

Designing a 21st Century City The 2030 Comprehensive Plan



Public Review Draft Briefing Presentation



Contents

- Purpose of a Comprehensive Plan
- Planning Context: The Challenge
- Developing a 21st Century City
- Growth Framework Map
- Future Land Use Map
- Area Plans
- Guidelines
- Get Involved
- Questions



Purpose of the Comprehensive Plan

- Provide blueprint for orderly future growth
- Provide guidance to elected and appointed officials
- Provide greater predictability for citizens, developers and officials
- House policies and actions for all City departments in one document
- Avoids conflict with the zoning code



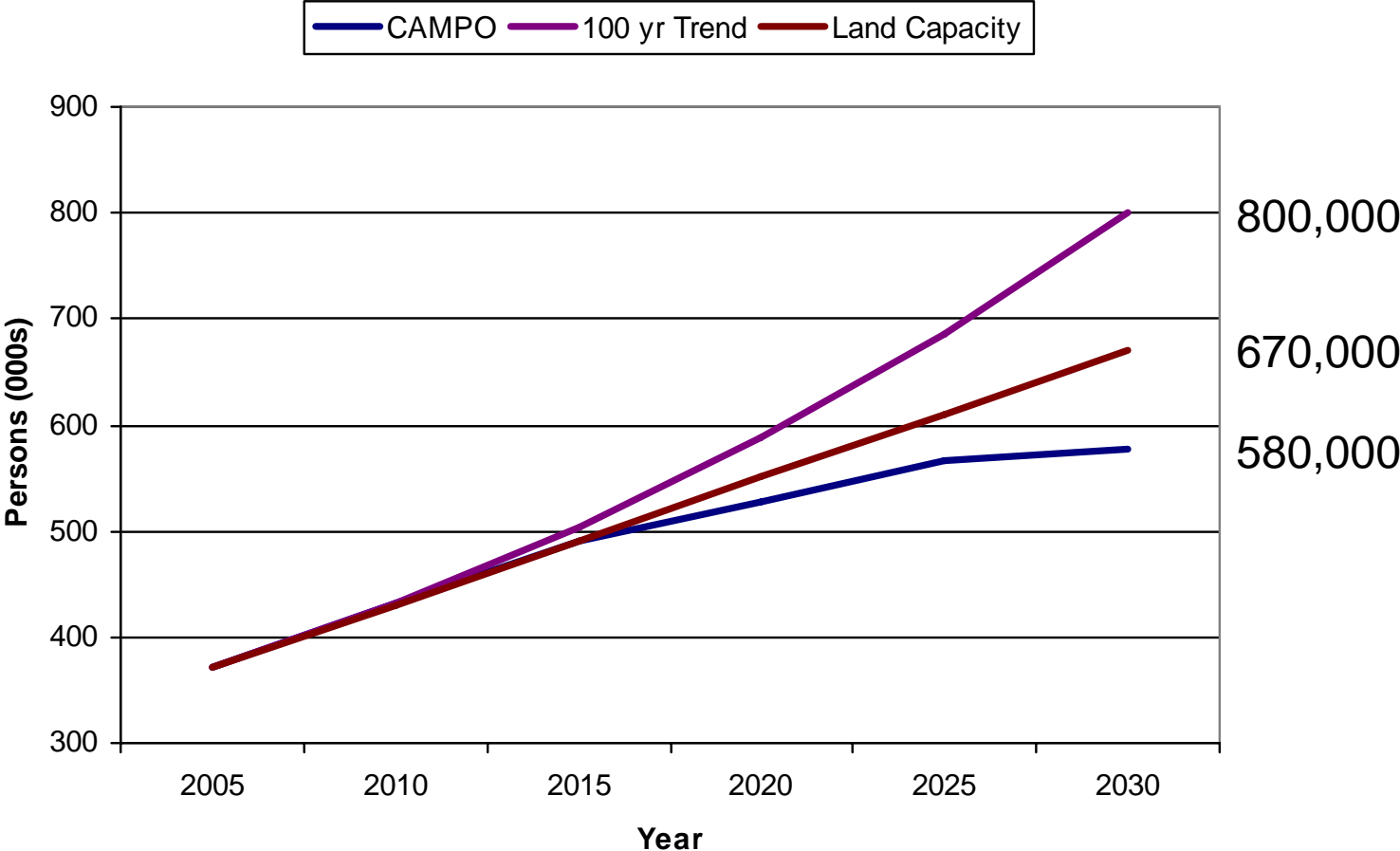
Purpose of the Comprehensive Plan

- Ensure Raleigh continues to have value
- Cities have value and are measured by:
 - Quality of schools
 - Availability of jobs
 - Cost of living
 - Appreciation of property
 - Ease of mobility
 - Safety
 - Amenities (access to shopping, arts, culture, entertainment, recreation, etc).
- Plan strives to create a City of lasting value



Challenge - Projected Population Growth

Raleigh Population Projections, 2005 - 2030



Challenge—Demographic Shift

- 78 million baby boomers (1946 – 1964) will start exiting the workforce.
- Baby boom generation will be followed by the baby bust generation. The U.S. birthrate will drop from 1% to .25% by 2035.
- By 2025, the number of single person households will equal family households. By 2050, the overwhelming majority of households will be single.
- The graying of America will be followed by the browning of America. Between 2040 and 2050, the U.S. will become a minority-majority country.
- **How will these dynamic shifts affect our City and neighborhoods?**

Sources: Brookings Institution, Dr. James Johnson, UNC , Christopher Lienberger, US Census Bureau

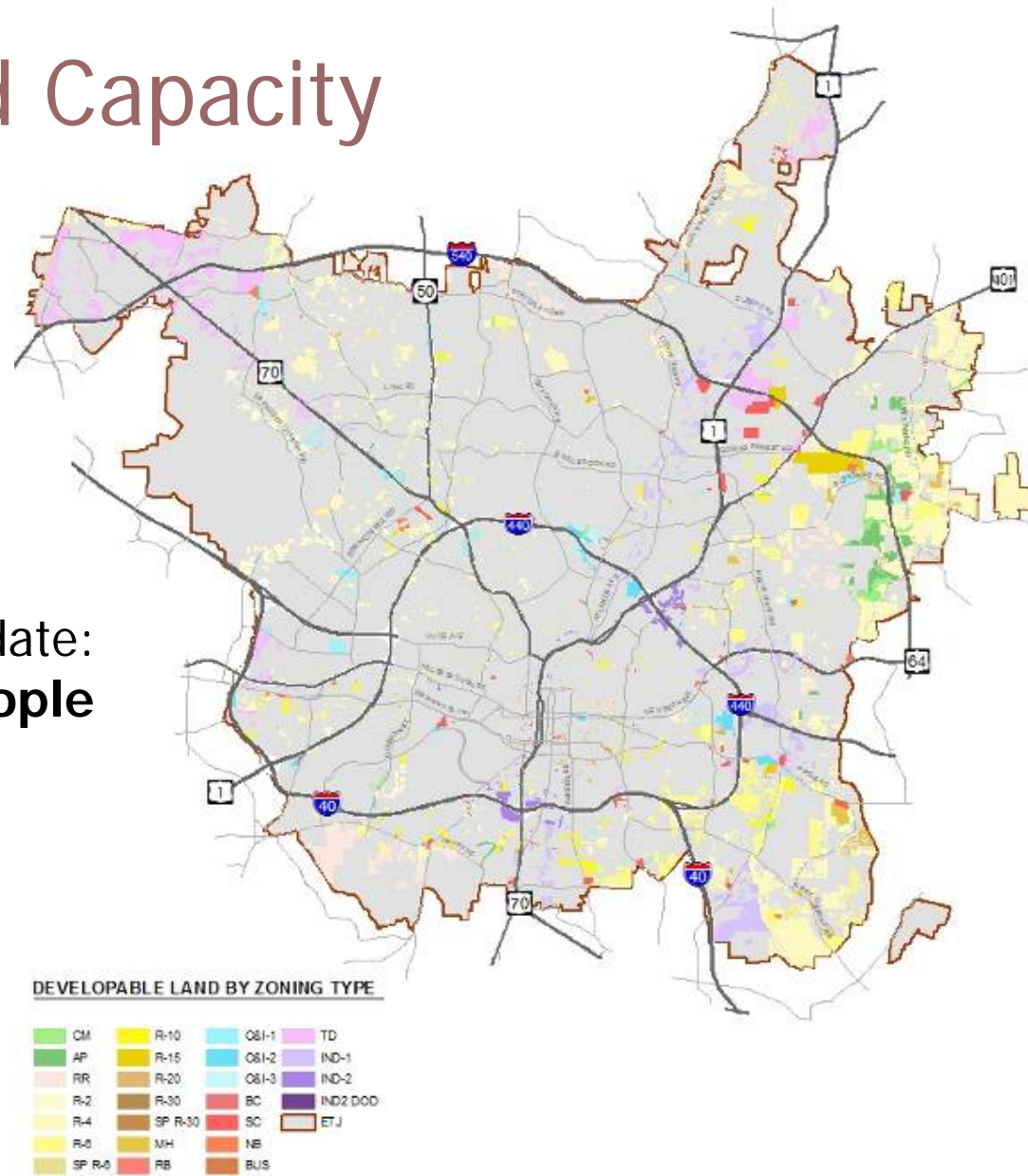


Developable Land Capacity

19,000 acres remaining within the City's limits

Remaining land could accommodate:
120,000 units or **200,000 people**

87 Million square feet of non-residential floor space or
170,000 jobs



Raleigh's Vision for 2030

Raleigh will be a city that **cultivates innovation and creativity** that expands the City's competitive advantages and reputation. **Raleigh will embody environmental conservation, energy efficiency, and sustainable development.** Raleigh will be a great place to live with **distinctive and attractive neighborhoods, plentiful parks and green spaces, outstanding educational opportunities, and a vibrant downtown.**



The Vision Is Reinforced with Six Themes



Economic Prosperity & Equity



Expanding Housing Choices



Managing Our Growth



Coordinating Land Use & Transportation



Greenprint Raleigh—Sustainable Development



Growing Successful Neighborhoods & Communities

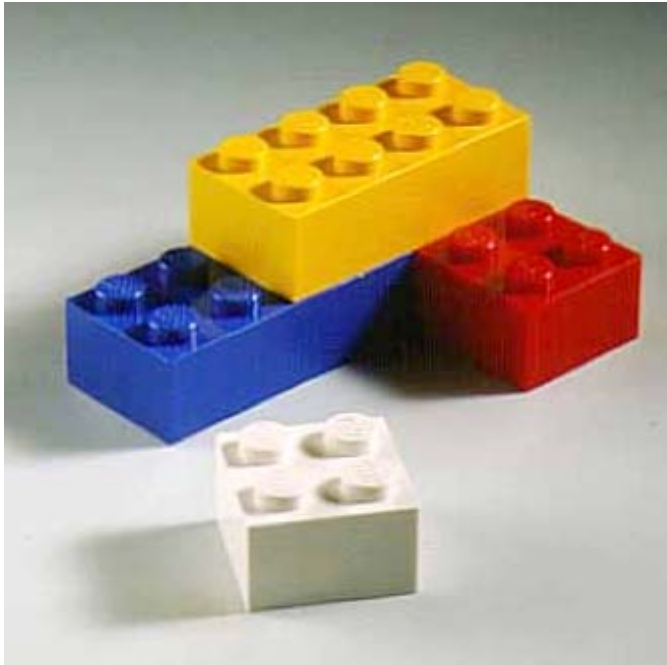


Why Update the 1989 Plan?

- Increased City growth over last 20 years
- New challenges and priorities
- Many actions have been completed, rendering some language obsolete
- 1989 Plan was primarily auto-oriented
- 1989 Plan contained **5,500** policies and actions and was over **1,000** pages in length







Contents of the Comprehensive Plan

- Introduction and Framework
- Thirteen specific elements
 - Each element contains policy statements and action items
 - Each policy statement implements one or more vision themes, and each action item implements one or more policies
- 21 Area Plans adapted from existing, adopted plans
- Implementation
 - Implementation element
 - Action Plan/Capital Improvement Link



Features of the New Comprehensive Plan

- First ever Future Land Use Map
- Focused goals, actions and policies which relate to 21st century development and growth opportunities
- Growth Framework Map to illustrate how growth will be managed
- Implementation Plan
- Environmental, Urban Design, Arts & Culture, Regional Coordination elements



13 City-Wide Elements

- A. Land Use
- B. Transportation
- C. Environmental Protection
- D. Economic Development
- E. Housing
- F. Parks, Recreation and Open Space
- G. Public Utilities
- H. Community Services and Facilities
- I. Urban Design
- J. Historic Preservation
- K. Arts and Culture
- L. Regional and Inter-jurisdictional Coordination
- M. Downtown Raleigh



Policies & Actions

- Policies
 - Provide ongoing guidance
 - All apply to the City; some apply to development decisions
 - Language is suggestive (“encourage” ; “should”)
- Actions
 - Specific steps which implement policies
 - Code changes, work program items, capital projects



Growth Framework map

- Four types of centers
 - Downtown Regional
 - City Growth
 - Community mixed-use
 - Transit-oriented
- Four types of corridors
 - Highways (limited access, no specific policies)
 - Multi-modal
 - Urban
 - Parkway



Centers

- **Downtown Regional**
 - Extends Downtown north along Capital and South to I-40
- **City Growth**
 - Areas served by multiple modes with the capacity to accommodate significant growth
- **Community Mixed-Use**
 - Nodes combining a mix of uses including multifamily house, typically at the intersection of multi-modal and urban corridors
- **Transit-oriented**
 - Mixed-use concentrations at rail stations



Corridors

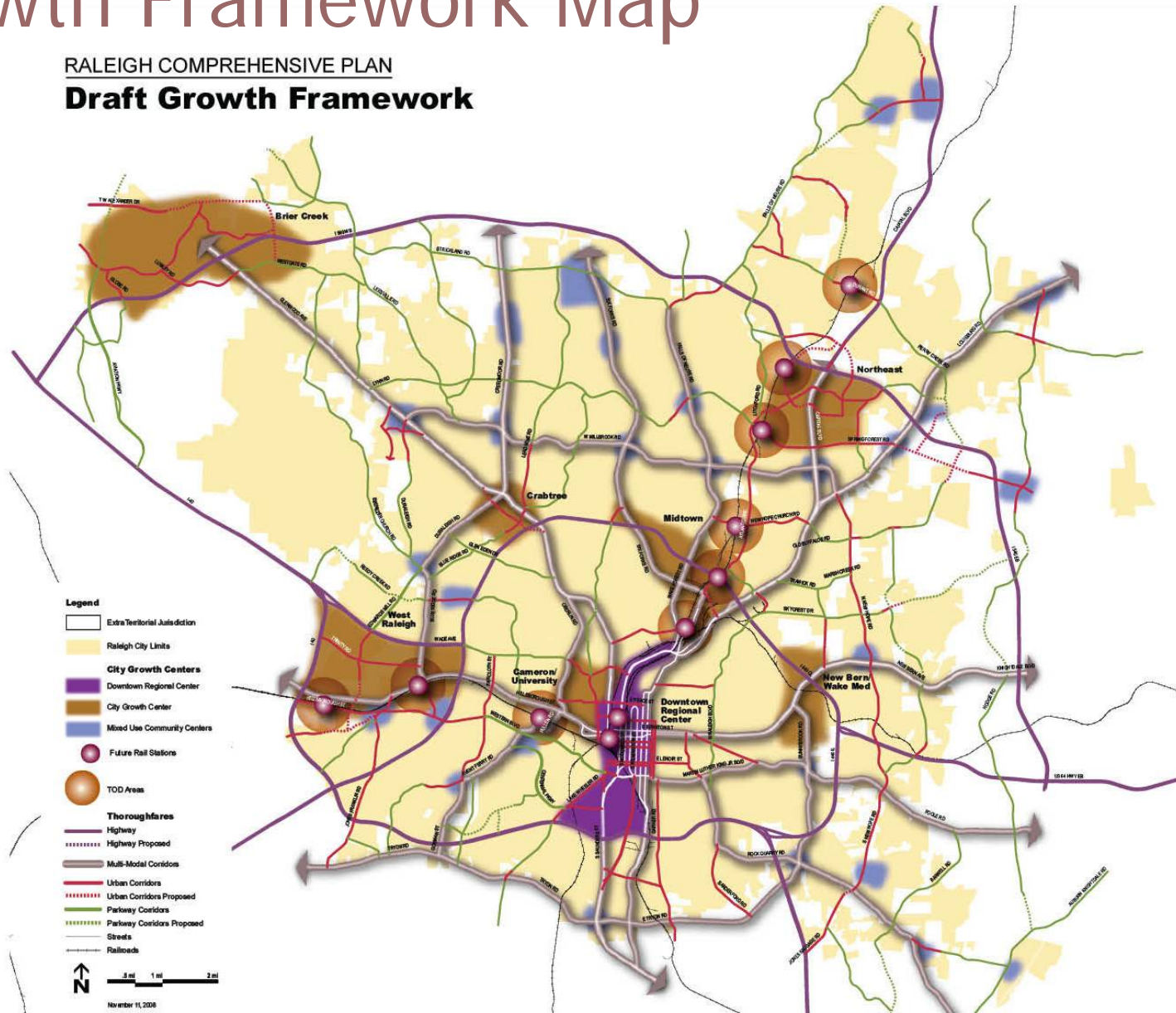
- **Multi-modal**
 - Enhanced provisions for transit, bicycles, and pedestrians
 - Transit-intensive: bus priority, pull-out lanes, etc.
 - Potential streetcar or light-rail routes
- **Urban**
 - Enhanced pedestrian facilities and amenities
 - Framed by the built environment with smaller setbacks
 - Transit, but less intensive
- **Parkway**
 - Emphasis on generous landscaping and setbacks



Growth Framework Map

RALEIGH COMPREHENSIVE PLAN

Draft Growth Framework



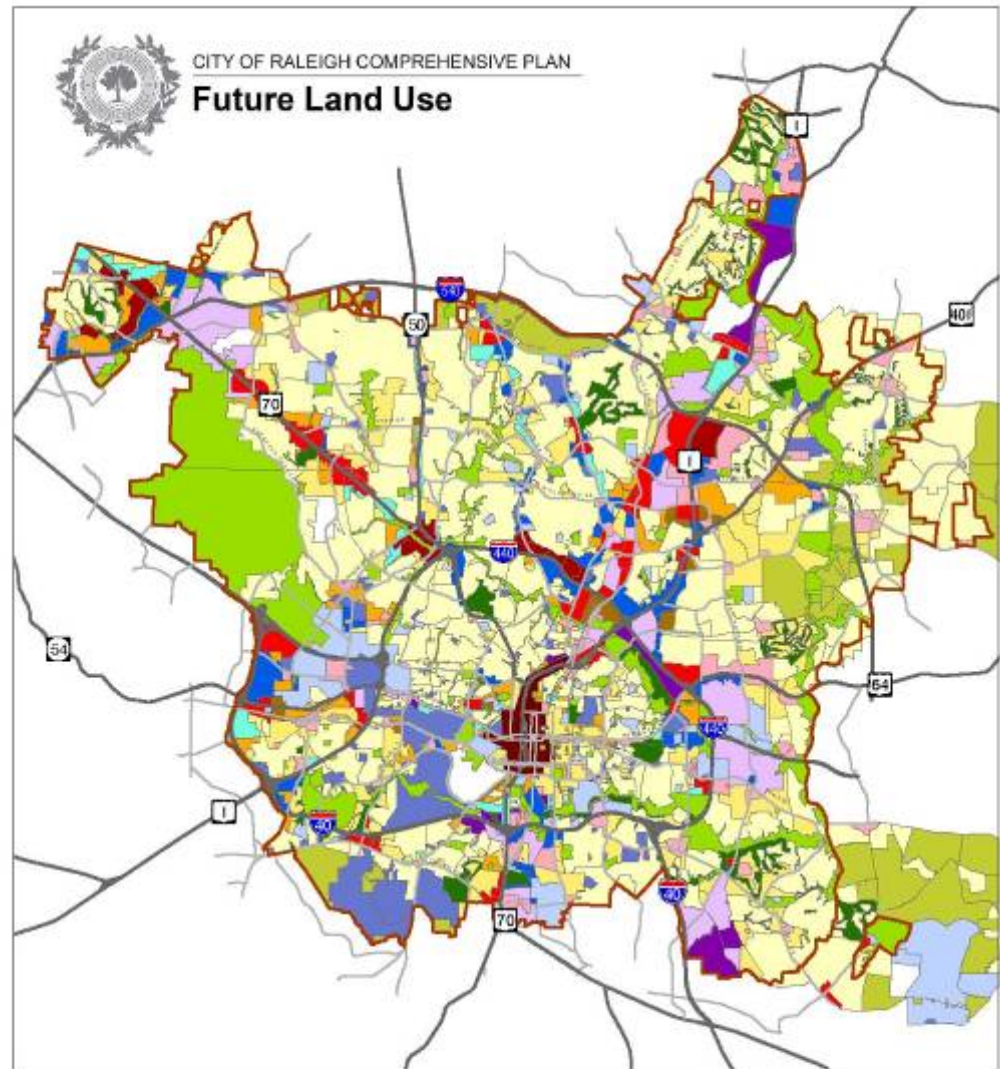
Future Land Use Map

- Carries same weight as Plan policies
- Not a zoning map, but a guide to future zoning patterns
- Following adoption, existing zoning remains the same
- Map used as guide to evaluate rezonings, both petitioned and City-initiated



15 Land Use Categories

- 5 residential categories
- 5 mixed-use categories
- 3 non-residential “employment” categories
- 2 public and institutional categories
- 2 park and open space categories
- 1 “special study area” category

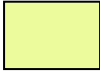






MAP LU-3




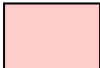



Map created 10/25/2008 by City of Raleigh
Department of City Planning & GIS Division

Residential Categories

-  1. Rural Conservation, less than 1 unit per acre
-  2. Low Density Residential, 1-6 units per acre
-  3. Low-Medium Density Residential, 6-14 units per acre
-  4. Medium Density Residential, 14-28 units per acre
-  5. High Density Residential, 28 units per acre or more



Mixed-use Categories

-  1. Office-Residential—mixed use
-  2. Neighborhood Retail—mixed Use
-  3. Community Retail—mixed Use
-  4. Regional Retail—mixed Use
-  5. Central Business District

No stand-alone retail category, only mixed-use categories that include housing



Employment Categories



1. Office/Research and Development



2. Business and Commercial Services



3. General Industrial



Public and Institutional



1. Public Facilities



2. Institutional



Parks, Open Space, Special Areas

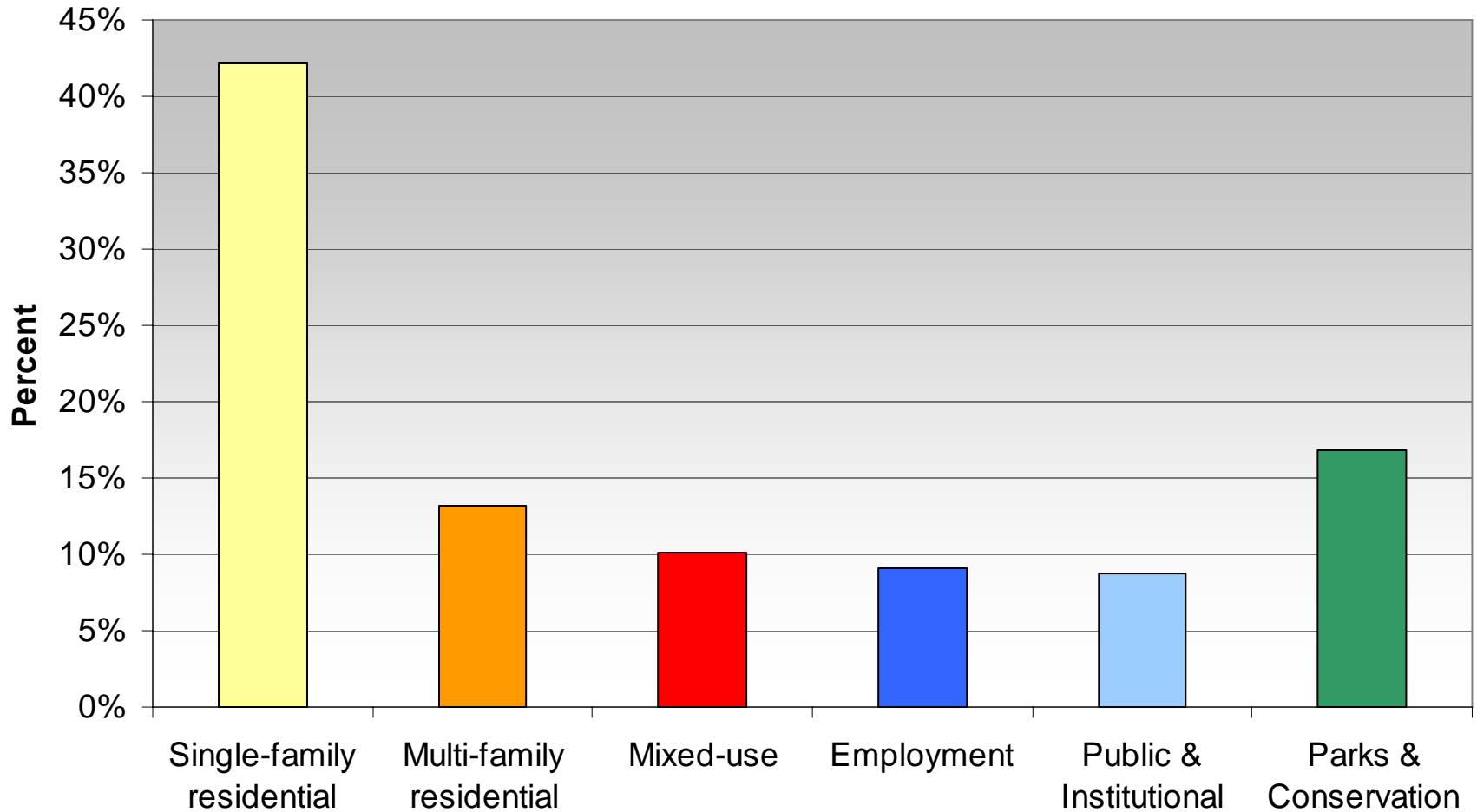
 1. Public Parks and Open Space

 2. Private Open Space

 • Special Study Area



Future Land Use Allocation: Planning Jurisdiction

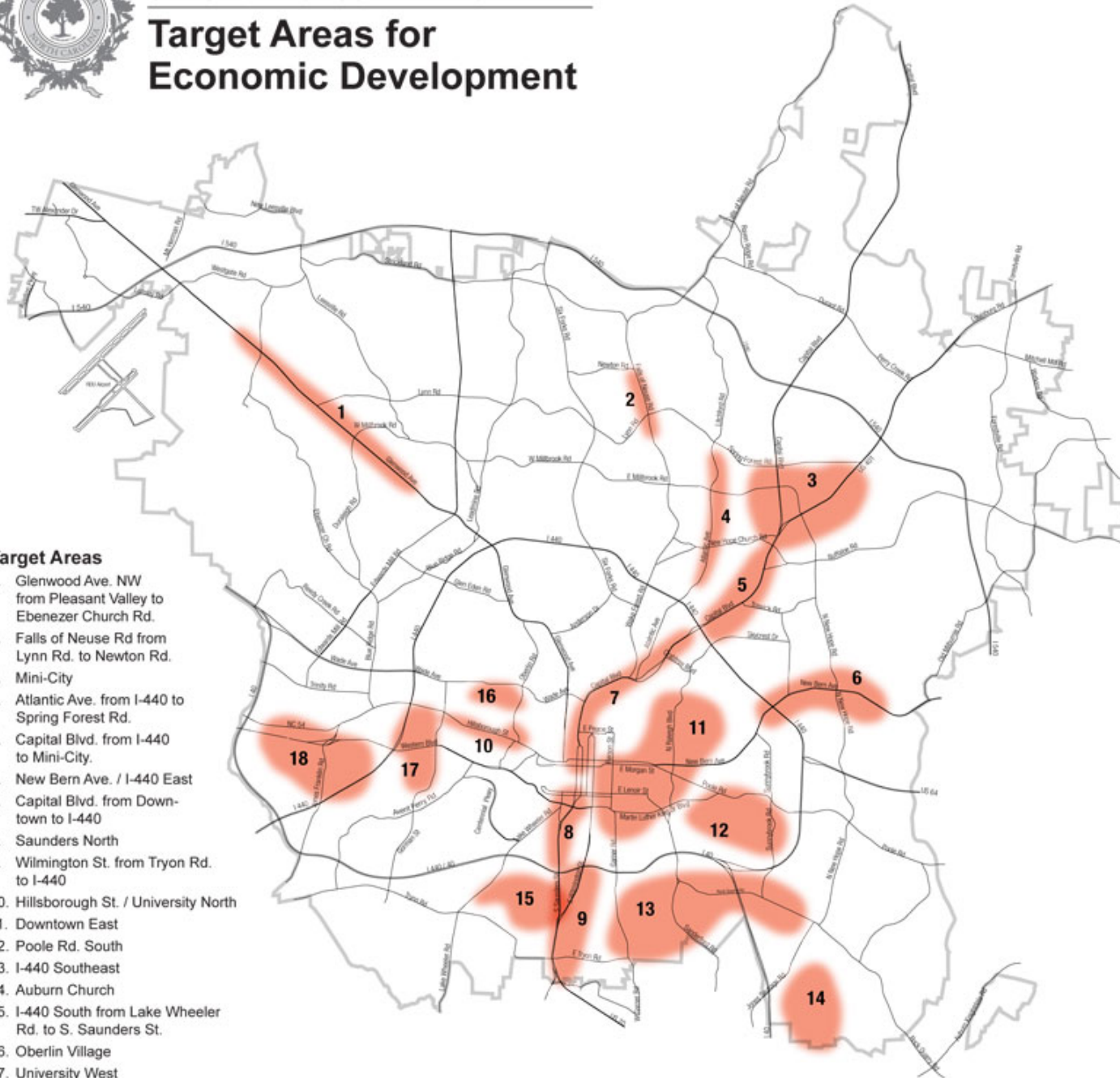




Target Areas for Economic Development

Target Areas

1. Glenwood Ave. NW from Pleasant Valley to Ebenezer Church Rd.
2. Falls of Neuse Rd from Lynn Rd. to Newton Rd.
3. Mini-City
4. Atlantic Ave. from I-440 to Spring Forest Rd.
5. Capital Blvd. from I-440 to Mini-City.
6. New Bern Ave. / I-440 East
7. Capital Blvd. from Downtown to I-440
8. Saunders North
9. Wilmington St. from Tryon Rd. to I-440
10. Hillsborough St. / University North
11. Downtown East
12. Poole Rd. South
13. I-440 Southeast
14. Auburn Church
15. I-440 South from Lake Wheeler Rd. to S. Saunders St.
16. Oberlin Village
17. University West
18. NC 54 / Jones Franklin Rd.



Area Plans

- Started with 10 District Plans and 67 Area Plans
- Comprised well over two-thirds of the Plan's length, and the source of much of the Plan's complexity
- Conflicting recommendations and overlapping boundaries
- Some plans fully implemented or otherwise out of date
- Some plans had no policy recommendations



Area Plans in 2030 Plan

1. Arena
2. Avent West
3. Brier Creek Village
4. Cameron Park
5. Crabtree
6. Falls Lake
7. Falls of Neuse Corridor
8. Five Points East
9. Forestville Village
10. Garner-Tryon
Neighborhood
11. I-540/Falls of Neuse
12. King Charles
13. Mission Valley
14. Olde East Raleigh
15. Rock Quarry-Battle Bridge
16. South Park
17. Stanhope Village
18. Swift Creek
19. Triangle Town Center
20. Wade/Oberlin
21. Wake Crossroads



Did Other Area Plans Disappear?

- Many Area Plans were integrated into Future Land Use Map
- Some policies and actions were incorporated into 2030 Plan
- Some policies, language outdated
- Some policies and actions previously implemented



Guidelines

- The 1989 Plan contained 16 sets of guidelines
- Guidelines were applied inconsistently; some treated as guides, others as law
- Guidelines located in different places, documents
- Conflicting guidelines made development complex, if not impossible



Status of Guidelines

- Retained as stand-alone documents
 - Design Guidelines for Raleigh Historic Districts
 - Exterior Rehabilitation of Moore Square
 - Streets, Sidewalks and Driveway Access
 - Private Use of Public Spaces
- Incorporated into the Plan
 - Downtown and Fayetteville Street Design Guidelines
 - Urban Design Guidelines for Neighborhood Mixed Use and Village Center



Guidelines not carried forward

- Focus Area Height Guidelines
- Office FAR and BLC Guidelines
- Regional Center Urban Design Guidelines
- Transit Oriented Development (1989 & 2004)
- Retail Use Guidelines
- Downtown Streetscape Master Plan



Civic Engagement

- Three sets of three public meetings
 - November 2007
 - March 2008
 - January 2009
- Big Ideas Week; Kids City
- Public Workshops in June 2008 on Downtown Issues
- Roundtables on key topics
- Community Meetings; CAC input sessions
- Interactive website for online commenting



Next Steps

- **Public comment period on draft (letter, e-mail and web)**
 - December 1, 2008 to January 31, 2009
- **Public Workshops for feedback in person**
 - January 13, 14, and 15, 2009
- **Plan refinement based on public comment**
 - December 2008 through February 2009
- **Official Joint Public hearing City Council/Planning Commission**
 - Early March 2009
- **Planning Commission Review**
 - March through May 2009
- **City Council Review and Adoption**
 - May through July 2009



Information

- Online commenting through Limehouse
 - www.planningraleigh2030.com
- Comp Plan hotline
 - (919)516.2669
 - info@planningraleigh2030.com



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Questions?

