Jaycee, Kingwood Forest, Lions, Lockwood, Marsh Creek, Milburnie, Poole Road Canoe Launch, Pullen, Rothgeb, Sanderford		
Wetland	Road, Southgate, Walnut Creek Wetland Center, Walnut Creek Athletics Complex, Worthdale		
Creek	Anderson Point, Apollo Heights, Barwell Road, Biltmore Hills, Brentwood, Buffaloe Road Athletic, Chavis, Dix, Drewry Hills, Drewry Hills #2, Eastgate, Edna Metz Wells, Fallon, Forest, Hill Street, Historic Oakview, Kingwood Forest, Kiwanis, Lions, Marsh Creek, Meadowbrook, Martin L King Jr Memorial, Mount Hope Cemetery, Poplar, Pullen, Roberts, Rothgeb, Sanderford Road, Southgate, Walnut Creek Athletics Complex, Walnut Creek Wetland Center, Worthdale		
Other Natural Water	Walnut Creek Wetland Center		
Ballfields	Biltmore Hills, Brentwood, Buffaloe Road Athletic, Chavis, Fred Fletcher, Green Road, Halifax, Jaycee, Lions, Marsh Creek, Oakwood, Pullen, Roberts, Sanderford Road, Southgate, Walnut Creek Athletics Complex, Worthdale		
Basketball - Indoor (Half Court)	Barwell Road, Chavis		
Basketball - Indoor (Full Court)	Barwell Road, Biltmore Hills, Chavis, Green Road, Halifax, Hertford Village, Jaycee, Lions, Marsh Creek, Roberts, Tarboro Road, Worthdale		
Basketball - Outdoor (Half Court)	Bragg Street, Lions, Oakwood		
Basketball - Outdoor (Full Court)	Apollo Heights, Biltmore Hills, Brentwood, Caraleigh, Chamberlain, Dacian, Davie Street, Eastgate, Fred Fletcher, Green Road, Halifax, Kingwood Forest, Kiwanis, Levelle Moton, Lenoir St., Peach Road, Quarry Street, Roanoke, Roberts, Sanderford Road, Worthdale, Southgate		
(3 223.4)	,		
Multipurpose Field	Barwell Road , Brentwood, Buffaloe Road Athletic, Chavis, Eastgate, Eliza Pool, Halifax, Kiwanis, Peach Road, Southgate		
Open Play Field	Anderson Point, Apollo Heights, Barwell Road, Biltmore Hills, Brentwood, Caraleigh, Chavis, Compiegne, Culpepper Circle, Davie Street, Dix, Drewry Hills #2, Eastgate, Eliza Pool, Fallon, Fred Fletcher, Green Road, Halifax, Hill Street, Historic Oakview, Kingwood Forest, Kimbrough, Kiwanis, Levelle Moton, Latta University Historic Park, Lions, Lockwood, Moore Square, Nash Square, Oakwood Common, Poole Road Canoe Launch, Poplar, Roanoke, Pullen, Roberts, Rothgeb, Tarboro Road, Walnut Creek Athletics Complex, West park, Worthdale		

Provided Within 5 Miles Continued

Experience	Parks Providing the Experience			
Pickleball Court - Indoor	Chavis, Five Points Center for Active Adults, Lions, Tarboro Road			
	Biltmore Hills, Brentwood, Eastgate, Fred Fletcher, Green Road, Jaycee, Lions, Pullen, Roberts, Sanderford Road, Tarboro Road			
Tennis Courts	Worthdale			
Volleyball - Indoor	Barwell Road, Chavis, Halifax, Lions, Marsh Creek, Roberts, Tarboro Road			
Volleyball - Grass	Dix, Roanoke			
Volleyball - Sand	Green Road, Jaycee			
Amusement Train	Pullen			
Carousel	Chavis, Pullen			
Dog Park	Buffaloe Road Athletic, Dix, Jaycee, Kiwanis, Oakwood			
Fitness Station/Equipment - Outdoor	Chavis, Jaycee, Kingwood Forest, Peach Road			
Kiddie Boat Ride	Pullen			
Pedal Boats	Pullen			
Rock Climbing/Bouldering	Lockwood			
Ampitheatre	Anderson Point, Chavis, Fred Fletcher			
Park Bench	Anderson Point, Apollo Heights, Biltmore Hills, Bragg Street, Brentwood, Buffaloe Road Athletic, Carver, Chamberlain, Chavis, Compiegne, Dacian, Davie Street, Dix, Drewry Hills, Drewry Hills #2, Eastgate, Edna Metz Wells, Eliza Pool, Fallon, Five Points Center for Active Adults, Fred Fletcher, Forest, Green Road, Halifax, Hertford Village, Hill Street, Historic Oakview, Jaycee, John Winters, Junious N. Sorrell, Kingwood Forest, Kiwanis, Lions, Levelle Moton, Lockwood, Longview, Marsh Creek, Martin L King Jr Memorial, Moore Square, Mordecai Historic Park, Mordecai Mini Park, Municipal Building Green, Nash Square, Oakwood, Oakwood Common, Peach Road, Poplar, Pullen, Quarry Street, Roanoke, Roberts, Rothgeb, Sanderford Road, Southgate, Tarboro Road, Walnut Creek Athletics Complex, Walnut Creek Wetland Center, West park			
Picnic Table	Anderson Point, Apollo Heights, Biltmore Hills, Bragg Street, Brentwood, Buffaloe Road Athletic, Caraleigh, Chamberlain, Chavis, City Plaza, Culpepper Circle, Dacian, Davie Street, Dix, Eastgate, Eliza Pool, Exchange Plaza, Fallon, Five Points Center for Active Adults, Fred Fletcher, Halifax, Green Road, Hertford Village, Hill Street, Historic Oakview, Jaycee, Kingwood Forest, Kiwanis, Levelle Moton, Lions, Lockwood, Longview, Marsh Creek, Market Plaza, Martin L King Jr Memorial, Meadowbrook, Moore Square, Mordecai Historic Park, Mordecai Mini Park, Oakwood, Oakwood Common, Peach Road, Poplar, Pullen, Quarry Street, Roanoke, Roberts, Sanderford Road, Southgate, Tarboro Road, Walnut Creek Athletics Complex, Walnut Creek Wetland Center, West park, Worthdale			
Picnic Shelter	Anderson Point, Apollo Heights, Biltmore Hills, Brentwood, Buffaloe Road Athletic, Chavis, Davie Street, Eastgate, Eliza Pool, Fallon, Fred Fletcher, Green Road, Halifax, Hill Street, Historic Oakview, Jaycee, Kingwood Forest, Kiwanis, Lions, Marsh Creek, Moore Square, Martin L King Jr Memorial, Oakwood, Pullen, Roanoke, Roberts, Southgate, Tarboro Road, Vallie Henderson, Worthdale			

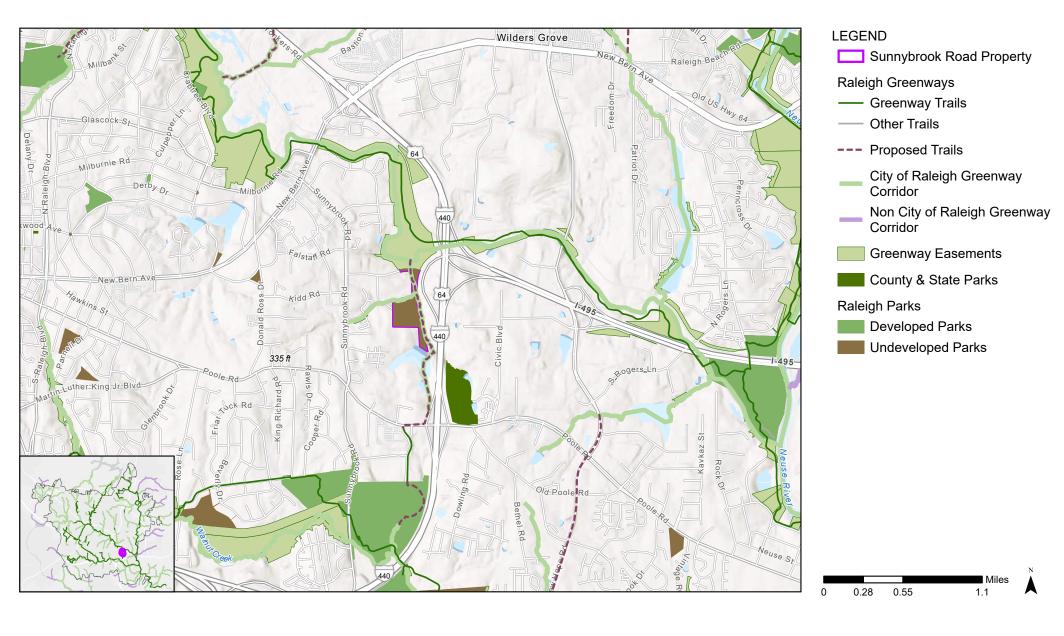
<u> </u>			
Experience	Parks Providing the Experience		
	Andrew Date And Hellette Dillege Dillege Dillege Charte Englished Delice Dillege Delice Delic		
	Anderson Point, Apollo Heights, Biltmore Hills, Chavis, Eastgate, Fred Fletcher, Halifax, Hill Street, Kingwood Forest, Kiwanis,		
Playgrounds: 2-5	Levelle Moton, Lions, Marsh Creek, Peach Road, Pullen, Roberts, Sanderford Road, Southgate, Worthdale		
	Anderson Point, Apollo Heights, Biltmore Hills, Bragg Street, Brentwood, Buffaloe Road Athletic, Caraleigh, Chamberlain,		
	Chavis, Dacian, Eastgate, Eliza Pool, Fred Fletcher, Green Road, Halifax, Hertford Village, Hill Street, Jaycee, Kiwanis, Levelle		
	Moton, Lockwood, Lions, Marsh Creek, Mordecai Mini Park, Oakwood Common, Peach Road, Pullen, Quarry Street, Roanoke,		
Playgrounds: 5-12	Roberts, Sanderford Road, Southgate, Worthdale, Tarboro Road		
Playgrounds: Nature-Oriented	Chavis		
Track - Non-Competitive/Lined	Chavis		
Track - Competitive/Lined	Buffaloe Road Athletic, Chavis		
Anderson Point, Apollo Heights, Biltmore Hills, Brentwood, Buffaloe Road Athletic, Chavis, City Cemetery, Da			
	Drewry Hills #2, Eastgate, Eliza Pool, Fred Fletcher, Historic Oakview, John Winters, Lockwood, Milburnie, Mount Hope		
	Cemetery, Poole Road Canoe Launch, Pullen, Sanderford Road, Rothgeb, Southgate, Walnut Creek Athletics Complex, Walnut		
Trails - Paved	Creek Wetland Center, Worthdale		
	Anderson Point, Buffaloe Road Athletic, Eastgate, Edna Metz Wells, Fallon, Forest, Hill Street, Historic Oakview, Jaycee, Lions,		
Trails - Natural Surface/Unpaved	Milburnie, Walnut Creek Wetland Center		
	Anderson Point, Barwell Road, Brentwood, Buffaloe Road Athletic, Eliza Pool, Fred Fletcher, Historic Oakview, Moore Square,		
Trails - Loop	Mount Hope Cemetery, Nash Square, Pullen, Walnut Creek Athletics Complex, Worthdale		
Walking Path	Barwell Road , Chavis, Culpepper Circle, Moore Square, Nash Square, New Bern Place		
BMX Track	Lions		
Inline Skating	Marsh Creek		
Skate Park	Marsh Creek		
Bleachers	Brentwood, Buffaloe Road Athletic, Chavis, Green Road, Halifax, Kiwanis, Lions, Marsh Creek, Roberts		

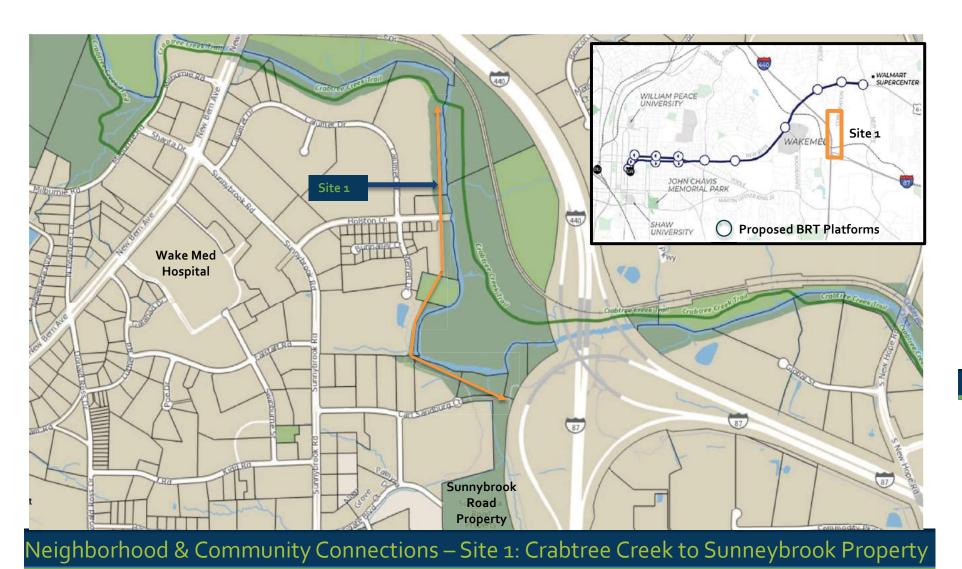
The Sunnybrook Rd. Property is located between the Crabtree Creek Greenway Trail and the Walnut Creek Greenway Trail.

There are two designated Capital Area Greenway Corridors that run through the Sunnybrook Rd. Property. The Crabtree Creek Tributary E Corridor runs North-South and has a planned potential Greenway Trail that would facilitate a connection between the Crabtree Creek Greenway Trail and the Walnut Creek Greenway Trail. The Crabtree Creek Tributary E Branch #1 Corridor runs East-West and feeds into the Crabtree Creek Tributary E Corridor. The Crabtree Creek Tributary E Branch #1 Corridor requires a 50' buffer from the top of bank, while the Crabtree Creek Tributary E requires a 75' buffer from the top of bank.

A greenway trail connection project from the Sunnybrook Road Park site to the Crabtree Creek Trail has been proposed for funding as part of the Neighborhood & Community Connections program. Design would occur in coordination with a sewer line replacement project in coordination with Raleigh Water, along the western bank of the Crabtree Creek near Holston Ln. This project would provide public access and connectivity with the greenway trail network from this site. Preliminary site map and information for this project can be found on the following page.

Greenway Context Map





Neighborhood & Community Connections Site 1: Crabtree Creek Trail to Sunnybrook Road Property

District:

Location: Crabtree Creek Trail at MM 3

Level of Service: C

Social Equity Priority: Medium to High

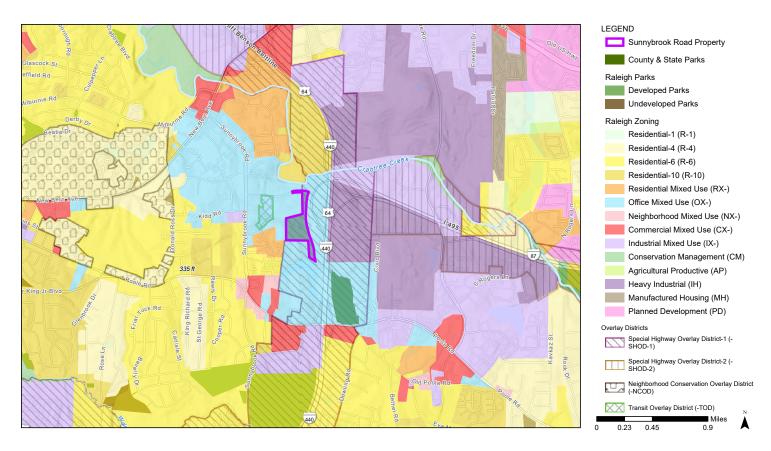
Improvements: Construct a 10' wide asphalt trail from Crabtree Creek Trail to Sunnybrook Road Property

Length of Project:3,800 LFDistance to closest access:0.73 milesAcquisition/Easements:Two (2) parcels

Other: Strategic Plan Initiative Micro-gap Pilot project, adjacent to 4 BRT platforms

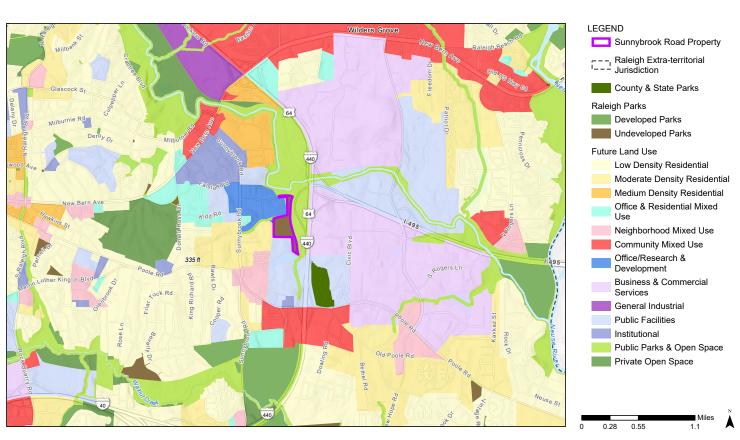
Cost Estimate: \$1,150,000

Current Zoning Map



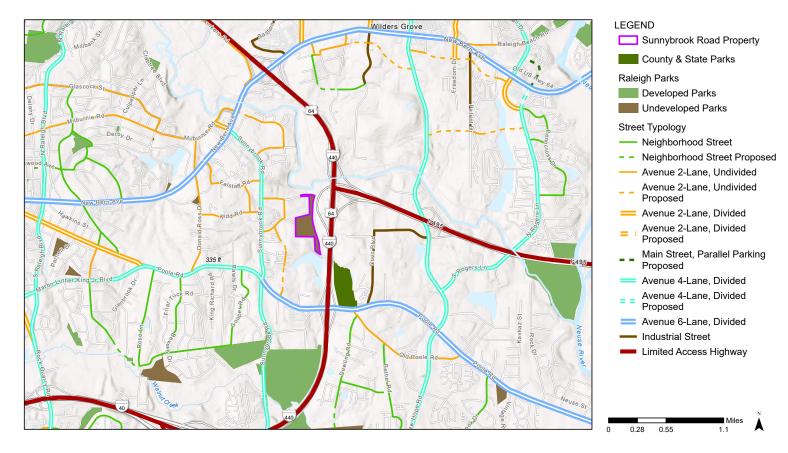
The current zoning surrounding the Sunnybrook Rd. Property is primarily Office Mixed Use. East of I-440 is designated a mix of Industrial Mixed Use and Heavy Industrial. The rest of the surrounding area around the Sunnybrook Rd. Property is a mix of Residential and Commercial.

Future Land Use Map



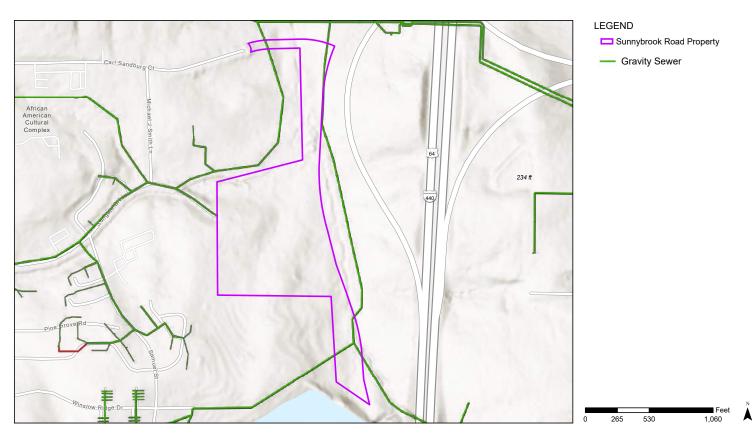
The future land use somewhat reflects the current zoning. Surrounding the property is Office & Residential Mixed Use and Office/Research & Development with an new designation to the north of the property as Public Parks & Open Space.

Street Typology Map



There are no proposed roads through the site but there is a proposed 2-Lane Undivided Avenue to the southwest of the property.

Utilities Map



There is currently a gravity sewer line on the Sunnybrook Rd. property but no electric utilities.

Paratransit Facility

This site is being considered for development of a Paratransit Facility in partnership with City of Raleigh Transportation. Development of the Paratransit Facility would require a majority of the western portion of the site.

Current conceptual plans include reserving approximately 2-5 acres of the site for development of a small pocket park as well as greenway trails and associated parking areas (see: Appendix A).

To the right is the summary from the Draft Urban Design Center report. The full report can be found in Appendix A.

The current program being considered for the pocket park elements includes:

- Playground area designed for universal accessibility (approximately 20,000 sq ft)
- Open grass play area (approximately 8,000 sq ft)
- Greenway trail (approximately 4,500 linear feet)
- Picnic Shelter / Pavilion (approximately 3,000 sq ft)
- · Associated sitework and grading for park access and future greenway trail connectivity

SUMMARY

Previous Study and Future Considerations

In January 2019, HDR wrapped up a study for the Raleigh Department of Transportation. The document, *Programming Report: GoWake Access | GoRaleigh Access Demand Response Operations and Maintenance Facility,* is a feasibility study for a new shared transit facility. GoWake Access | GoRaleigh Access are transit providers responsible for providing paratransit services to the City of Raleigh, North Carolina and the surrounding areas. The City of Raleigh has decided to move from the existing facility, located at 1430 Blount Street. The purpose of this report is to determine which site would be the most effective for the transit partners. Program includes:

- Administration
- Operations
- Vehicle Maintenance
- Vehicle Service

In order to select the most effective site HDR | MDG was tasked with developing a facility Space Needs Program for the projected 2027 fleet. From this program, test-fits have been developed for a new administration, operations and maintenance facility for a n. The report uses test fits to represent preliminary master plan scenarios that the City is able to use to select and purchase the final site.

Transit Services reached out to internal city departments in August to look at a new site for consideration. At that time Engineering Services did some preliminary site report for the additional site for consideration.

Site - 141 Sunnybrook Road & 3400 Sungate Blvd. (Parcel I and Parcel II)

Engineering Services recommended that Transit Operations consult the Urban Design Center for further assistance.

Designers at the UDC, collected data from ArcGIS, UDO Code, and previous ES analysis for the new site. Designers applied regulatory restrictions to site that may impact massing and created feasibility test fits for identified program that was previously established in the Jan. 2019 Report.

This report is to be used for additional consideration of the site listed and to be shared with future consultants for a more intensive site analysis exercise. Findings from report may aid RDOT in decision making for future facility.

SITE ANALYSIS

There are entrances to the site from the north off Carl Sandburg Ct. and from the west off Sungate Blvd. There is no current parking on site.

The landscape at the Sunnybrook Rd. Property is mostly forested and includes a wetland area on the eastern portion of the site.

The creeks on site have lots of sedimentation and there is evidence of flooding along them as well.

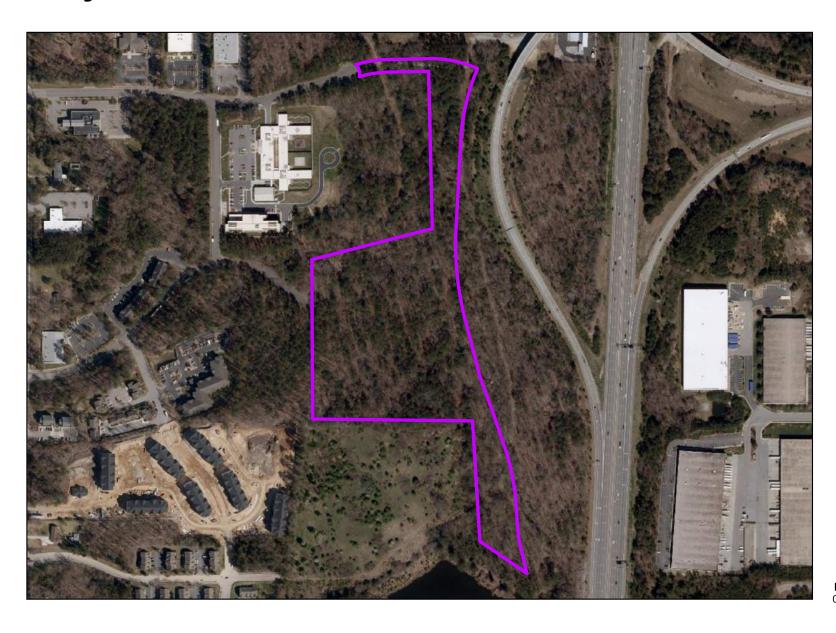
There are limited opportunities on site but there are some nicely wooded areas and parts of the creek offer a tranquil environment. Site images on page 20 highlight these aspects:

- Wooded Areas
- Creeks

There is also evidence of several site constraints including unsanctioned activities and creek flooding that should be addressed in the interim management plan. Site images on page 21 show these constraints::

- Illegal dumping
- Creek flooding
- Creek sedimentation

Existing Conditions

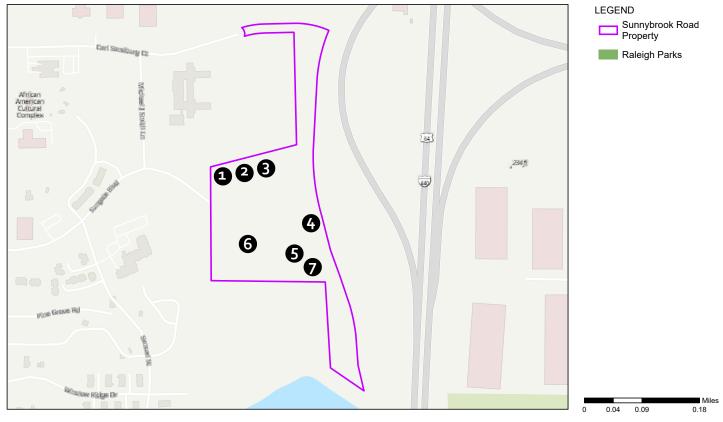


LEGEND

Sunnybrook Road Property



Site Opportunities - Images Key









Site Opportunities - Images





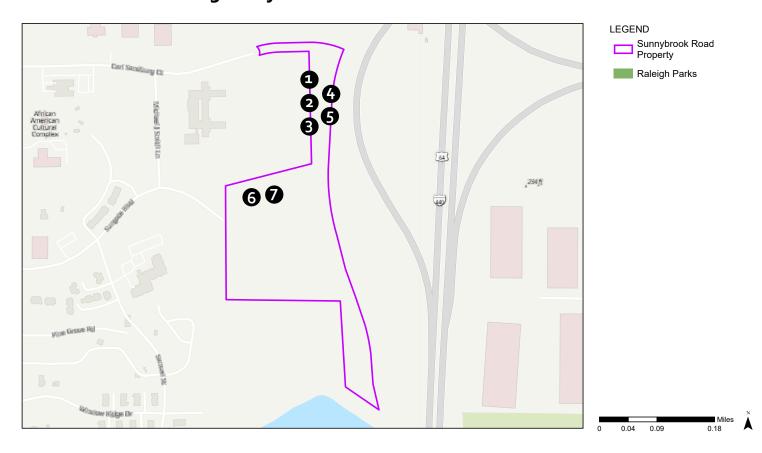




Woods Images

Creek Images

Site Constraints - Images Key









Site Constraints - Images





Creek Flooding





Creek Sedimentation

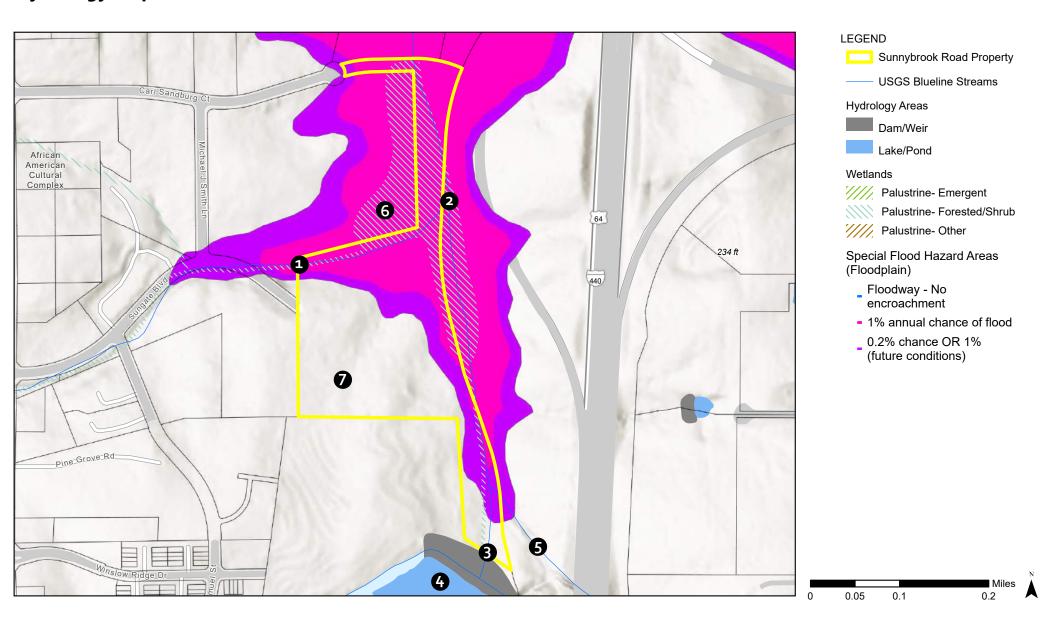
The most significant hydrological features found on the Sunnybrook Rd. Tract are two unnamed upper tributaries of the Neuse River. The larger of the two tributaries (in terms of channel width and volume) enters the Tract from the west [1] and flows eastward along a northern property line. This stream exhibits dynamic flow rates driven by rapid surface and subsurface run-off during heavy rain events. The stream banks and channel show characteristics typical of stormwater-fed systems, including eroded banks, incised channels, and heavy sedimentation. Evidence of flooding and further sedimentation was observed in the floodplain associated with the stream, indicating that the water levels regularly exceed the stream banks and flood the surrounding lowland areas. The stream takes a slight bend to the northeast before joining the second tributary at a point near the eastern property line [2].

The second tributary enters the Tract from the south [3] and flows northward along the eastern property line, crossing the property line multiple times. This stream is distinctively narrower and shallower than the larger tributary and has a more meandering flow. This stream is fed by a stormwater retention pond located on NCDOT-owned land to the south of the Tract [4], as well as by another small tributary stream that enters the Tract in the southeastern portion [5]. Similar to the larger tributary stream located onsite, this stream exhibits dynamic hydrological regimes that are again driven primarily by stormwater events. Bank erosion, channel incision, and sedimentation in the channel and floodplain were overserved here as well.

The tributary streams and the associated riparian areas do support plant communities and habitats that are characteristic of alluvial forests and palustrine wetlands, despite the negative impacts caused by stormwater run-off. The US Fish and Wildlife's National Wetland Inventory (NWI) has designated portions of the riparian areas and floodplain on the Tract as "palustrine wetland" [6], characterized by a closed canopy overstory dominated by broadleaf species and containing representative hydrophilic plant species in the understory. Development in these areas will be highly regulated or completely restricted. Additional study is needed to gauge the impacts of stormwater-driven erosion and sedimentation in these wetlands, and to identify potential mediating practices.

The hydrology is less complex in the more upland portions of the Sunnybrook Rd. Tract. Several erosional channels have been formed in areas where topographical contours funnel stormwater surface flow. These channels exhibit ephemeral water flow related directly to precipitation events. A streamhead seep was identified near the head of one channel [7], indicating that this drainage collects both surface and subsurface flow. Several small depressional areas were observed in the upland areas of the Tract and could support hydrologically dependent communities such as upland pools or perched wetlands, however, these areas are highly ephemeral, scattered, and collectively represent too small of an acreage to be significant.

Hydrology Map



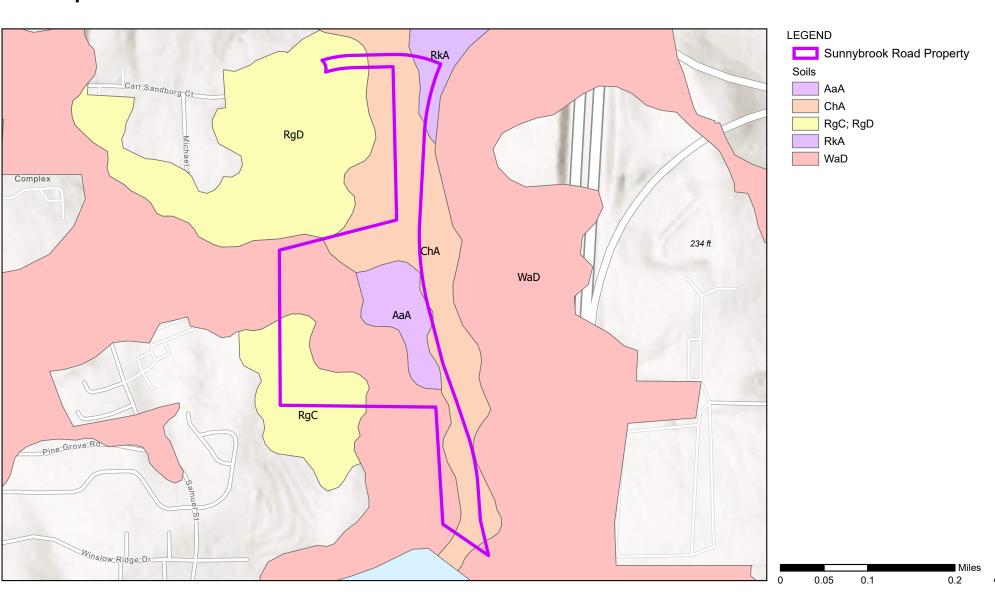
The soils located on the more upland portions of the Sunnybrook Rd. Tract are considered well-drained to moderately well-drained, including the Altavista, Rawlings-Rion complex, and the Wake-Rolesville complex soil types. These soils include loamy sand and sandy loam soil textures that allow for increased permeability. These upland and well-drained soils represent the most suitable sites for future facility development. The topography slopes gradually from higher elevations in the west/southwest of the Tract to lower elevations in the east/ northeast. Erosional channels formed through stormwater run-off drainage may present development challenges.

The lower elevation floodplain and riparian portions of the Tract exhibit more poorly drained soils including Chewacla silty clay loam. This soil type is rated as partially hydric (between 33% and 66% of the mapped soil unit classified as hydric) and encompasses most of the area designated as palustrine wetlands by the USFWS NWI. The Chewacla and Riverview soil types are the least suited for facility development given the poor drainage and texture. These soil types and their associated hydrological regimes also support ecologically valuable alluvial floodplain and palustrine wetland habitat types. Facilities such as natural-surface trails and interpretive signage may be the only appropriate development types for these sites assuming that any negative impacts can be minimized.

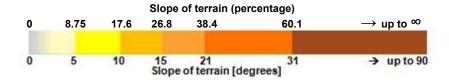
Table of Soils Found Within Sunnybrook Rd. Property				
Soil Abbreviation*	Soil Type Name	Drainage Class	Hydric Rating	
Af	Altavista fine sandy loam	Moderately well-drained	Non-hydric	
Ch	Chewacla/ Wehadkee silty clay loam	Poorly drained	Partially hydric	
Rg	Rawlings- Rion complex sandy loam	Well-drained	Non-hydric	
Rk	Riverview fine sandy loam	Somewhat poorly drained	Non-hydric	
Wa	Wake- Rolesville complex loamy sand	Excessively well-drained	Non-hydric	

^{*}Percent-slope indicated by A, B, and C ratings in increasing order. Soils that have been heavily eroded are denoted with "2" after the soil type abbreviation.

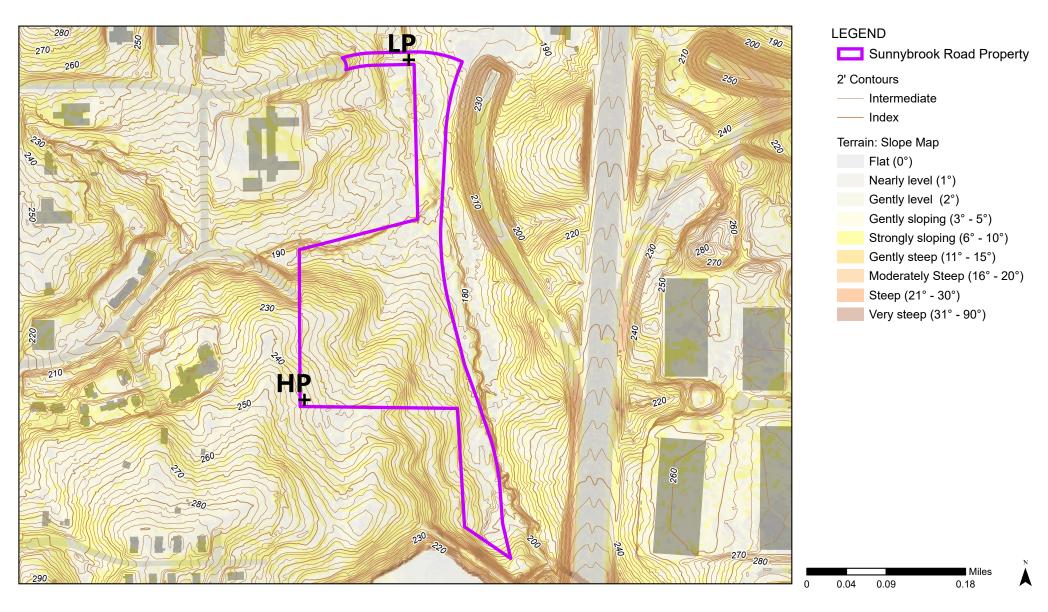
Soils Map



The terrain slopes from the southwest part of the Sunnybrook Rd. Property towards north part of the property. The high point (HP) is noted in the southwest area of the property and the low point (LP) is found in the northern area. Very steep slopes (>60%) are found within the wooded area in the southern portion of the site but the majority of site is classified as nearly level to gently sloping (0-8.75%) or strongly sloping (8.75%-17.6%).



Slope & Topography Map



NATURAL RESOURCE INVENTORY

The Sunnybrook Rd. Tract encompasses roughly 20.5 acres, all of which are moderately to heavily forested. The dominant forest type in the upland and transitional elevations could be broadly classified as mesic mixed hardwood forests. This forest type is characterized by dense canopies of mesophytic trees such as sweetgum (Liquidambar styraciflua), red maple (Acer rubrum), yellow poplar (Liriodendron tulipfera), and loblolly pine (Pinus taeda). Scattered shortleaf pine (Pinus echinata) is also found on the Tract. Additional site characteristics that resemble typical mesic mixed-hardwood forests include a midstory tree layer primarily comprised of young pines, sourwood (Oxydendrum arboretum), American beech (Fagus grandifolia), eastern hornbeam (Carpinus caroliniana), eastern hophornbeam (Ostrya virginiana), winged elm (Ulmus alata), and southern hackberry (Celtis laevigata). Plant species found in the understory include woody vines (Smilax spp., Vitis spp.), woody shrubs (Vaccinium spp., Viburnum spp.), running cedar (Diphasiastrum digitatum), and scattered grasses (Chasmanthium spp., Dicanthelium spp., Panicum spp.).



Sweetgum (Liquidambar styraciflua)



Greenbriar (Smilax spp.)



Shortleaf Pine (Pinus echinata)



Eastern Hophornbeam (Ostrya virginiana)



Rosette Grass (Dicanthelium spp.)

The highest elevations on the Sunnybrook Rd. Tract are found in the westernmost portions of the property. The topography slopes gradually to the east and northeast until reaching lower elevation areas that lie within the floodplains of two blue-line streams. The dominant forest type shifts from mesic mixed hardwood forests to conditions that more resemble piedmont headwater stream forests and piedmont alluvial forests. These forest types are associated with smaller piedmont streams that have relatively narrow floodplains. These portions of the Tract are occasionally-to-frequently flooded, especially after heavy rain events and the related stormwater run-off from surrounding areas. Canopy tree species include sweetgum, yellow poplar, red maple, river birch (Betula nigra), water oak (Quercus nigra), and American sycamore (Platanus occidentalis). The more poorly drained soils support mesic and wetland communities, such as those areas designated as palustrine wetlands by the USFWS National Wetland Inventory. A greater diversity of understory plant species can be found on these sites, including Christmas fern (Polystichum acrostichoides), cinnamon fern (Osmundastrum cinnamomeum), sensitive fern (Onoclea sensibilis), giant cane (Arundinaria gigantea), Virginia dayflower (Commelina virginica), lizard's tail (Saururus cernuus), and Jack-in-the-pulpit (Arisaema triphyllum). A variety of freshwater fish, reptile, amphibian, and insect species are frequently associated with these floodplain habitats, some of which may have special conservation status designations and/or may require targeted management.



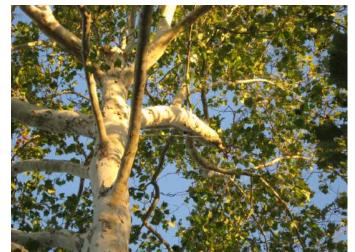
River Birch (Betula nigra)



Jack-in-the-pulpit (Arisaema triphyllum)



Water Oak (Quercus nigra)



American Sycamore (Platanus occidentalis)



Lizard's Tail (Saururus cernuus)

List of wildlife species observed at the Sunnybrook Property

This list is not meant to be exhaustive and represents observations made during multiple site visits by Raleigh PRCR staff. More wildlife species will likely be found within the Sunnybrook Rd. Tract after additional ecological monitoring and biological sampling.

Common Name	Scientific Name	Native (Y/N)	Special Status*	
Bird species				
American robin	American robin Turdus migratorius			
blue jay	Cyanocitta cristata	Y		
brown thrasher	Toxostoma rufum	Y		
Carolina chickadee	Poecile carolinensis	Y		
chipping sparrow	Spizella <u>passerina</u>	Y		
eastern towhee	Pipilo erythrophthalmus	Y		
downy woodpecker	Picoides pubescens	Y		
hermit thrush	Catharus guttatus	Y		
northern cardinal	Cardinalis cardinalis	Y		
red-shouldered hawk	Buteo lineatus	Y		
summer tanager	Piranga rubra	Y		
tufted titmouse	<u>Baeolophus</u> bicolor	Y		
white-breasted nuthatch	<u>Sitta</u> carolinensis	Y		
	Mammal species			
grey squirrel	Sciurus carolinensis	Υ		
white-tailed deer	Odocoileus virginianus	Y		
	Reptile species			
black racer	Coluber constrictor	Y		
green anole	Anolis carolinensis	Υ		
Amphibian species				
			*	
Fish/other aquatic species				
unidentified small freshwater fish	multiple species		*	
freshwater crayfish	Cambarus sp.	Υ	*	

^{*} Some wildlife species were unable to be identified to species, therefore it may be possible that other wildlife species associated with a special conservation status exist onsite.

List of plant species observed at the Sunnybrook Rd. Property

This list is not meant to be exhaustive and represents observations made during multiple site visits by Raleigh PRCR staff. More wildlife species will likely be found within the Sunnybrook Rd. Tract after additional ecological monitoring and biological sampling.

Common Name	Scientific Name	Native (Y/N)	Special Status*				
	Grass species						
bluestem grasses	Andropogon spp.	Υ					
giant cane	Arundinaria gigantea	Υ					
Japanese stiltgrass	Microstegium vimineum	N					
monkey grass	Liriope muscari	N					
panic grasses	Panicum spp.	Υ					
rosette panic grasses	Dicanthelium spp.	Υ					
rushes	Juncus spp.	Υ	*				
sedges	Carex spp.	Υ	*				
wood oats	Chasmanthium spp.	Υ					
	Forb species						
American lopseed	Phryma leptostachya	Υ					
asters	Aster spp.	Υ	*				
bedstraws	Galium spp.	Υ					
black snakeroot	Actaea racemosa	Υ					
bonesets	Eupatorium spp.	Υ	*				
Christmas fern	Polystichum acrostichoides	Υ					
cinnamon fern	Osmundastrum cinnamomeum	Υ					
crane-fly orchid	Tipularia discolor	Υ					
false nettle	Boehmeria cylindrica	Υ					
false Solomon's seal	Maianthemum racemosum	Υ					
goldenrods	Solidago spp.	Υ					
heartleaf	Hexastylis sp.	Υ					
Jack-in-the-pulpit	Arisaema triphyllum	Υ					
lizard's tail	Saururus cernuus	Υ					
partridge berry	Mitchella repens	Υ					

^{*} Some wildlife species were unable to be identified to species, therefore it may be possible that other wildlife species associated with a special conservation status exist onsite.

peas - legumes	Lespedeza spp.	Y & N				
peas - legumes	Desmodium spp.	Y				
running cedar	Diphasiastrum digitatum	Y				
sensitive fern	Onoclea sensibilis	Y				
smartweeds	Polygonum spp.	Y & N				
southern lady fern	Athyrium asplenioides	Υ				
spotted wintergreen	Chimaphila maculata	Y				
tall rattlesnake root	Nabalus altissimus	Y				
Virginia dayflower	Commelina virginica	Y				
wood sorrels	Oxalis spp.	Y				
Shrub/vine species						
English ivy	Hedera helix	N				
greenbriers	Smilax spp.	Y				
groundsel tree	Baccharis halimifolia	Y				
Japanese honeysuckle	Lonicera japonica	N				
privets	Ligustrum spp.	N				
wax myrtle	Myrica cerifera	Y				
wild blueberries	Vaccinium spp.	Y				
wild grapes	Vitis spp.	Y				
wild olives	Elaeagnus spp.	N				
Tree species						
American beech	Fagus grandifolia	Y				
American sycamore	Platanus occidentalis	Y				
black gum	Nyssa sylvatica	Y				
Callery pear	Pyrus calleryana	N				
eastern hophornbeam	Ostrya virginiana	Y				
eastern hornbeam	Carpinus caroliniana	Y				
green ash	Fraxinus pennsylvanica	Υ				

loblolly pine	Pinus taeda	Υ	
mockernut hickory	Carya tomentosa	Υ	
northern red oak	Quercus rubra	Υ	
pignut hickory	Carya glabra	Υ	
red maple	Acer rubrum	Υ	
river birch	Betula nigra	Υ	
shortleaf pine	Pinus echinata	Υ	
sourwood	Oxydendrum arboretum	Y	
southern hackberry	Celtis laevigata	Υ	
southern red oak	Quercus falcata	Υ	
sweetgum	Liquidambar styraciflua	Υ	
water oak	Quercus nigra	Υ	
white oak	Quercus alba	Υ	
winged elm	Ulmus alata	Υ	
yellow poplar	Liriodendron tulipfera	Υ	

NC Natural Heritage Program



Roy Cooper, Governor

D. Reid Wilson, Secretary

Walter Clark
Director, Division of Land and Water Stewardship

NCNHDE-14735

May 20, 2021

Emma Liles City of Raleigh 222 W Hargett St Raleigh, NC 27602 RE: Sunnybrook Property

Dear Emma Liles:

The North Carolina Natural Heritage Program (NCNHP) appreciates the opportunity to provide information about natural heritage resources for the project referenced above.

A query of the NCNHP database indicates that there are records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. These results are presented in the attached 'Documented Occurrences' tables and map.

The attached 'Potential Occurrences' table summarizes rare species and natural communities that have been documented within a one-mile radius of the property boundary. The proximity of these records suggests that these natural heritage elements may potentially be present in the project area if suitable habitat exists. Tables of natural areas and conservation/managed areas within a one-mile radius of the project area, if any, are also included in this report.

If a Federally-listed species is documented within the project area or indicated within a one-mile radius of the project area, the NCNHP recommends contacting the US Fish and Wildlife Service (USFWS) for guidance. Contact information for USFWS offices in North Carolina is found here: https://www.fws.gov/offices/Directory/ListOffices.cfm?statecode=37.

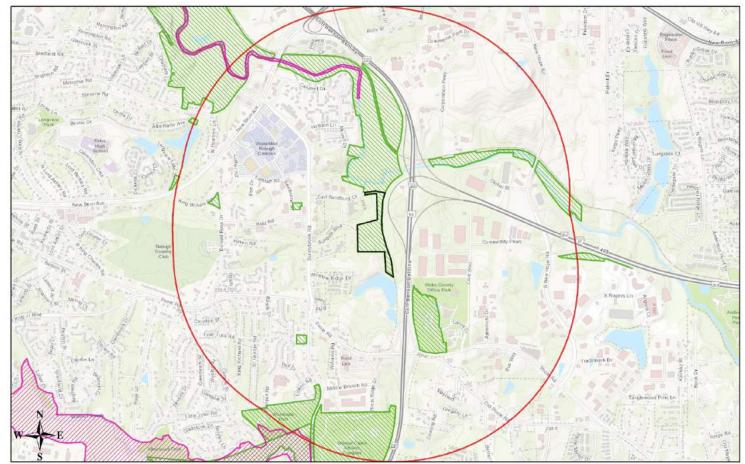
Please note that natural heritage element data are maintained for the purposes of conservation planning, project review, and scientific research, and are not intended for use as the primary criteria for regulatory decisions. Information provided by the NCNHP database may not be published without prior written notification to the NCNHP, and the NCNHP must be credited as an information source in these publications. Maps of NCNHP data may not be redistributed without permission.

Also please note that the NC Natural Heritage Program may follow this letter with additional correspondence if a Dedicated Nature Preserve, Registered Heritage Area, Land and Water Fund easement, or an occurrence of a Federally-listed species is documented near the project area.

If you have questions regarding the information provided in this letter or need additional assistance, please contact Rodney A. Butler at rodney.butler@ncdcr.gov or 919-707-8603.

Sincerely,

NC Natural Heritage Program



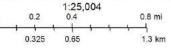




Buffered Project Boundary

NHP Natural Area (NHNA)

Managed Area (MAREA)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the Gl-User Community

Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Intersecting the Project Area Sunnybrook Property May 20, 2021 NCNHDE-14735

No Element Occurrences are Documented within the Project Area

There are no documented element occurrences (of medium to very high accuracy) that intersect with the project area. Please note, however, that although the NCNHP database does not show records for rare species within the project area, it does not necessarily mean that they are not present; it may simply mean that the area has not been surveyed. The use of Natural Heritage Program data should not be substituted for actual field surveys if needed, particularly if the project area contains suitable habitat for rare species. If rare species are found, the NCNHP would appreciate receiving this information so that we may update our database.

No Natural Areas are Documented within the Project Area

Managed Areas Documented Within Project Area*

Managed Area Name	Owner	Owner Type
City of Raleigh Open Space - Planned Neighborhood Park NPS38	City of Raleigh	Local Government
City of Raleigh Greenway - Crabtree Creek Trail	City of Raleigh	Local Government

* NOTE: If the proposed project intersects with a conservation/managed area, please contact the landowner directly for additional information. If the project intersects with a Dedicated Nature Preserve (DNP), Registered Natural Heritage Area (RHA), or Federally-listed species, NCNHP staff may provide additional correspondence regarding the project.

Definitions and an explanation of status designations and codes can be found at https://ncnhde.natureserve.org/help. Data query generated on May 20, 2021; source: NCNHP, Q1 April 2021. Please resubmit your information request if more than one year elapses before project initiation as new information is continually added to the NCNHP database.

Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Within a One-mile Radius of the Project Area Sunnybrook Property May 20, 2021 NCNHDE-14735

Element Occurrences Documented Within a One-mile Radius of the Project Area										
Taxonomic	EO ID	Scientific Name	Common Name	Last	Element	Accuracy	Federal	State	Global	State
Group				Observation Date	Occurrence Rank		Status	Status	Rank	Rank
Crustacean	29723	Orconectes carolinensis	North Carolina Spiny Crayfish	2019-03-11	Е	3-Medium		Special Concern	G3	S3
Dragonfly or Damselfly	32043	Coryphaeschna ingens	s Regal Darner	2004-Pre	H?	5-Very Low		Significantly Rare	G5	S2?
Freshwater Fis	h10676	Noturus furiosus	Carolina Madtom	1902-08-18	Н	3-Medium	Proposed Endangered	Threatened	G2	S2
Natural Community	31351	Piedmont Alluvial Forest		2012-04-13	CD	2-High			G4	S4
Vascular Plant	9277	Pseudognaphalium helleri	Heller's Rabbit- Tobacco	1947-10-26	Н	4-Low		Significantly Rare Peripheral	G4G5T 3T4	S2S3

Tratarar Areas Bocamentea Within a One Time Radias of the Froject Area								
Site Name	Representational Rating	Collective Rating						
Walnut Creek Bottomland Forests	R5 (General)	C5 (General)						
NEU/Crabtree Creek Aquatic Habitat	R5 (General)	C4 (Moderate)						
Managed Areas Documented Within a One-mile Radius of the Project Area								
Managed Area Name	Owner	Owner Type						
City of Raleigh Open Space - King William	City of Raleigh	Local Government						
City of Raleigh Greenway - Crabtree Creek Trail	City of Raleigh	Local Government						
City of Raleigh Open Space	City of Raleigh	Local Government						
City of Raleigh Open Space - Alice Aycock Poe Center	City of Raleigh	Local Government						
City of Raleigh Open Space	City of Raleigh	Local Government						
City of Raleigh Greenway - Crabtree Creek Trail	City of Raleigh	Local Government						
City of Raleigh Greenway - Walnut Creek Greenway	City of Raleigh	Local Government						
Corridor								
Triangle Greenways Council Preserve - Crabtree Creek Trail	Triangle Greenways Council	Private						
City of Raleigh Open Space	City of Raleigh	Local Government						
City of Raleigh Open Space	City of Raleigh	Local Government						
Wake County Open Space - Historic Oakview	Wake County	Local Government						
City of Raleigh Open Space - Longview Lake	City of Raleigh	Local Government						
City of Raleigh Open Space - Worthdale Park	City of Raleigh	Local Government						
City of Raleigh Greenway - Buckeye Trail	City of Raleigh	Local Government						
City of Raleigh Open Space - Planned Neighborhood Park NPS38	City of Raleigh	Local Government						
City of Raleigh Greenway - Crabtree Creek Trail	City of Raleigh	Local Government						
City of Raleigh Open Space - Walnut Creek Park North	City of Raleigh	Local Government						

Natural Areas Documented Within a One-mile Radius of the Project Area

CULTURAL RESOURCE INVENTORY

Previous Land Use Maps

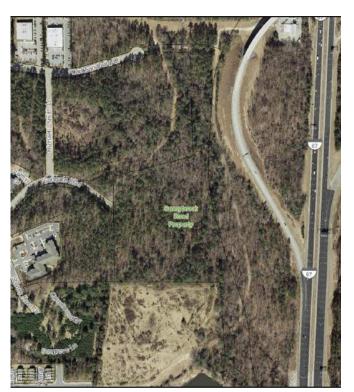
There is little documentation related to the previous land use activities that have occurred on the Sunnybrook Rd. Tract. Evidence of old roadbeds was observed in the upland areas and may be related to past agricultural and pastoral farming practices known to have occurred on adjacent parcels. Historic aerial photographs show that most of the Tract has been forested since the 1930's, possibly earlier. A primitive cemetery site was tentatively identified near the southern boundary line adjacent to the NCDOT-owned property. Rudimentary stones were observed in a semi-regular pattern that may indicate burial sites; however, more research should be conducted to confirm these suspicions.





1981







1999 2010 2020

31

State Historic Preservation Office

The NC State Historic Preservation Office (SHPO) was consulted during the predevelopment site assessment to ensure no significant cultural or archaeological sites have been identified onsite, and the SHPO response is included below. The SHPO recommendations related to land-disturbing activities should be considered during any development planning processes.

SHPO response:

"We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed."



North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Office of Archives and History Deputy Secretary Kevin Cherry

Secretary Susi H. Hamilton December 11, 2020

Governor Roy Cooper

Emma Liles City of Raleigh Parks, Recreation, and Cultural Resources Department 222 West Hargett Street Raleigh, NC 27601

emma.liles@raleighnc.gov

Dear Ms. Liles:

Thank you for your email of November 2, 2020, regarding the above-referenced undertaking. We have reviewed the submittal and offer the following comments.

Re: Sunnybrook Road Property scoping, 141 Sunnybrook Road, Raleigh, Wake County, ER 20-2366

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the

Sincerely,

Ramona Bartos, Deputy State Historic Preservation Officer

Rener Bledhill-Earley

above referenced tracking number.

Location: 109 East Jones Street, Raleigh NC 27601 Mailing Address: 4617 Mail Service Center, Raleigh NC 27699-4617 Telephone/Fax: (919) 814-6570/814-6598

32

PARK ACCESS, SOCIAL EQUITY, & DEMOGRAPHIC ANALYSIS

Park Access Analysis

Park Access is a measure of how well different areas of the city are currently served by Raleigh's system of parks and greenway trails. Each census block in the city is assigned a Park Access grade based on four factors:



1. Distance to Nearest Park: How far residents need to travel to reach the nearest public park;



2. Distance to Nearest Greenway Trail: How far residents need to travel to reach the nearest greenway trail;



3. Acres of Open Space: How many acres of park land are accessible nearby;

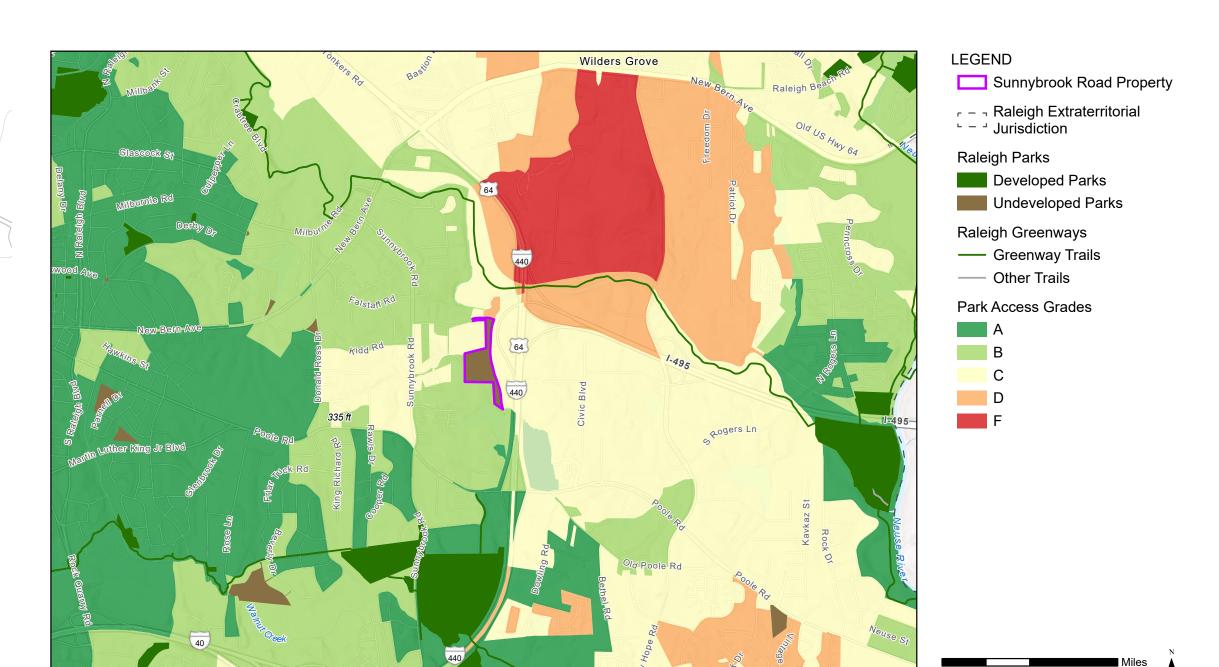


4. Park Experiences: The number and variety of park experiences available nearby;

Communities with an "A" letter grade have very good park access relative to other areas of the city. These neighborhoods are likely located within a 10-minute walk of a park, have access to many acres of open space, and can enjoy a wide variety of park experiences within a short distance of home.

Communities with a "D" or "F" letter grade have poor access to parks relative to other areas of the city. Residents in these areas may have to travel several miles to reach the nearest public park, and may only have access to a limited variety of park experiences.

Prioritizing investments in communities with low Park Access scores helps to promote Raleigh's goal of providing every citizen with safe, convenient access to a park or greenway trail.



Equity Priority Analysis

Equity Priority can be determined by analyzing five key indicators of community health and well-being, as defined by Wake County Human Services' *Community Vulnerability Index*:



1. Unemployment: Population age 16 and over who are unemployed in the civilian labor force;



2. Low Educational Attainment: Population over age 25 who have less than a high school diploma;



3. Age Dependency: Population under the age of 18 and over the age of 64 combined;



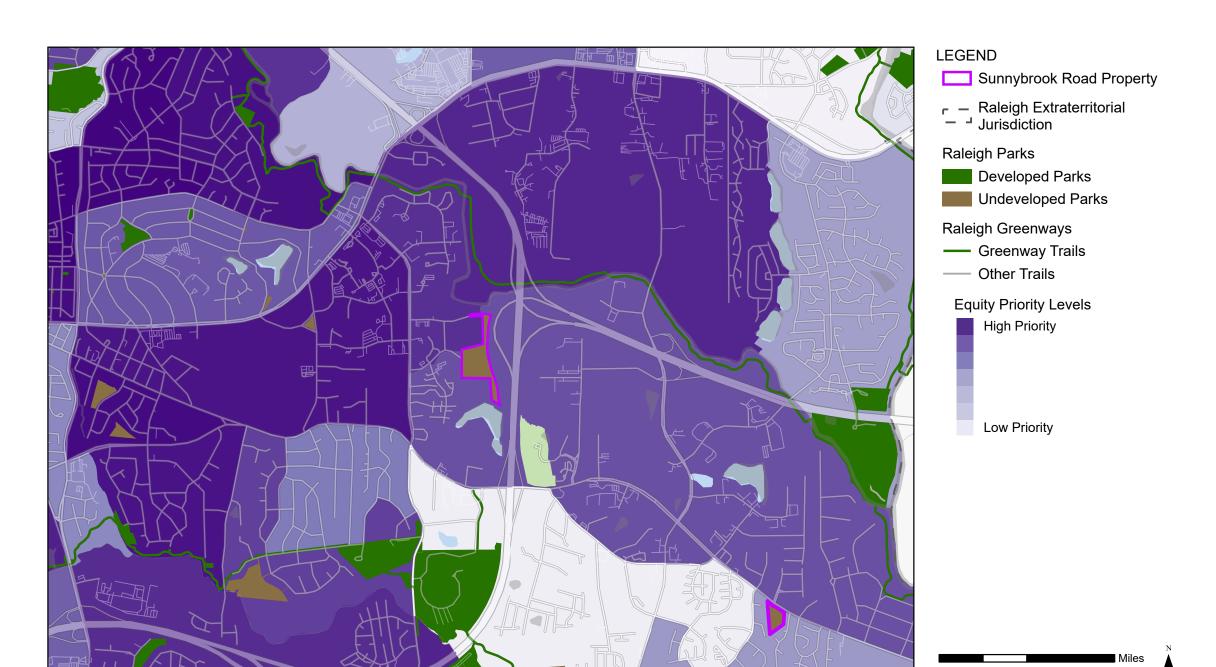
4. Housing Vacancy: The total number of vacant or unoccupied housing units in a block group;



5. Poverty Rate: The population living below the federal poverty threshold in Wake County;

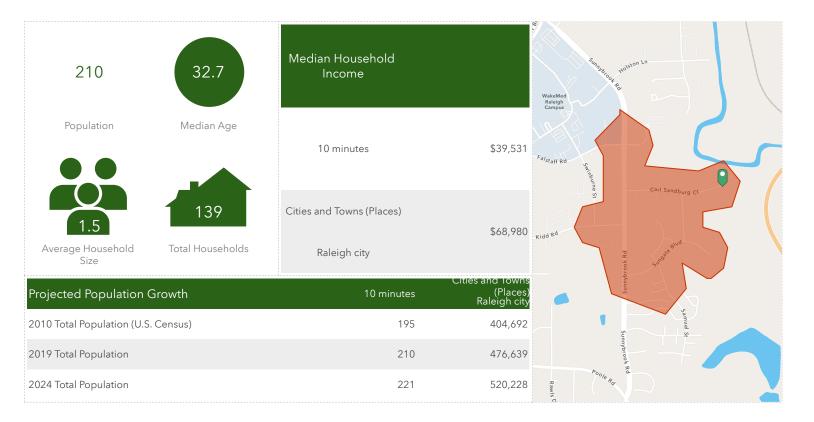
Communities exhibiting a high concentration of these five demographic and socieconomic indicators are more likely to experience negative health outcomes such as heart disease, obesity, chronic stress, and depression—outcomes which can be mitigated with better access to high-quality open spaces, outdoor recreation, and safe places to play and exercise.

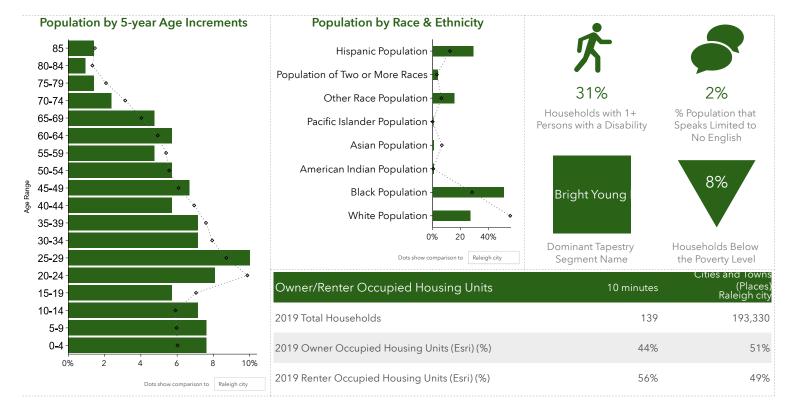
Prioritizing investments in these communities helps ensure that PRCR sites, facilities, and programs are more accessible to the communities that will benefit most from these public resources.



10-Minute Walk Demographics

There are only 210 people within a ten-minute walk from the northern access point of the Sunnybrook Rd. Property. This population has a lower median household income, has more 25-29 year-olds & less 40-44 year olds, and has a larger black & hispanic population than the average in the City of Raleigh. Within this population 44% of people own their home as opposed to renting, 31% of households have at least one person with a disability, 8% of households are below the poverty level, and 2% speak limited to no English.

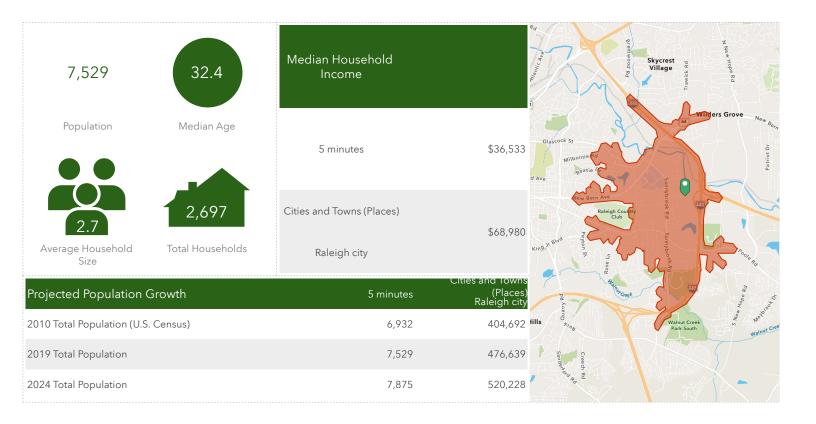


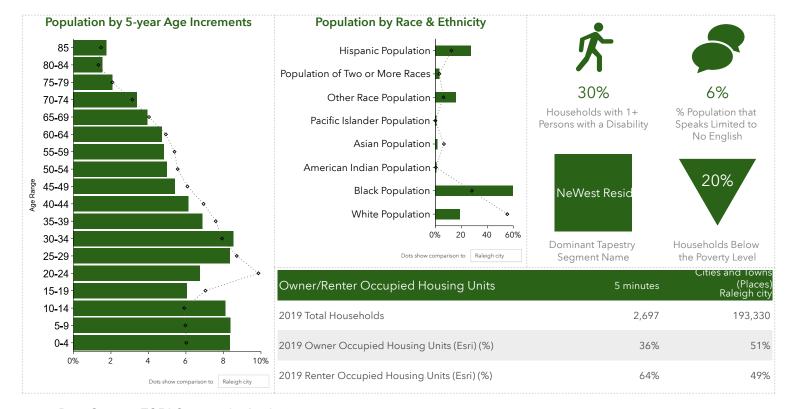


Data Source: ESRI Community Analyst

5-Minute Drive Demographics

There are only 7,529 people within a five-minute drive from the northern access point of the Sunnybrook Rd. Property. This population is similar to the ten-minute walk population in terms of median household income, age, and race. This population also has a low percentage of home owners, 30% of households have at least one person with a disability, 20% of households are below the poverty level, and 6% speak limited to no English.





Data Source: ESRI Community Analyst

SUITABILITY ANALYSIS

Site & Context Analysis of the Sunnybrook Rd. Property yielded many results that should be considered when deciding where on the site it is appropriate for development. The findings of from this analysis are summarized below:

Greenways

• The greenway corridors that run through the site should have very limited development to protect riparian buffers. The future trail connection is a suitable use as low-impact development in the very limited disturbance areas.

Slope & Topography

• The steep slopes on site should have very limited disturbance to help prevent erosion issues on site.

Soils & Geology

 Development in areas of the site with poorly drained
 partially- hydric soils should be limited because of the frequency of inundation

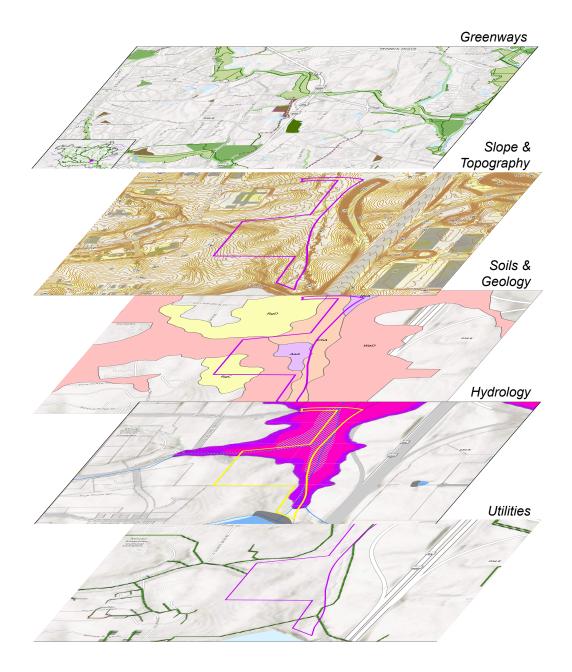
Hydrology

• Development within the 100-year floodplain should be very limited because of the frequency of inundation

Utilities

 Areas that overlap with the gravity sewer should have limited development so regular maintenance can be conducted.

Suitability Overlay Diagram



There are other results from the PDAP beyond just what affects site suitability. When public engagement begins with the start of the site development process, the project manager should keep the following in mind:

Site Vicinity

• The Sunnybrook Rd. Property has Community & Homeowner Associations nearby as well as the nearby schools including the Holly Hill Children's Hospital and the Frankie Lemmon School & Development Center. Efforts should be made to include these communities in the park planning process.

Park & Greenway System Context

• The Sunnybrook Rd. Property should be planned within the larger context of the surrounding parks and greenways. When the site is developed, the experiences it provides should complement the park & greenway system in the area to help provide a broad range of activities for the community.

Zoning & Future Land Use

 Any development of the Sunnybrook Rd. Property should keep in mind the area surrounding the site will continue to be zoned Office-Mixed Use.

Park Access, Equity, & Demographics

- The area surrounding the property has B & C & D grades for park access. The development of this site should help improve these grades.
- The area near the property has a high priority social equity score. Public engagement should target outreach in this area.
- Public engagement should focus on outreach that recognizes the racial diversity of the area, as well as the populations who speak limited English, and the populations with disabilities.

Based on the analysis of the site suitability overlay, the following map delineates approximate areas of the site that are recommended to have very limited, limited, or regular development.

Very Limited Development

• These areas are suitable for low impact uses such as natural surface trails, canoe/kayak launches, invasive removal, and river bank stabilization

Limited Development

• Development in these areas may be restricted by the presence of steep slopes or frequent inundation within poorly drained & partially- hydric soils.

Regular Development

• These areas have no significant or special limitations on development and are open to most design choices that will facilitate a versatile park property.

Site Suitability Analysis - Development Capacity		
Area Suitable for Very Limited Development	7.5 Acres	
Area Suitable for Limited Development	0.8 Acres	
Area Suitable for Regular Development	12.25 Acres	
Total Park Area	20.55 Acres	

Site Suitability Map





Sunnybrook Road Property



Very Limited Development



Limited Development



Regular Development



Interim Management Recommendations

Primary Short-term Goals And Objectives

- 1. Implementation of coordinated monitoring and mapping efforts to: develop biological inventories and identify negative impacts to natural resources from offsite sources
- 2. Evaluation of site characteristics and ecological features using Raleigh PRCR Nature Preserves/ Protected Natural Areas criteria
- 3. Evaluation and control of invasive plant species
- 4. Protection of sensitive plant and wildlife species and their habitats
- 5. Continue with site evaluation, planning, and design of Paratransit Facility and associated park facilities in coordination with City of Raleigh Transportation.
- 6. Pursue funding, design, and construction of a greenway trail connection to the Crabtree Creek Greenway Trail in coordination with Raleigh Water.

Long-term Goals

- 1. Implementation of additional ecological monitoring and mapping efforts
- 2. Retention and protection of documented significant plant and animal species

Site Monitoring and Mapping

The development and implementation of coordinated monitoring efforts, including biological sampling and mapping techniques, can be used to document the significant features on the Sunnybrook Rd. Tract. Collecting more information about the biotic and abiotic features found onsite represents the most import and pressing management activity PRCR can employ. Well-planned and routine monitoring strategies can be used to address a variety of natural resource and land use concerns, including the documentation of any protected, rare, or otherwise significant plants and animals to ensure their protection. Collecting information on the occurrence and distribution of invasive plant species will help meet additional interim management objectives, identify treatment priorities, and estimate resource demands. Monitoring efforts can also be employed to assess the impacts of sedimentation in the more sensitive riparian and wetland areas.

Current Management

At this time, only very limited ecological monitoring has been conducted on the Sunnybrook Rd. Tract. A site-assessment was conducted by a NEPA consultant and PRCR staff in July of 2020 to facilitate future development planning, and again by PRCR staff in December of 2020 during the creation of this planning document.

Recommended Management

Implementation of coordinate monitoring efforts

- PRCR staff will develop a plan to survey the site for any undocumented protected, rare, or otherwise significant plant and wildlife species. Single day monitoring events can be planned, or intermittent monitoring can be scheduled to coincide with seasonal windows. Specific management recommendations for significant species can be developed once any are identified.
- PRCR staff should document the occurrence of invasive plant species found onsite, along with the approximate locations and levels of infestation whenever possible. Maintaining invasive plant species records will help simplify information sharing and future planning efforts.
- PRCR staff should engage with the City of Raleigh Stormwater Management Division to evaluate the impacts of sedimentation occurring in the riparian areas and floodplains, and to identify any BMP's or management alternatives that may help reduce these impacts.

Evaluation and control of invasive plant species

Several invasive plant species were observed onsite at the Sunnybrook Rd. Tract and are listed in the tables above. This list of invasive plant species is not comprehensive and was compiled only after limited field observations. There are undoubtedly additional invasive plants species currently occurring onsite. As previously mentioned, monitoring efforts focused on the documentation of invasive plant species will be needed to inform the most effective and appropriate management strategies. PRCR should prioritize invasive species control efforts to address those species that pose the greatest ecological threats.

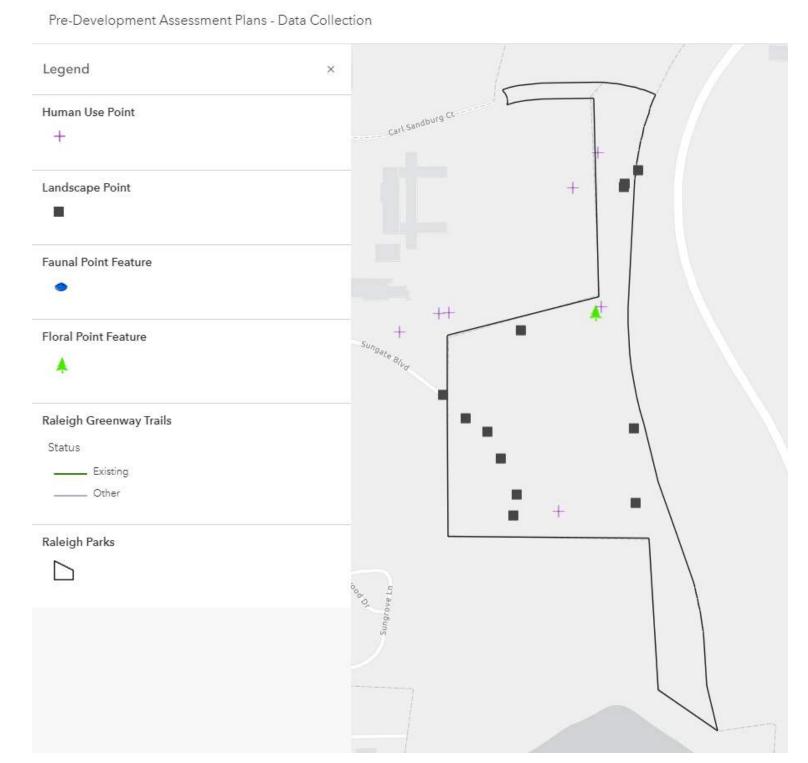
Current Management

No invasive plant species control efforts are currently being conducted onsite.

Recommended Management

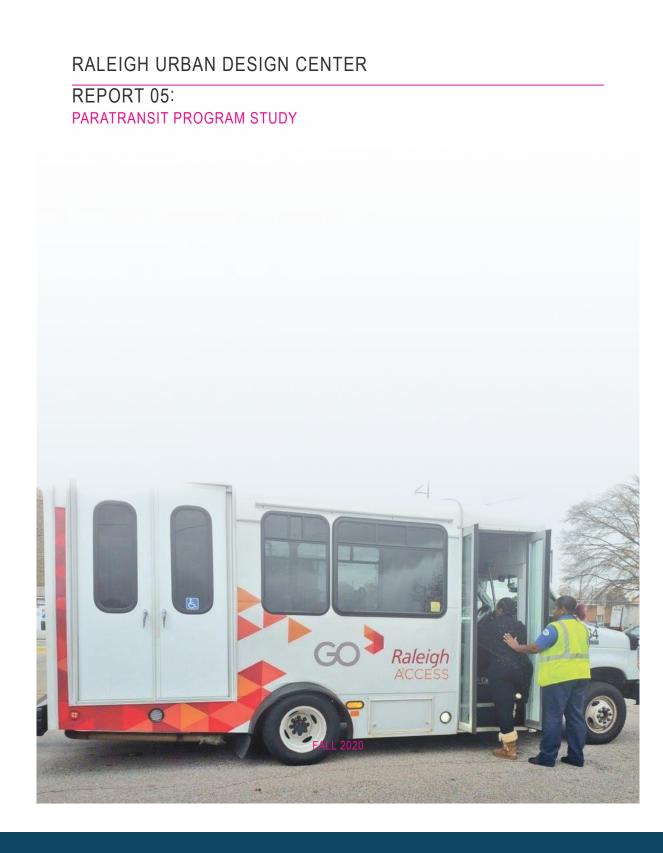
Identification and prioritization of invasive species control

- PRCR staff should identify and prioritize invasive species control efforts based on the level of ecological threat posed by those species found on site. Resource allocation and the feasibility of control will need to be considered when developing plans for invasive species management.
- PRCR staff will use herbicides to control invasive plant species when necessary. All herbicide applications on PRCR properties should follow the City of Raleigh Pesticide Policy and be approved by appropriate PRCR staff.
- PRCR staff from the Natural Resources Section and from the Parks Division will work together closely to coordinate resources needed for invasive plant control.



Current ArcGIS Online Database with Site Visit Data

APPENDIX A: URBAN DESIGN CENTER REPORT ON PARATRANSIT FACILITY



PARATRANSIT

FALL 2020

PROJECT BRIEF

This study is to reconsider feasibility of a new site for new
Paratransit Facility for the City of Raleigh Department of
Transportation. This study considers the impact of city-owned
land, UDO standards, building program, and stormwater
features to see if facility is feasible on selected site.

RALEIGH URBAN DESIGN CENTER

Lee Stevens, Urban Designer
Beth Nooe, Associate AIA, Urban Designer
Austin Bowman, Associate ASLA, Urban Designer
Karli Stephenson, Associate ASLA, Urban Designer

URBAN DESIGN REPORT

- ii Summary
 Previous Study and Future Considerations
- O1 Program and UDO
 Program Totals, UDO Standards and Site Analysis
- 02 Site & Program Feasibility

Site -141 Sunnybrook Rd/3400 Sungate Blvd.

Raleigh Urban Design Center | 1 Exchange Plz, Raleigh, NC, 27601 | 919.996.4642

SUMMARY

Previous Study and Future Considerations

In January 2019, HDR wrapped up a study for the Raleigh Department of Transportation. The document, *Programming Report : GoWake Access* | *GoRaleigh Access Demand Response Operations and Maintenance Facility*, is a feasibility study for a new shared transit facility. GoWake Access | GoRaleigh Access are transit providers responsible for providing paratransit services to the City of Raleigh, North Carolina and the surrounding areas. The City of Raleigh has decided to move from the existing facility, located at 1430 Blount Street. The purpose of this report is to determine which site would be the most effective for the transit partners. Program includes:

- Administration
- Operations
- Vehicle Maintenance
- Vehicle Service

In order to select the most effective site HDR | MDG was tasked with developing a facility Space Needs Program for the projected 2027 fleet. From this program, test-fits have been developed for a new administration, operations and maintenance facility for a n. The report uses test fits to represent preliminary master plan scenarios that the City is able to use to select and purchase the final site.

Transit Services reached out to internal city departments in August to look at a new site for consideration. At that time Engineering Services did some preliminary site report for the additional site for consideration.

• Site - 141 Sunnybrook Road & 3400 Sungate Blvd. (Parcel I and Parcel II)

Engineering Services recommended that Transit Operations consult the Urban Design Center for further assistance.

Designers at the UDC, collected data from ArcGIS, UDO Code, and previous ES analysis for the new site. Designers applied regulatory restrictions to site that may impact massing and created feasibility test fits for identified program that was previously established in the Jan. 2019 Report.

This report is to be used for additional consideration of the site listed and to be shared with future consultants for a more intensive site analysis exercise. Findings from report may aid RDOT in decision making for future facility.

01.PROGRAM + UDO

A Vision for Future Transit Facility

The Program assumes that two agencies will share this new facility. Program also shows that both GoRaleigh and GoWake have distinct asks for program, including parking spaces. The estimates from 2019 report were used for test fits. Numbers reflected expectations for the year 2027 that show significant employee growth and vehicle increase. This may not reflect current conditions or future expectations.

PARKING Vehicle Type 2027 Size Needs Fleet Parking GoWake Access 124 12 x 35 GoRaleigh Access 27 12 x 35 Downline/Readyline 12 x 35 Subtotal 159 **Employee Visitor Parking** 249 Employee 9 x 18 Non-Revenue 10 x 20 12 Visitor 9 x 18 Disability Parking 13 x 18 Subtotal 272 431 Total

FACILITY PROGRAM		
Administration Areas	8,516 SF	
Operations Areas	9,539 SF	
Maintenance Areas	27,632 SF	
Service Areas	6,820 SF	
Total Bldg. Areas	52,507 SF	
Exterior Areas	3450 SF	
Parking Areas	223,000 SF	
Subtotal Site Areas	226,450 SF	
Circulation/Landscape/Setbacks*	56,613 SF	
Total Site Areas	283,063 SF	
Total Site Requirement	336.570 SF or 7.70 Acres	

* Note

Min.Parking per UDO for Light Industrial 1 per 600 SF of Office Space (18,055) + 1 per 3000 of additional indoor space (34,452) (31) + (11) = 42 is min. estimated

The site evaluated in this study is on the west side of the 87 and 440 split, north of Poole Road and east of downtown Raleigh.

• Site address - 3400 Sungate Blvd. & 141 Sunnybrook Road

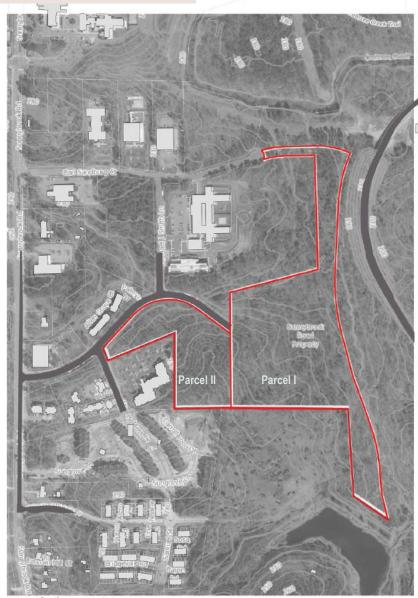


Downtown Raleigh

Site

03

SITE



UDO ANALYSIS

ZONING:

Parcel I

OX-3

Parcel Size: 20.56 acres

Retention Pond- .43 acre* (18,778 sf)

* Used average build area of site scenarios to calculate, around 5 acres. This is a general estimation and size of stormwater treatment may vary depending on final design.

Parcel II

OX-3-CU

Parcel Size: 7.75 acres

Retention Pond - .64 acre (28,091 sf)

Conditional uses:

- Stormwater management facilities must be designed as site amenity and landscaped with site-appropriate vegetation (SHOD-4 standards)
- 50' wide protective yard along Sungate Blvd (north end of property)
- Any office building must be no more than 37' in height and have a minimum of 70% face brick exterior walls compatible with context
- Office buildings must comply with Unity of Development Guidelines established for Lot 1 and/or 2

OX Zoning Building setbacks (Parcel I,II)

- 5' primary setback
- 5' side setback
- 0' or 6' from side lot line
- 0' or 6' from rear

Parking setbacks

- 10' from primary
- 10' from side
- 0' or 3' from side lot line
- 0' or 3' from rear lot line

SHOD-1 Overlay District

- Minimum site size: 2 acres
- 50' protective yard landscaped to 5.3.1.F standards
- Since the lot is larger than 2 acres, the protective yard must be a tree conservation area (9.1)
- Lot abuts 2 highways that intersect, the entirety of the side fronting highways must have a 50' protective yard

General Building type

- 10% amenity area minimum
- 33% ground story transparency, 20% upper story, and 30' blank wall (max) allowed
- Height:Determines by District (3 stories)

Light Industrial Use

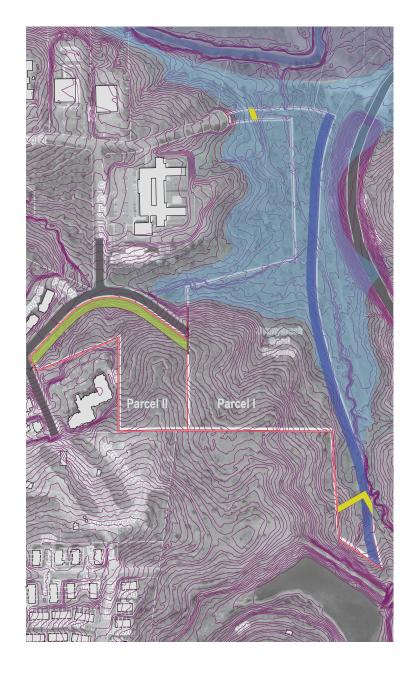
A Type A1 or A2 transtional protective yard must be established along all property lines abutting a residential use. (includes fence or walls to be constructed)
Section 7.2.4.A

* Would only apply to Parcel II as it abuts a RX district.

Site Considerations for Analysis

Parcels for this site will need to be rezoned for particular use for the transit facility. Through rezoning, Parcel II's existing conditional use zoning may be removed. Currently a 50' Protective yard is applied to Sungate Blvd. facing frontage. Standards reference SHOD-4 (legacy) as design standard. Stormwater amenities can encroach in this area. Possible site access drives from Stoney Moss Drive/ Sungate Blvd., parking program, or stormwater element may be considered for the narrow western portion of Parcel II. Parcel I has a SHOD-1 Overlay adjacent to highway that is considered a Tree Conservation Area (TCA). However this area has little impact of design considerations as the SHOD/ TCA portion of the parcel is located in the 1% and 2% floodzone area. New City of Raleigh regulations restrict any new construction in flood zones and fringe areas. Parcel II also has a steep grade change and consideration should be given to limiting the cut and fill of parcel as so not to interfere with natural draining of site.

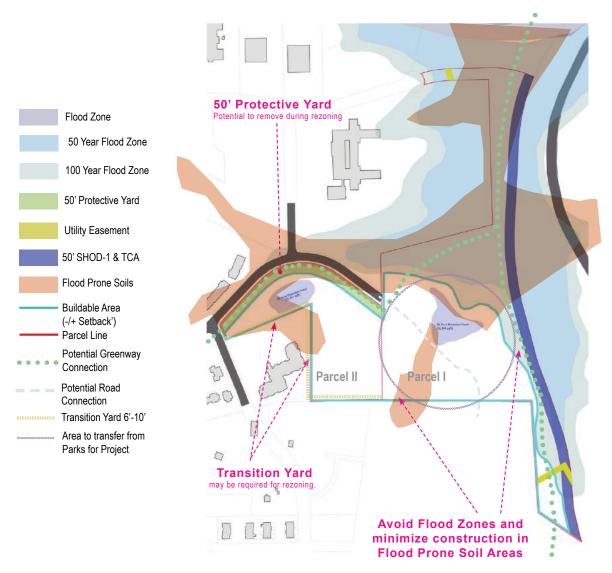
Recommend reserving the eastern portion of Parcel I, for City of Raleigh use. This space is reserved for a future Capital Area Greenway connector. The CGA Master Plan shows a future trail running streetside on south Sungate Blvd. and connecting across Parcel I to join a future connector trail that runs North/South, connecting the Crabtree Creek Trail and Birch Ridge Connector Trail (and eventual Walnut Creek Trail).



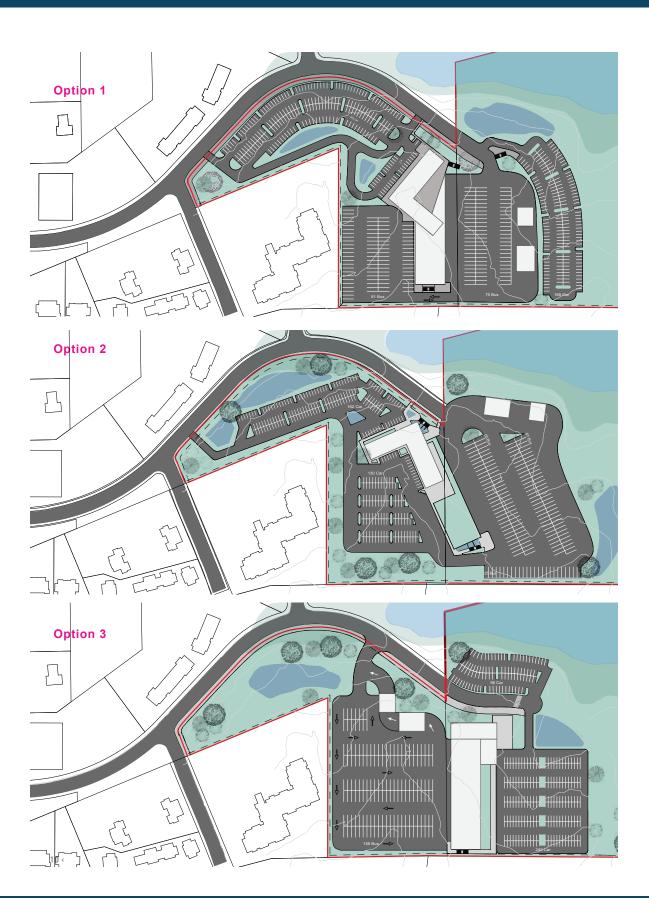
Crabtree Creek & Trail Area **Existing Conditions** Flood Zone 50 Year Flood Zone 100 Year Flood Zone 50' Protective Yard **Utility Easement** 50' SHOD-1 & TCA 10' BLDG Setback Buildable Area (-/+ Setback') Parcel Line Transition Yard 6'-10' Natural Drainage Plan **NCDOT Owned Parcel** To Birch Ridge Greenway Connector .46 Miles South

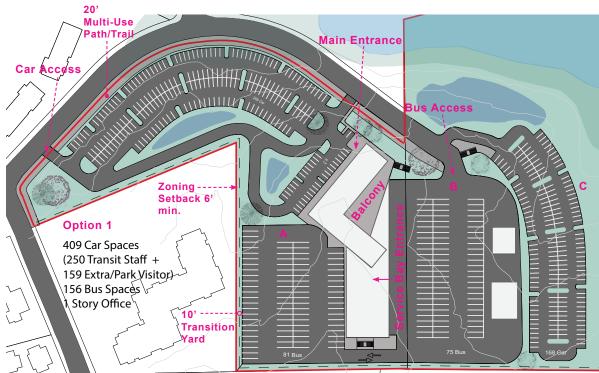
44

02: SITE & PROGRAM FEASIBILITY



Site 2 is a very large with two parcels adjacent that can be recombined partially to allow all transit program without any reductions. Of the scenarios presented, all use 6 acres or less of the City of Raleigh PRCR (Parcel I) to the east. This means that construction would not encroach on the flood zones from Crabtree Creek. It also would allow at least 3.5 acres of constructible area for COR Parks department for future structures or amenities for a park or a greenway connector (Crabtree to Walnut Creek). After rezoning the parcels, the 50' protective yard requirement can go away and allow more area to be used for facility. A transition yard requirement may still remain to western and south portions of western Parcel II, as rezoning to IX adjacent to RX may still require natural and built screening mitigations.





Option 1 maximizes the use of the western parcel by locating the majority of car parking in this narrow "horse head" area. Additional car parking is on the east parcel (C), which will allow employees to park closer to service and bus area and will potentially allow off-hour parking for greenway visitors. Option 1 also allows for the bus parking and service area to be secured with gate and allow car parking to be open for visitors. The intent on this design was to terrace the site to minimize cut and fill and to allow partial stacking of the administrative wing and service area. So Area A, is a story height above Area B, which can be up to a story above Area C. A good example of this is the Marsh Creek Community Center. This option does not show an accessible roof on the bus service area, but a greenroof is possible if desired. This option requires the least area of the City of Raleigh PRCR parcel.

Marsh Creek Community Center









Precedent Images





Car Acce/s **Bus Access** Zoning ----Setback 6' min. Option 2 292 Car Spaces (250 Transit Staff + 42 Extra/Park Visitor) 157 Bus Spaces 1 Story Office Transition ption 2 does not rely on terracing of the site, but does try to orient the building parallel to existing topography to

Main Entrance

ption 2 does not rely on terracing or the site, but access to a minimize cut and fill. This scenario, like Option 1, stacks the administrative program on top of the service area. However in this option the service bay is sunken further down in the slope to allow level access to an occupiable green roof and patio space. This area would provide ample outdoor amenity space for all staff. Special attention will be needed to amend the flood prone soil, as a portion of that is in the service bay area. Site access allows two entrances to the bus parking area. This gives the ability to gate at these access points, while leaving all car parking open. Stormwater treatment for this option will need creative solutions, as this scenario has a lot of uninterrupted paved areas. Pervious paving alternates in the car park areas, patios and walkway may alleviate strain on the system.

*A Terraced Rain Garden

10' Sidewalk/







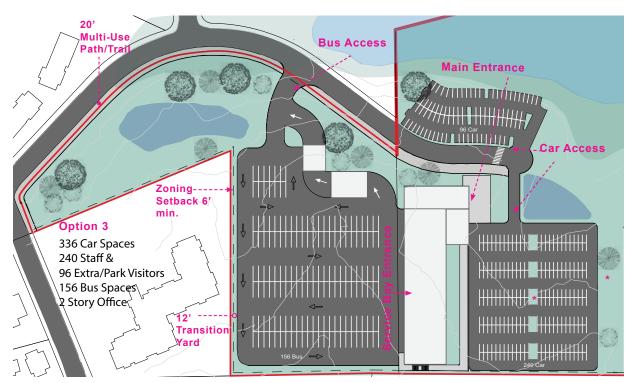


Precedent Images









Option 3 envisions the administrative portion as a multi-story building to minimize the footprint on the site. The service bay is oriented west and on a higher elevation than the ground floor of the administrative wing. Additional measures may be required to screen the service area from the residential zoning adjacent in this orientation. The program may be easily flipped with service area facing east to avoid additional screening. This design allows the narrow portion of western parcel to be used as a future park or bus stop, with the landscape bioretention area as an amenity to the space. This layout also considers additional parking that would be open for public visitors for the trail/park access. Special attention would be needed to mitigate flood prone soil as some retention walls and foundations would be in the identified areas of poor soil.

Bioretention as Amenity





