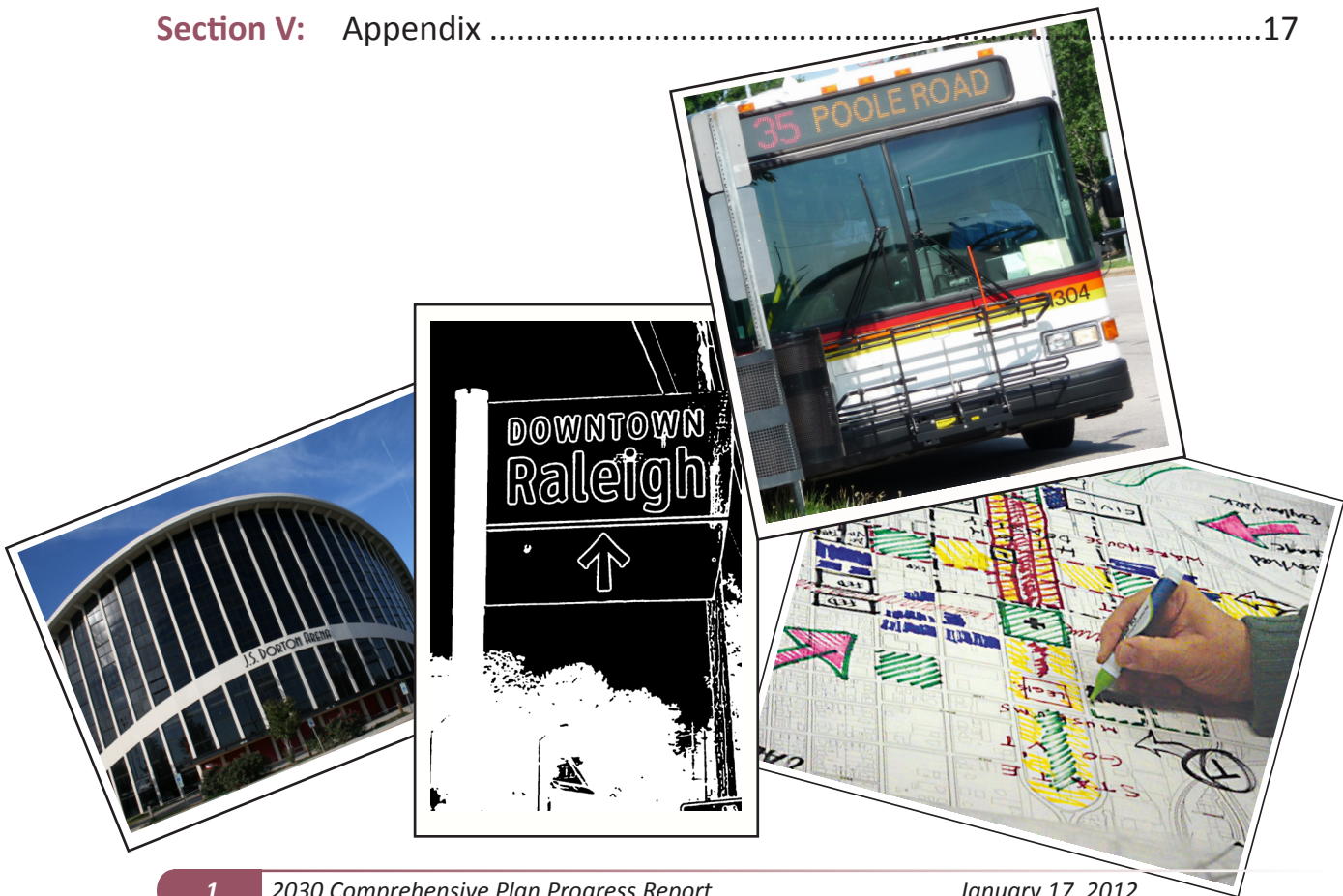


# 2030 Comprehensive Plan



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# 2030 Comprehensive Plan

## INTRODUCTION

The 2030 Comprehensive Plan was adopted by City Council in October 2009. During the adoption process, staff and City Council committed to an annual review where recent trends could be analyzed and past decisions compared with the policy guidance contained within the Plan. Additionally, action item IM 3.2 states that an annual progress report shall be prepared that includes key accomplishments, critical issues and key implementing agencies. Each year, staff will provide a detailed account of the past year's actions, and how these actions align with policy direction contained within the Plan. If recent actions or emerging trends shift policy, a recommendation to amend the Plan may be provided.

This report intends to review the zoning decisions post-adoption, examine recent trends that might merit inclusion in the Plan and review progress of the short term and on-going action items in the Action Matrix. There are five sections to this report. Section I contains a review of all rezoning actions and text changes to the Zoning Ordinance in 2011; Section II contains a report on recent trends; Section III reviews the Action Matrix, Section IV contains the proposed amendments to the Plan and Section V is the Appendix containing detailed information.

## I. 2010 COUNCIL ACTIONS

### A. REZONING ACTIONS

Action Item LU 1.4 states that the City should “*Maintain the currency of the Future Land Use Map through periodic reevaluation and revision of the map based on analysis of growth and development needs and trends, small area studies and special area studies.*” One opportunity to review the Future Land Use Map is in concert with recent rezoning actions. Each rezoning request is analyzed for consistency with the Comprehensive Plan and the Future Land Use Map. Not every rezoning that is approved is consistent with the Plan or Map. The following is a synopsis of the rezoning actions in 2011.

There were 21 rezoning requests submitted in 2011; another 3 rezoning cases from 2010 were decided in 2011. One of these requests was withdrawn prior to the public hearing. There are five rezoning requests from 2011 pending Council review. This leaves 18 rezoning requests that were considered under the 2030 Comprehensive Plan. Staff performed an analysis of each request, making a determination of the consistency of the request. Consistency is judged based on applicable policy guidance contained within the Plan and the land use classification on the Future Land Use Map. Table 1 provides the number and percentage of consistent and inconsistent rezoning requests for 2011. The cases deemed as inconsistent were all inconsistent with the future land use designation.

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**Table 1: Rezoning Cases Approved in 2011**

Disposition	Number	Consistent (Percentage of total)	Inconsistent (Percentage of total)
Approved	15	11 (73.3%)	4 (26.6%)
Denied	3	0	3 (100%)
Pending	5	2 (40%)	3 (60%)
Withdrawn	(1)	--	--
<b>TOTALS</b>	<b>23</b>	<b>13 (56.5%)</b>	<b>10 (43.5%)</b>

Of the fifteen approved rezoning requests, four were inconsistent with the Comprehensive Plan future land use map. Three of the four inconsistent approvals requested a rezoning from a low density residential zoning classification to a more intense retail or residential classification. One of the requests was a rezoning from a general use retail category to a conditional use retail category. Table 2 details the four inconsistent requests approved by City Council. There are five pending zoning cases; three of which are inconsistent with the Future Land Use Map. These requests are not analyzed in this report.

**Table 2: Inconsistent Cases That Were Approved**

Case Number	Rezoned From	Rezoned To
<b>Z-3-11/Lead Mine Rd.</b>	R-6 CUD	R-20 CUD
<b>Z-8-11/Oberlin Rd.</b>	R-20 with NCOD & O&1-1	Shopping Center CUD with PBOD
<b>Z-17-11/Rock Quarry Rd.</b>	R-4	R-10 CUD & NB CUD
<b>Z-19-11/Falls of Neuse Rd.</b>	NB	NB CUD

Staff performs an analysis of amending the Future Land Use Map to align the Map with the recent inconsistent approvals. While it is possible to simply change the future land use map to align with recent approvals, each rezoning action should be reviewed to determine whether it should be considered a special exception or a true shift in policy. There may be an instance where the future land use map designation is still appropriate, regardless of a recently approved inconsistent district. In the case of the four approved inconsistent cases, staff recommends that no amendment occur for these areas.

## B. TEXT CHANGE ACTIONS

The City Council also reviews alterations to the Zoning Code through the Text Change process. In some instances changes to the Zoning Code can be a reactionary response to an existing deficiency. In other instances, a more proactive approach may address issues or future development trends. The Action Items contained within the Comprehensive Plan provide guidance for proactive solutions. Many text changes approved in 2011 were in response to a deficiency identified with the Zoning Code or a change to State

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enabling law.

A text change can be initiated by City Council, Planning Commission, City staff, or a citizen. Most of the text changes considered in 2011 were generated by staff. With the adoption of the 2030 Comprehensive Plan, staff committed to analyze each text change in accord with policy directive contained within the Plan. Applicable policy guidance and action items contained within the Plan. The following table contains all text change requests reviewed in 2011.

**Table 3: Text Changes Reviewed in 2011**

Text Change	Disposition	Relevant Policies	Consistent?	Relevant Actions	Implemented
TC-1-11 Clothing Bins	Approved	n/a	n/a	n/a	n/a
TC-2-11 Signage	Approved	n/a	n/a	UD 7.6	Partially
TC-3-11 Supportive Housing	Denied	n/a	n/a	H 3.4	n/a
TC-4-11 Plot Plan Regulations	Approved	n/a	n/a	n/a	n/a
TC-5-11 Food Trucks	Approved	ED 3.7 ED 5.9	Yes	n/a	n/a
TC-6-11 Fire Prevention Code	Approved	n/a	n/a	n/a	No
TC-7-11 Planning Commission Membership	Approved	n/a	n/a	n/a	n/a
TC-8-11 Sign Identification Tags	Approved	n/a	n/a	n/a	n/a
TC-9-11 Outdoor Storage of Ma- terials	Pending	n/a	n/a	n/a	n/a
TC-10-11 RHDC Name Change	Approved	n/a	n/a	n/a	n/a

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Text Change	Disposition	Relevant Policies	Consistent?	Relevant Actions	Implemented
TC-11-11 Building Code Compliance	Approved	n/a	n/a	n/a	n/a

The City Council reviewed eleven text change requests in 2011. Nine of the text changes were approved; one was denied and one is pending review. Many of the text changes approved in 2011 were in response to specific Council request or necessary for compliance with State law. Because of the nature of the text changes, there were few with direct ties to policy guidance or action items contained within the Comprehensive Plan.

Text change TC-3-11 was not approved. This text change proposed an increase to the separation of supportive housing properties. The current regulations permit supportive housing establishments within 375 yards of another supportive housing residence. TC-3-11 would have increased this distance to 880 yards. While the specific text change was not approved, staff identified potential enhancements to regulations regarding supportive housing as a result of the review.

## II. EMERGING ISSUES

Each year, staff will analyze current trends that may impact the 2030 Comprehensive Plan. While general maintenance of the Plan is important, the examination and inclusion of recent trends keeps the Plan relevant. Staff has examined four emerging themes in the planning and development spheres. Any recommendation to alter the Plan text, including the addition of policies or action items, is found in *SECTION IV: ALTERATIONS*.

### A. SCENARIO PLANNING

A growing trend in planning is the practice of scenario planning. Asking ‘what if?’ during small scale project development or large scale area planning is inherent to the planning process. Historically, to answer this question required a large amount of staff time to produce manual calculations and drawings.

City of Raleigh staff, led by the Urban Design Center, has researched scenario planning and identified a useful tool. The tool, called *Community Viz*, allows the input and manipulation of baseline data and produces two- or three-dimensional graphics. This powerful planning tool will enable staff to scenario plan for different contexts. It could be useful in identifying impacts during the rezoning process, the impact of growth on a larger area or region, or identifying the return on investment for capital improvement projects.

There are no related Comprehensive Plan actions associated with scenario planning at this time; however, staff may wish to add policy guidance in the future once the capability has been procured.

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## III. ACTION ITEMS

The 2030 Comprehensive Plan includes many policies that provide guidance to the elected and appointed officials, city staff and the general public. These policies convey general principles that relate to action items. Action items provide specific tasks for the City to undertake and implement Plan policies. The action items are consolidated into an “Action Matrix” in the appendix of the Comprehensive Plan. This matrix identifies each action item, identifies the time horizon for completion, and lists the

**Table 4: Action Matrix Time Horizon**

Term	Description
Short-Term	1 to 2 years
Mid-term	3 to 5 years
Long-term	6 to 10 years
On-going	No predetermined start/end time

The Plan contains three time horizons for the action items: short- mid- and long-term items. For this annual report, Planning staff coordinated with other City departments to review the progress of the short-term actions in the Plan. Staff asked a few basic questions regarding recent trends or policies implemented. The resultant product of some action items is reflected in *SECTION IV: RECOMMENDATIONS*. These would typically take the form of additional or amended policy language contained within the Plan. Some action items may be removed from the Plan, as staff has completed the action.

There are a total of 281 short term action items contained within the Plan. There is a general reduction in the number of short-term action items from the 2010 totals. After a full year of working with the Plan, some of the short term action items have been reclassified to mid-range or long-range action items. The reason for the reclassification in most cases is the lack of funding or staffing needed to implement the action item.

There are 195 action items currently in progress; over 100 of these action items directly relate to the proposed Unified Development Ordinance in production.

Stage	Number
Implemented	7
In Progress	195
Not Started	79
TOTALS	281

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## IV. ALTERATIONS

Based on the information in the first three sections, staff offers a range of recommendations for the text, maps and implementation element of the Plan. Subsections A, B and C represent recommendations generated by staff. Subsection D contains all citizen requests. All items are arranged in the order that they appear in the Plan. Where staff recommends additions to the text, new language is shown in **bold underlined**. Where staff recommends removal of text, the removed language is shown as ~~strikethrough~~.

### A. TEXT

1. Staff recommends an alteration of **Policy T 2.7** – Conditions for Roadway Closure. This amendment would alter language within the list of findings in order to clarify the intent of this Policy.

#### Policy T 2.7 – Conditions for Roadway Closure

No street, alley, or other public right-of-way shall be abandoned without the highest level of scrutiny and concurrence among affected City departments and utility companies. Right-of-way abandonment shall be subject to the following findings:

- The closure will not compromise the integrity of the City's street network, nor lead to a significant loss of vehicular or pedestrian connectivity;
- The closure will not impair the ability to provide utility service;
- The closure will not adversely impact the health, safety and welfare of the community, including access by emergency vehicles;
- The proposed closure is not in conflict with adopted Raleigh Historic Districts Commission policy regarding **street**, alley, **or other public right-of-way** closures in local historic and National Register districts; and
- Reasonable alternatives have been investigated and found to be impractical or more detrimental to the public welfare than the proposed closure.

2. The Plan contains guidance for **Special Study Areas** as shown on the Future Land Use Map. One of the five Special Study Areas were removed from the Map last year as a result of detailed Planning Studies. This request would alter text on page 68 of the document to reflect the completion of the Planning Studies. A citizen request has been submitted to remove item number one (1) under the heading Special Study Areas on page 70 of the document, in conjunction with Item B-4 which removes a proposed thoroughfare extension on Map T-1. Staff recommends Item number five (5) under the heading Special Study Areas on page 70 of the document be removed as well, as this Study was completed in 2011.

The proposed amendment would modify the following language from page 68 of the document:

#### Special Study Areas

During the comprehensive planning process, ~~five~~ **three** specific areas of Raleigh were identified for focused transportation studies to either determine preferred roadway alignments, locate potential



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new connections, or identify other roadway projects needed to address specific transportation and land use issues or problems. Some areas are forecasted to suffer from significant congestion based on 2035 growth projections; some require increased connectivity to set the stage for future redevelopment; and in some cases the City and affected property owners would greatly benefit from resolving uncertainty regarding future alignments. The ~~five~~ **three** areas and the study purpose are described below:

The proposed amendment would remove the following language from page 70 of the document. Staff does not concur with this alteration.

~~1. Gorman Street Extension Corridor: Evaluate the proposed extension of Gorman Street as a major thoroughfare south of Tryon Road to connect to Cary Parkway at Holly Springs Road. It is anticipated that a corridor study would determine the purpose and need for the facility and evaluate multiple alignment alternatives. This study will be coordinated by CAMPO in conjunction with NCDOT, Wake County, and the Town of Cary.~~

The following language from page 70 of the document would also be removed as this item was completed in 2011:

~~5. Crabtree Valley: Evaluate future roadway improvement alternatives for this area, including possible new interchanges, new roadway construction, and transit options. This study will also evaluate the land use growth pattern for the area and determine solutions to handle future growth in this area.~~

**3. Action T 2.7** lists 5 areas that were identified for Special Transportation Study Areas. Number 1, Gorman Street extension is being proposed to be removed by citizen request, and Number 5, Crabtree, was completed in 2011. Staff recommends the removal of Number 5 from the list of Special Study Areas; however, does not recommend the item 1 be removed.

#### Action T 2.7 – Special Transportation Studies

Undertake special studies for the ~~five~~ **three** areas identified in the introduction to this section:

- ~~1. Gorman Street Extension Corridor~~
2. Six Forks/Wake Forest Road Corridor
3. Centennial Parkway/Lake Wheeler Road/Maywood Avenue Area
4. Atlantic Avenue Corridor
- ~~5. Crabtree Valley~~

**4.** Staff recommends amending text on page 182 of the document. This amendment was recommended by Parks and Recreation staff and updates several figures based on revised data.

The City of Raleigh has now entered the 21st century as a vibrant community that serves as the



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nucleus for a growing region. In its current system, Raleigh has over 5,500 **5,760** acres of park land making up ~~200~~ **221** parks and more than 5,800 ~~3,760~~ acres of greenway property including ~~64~~ **68** miles of trails...

5. Staff recommends amending text on page 185 of the document. This amendment was recommended by Parks and Recreation staff.

The Parks and Recreation Department ~~also recently~~ **has** commissioned a study that recommends enhancements to the adopted Parks Master Planning Process, with City Council action on these recommendations expected ~~later in 2009~~ **2012**.

6. Staff recommends amending several sections of text on pages 187 and 188 of the document. This amendment was recommended by Parks and Recreation staff.

~~• Nature Parks and Preserves are a new category of park introduced in this Comprehensive Plan, and no parks are so classified at present. As existing and new parks are assigned this designation, Table PR-1 will be updated accordingly. A description of this park category is provided in the text box "Natural Areas".~~

**• Nature Preserves are similar to Metro Parks and have a regional focus. They have been carefully evaluated using adopted criteria and are found to be worth of protection due to their natural resource attributes. Because of their unique character Preserves do not have a LOS, but due to their regional appeal their acreage is included in the summary of Metro Parks. Further description follows in the text box "Natural Areas". (Nature preserves bullet point moved up to follow Metro Parks bullet point)**

The following is to be inserted into "Natural Areas" text box on page 188 as an introductory paragraph.

**Natural areas in Raleigh's park system take into account not only the three distinct designations defined below, but also consider the spectrum of natural resource conservation from watershed management at the regional level to landscapes and stream buffers at the individual park-site level. These areas can be entire park units (Nature Preserves), included within the boundaries of other park units (Protected Natural Areas) or a more linear park feature typically associated with a stream or river system (Greenway Corridors). The criteria for Nature Preserves and Protected Natural Areas include the presence of significant species or habitats, size, proximity to other conservation lands, and special considerations such as partnerships and deed constraints. Nature Preserves and Protected Natural Areas should have a site-specific management plan which take into account the opportunity for public use.**

The text box on page 188, first bullet point should be removed and replaced.

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~~• Nature Parks and Preserves are intended to be used for environmental education, scientific research, and public enjoyment in ways that do not degrade the natural resources on site. Nature Preserves contain and highlight examples of high-quality plant and animal populations, natural communities, landscapes or ecosystems that contribute to biodiversity and environmental health. Efforts are made to protect and manage significant natural resources in these areas through best practice management and stewardship. Opportunities for passive, natural resource based recreation may be provided that are compatible with the protection and enhancement of the natural area and the nature experience.~~

**• Nature Preserves are entire park units that contain examples of high quality plant or animal populations, natural communities, landscapes or ecosystems, documented by subject matter experts through local or state programs that contribute to biodiversity and environmental health. The size of a Nature Preserve should be sufficient to buffer, conserve and protect the target element or area. Efforts should be made to protect and manage significant natural resources in these areas through stewardship and best-practice management that do not degrade the resources present. Opportunities for the public enjoyment of natural resource based recreation and environmental education may be provided that are compatible with the protection and enhancement of the Nature Preserve and the nature experience.**

The text box on page 188-189, second bullet point should be removed and replaced.

~~• Natural Areas can include portions of other park units or entire parks, and as such should be identified during the System Integration or Master Planning phase of park acquisition and planning. In the case of existing parks, Natural Areas should be identified as part of an inventory process based on the natural resource, buffers, education opportunities, and consistency with adopted master plans:~~

**• Protected Natural Areas are portions of park units that contain examples of high quality plant or animal populations, natural communities, landscapes or ecosystems, documented by subject matter experts through local or state programs that contribute to biodiversity and environmental health. In the case of existing parks, Protected Natural Areas should be identified as part of an inventory process based on the natural resources, buffers, educational opportunities, and consistency with adopted master plans. Efforts should be made to protect and manage significant natural resources in these areas through stewardship and best-practice management that do not degrade the resources present. The designation of a Protected Natural Area should be differentiated from areas reserved for future development.**

7. Staff recommends amending text on page 192 of the document. This amendment was recommended by Parks and Recreation staff, and would reflect current data.

The City of Raleigh is blessed with a Capital Area Greenway program that has preserved over 3,300 **3,760** acres along ~~steam~~ **stream** corridors and tributaries of Walnut Creek, Crabtree Creek, and the Neuse River. These lands are primarily in the floodplain, and as such are managed for conservation of

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the natural resources found there. These protected lands also provide the opportunity for a nationally known greenway trail system of over ~~60~~ **68** miles. Pedestrian and bicycle access to these areas offers a unique opportunity to experience nature in the midst of a city of over ~~380,000~~ **400,000** people.

8. Staff recommends amending Table PR-1 on page 188 of the document. This amendment was also recommended by Parks and Recreation Staff. The recommendation would alter figures within the table based on updated data. The first table represents the existing table in the Plan today and would be removed; the second table represents the proposed changes.

Park Classification	Existing Acres	Existing Number of Parks	LOS Standard (Ac/1000)	Additional Needed Acres by 2025	Projected Park Size	New Parks Needed to Meet 2025 LOS	Total Parks Needed by 2025
Neighborhood Parks	652 <sup>2</sup>	48(5) <sup>1</sup>	2.6	833 <sup>2</sup>	15 ac	56	104
Community Parks	1,097	22	3.1	673	60 ac	11	33
Metro Parks	2,271	9	4.2	127	300 ac	1	10
Nature Parks and Preserves	0	0	N/A	N/A	N/A	N/A	N/A
Special Parks	1,518	126	N/A	N/A	N/A	N/A	N/A
Greenway Corridors	3,452	N/A	N/A	2,351	N/A	N/A	N/A
<b>Total</b>	<b>8,990</b>	<b>205(5)</b>	<b>9.9</b>	<b>3,984</b>	<b>N/A</b>	<b>68</b>	<b>147</b>

1 Includes five School Parks that are recognized as currently serving community needs as Neighborhood Parks

2 Presumes six acres equivalent for each of five school parks currently functioning as Neighborhood Parks

Classification	Existing Acres	Existing Number of Parks	LOS Standard (Ac/1000)	Additional Needed Acres by 2030	Projected Park Size	New Parks Needed to Meet 2030 LOS	Total Parks Needed by 2030
Neighborhood Parks	<b>656<sup>2</sup></b>	<b>50(5)<sup>1</sup></b>	2.6	<b>848<sup>2</sup></b>	15 ac	<b>57</b>	<b>107(5)<sup>1</sup></b>
Community Parks	<b>1,299</b>	<b>24</b>	3.1	<b>494</b>	60 ac	<b>9</b>	33
Metro Parks	<b>1,730</b>	<b>8</b>	4.23	<b>03</b>	300 ac	<b>0</b>	<b>8</b>
Nature Preserves	<b>851</b>	<b>4</b>	N/A	N/A	N/A	N/A	<b>4</b>
Special Parks	<b>1,230</b>	<b>135</b>	N/A	N/A	N/A	N/A	<b>135</b>
Greenway Corridors	<b>3,762</b>	N/A	N/A	1,656	N/A	N/A	N/A
<b>Total</b>	<b>9,528</b>	<b>221(5)<sup>1</sup></b>	<b>N/A</b>	<b>2,998</b>	<b>N/A</b>	<b>66</b>	<b>287(5)<sup>1</sup></b>

1 Includes five School Parks that are recognized as currently serving community needs as Neighborhood Parks

2 Presumes six acres equivalent for each of five school parks currently functioning as Neighborhood Parks

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3 Nature Preserves acreage is added to the Metro Parks acreage when calculating LOS for Metro Parks.

9. Action T 4.13 directed staff to develop unique transit shelters, benches and signs through a design competition or competitive process. This initiative has been completed. Staff recommends the removal of this action item.

~~Action T 4.13 — Transit Stop Design~~

~~Develop unique transit shelter, bench, and sign designs for Raleigh, either through a design competition or a competitive process.~~

10. Action T 5.4 requested staff to increase funding available for sidewalk installation and maintenance. Staff recommends the removal of this action item as it has been completed.

~~Action T 5.4 — Sidewalk Funding~~

~~Increase the level of funding available for sidewalk installation, maintenance, and repair, as part of this action, revisit current assessment policies.~~

11. Action AP-DWG-8 directed staff to study the extension of S. West Street as part of the Downtown West Gateway Area Plan. Staff recommends the removal of this action item as it is now complete.

~~Action AP-DWG-8 — S. West Street Extension~~

~~Study the extension of S. West Street to W. Davie Street or Cabarrus Street as a key opportunity to improve north/south connectivity.~~

12. Action PU 1.1 directed staff to use the Future Land Use Map as an input to develop a spatial growth projection for the City's current and future boundaries. Staff recommends this action item be removed as the projection has been completed.

~~Action PU 1.1 — Infrastructure Plans and the Future Land Use Map~~

~~Using the Future Land Use Map as an input, develop a single spatial growth projection for the City's current and future jurisdictional boundaries, as well as for the other communities with utility merger agreements with the City of Raleigh, to be used to plan for new water, wastewater, and transportation infrastructure.~~

13. Action H 2.15 provided direction in reviewing property assessment practices to assure affordable housing reflected the proper values. Staff recommends the removal of this action item.

~~Action H 2.15 — Affordable Property Assessments~~

~~Review County property assessment practices to assure that real estate assessments of publicly-supported affordable housing reflect the value impacts of contractual limitations on rents or re-sale prices.~~

14. Action RC 2.6 directed staff to coordinate with surrounding agencies in project review procedures

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of developments likely to cause impacts beyond their political boundaries. Staff recommends removal of this action item as the coordination and outreach has been completed.

~~Action RC 2.5—Developments of Regional Impact~~

~~Coordinate with State, County and regional agencies in the project review procedures of developments likely to cause land use, transportation, and environmental impacts beyond the political boundaries in which they occur-projects of this type are referred to as developments of regional impact (DRIs) in many states.~~

**15.** Action DT 2.15 directed staff to implement recommendations of the 2008 Downtown Parking Plan. Staff recommends the removal of this action item as it is now complete.

~~Action DT 2.15—Downtown Parking Master Plan~~

~~Implement the recommendations of the 2008 Downtown Parking Master Plan.~~

**16.** This request would alter the wording within Action DT 5.7. Staff recommends this amendment in order to clarify the purpose of this action item.

Action DT 5.7 – Downtown College ~~Open~~ **Athletic** Space

Coordinate with downtown colleges for the mutual use and development of shared athletic fields and facilities that can serve both the general public and students.

## **B. MAPS**

Part of the analysis of the Comprehensive Plan is to ensure map accuracy through regular review and maintenance. The future land use map is but one of many maps contained within the Plan. A majority of the recommendations contained within this subsection would amend the future land use map; although a few other recommendations would alter maps contained within other elements of the Plan.

This section contains Future Land Use alterations and amendments to the Thoroughfare Map and Supportive Housing Map.

**1. Sandy Forks and Six Forks Rd.** This request was submitted through citizen petition to amend the subject properties to be designated as Office & Residential Mixed Use on the Future Land Use Map. The subject properties are currently designated Moderate Density Residential. The Moderate Density Residential category envisions primarily single family development, with multi-family development also being consistent as long as the overall gross density does not exceed 14 units per acre.

The properties are currently zoned Residential-4. One property is developed as a single family home, with the other being undeveloped. The majority of the surrounding area is developed with single family residences, with office uses along Six Forks Road to the north and south.

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The Office & Residential Mixed Use category is applied primarily to frontage lots along thoroughfares where low density residential uses are no longer appropriate, as well as office parks and developments suitable for a more mixed-use pattern of development. The designation envisions a mix of moderate to medium density residential and office uses.

**2. Glenwood Avenue** This request was submitted through citizen petition to amend the subject properties to be designated as Office & Residential Mixed Use on the Future Land Use Map. The subject properties are currently designated Moderate Density Residential. The Moderate Density Residential category envisions primarily single family development, with multi-family development also being consistent as long as the overall gross density does not exceed 14 units per acre.

The properties are currently zoned Special Residential-30. They are currently developed as single family residences. The subject property is surrounded by single family residential dwellings zoned Special Residential-30. Fred Fletcher Park is located directly adjacent to the north.

The Office & Residential Mixed Use category is applied primarily to frontage lots along thoroughfares where low density residential uses are no longer appropriate, as well as office parks and developments suitable for a more mixed-use pattern of development. The designation envisions a mix of moderate to medium density residential and office uses.

**3. Jones Franklin-Small Area Study.** This amendment would apply Future Land Use designations to an area previously set aside as a Special Study Area. The area would be designated a mix of Community Mixed Use, Neighborhood Mixed Use and Medium Density Residential. The designations would be consistent with the recent planning study endorsed by City Council.

The study area is located at the intersection of Jones Franklin Road, Western Boulevard and Hillsborough Street. The study was endorsed by the City Council in December of 2011. The subject area was designated as white space on the Future Land Use Map and designated as a Special Study Area. The amendment would designate the core of the area as Community Mixed Use. The southwestern quadrant of the intersection of Western and Jones Franklin would be designated as Neighborhood Mixed Use. Both of the retail mixed use areas are intended to concentrate density and height near the rail corridor, encourage vertical mixed use, and require new structures to be oriented toward public streets. The area located behind the current shopping center in the southeastern quadrant would be designated Medium Density Residential to provide a transition to the adjoining single family neighborhood.

The subject area is currently developed with a diverse mix of uses. A large shopping center is located in the core of the area, with multi-family residential located adjacent to the east. A mix of retail and industrial uses are developed in the northern portion of the study area, along Hillsborough and Western, south of the rail corridor. A mix of retail, office and residential uses are located within the southwestern quadrant of the intersection of Jones Franklin and Western.

Staff recommends that these designations be applied.

**4. Map T-1: Arterials, Thoroughfares & Collector Streets** The proposed map amendment was submitted by petition. Amending the map as proposed would by consequence also remove one of the five

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Special Transportation Study Areas identified by staff. Item 1.2 and Item 1.3 mentioned previously in the report are both a result of removing this extension from the Thoroughfare map. As this extension was the basis of a Special Transportation Study Area identified by staff, and is currently under review by multiple entities, staff does not recommend the removal of this proposed major thoroughfare extension from the Comprehensive Plan.

**4. Map H-2: Supportive Housing** The proposed map amendment is an update brought forth by staff. The update was identified during a proposed text change to increase distance separation between supportive housing uses. Staff realized that the map was not accurate and would need to be updated. The revisions as proposed would the locations of supportive housing structures based on recent research.

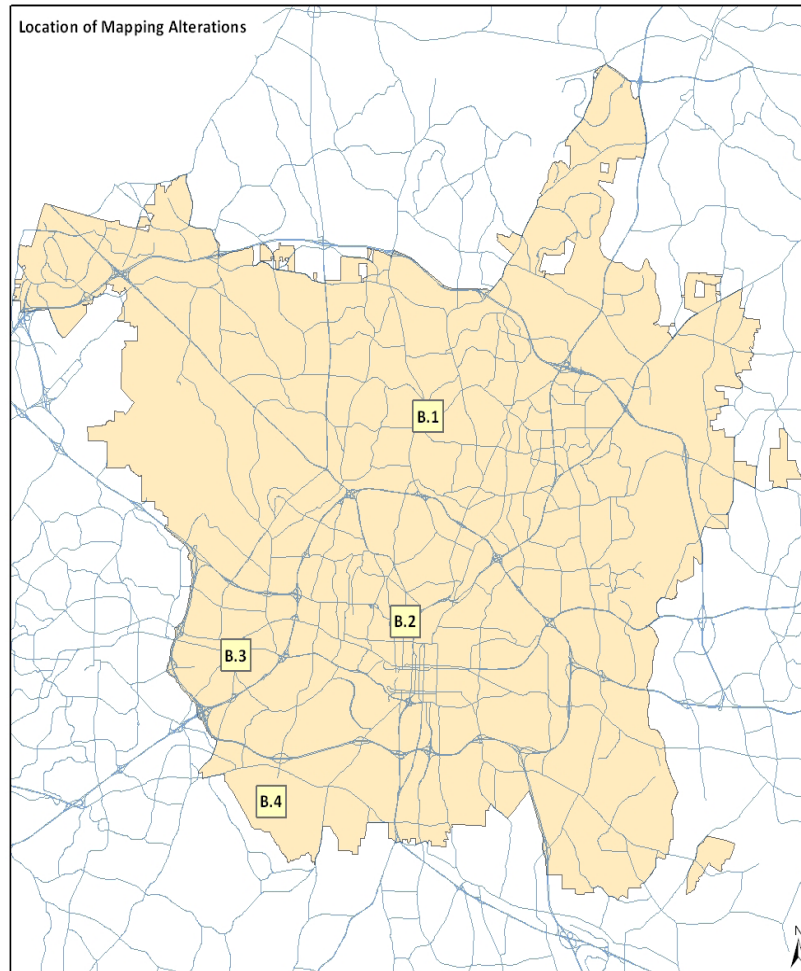
**Table 6: Potential Changes to the Plan Text and Maps**

Item Number	Policy, Text or Map?	Recommendation
A.1	Policy	Amend Policy T 2.7
A.2	Text	Multiple amendments to text in Transportation Element
A.3	Action	Amend Action Item T 2.7
A.4	Text	Amend Text in Parks Element
A.5	Text	Amend Text in Parks Element
A.6	Text	Amend Text in Parks Element
A.7	Text	Amend Text in Parks Element
A.8	Text	Update Table PR-1 in Parks Element
A.9	Action	Remove Action Item T 4.13
A.10	Action	Remove Action Item T 5.4
A.11	Action	Remove Action Item AP-DWG-8
A.12	Action	Remove Action Item PU 1.1
A.13	Action	Remove Action Item H 2.15
A.14	Action	Remove Action Item RC 2.5
A.15	Action	Remove Action Item DT 2.15
A.16	Action	Amend Action Item DT 5.7
B.1	Map	Designate properties Office & Residential Mixed Use
B.2	Map	Designate properties Office & Residential Mixed Use
B.3	Map	Designate properties Community Mixed Use, Neighborhood Mixed Use and Medium Density Residential
B.4	Map	Remove proposed Gorman Street extension
B.5	Map	Update Map H-2, Supportive Housing
C.1	Map	Amend the Action Matrix



# 2030 Comprehensive Plan

## Location of Mapping Alterations



## C. ACTION MATRIX

After detailed discussions with departmental staff, several changes may be required to the Action Matrix. These changes typically take the form of change in priority, correction of a typographical error or change to department responsibility. A complete list of all short-term action items is contained within the *Appendix*. Where an action item has been implemented, staff recommends that it be removed from the Plan.

Number	Action	Lead City of Raleigh Agency (Overall Lead agency may be outside of Raleigh City Government)	Time Frame	Action Type	Capital Funds Needed (Y/N)	Status as of December 2011
Action T 4.13	<b>Transit Stop Design:</b> Develop unique transit shelter, bench, and sign designs for Raleigh, either through a design competition or a competitive process.	PW	Short-term	Program/ organization	N	Implemented
Action T 5.4	<b>Sidewalk Funding:</b> Increase the level of funding available for sidewalk installation, maintenance, and repair; as part of this action, revisit current assessment policies.	OTP	Short-term	Program/ organization	Y	Implemented
Action AP-DWG-8	<b>S. West Street Extension:</b> Study the extension of S. West Street to W. Davie Street or Cabarrus Street as a key opportunity to improve north/south connectivity.	OTP	Short-term	Study/ plan	N	Implemented
Action PU 1.1	<b>Infrastructure Plans and Future Land Use Map:</b> Using the Future Land Use Map as an input, develop a single spatial growth projection for the City's current and future jurisdictional boundaries, as well as for the other communities with utility merger agreements with the City of Raleigh, to be used to plan for new water, wastewater, and transportation infrastructure.	CORPUD	Short-term	Study/ plan	N	Implemented
Action H 2.15	<b>Affordable Property Assessments:</b> Review County property assessment practices to assure that real estate assessments of publicly-supported affordable housing reflect the value impacts of contractual limitations on rents or re-sale prices.	DOF	Short-term	Study/ plan	N	Implemented
Action RC 2.5	<b>Developments of Regional Impact:</b> Coordinate with State, County and regional agencies in the project review procedures of developments likely to cause land use, transportation, and environmental impacts beyond the political boundaries in which they occur—projects of this type are referred to as developments of regional impact (DRIs) in many states.	PW, DCP	On-going	Coordination/ outreach	N	Implemented
Action DT 2.15	<b>Downtown Parking Master Plan:</b> Implement the recommendations of the 2008 Downtown Parking Master Plan.	PW, DCP	Short-term	Systems/ support	N	Implemented
Action PU 2.2	<b>Utility Plan Updates:</b> Routinely update utility plans based on the latest data and population projections to keep plans for capital projects up-to-date.	CORPUD	On-going	Study/ plan	N	In progress
Action RC 7.2	<b>Emergency Water Transmission:</b> Participate in developing an inter-connected emergency water transmission system for the Research Triangle area.	CORPUD	On-going	Coordination/ outreach	N	In progress
Action EP 3.9	<b>Upper Neuse Initiative:</b> Continue to provide both financial and political support for the conservation of land in key areas identified by the Upper Neuse Clean Water Initiative.	CORPUD, P&R	On-going	Systems/ support	Y	In progress
Action H 1.1	<b>Affordable Rental Program Expansion:</b> Acquire and maintain, through the City of Raleigh's Affordable Rental Program, additional affordable rental units for households below 50 percent of median income throughout all areas of the city.	CD	On-going	Systems/ support	N	In progress
Action H 2.12	<b>Monitoring of Expiring Subsidies:</b> Track existing rental housing units with federal expiring use subsidy contracts or affordable rents to mitigate the loss of these units.	CD	On-going	Systems/ support	N	In progress
Action H 3.2	<b>Very Low Income Rentals:</b> Continue to develop and preserve additional homeownership and rental units that are affordable to households below 50 percent of median income.	CD	On-going	Systems/ support	N	In progress

Number	Action	Lead City of Raleigh Agency (Overall Lead agency may be outside of Raleigh City Government)	Time Frame	Action Type	Capital Funds Needed (Y/N)	Status as of December 2011
Action H 4.4	<b>City Sponsored Residential Construction and Rehabilitation:</b> Expand Community Development's use of universal design and visitability in City-sponsored residential construction and rehabilitation, including infill developments in Redevelopment Areas.	CD	On-going	Program/ organization	N	In progress
Action H 3.3	<b>Transitional and Emergency Housing:</b> Financially support the activities of non-profits to provide transitional and emergency housing services for the homeless.	CD, CMO	On-going	Financial	N	In progress
Action H 2.5	<b>Scattered Site Policy Change:</b> Modify the City's Scattered Site Policy to provide greater flexibility to developers to create more mixed-income communities by indexing local requirements to the requirements of the state low-income housing tax credit program so as to enable larger mixed-income developments and increase the number of affordable units produced, while ensuring that affordable units are distributed throughout the development.	CD, DCP	Short-term	Systems/ support	N	In progress
Action H 2.21	<b>Affordable Housing Production Goal:</b> Develop a mechanism for establishing a measurable affordable housing production goal.	CD, DCP	Short-term	Study/ plan	N	In progress
Action AP-DWG-13	<b>Saunders North Redevelopment Plan Funding:</b> Pursue funding sources to implement the Saunders North Area Redevelopment Plan as quickly as possible.	CD, DCP	Short-term	Financial	Y	In progress
Action H 2.10	<b>Educational Material for Removing Barriers:</b> Develop educational material promoting the benefits of having a balanced distribution of affordable units in Raleigh.	CD, DCP, WCCS	Short-term	Program/ organization	N	In progress
Action EP 1.1	<b>Green Purchasing:</b> Establish and promote a "green purchasing" program that emphasizes the purchase and use of environmentally-friendly products and services by City agencies, ranging from biodiesel buses to 'green' catering.	DOF, CMO	Short-term	Outreach	N	In progress
Action EP 7.5	<b>Recycled Material Purchasing:</b> Expand the City's recycled products purchasing program. Purchase recycled materials for City supply needs wherever practical.	DOF, CMO	Short-term	Systems/ support	N	In progress
Action ED 5.4	<b>Capital Improvement Funding:</b> Identify funding sources and mechanisms for undertaking and maintaining public realm and capital improvements to support economic development.	DOF, BMS, DCP	On-going	Systems/ support	N	In progress
Action ED 4.2	<b>Summer Job Programs:</b> Work with Wake County to provide job training and education for those who need to re-train for new industry jobs.	CS	On-going	Coordination/ outreach	N	In progress
Action ED 4.3	<b>Wake County Retraining Coordination:</b> Work with Wake County to provide job training and education for those who need to re-train for new industry jobs.	CS, WC	On-going	Coordination/ outreach	N	In progress
Action RC 7.1	<b>Solid Waste Plan Implementation:</b> Working with the County and other jurisdictions, implement the Wake County Solid Waste Management Plan for the planning period July 1, 2006 – June 30, 2016.	SWS, WC	On-going	Systems/ support	N	In progress

Number	Action	Lead City of Raleigh Agency (Overall Lead agency may be outside of Raleigh City Government)	Time Frame	Action Type	Capital Funds Needed (Y/N)	Status as of December 2011
Action RC 7.3	<b>Landfill Capacity Monitoring:</b> Monitor use and remaining capacity of the new South Wake regional solid waste landfill (designed to have a 25-year disposal capacity).	SWS	On-going	Systems/ support	N	In progress
Action CS 3.5	<b>Training Facility Economics:</b> Examine ways to work with Wake County to share space and costs at the Police training facility.	RPD	Short-term	Study/ plan	N	In progress
Action T 3.2	<b>Redefining Road Classification:</b> Develop a comprehensive roadway network that categorizes streets according to function and type while considering all of the potential users and the surrounding land use context.	OTP	On-going	Program/ organization	N	In progress
Action T 4.2	<b>Transit Stop Evaluations:</b> Evaluate transit stops to determine their convenience and effectiveness to serve riders and support land use policies.	PW	On-going	Study/ plan	N	In progress
Action T 4.8	<b>Secondary Transit Hubs:</b> Enhance secondary transit hubs at Crabtree Mall, NCSU, Triangle Town Center, and Wake Med. Establish a new hub in south Raleigh near Garner (e.g. South Saunders Street Park and Ride facility) and explore the potential for additional hubs as the system expands.	PW	Short-term	Systems/ support	Y	In progress
Action T 5.6	<b>Bicycle Plan Implementation:</b> Maintain and implement the Comprehensive Bicycle Transportation Plan.	OTP, PW	On-going	Systems/ support	N	In progress
Action T 5.12	<b>Pedestrian Signals:</b> Install countdown pedestrian signals at important intersections.	PW	On-going	Systems/ support	Y	In progress
Action T 5.13	<b>Pedestrian Plan:</b> Develop a pedestrian plan with a multi-year priority and funding stream to repair and expand pedestrian connections throughout the City.	OTP	Short-term	Study/ plan	N	In progress
Action T 7.1	<b>Street Lighting:</b> Add street lights where necessary to critical intersections, bus shelter stops, and neighborhood dark spots and maintain existing street lights to enhance safety. Remove lights where they are unnecessary for safety and where a reduction in lighting would be an environmental enhancement.	PW	On-going	Systems/ support	N	In progress
Action T 8.1	<b>Railroad Crossing Safety:</b> Monitor traffic and safety conditions for at-grade railroad crossings as freight traffic increases to determine the need for grade separations.	PW	On-going	Systems/ support	N	In progress
Action EP 1.12	<b>Charging Stations:</b> When viable, install charging stations for electric automobiles in public parking lots and garages.	PW	On-going	Systems/ support	Y	In progress
Action EP 3.7	<b>Stormwater Plan Review:</b> Review all stormwater management plans for new development and redevelopment with a critical evaluation of approaches to nitrogen reduction as well as downstream flooding and erosion reductions.	PW	On-going	Systems/ support	N	In progress
Action DT 2.13	<b>Car Sharing and City Vehicles:</b> Explore contracting with an established car-sharing company to replace a portion of the City's existing vehicular fleet as a way of establishing a guaranteed market for car sharing in downtown.	PW	Short-term	Program/ organization	N	In progress

Number	Action	Lead City of Raleigh Agency (Overall Lead agency may be outside of Raleigh City Government)	Time Frame	Action Type	Capital Funds Needed (Y/N)	Status as of December 2011
Action AP-FON-1	<b>Falls of Neuse Multi-Purpose Path:</b> Include and eight-foot wide multi-purpose path/sidewalk and wide outside lanes in the cross-section details for the widening of Falls of Neuse Road to accommodate access to the numerous parks in the area and the high concentration of families with children in the area.	PW	Short-term	Systems/ support	Y	In progress
Action EP 3.5	<b>Illegal Discharges:</b> Identify and eliminate illegal discharges into the City's sewer and stormwater systems and its waterways through inspections and enforcement.	PW, CORPUD	On-going	Systems/ support	N	In progress
Action RC 6.2	<b>Participation in UNRBA Initiatives:</b> Participate in and support the regional water quality efforts of the Upper Neuse River Basin Association (UNRBA). Remain involved in UNRBA initiatives such as the state-level Neuse Management Strategy and Lick Creek Local Watershed Plan.	PW, CORPUD	On-going	Coordination/ outreach	N	In progress
Action T 2.6	<b>Reducing Single Occupant Driving:</b> Provide incentives for public-private transportation partnerships (such as car sharing companies) to establish pilot programs within downtown, activity centers, and other appropriate areas to reduce single-occupant vehicles.	PW, DCP	Short-term	Program/ organization	N	In progress
Action DT 2.7	<b>Pedestrian Counts:</b> Conduct a study of pedestrian counts on pedestrian and retail streets, and update the counts on a regular basis. Such a study is useful both for transportation planning as well as retail recruitment.	OTP, DCP	On-going	Study/ plan	N	In progress
Action DT 2.16	<b>Downtown Parking Model:</b> Maintain and use the parking model developed as part of the 2008 Downtown Parking Master Plan to determine the need for new facilities.	PW, DCP	On-going	Systems/ support	N	In progress
Action AP-BC-3	<b>Brier Creek Village Center Traffic Planning Coordination:</b> Coordinate the location and design of traffic calming devices, pedestrian/bicycle systems, and pedestrian crosswalks through the Brier Creek Village Center with the review and approval of development site plans.	PW, DCP	On-going	Study/ plan	N	In progress
Action AP-DWG-4	<b>Two-Way Traffic Conversions:</b> Convert Dorothea Drive, W. South Street, W. Lenoir Street and W. Morgan street to two-way traffic to improve connectivity and encourage storefront retail development. <i>See Map AP-DWG 3 for this and other transportation actions.</i>	PW, DCP	Short-term	Development regulations	Y	In progress
Action AP-DWG-9	<b>Street and Pedestrian Connections:</b> Improve street and pedestrian connections to provide convenient access from the Multi-Modal Transit Center area to Glenwood South, Downtown Core, Convention Center and Downtown neighborhoods.	OTP, DCP	Short-term	Study/ plan	N	In progress
Action AP-C-1	<b>Glenwood Avenue Pedestrian Bridge:</b> A pedestrian bridge over Glenwood Avenue should be built to provide an upper-level link to the hotels and other buildings on the hillsides on the north.	OTP, PRIV	Short-term	Systems/ support	Y	In progress

Number	Action	Lead City of Raleigh Agency (Overall Lead agency may be outside of Raleigh City Government)	Time Frame	Action Type	Capital Funds Needed (Y/N)	Status as of December 2011
Action DT 3.10	<b>Coordinating Heritage Tourism Organizations:</b> Coordinate efforts among the Raleigh Historic Districts Commission, the Raleigh City Museum, the N.C. History Museum, and other entities to maximize the potential for downtown's historic assets to drive tourism.	RCCC	On-going	Coordination/ outreach	N	In progress
Action EP 1.2	<b>Public Facility Energy Audit:</b> Conduct a "Public Facility Energy Audit" to determine how the City of Raleigh can improve energy efficiency and reduce costs related to energy consumption in public buildings and operations.	P&R	On-going	Study/ plan	Y	In progress
Action EP 5.4	<b>Utility Coordination:</b> Coordinate with utility companies to plant, manage, and maintain healthy street trees that can establish mature and natural canopies without interfering with infrastructure operation.	P&R, PW	On-going	Systems/ support	N	In progress
Action EP 9.2	<b>Public School Environmental Component:</b> Encourage Wake County public schools to incorporate an environmental education component in the school curricula. Continue to provide support and opportunities to incorporate environmental education as a component to local school curriculum.	P&R, PU, CMO	Short-term ON GOING	Coordination/ outreach	N	In progress
Action PR 1.1	<b>Parks Plan Update:</b> Update and streamline the Parks Plan <b>every five years</b> to provide the Parks and Recreation Department with current and more detailed guidelines necessary to plan, finance, develop, and manage open space and buildings for both active and passive life pursuits. Data should include, but not be limited to, CAMPO, Park Planning efforts, City and Department programs, and a random scientific survey. Include the updated Park Master Plan and System Integration Plan processes, as well as the recommendations contained in the text box "Natural Areas" in F.2 'Park System and Land Acquisition', as part of this update. Coordinate with Wake County to identify, acquire and manage natural areas, including Nature Parks and Preserves, countywide.	P&R	On-going	Study/ plan	N	In progress
Action PR 1.2	<b>Greenway Plan Update:</b> As part of the update to the Park Plan, update and incorporate the 1976 Capital Area Greenway Master Plan, consolidating the principles and corridor designations into a single document. Inventory and map which parts of the greenway system are owned by the City versus those where less than fee-simple interest is available, and address the means by which the proper stewardship of the latter can be promoted.	P&R	On going	Study/ plan	N	In progress



Number	Action	Lead City of Raleigh Agency (Overall Lead agency may be outside of Raleigh City Government)	Time Frame	Action Type	Capital Funds Needed (Y/N)	Status as of December 2011
Action PR 2.1	<b>Innovative Strategies for Acquisition:</b> Explore innovative strategies such as donations by developers and philanthropists, inter-agency transfer, park improvement districts, partnerships with other government and non-government agencies and tax-defaulted properties to acquire parkland and open space. If acquired properties are not well suited for public recreation use and are not of significant environmental or ecological value, revenue from disposition should revert to the Parks and Recreation acquisition program.	P&R	On going	Study/ plan	N	In progress
Action PR 2.2	<b>Grant Requests and Partnerships:</b> Submit grant requests and pursue partnerships for land acquisition, especially to agencies that share missions with City of Raleigh Parks and Recreation Department. Reasonable economic justification and equity of access should be strong considerations in these actions.	P&R	On going	Systems/ support	N	In progress
Action PR 2.3	<b>Parkland Search Methodologies:</b> Continue to refine and update search area methodologies to include census data, forecasts, trends, and technology.	P&R	On-going	Systems/ support	N	In progress
Action PR 2.4	<b>Facility Fee for Acquiring and Developing New Parks:</b> Monitor the effectiveness of the City Facility Fee Program and propose updates if appropriate.	P&R, DOF	On-going	Systems/ support	N	In progress
Action PR 3.2	<b>Neuse River Land Acquisition</b> Pursue the acquisition of environmentally sensitive and significant property along the Neuse River corridor to protect important natural resources and regional open space.	P&R	On-going	Systems/ support	Y	In progress
Action PR 4.1	<b>ADA Accessibility Plan:</b> Develop and implement an accessibility plan for all park facilities that meets the requirements outlined in the Americans with Disabilities Act (ADA).	P&R	Mid term	Study/ plan	Y	In progress
Action PR 4.2	<b>Sustainable Practice Development:</b> Use nationally accepted sustainable design principles and best management practices in park design.	P&R	On going	Program/ organization	Y	In progress
Action PR 4.4	<b>Creating Opportunities for Active Living Choices:</b> Acquire and develop new multi-use fields, trails, and courts as often as practical to support formal and informal opportunities for active living choices by all generations.	P&R	On-going	Systems/ support	Y	In Progress
Action PR 4.6	<b>Comprehensive Aquatics Plan:</b> Implement the City Council-adopted Comprehensive Aquatics Plan by phasing in an equitable geographic distribution of improvements over time. Re-evaluate the plan in 2018.	P&R	Long term	Systems/ support	Y	In progress
Action PR 5.1	<b>Mandatory Greenway Dedication:</b> Continue the program of mandatory greenway land dedication from residential development to further the goals of the Capital Area Greenway program, and explore expanding it to non-residential development.	P&R, CAO, DCP, CAO	On-going	Systems/ support	N	In progress



Number	Action	Lead City of Raleigh Agency (Overall Lead agency may be outside of Raleigh City Government)	Time Frame	Action Type	Capital Funds Needed (Y/N)	Status as of December 2011
Action PR 5.3	<b>Streetscape, Gateway and Public Space Improvements:</b> Continue to pursue development of, and maintain a link to, the City's Capital Improvement Program and annual budget process for streetscape, gateway, and other special projects that improve neighborhoods, transportation corridors, and other public spaces. See also I.3 'Appearance and Function of Raleigh's Corridors' in Element I: 'Urban Design'.	BMS, P&R, DCP, PW	On-going	Systems/ support	Y	In progress
Action PR 6.3	<b>System Integration Plan Implementation:</b> Implement System Integration Plans for all newly-acquired properties and for undeveloped park sites and key areas of underdeveloped sites as staff and agency resources allow.	P&R	On-going	Systems/ support	N	In progress
Action PR 6.5	<b>Awareness of Natural Resource Areas:</b> Implement strategies through traditional methods and emerging technologies to increase public awareness of natural resource areas within the Raleigh Park park system and adjoining communities.	P&R	On-going	Coordination/ outreach	N	In progress
Action DT 5.2	<b>Downtown Parks Plan:</b> Fund and develop a downtown-specific parks and recreation plan that identifies needs and opportunities to develop parks, open spaces, and recreational activities. The plan should include a study of current and future open space needs and a strategy for open space acquisition.	P&R, DCP	Short-term	Study/ plan	Y	In progress
Action DT 5.7	<b>Downtown College Athletic Space:</b> Coordinate with downtown colleges for the mutual use and development of shared athletic fields and facilities that can serve both the general public and students. Also see Action PR 4.4	P&R CMO	On-going	Coordination/ outreach	Y	In progress
Action EP 6.1 EDITED	<b>Habitat Plan:</b> Formulate a wildlife habitat plan to define, map, protect, and restore Raleigh's native and priority habitats, particularly those identified in the North Carolina Wildlife Action Plan.	P&R	Long term	Study/ plan	Y	In progress
Action PU 3.1	<b>Falls Lake Water Supply Study:</b> Request that the Army Corps of Engineers perform what is known as a 219 (Change 219 to 216) study to look at any modifications to the current allocation configuration, including reallocating water in the conservation and flood pools to match changing climate conditions.	CORPUD	Short-term	Study/ plan	Y	In progress
Action RC 6.3	<b>Stormwater Discharge Alternatives:</b> Use drainage basin studies to identify feasible minor regional facilities and other facility improvements that may be constructed as alternatives to on-site discharge control.	PW	On-going	Systems/ support	Y	In progress
Action T 1.2	<b>Transportation Impact analysis:</b> Develop and adopt regulations that establish a threshold to require a multi-modal transportation impact analysis (TIA) for all proposed new and expanded development, as well as zoning map amendments. These regulations should meet or exceed the requirements detailed in NCDOT Traffic Impact Analysis Guidelines (see Text Box: Thresholds for Transportation Impact Analysis).	PW, DCP, CAO, OTP	Short-term	Development regulations	N	In progress

Number	Action	Lead City of Raleigh Agency (Overall Lead agency may be outside of Raleigh City Government)	Time Frame	Action Type	Capital Funds Needed (Y/N)	Status as of December 2011
Action T 2.4	<b>Limited Access Lane Management:</b> Coordinate with NCDOT on limited access facilities to investigate the feasibility of establishing lane management policies such as high occupancy vehicle (HOV) lanes, truck lanes, express lanes, and toll lanes.	PW	Short-term	Coordination/ outreach	N	In progress
Action T 2.5	<b>Inter-modal Facility Prioritization:</b> Work with CAMPO in the prioritization of inter-modal transportation facilities to ensure that adequate funding consideration for the planning and programming of these facilities is being given as part of CAMPO's Transportation Improvement Program (TIP).	OTP	On-going	Coordination/ outreach	N	In progress
Action ED 3.1	<b>Business Assistance Program:</b> Maintain the Business Assistance Program for minority- and women-owned businesses.	BMS	On-going	Systems/ support	N	In progress
Action IM 4.3	<b>Area Studies and the CIP:</b> Consider the capital improvement recommendations from area and corridor studies during the City's annual capital improvement planning process.	BMS	On-going	Program/ organization	N	In progress
Action T 2.7	<b>Special Transportation Studies:</b> Undertake special studies for the five areas identified in the introduction to this section: 1. Gorman Street Extension Corridor; 2. Six Forks/ Wake Forest Road Corridor; 3. Centennial Parkway/Lake Wheeler Road/Maywood Avenue Area; 4. Atlantic Avenue Corridor; 5. Crabtree Valley	OTP	Short-term	Study/ plan	N	In progress
Action CS 2.4	<b>Solid Waste Monitoring:</b> Establish program measures and an evaluation system to monitor progress toward attaining local solid waste management goals, including waste reduction rates.	SWS	Short-term	Program/ organization	N	In progress
Action IM 2.1	<b>CIP Review Criteria:</b> Refine the criteria used for the review of capital projects to be included in the CIP. Develop a methodology for estimating and including return on investment in the criteria.	BMS, DCP	Short-term	Systems/ support	N	In progress
Action CS 1.3	<b>Land Acquisition:</b> Purchase land in the short-term for long-term construction of community facilities (i.e., land bank).	BMS, P&R, RFD, CORPUD	On-going	Systems/ support	Y	In progress
Action LU 2.1	<b>Future Studies in High-Density Areas:</b> As necessary, undertake detailed studies and plans for growth centers, mixed-use centers, and transit station areas (rail or bus transfer nodes) to identify areas appropriate for higher-density mixed-use development.	DCP	On-going	Study/ plan	N	In progress
Action LU 5.2	<b>Interface Area Standards:</b> Work with citizens and the development community to define transition or "interface" areas for those areas planned for higher and more dense commercial development that are adjacent to lower density residential areas or designated historic districts and structures. Define tapering standards or establish building "step-backs."	DCP	Short-term	Study/ plan	N	In progress

Number	Action	Lead City of Raleigh Agency (Overall Lead agency may be outside of Raleigh City Government)	Time Frame	Action Type	Capital Funds Needed (Y/N)	Status as of December 2011
Action LU 9.2	<b>Small Area Studies in Institutional Areas:</b> Prepare small area studies for the areas surrounding large educational, health care, and research facilities to ensure orderly, low-impact growth.	DCP	On-going	Study/ plan	N	In progress
Action ED 7.1	<b>Adaptive Reuse for the Arts:</b> Explore opportunities to re-use obsolete industrial and commercial buildings for artists and other creative industries.	DCP	Short-term	Study/ plan	N	In progress
Action CS 5.1	<b>Zoning for Health and Human Services:</b> Evaluate zoning in urban centers and priority corridors to ensure health and human services facilities siting can be accommodated.	DCP	Short-term	Development regulations	N	In progress
Action HP 2.2	<b>Periodic Updates of Survey:</b> Conduct survey updates when necessary but at least every 10 years to identify resources gaining significance due to the passage of time.	DCP	On-going	Study/ plan	N	In progress
Action HP 2.9	<b>Limited Historic Overlay District:</b> Explore creation of a new historic overlay district that would require limited design review for existing structures as a means of making historic designation more appealing to eligible residential districts.	DCP	Short-term	Study/ plan	N	In progress
Action HP 4.1	<b>Public Outreach:</b> Develop outreach programs to educate the public on the various federal and local preservation programs outlined in the Historic Preservation Element.	DCP	On-going	Coordination/ outreach	N	In progress
Action HP 4.5	<b>Certified Local Government:</b> Maintain the City's participation in the federal Certified Local Government (CLG) program.	DCP	On-going	Systems/ support	N	In progress
Action HP 5.3	<b>Preservation Easements and Acquisition:</b> Continue to work with identified public, private, and non-profit entities to obtain preservation easements or restrictive covenants that preserve historic properties. Promote the tax benefits of donations and bargain sales.	DCP	On-going	Coordination/ outreach	N	In progress
Action RC 4.4	<b>Rezoning Impacts on Schools:</b> Implement recently adopted guidelines for evaluating the impact of re-zonings and proposed site plans on the school system.	DCP	Short-term	Systems/ support	N	In progress
Action RC 4.6	<b>Pedestrian Access to Schools:</b> Coordinate with WCPSS to incorporate pedestrian accessibility into all school location decisions and site plans. <i>See also Element B: 'Transportation.'</i>	DCP	On-going	Coordination/ outreach	N	In progress
Action RC 5.2	<b>Wake County Coordination on Library Siting:</b> Maintain communication with Wake County public facilities and capital improvement staff as land use plans are confirmed and available property is identified for the siting of additional public libraries.	DCP	On-going	Systems/ support	N	In progress
Action DT 1.2	<b>Form-Based Zoning in Downtown:</b> Explore the use of form based zoning to guide infill and mixed-use development downtown.	DCP	Short-term	Study/ plan	N	In progress
Action DT 1.8	<b>Identifying Transition Areas:</b> As part of any Area Plans undertaken for areas adjoining the downtown, define the areas and methods appropriate for transitional form, use, and scale between downtown and established residential neighborhoods.	DCP	Short-term	Study/ plan	N	In progress

Number	Action	Lead City of Raleigh Agency (Overall Lead agency may be outside of Raleigh City Government)	Time Frame	Action Type	Capital Funds Needed (Y/N)	Status as of December 2011
Action DT 3.4	<b>Downtown Retail Space Inventory:</b> Assist the Downtown Raleigh Alliance in creating and maintaining a database of available Downtown retail spaces.	DCP	On-going	Coordination/ outreach	N	In progress
Action IM 3.2	<b>Annual Progress Report:</b> Prepare and publish an annual easy-to-digest report on Comprehensive Plan progress including key accomplishments, critical issues, and key implementing agencies.	DCP	On-going	Program/ organization	N	In progress
Action IM 3.4	<b>Community Inventory Updates:</b> Update the data in the Community Inventory Report every year.	DCP	On-going	Systems/ support	N	In progress
Action IM 4.2	<b>Area Studies and Comprehensive Plan Amendments:</b> Create an annual comprehensive amendment process that incorporates area and corridor study policies and land use and zoning changes to more efficiently and systematically implement recommendations.	DCP	Short-term	Program/ organization	N	In progress
Action LU 1 .1	<b>Zoning Update:</b> Update the Zoning Ordinance to reflect the Future Land Use Map classifications and associated land use recommendations.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 1 .2	<b>Zoning Innovations:</b> Study the incorporation of new tools into the Zoning Ordinance, such as Floor Area Ratios to control building bulk, form-based overlays, and performance-based zoning.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 1.4	<b>Future Land Use Map Maintenance and Revision:</b> Maintain the currency of the Future Land Use Map through periodic reevaluation and revision of the map based on analysis of growth and development needs and trends, small area studies, and special area studies.	DCP, CAO	On-going	Study/ plan	N	In progress
Action LU 1.5	<b>Incorporate Adopted Regulations into Zoning:</b> Incorporate all development regulations currently located in adopted plans into the Zoning Ordinance, including the standards from Streetscape and Parking Plans for Pedestrian Business Overlay Districts.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 1 .6	<b>Update Subdivision and Site Plan Regulations:</b> Update the subdivision and site plan regulations to reflect that if there is a conflict between the Comprehensive Plan and the Zoning Code, the Zoning Code shall apply.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 2.2	<b>Zoning for Smarter Growth:</b> During the update of the development regulations, consider changes to existing zoning districts or the creation of new districts that will result in development patterns that implement the City's land use policies for more walkable, transit supportive, and compact development. Consider the use of minimum densities and requirements for more integrated mixed use development.	DCP, CAO	Short-term	Development regulations	N	In progress

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Action LU 2.3	<b>Strengthening Site Plan Standards:</b> As part of the update of the City's development regulations, seek ways to improve the site plan review process by adopting more objective review standards, strengthening the standards for administrative review, and broadening the range of site plans that are reviewed administratively.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 2.4	<b>Linking Development and Infrastructure:</b> During the update of the development regulations, consider regulations that would require the appropriate public infrastructure and facilities to be programmed before new development is permitted.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 2.5	<b>Regulatory Incentives:</b> As part of the update to the City's development regulations, incorporate where appropriate incentives aimed at achieving Comprehensive Plan policies for development and redevelopment. Incentives can include bonuses, streamlined approvals, enhanced flexibility, or other mechanisms.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 2.7	<b>Land Conservation Approaches:</b> During the update of the development regulations, consider regulatory approaches that promote land conservation and retard urban sprawl within Raleigh, especially in areas planned for Rural Residential on the Future Land Use Map. Such approaches may include a mandatory cluster provision. Cluster development refers to building homes on smaller lots while maintaining a minimum portion of the site as open space. This is a density-neutral technique in that the same number of homes is built as the zoning originally permitted.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 4.1	<b>Accommodating Mixed Uses:</b> During the update of the City's development regulations, revise the zoning regulations to permit mixed-use, including retail uses, in appropriate areas.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 4.2	<b>Connective Site design:</b> Amend site plan submittal standards to require provision of site improvements that support connective site design for the future development of contiguous properties, such as inter-parcel access, stub streets and sidewalks, greenway connectivity, and grading elevations.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 5.1	<b>Buffering and Screening Regulations:</b> During the update of the City's development regulations, review and amend the buffering and screening requirements between high-intensity land uses and lower-density residential uses. Differentiate between contexts where buffering is the preferred option, and contexts where an urban design solution (integration of height and building elements) is appropriate.	DCP, CAO	Short-term	Development regulations	N	In progress

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Action LU 5.3	<b>Zoning Changes to Reduce Conflicts:</b> As part of the revisions to the zoning regulations, develop text amendments that: Define appropriate buffering, screening, and landscaping requirements along the edges between residential and commercial and/or industrial zones; Identify appropriate urban design treatments for managing transitions in mixed-use and urban settings; More effectively manage the non-residential uses that are permitted as a matter of right within commercial and residential zones to protect neighborhoods from new uses which generate external impacts, including institutions such as schools, churches, and daycares; Ensure that the height, density, and bulk requirements for commercial districts balance business needs with the need to protect the scale and character of adjacent residential neighborhoods; and Provide for ground-level retail where appropriate while retaining the residential zoning along major corridors.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 6.1	<b>Zoning Standards for Mixed Use:</b> Revise the Zoning Ordinance to modify setback and buffering to the site design requirements within designated mixed-use centers and mixed-use zoning districts to ensure compatibility and encourage dynamic communities.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 7.1	<b>Zoning Changes to Reduce Land Use Conflicts in Commercial Zones:</b> As part of the update of the zoning regulations, consider text amendments that: More effectively control the uses that are permitted as a matter-of-right in commercial zones; Avoid the excessive concentration of particular uses with the potential for adverse effects, such as convenience stores, fast food establishments, and liquor-licensed establishments; and Consider performance standards to reduce potential conflicts between certain incompatible uses.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 7.2	<b>Height and Bulk Hierarchy:</b> Revise the City's Zoning Ordinance to differentiate the height and bulk requirements for commercial and residential development based on its location within a designated center.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 8.1	<b>Common Open Space:</b> During the update of the City's development regulations, revise the zoning ordinance to require common usable open space within newly-constructed subdivisions.	DCP, CAO	Short-term	Development regulations	N	In progress



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Action LU 8.2	<b>Open Space Networks:</b> Study amending the City's subdivision regulations to require the preservation of ecological resources such as contiguous woodlands, wetlands, floodplains, riparian areas, Significant Natural Heritage Areas, and priority wildlife habitats identified in the "NC Wildlife Action Plan" as part of a development's open space requirements.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 9.1	<b>Zoning for the Tech Sector:</b> As part of the update to the City's development regulations, consider the creation of a new zoning district targeting office, research and development, and flex space development, including associated light assembly, fabrication and distribution. This district should include performance standards encouraging a higher quality of development than is typical for traditional industrial areas.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 9.3	<b>Institutional Overlay District:</b> Work with higher education institutions to prepare an overlay district for large institution and campus uses, such as colleges, universities, hospitals, and research centers, that tailors zoning requirements more closely to the needs of these institutions.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 10.1	<b>Performance Standards for Big Box Retail:</b> During the update of the City's development regulations, consider zoning revisions that establish locational and requirements and/or performance and design standards for big box retail.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 11.1	<b>Industrial Zoning Amendments:</b> Amend the Zoning Ordinance to remove retail uses as "by-right" uses permitted within industrial zones.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 11.2	<b>Industrial Land Use Compatibility:</b> During the revision of the zoning regulations, develop performance standards and buffering guidelines to improve edge conditions where industrial uses abut residential uses, and to address areas where residential uses currently exist within industrially zoned areas.	DCP, CAO	Short-term	Development regulations	N	In progress
Action LU 12.1	<b>PDD Revisions for Large Sites:</b> Revise the City's Planned Development District (PDD) regulations to encourage more fine-grained planning of large site developments through an approved master plan, which may establish custom land use regulations to apply after the master plan is approved.	DCP, CAO	Short-term	Development regulations	N	In progress
Action T 6.1	<b>Large Surface Lots:</b> Revise the City's development regulations to require large parking lots to be visually and functionally segmented into smaller lots with cross access.	DCP, CAO	Short-term	Development Regulations	N	In progress



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Action T 6.3	<b>Parking Study Implementation:</b> Implement the recommendations of the "Right-sizing Citywide Parking Standards" study and the Downtown Parking Master Plan, including: Permitting shared parking arrangements as-of-right downtown, in activity centers, and mixed-use developments; Developing parking standards specific to different types of development patterns, such as downtown, mixed-use centers, and pedestrian-oriented business districts; Revise curbside management and on-street parking techniques on City thoroughfares to best manage these transportation resources to serve multiple uses (e.g., through traffic during peak periods, local residents, shoppers, houses of worship, special events, and others); Revising off-street parking standards to reduce and/or adjust minimums and add maximums; and A fee-in-lieu of parking option for development downtown and in other areas where the City intends to provide municipal parking.	DCP, CAO	Short-term	Development Regulations	N	In progress
Action T 6.5	<b>Parking Lot Landscaping:</b> Update the City's development regulations to increase landscaping requirements including shade trees in large surface parking lots.	DCP, CAO	Short-term	Development Regulations	N	In progress
Action EP 2.4	<b>Environmentally Sensitive Development Controls:</b> As part of the City's update of its development regulations, revise the City's regulations to reduce excessive cut and fill grading and the destruction of significant trees, vegetation, and Priority Wildlife Habitats (as identified by programs and agencies such as the North Carolina Natural Heritage Program and North Carolina Wildlife Resources Commission).	DCP, CAO	Short-term	Development Regulations	N	In progress
Action EP 2.5	<b>Environmental Feature Protection:</b> As part of the update to the City's development regulations, explore incentive mechanisms that encourage developers to preserve lakes, ponds, wetlands, and other sensitive natural features.	DCP, CAO	Short-term	Development Regulations	N	In progress
Action EP 3.2	<b>Low Impact Development Ordinance:</b> Develop and adopt an incentive-based Low Impact Development (LID) ordinance so that rainwater is retained and absorbed on-site as an alternative to traditional approaches that include piping, channelization, and regional detention.	DCP, CAO	Short-term	Development Regulations	N	In progress
Action EP 3.3	<b>Permanent Conservation Measures:</b> Develop and implement permanent water conservation measures to reduce overall water usage by residents, businesses, government, and institutions. Charge the City of Raleigh's Water Conservation Task Force with recommending specific measures.	DCP, CAO	Short-term	Development Regulations	N	In progress
Action EP 3.11	<b>Zoning Amendment for Steep Slopes:</b> Amend the zoning code to prohibit the regrading and development of steep slopes of 15 percent or greater to conserve the natural contours of the City and prevent soil erosion.	DCP, CAO	Short-term	Development Regulations	N	In progress

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Action EP 5.3	<b>Planning Incentives and Standards:</b> During the update of the City's development regulations, explore opportunities to develop reforestation standards and afforestation incentives.	DCP, CAO	Short-term	Development Regulations	N	In progress
Action ED 1.2	<b>Mixed-Use Zoning Incentives:</b> Develop and adopt zoning mechanisms that reward and/or require mixed-use development, mindful of physical and economic feasibility considerations. Provide zoning incentives for residential development in and near targeted business districts with mixed-use potential due to pedestrian and/or transit accessibility.	DCP, CAO	Short-term	Development regulations	N	In progress
Action ED 2.6	<b>Neighborhood Commercial Regulations:</b> During the update of the City's development regulations, review provisions that prevent integration of small commercial establishments within neighborhoods to allow inclusion of cafes, restaurants, corner stores (that do not sell liquor), and other desirable local good and services.	DCP, CAO	Short-term	Development regulations	N	In progress
Action ED 3.4	<b>Home Based and Cottage Industry Regulation:</b> During the update to the City's development regulations, review regulations on home-based business to maintain appropriate regulations but also accommodate the growing trend of low-impact, home-based businesses.	DCP, CAO	Short-term	Development Regulations	N	In progress
Action H 1.2	<b>Zoning for Mixed Income:</b> As part of the update of the City's development ordinances, include zoning provisions such as the creation of an inclusionary housing program that encourages mixed-income developments throughout the City.	DCP, CAO	Short-term	Development regulations	N	In progress
Action H 1.3	<b>Zoning for Housing Diversity:</b> As part of the update of the City's development ordinances, develop zoning provisions for transit-oriented development that promote housing diversity and affordable housing choices for households at 50 percent of AMI or below in the immediate area around transit corridors.	DCP, CAO	Short-term	Development regulations	N	In progress
Action H 2.9	<b>Accessory Unit Standards:</b> During the update of the City's development regulations, examine and then expand the number of zoning districts where accessory dwelling units are permitted.	DCP, CAO	Short-term	Development regulations	N	In progress
Action H 2.11	<b>Parking Reductions:</b> Reduce off-street parking requirements for developments containing affordable housing units, and maximize the availability of on-street parking in the vicinity of such developments.	DCP, CAO	Short-term	Development regulations	N	In progress
Action H 3.4	<b>Eliminating Barriers to Supportive Housing:</b> Review zoning regulations controlling location of housing serving persons with disabilities and rooming houses to eliminate any undue barriers and facilitate development of additional units.	DCP, CAO	Short-term	Development regulations	N	In progress
Action H 3.5	<b>Rooming House and Transitional Housing:</b> Update the regulations for the spacing, density, licensing, and upkeep of rooming houses and transitional housing.	DCP, CAO	Short-term	Development regulations	N	In progress

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Action CS 2.7	<b>Regulations for Recyclables Storage:</b> Update the site plan regulations to include mandatory accommodations for recycling in all new public (and private) developments.	DCP, CAO	Short-term	Development regulations	N	In progress
Action UD 1.6	<b>Using Zoning to Achieve Design Goals:</b> Explore zoning and other regulatory techniques to promote excellence in the design of new buildings and public spaces. Zoning should include incentives or requirements for facade features, window placement, courtyards, buffering, and other exterior architectural elements that improve the compatibility of structures, including roof structures, with their surroundings while promoting high architectural quality.	DCP, CAO	Short-term	Development regulations	N	In progress
Action UD 2.1	<b>Regulatory Barriers to Mixed Use:</b> Reevaluate the requirements in the development code for separation of uses, transitional protective yards, and large setbacks to allow alternate means of compliance for landscape requirements and encourage connectivity of public spaces.	DCP, CAO	Short-term	Development regulations	N	In progress
Action UD 2.2	<b>Setbacks for Taller Buildings:</b> During the update of the City's development regulations, consider additional setbacks for multi-story buildings based on the height of the building.	DCP, CAO	Short-term	Development regulations	N	In progress
Action UD 3.1	<b>Corridor Overlay Districts:</b> Develop Corridor Overlay Districts to implement the intended development pattern along Multi-modal, Urban and Parkway corridors.	DCP, CAO	Short-term	Development regulations	N	In progress
Action UD 3.3	<b>Parking Lot Design Standards:</b> Revise zoning regulation provisions for parking lot design, including location relative to building placement, pervious and impervious surfaces, screening, and shade tree coverage. Regulations for parking lot landscaping should maximize the potential for tree growth.	DCP, CAO	Short-term	Development regulations	N	In progress
Action UD 4.1	<b>Open Space Standards:</b> Revise the site plan standards for new developments and redevelopment of existing sites to incorporate requirements for providing public plazas or publicly-accessible open spaces.	DCP, CAO	Short-term	Development regulations	N	In progress
Action UD 5.2	<b>Retaining Landscaping:</b> Require that new construction or additions retain existing landscaping and vegetation to the greatest extent possible.	DCP, CAO	On-going	Development regulations	N	In progress
Action UD 7.1	<b>Lighting Standards:</b> Review and revise development regulations regarding the design, number, and placement of light fixtures, and their co-location with other streetscape elements on single poles (i.e. street lighting, pedestrian lighting, and banners).	DCP, CAO	Short-term	Development regulations	N	In progress
Action UD 7.2	<b>Zoning Code Review:</b> Re-evaluate provisions of the City's Zoning Code related to overlay districts, development, and sign regulations to improve standards related to design.	DCP, CAO	Short-term	Development regulations	N	In progress

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Action UD 7.4	<b>Transit Supportive Design Guidelines:</b> Codify relevant design guidelines as standards that support transit and other modes of travel. Such standards should be applied in the development review process in mixed-use centers and along multi-modal transportation corridors.	DCP, CAO	Short-term	Development regulations	N	In progress
Action UD 7.5	<b>Siting of Service Equipment:</b> Develop standards for the location of transformers and HVAC equipment and other building-mounted, non-street utility meters and service equipment. These standards should address the relation of such structures to buildings and public spaces, as well as suggestions for screening.	DCP, CAO	Short-term	Development regulations	N	In progress
Action UD 7.6	<b>Sign Ordinance Revisions:</b> Re-evaluate and revise the City's sign ordinance. Signage should be human scale and serve both pedestrians and automobiles.	DCP, CAO	Short-term	Development regulations	N	In progress
Action UD 7.7	<b>PBOD and PD-CU Overlay Revisions:</b> Revise the zoning regulations for the Pedestrian Business Overlay District and the Planned Development Conditional Use Overlay District to make the application and amendment process more efficient and less onerous.	DCP, CAO	Short-term	Development regulations	N	In progress
Action UD 7.8	<b>Unity of Development:</b> Revise the Unity of Development regulations to allow for more diversity in the styles and materials of new construction.	DCP, CAO	Short-term	Development regulations	N	In progress
Action HP 2.6	<b>Downtown Historic Overlays:</b> Consider designating local historic overlay districts in downtown for Fayetteville Street National Register district, Depot National Register district, and South Person-South Blount Streets redevelopment plan area.	DCP, CAO	Short-term	Development regulations	N	In progress
Action HP 2.7	<b>Applying Zoning Regulations and Planning Tools:</b> Use Historic Overlay Districts, Neighborhood Conservation Overlay Districts, and other zoning regulations and planning tools in response to neighborhood requests for protection and conservation.	DCP, CAO	On-going	Development regulations	N	In progress
Action AC 2.1	<b>Arts Overlay Zones:</b> Consider amending the City's Zoning Code to create Arts/Entertainment Overlay Districts.	DCP, CAO	Short-term	Development regulations	N	In progress
Action AC 3.3	<b>Live/Work Regulations:</b> During the update to the City's development regulations, incorporate flex/live-work space for artists and other creative professionals as appropriate.	DCP, CAO	Short-term	Development regulations	N	In progress
Action DT 1.1	<b>Downtown Zoning District:</b> As part of the City's update of its development regulations, amend the zoning ordinance to create a new "Downtown" zoning district to regulate mixed-use development in the downtown. This general use district would replace the current zoning scheme of different base districts plus a downtown overlay, and would roughly correspond to the area mapped "Central Business District" on the Future Land Use Map. Floor Area Ratio (FAR) should be the primary tool for regulating development intensity in the Downtown District zone.	DCP, CAO	Short-term	Development regulations	N	In progress

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Action DT 1.9	<b>Density Bonuses for Public Benefits:</b> Review the density bonus regulations and refine, if necessary, to ensure that the incentives offered foster the desired public benefits.	DCP, CAO	Short-term	Development regulations	N	In progress
Action DT 1.10	<b>Zoning and High Density Development:</b> During the update of the City's development regulations, define ways to manage high-density development so that it is sited in appropriate areas and that new developments include public realm amenities.	DCP, CAO	Short-term	Development regulations	N	In progress
Action DT 4.1	<b>Zoning for Downtown Housing:</b> During the update to the City's development regulations, review and reduce regulatory impediments that inhibit the adaptive use of commercial buildings for housing.	DCP, CAO	Short-term	Development regulations	N	In progress
Action DT 5.3	<b>Development Regulations for Open Space:</b> During the update to the City's development regulations, identify ways to provide visible open space within new residential, non-residential, and mixed-use developments. Include methods to incentivize the provision of publicly-accessible open space, such as a restructuring of the density bonus system.	DCP, CAO	Short-term	Development regulations	N	In progress
Action DT 7.1	<b>Managing High-Rise Impacts:</b> During the update of the City's development regulations, consider ways to address the impacts of new buildings, especially towers, on adjacent public and private property related to the height/width ratio of streets, wind and shadow, privacy, setbacks, stepbacks, and adequate spacing of towers. Determine the allowed degree of shade cast from buildings on major public spaces such as Moore and Nash squares.	DCP, CAO	Short-term	Development regulations	N	In progress
Action DT 7.6	<b>Regulations for Building Crowns:</b> During the update to the City's development regulations, investigate changes to the regulations that address crown features for tall buildings and buildings on prominent sites that have high visibility from key gateways.	DCP, CAO	Short-term	Development regulations	N	In progress
Action IM 1.1	<b>Revision of Development Regulations:</b> Undertake a comprehensive revision to the City's development regulations following the adoption of the Comprehensive Plan.	DCP, CAO	Short-term	Development regulations	N	In progress
Action IM 1.2	<b>Annual Review of Development Regulations:</b> Annually review and update the City's regulations to account for any adopted Comprehensive Plan amendments, emerging issues, and market or real estate trends.	DCP, CAO	Short-term	Development regulations	N	In progress
Action EP 5.1	<b>Tree and Landscape Ordinance Amendments:</b> Amend existing regulations as needed to ensure that the urban forest is conserved during the development process, with priority given to preserving the most ecologically beneficial trees or grouping of trees. Review the criteria for allowing alternates to improve the effectiveness of the ordinance. Evaluate the appropriateness of locating primary tree save areas along the frontage of the property.	DCP, CAO, P&R	Short-term	Development Regulations	N	In progress

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Action PR 4.3	<b>Open Space in New Development:</b> As part of the update to the City's development regulations, require the private sector to provide usable, publicly-accessible open spaces and paths in new developments, and ensure that they are connected to the public sidewalks and/or the greenway system.	DCP, CAO, P&R	Short-term	Development regulations	N	In progress
Action PR 4.5	<b>Performance Standards for Recreation Facilities:</b> Revise the private development process to include performance standards and incentives for integrating public recreation facilities, such as neighborhood and community center buildings, into development site plans.	DCP, CAO, P&R	Short-term	Development regulations	N	In progress
Action PR 5.2	<b>Code Requirements for Accessible Open Space:</b> Ensure public access to open space in projects with public financial partnerships, such as downtown parking garages, plazas, and squares.	DCP, CAO, P&R	Short-term	Development regulations	N	In progress
Action PU 3.4	<b>Drought Tolerant Landscaping:</b> Adopt landscaping ordinances that mandate or incentivize the use of drought-resistant plant species to minimize the need for irrigation.	DCP, CAO, P&R	Short-term	Development regulations	N	In progress
Action T 5.2	<b>Updating Sidewalk Standards:</b> Update sidewalk standards and requirements after the completion of the Public Realm Study.	DCP, CAO, PW	Short-term	Development Regulations	N	In progress
Action T 5.3	<b>Sidewalk Requirements:</b> Revise the City's Streets, Sidewalks, and Driveways Access Handbook to require sidewalks on both sides of the street for most contexts.	DCP, CAO, PW	Short-term	Development regulations	N	In progress
Action T 5.8	<b>Pedestrian and Bicycle Facilities in Development Regulations:</b> Update the City's development regulations to require pedestrian and bicycle facilities – including bike racks, bike trails, and signed crosswalks – within mixed-use centers, future transit station areas, employment centers, office buildings, multi-family developments, and public parks. Revise subdivision regulations to require developers to provide, and homeowners associations to maintain, pedestrian and bicycle facilities to accepted standards of design, construction, and maintenance within all new developments. <i>(Refer to the 2008 City of Raleigh Bicycle Transportation Plan and Right-Sizing Citywide Off-Street Parking Standards study for more detailed parking policy statements on all developments.)</i>	DCP, CAO, PW	Short-term	Development Regulations	N	In progress
Action T 6.2	<b>Shopping Center Park and Ride:</b> Require shopping centers on existing or planned transit routes that provide 400 or more parking spaces to designate at least 5 percent of the required spaces as "Park and Ride" spaces. In addition, amend the parking design standards in the Streets, Sidewalks, and Driveway Access Handbook to encourage these spaces to be contiguous and located near the transit facility. See also B.5 'Public Transportation'.	DCP, CAO, PW	Short-term	Development Regulations	N	In progress



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Action DT 2.5	<b>Downtown Street Design Standards:</b> Develop downtown- specific design standards for street, sidewalk, and bicycle networks for incorporation into the Streets, Sidewalks, and Driveways Access Handbook (SSDAH). Specifically, conduct a study to define, designate and develop street sections and design standards for inclusion in the SSDAH for key types of streets within downtown.	DCP, CAO, PW	Short-term	Development regulations	N	In progress
Action DT 2.19	<b>Downtown Loading and Service Regulations:</b> During the update of the City's development regulations, review the sufficiency of regulations in the Zoning Code for off-street loading and service areas downtown.	DCP, CAO, PW	Short-term	Development regulations	N	In progress
Action LU 7.3	<b>Promoting Commercial Reinvestment:</b> Identify incentives and other economic development tools to promote reinvestment in underperforming commercial corridors.	DCP, CD	On-going	Study/ plan	N	In progress
Action ED 5.2	<b>Target Economic Development Plans:</b> Facilitate economic development plans and projects for targeted areas that have not participated in the City's economic expansion. For more information about areas targeted for economic development, see <i>Text box: Areas of Intervention: A Geographic Focus for Economic Development.</i>	DCP, CD	On-going	Coordination/ outreach	N	In progress
Action ED 6.3	<b>Cultural Resource Preservation:</b> Provide development or financial incentives for preservation of cultural resources.	DCP, CMO	Short-term	Development regulations	N	In progress
Action RC 3.2	<b>Research Triangle Regional Partnership:</b> Support the work of the Research Triangle Regional Partnership and similar groups in maintaining continued regional competitiveness.	DCP, CMO	On-going	Coordination/ outreach	N	In progress
Action PU 2.5	<b>Merger Town Development Policies Regarding Utilities:</b> Work with towns with which Raleigh has merger agreements to ensure that development-related policies are followed.	DCP, CORPUD	On-going	Coordination/ outreach	N	In progress
Action HP 3.3	<b>Housing Code and Preservation Coordination:</b> Coordinate the Inspections Department's minimum housing code enforcement activities with the City Planning Department's preservation staff in identifying and determining public hazards that involve historic resources and encouraging the owner to abate the violation through repair, not demolition.	DCP, INSP	On-going	Coordination/ outreach	N	In progress
Action PR 2.5	<b>Zoning Incentives for Recreation:</b> Explore zoning incentives for developers and land owners to increase recreational amenities and tie-ins to municipal recreational projects on their property or as part of new developments.	DCP, P&R	Short-term	Development regulations	N	In progress
Action DT 7.2	<b>Downtown Planting Standards:</b> Develop tree planting standards addressing tree selection, placement, and spacing for all downtown streets.	DCP, P&R	Short-term	Development regulations	N	In progress
Action UD 6.2	<b>Street Tree Provisions:</b> Update design standards and zoning regulation provisions to incorporate appropriate requirements for the selection, placement, and spacing of street trees.	DCP, P&R, CAO	Short-term	Development regulations	N	In progress



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Action T 3.1	<b>Designation of Complete Streets:</b> Develop a framework for designating roadways under a Complete Streets classification. Create a hierarchy that accommodates multiple modes of travel serving pedestrians, bicyclists, transit vehicles and users, and motorists of all ages and abilities.	DCP, PW	Short-term	Program/ organization	N	In progress
Action T 3.3	<b>Street, Sidewalk and Driveway Access Handbook:</b> Update the Streets, Sidewalks, and Driveway Access Handbook to better address all modes of travel. Examples include provisions for bicycles in the road bed cross-section; requiring sidewalks on both sides of a greater number of streets; and addressing how different transit modes might be accommodated within the right-of-way.	DCP, PW	Short-term	Development Regulations	N	In progress
Action UD 7.3	<b>Street, Sidewalk, and Driveway Handbook Revision:</b> Revise the Streets, Sidewalks, and Driveway Access Handbook to:  Revise the sidewalk widths for different uses and contexts; Include pedestrian oriented design standards including maximum distance between crosswalks and high-visibility markings at intersections; Differentiate between various designations of streets as defined on the Growth Framework Map; Differentiate between corridors that are programmed to be transit-intensive; and Revise street cross sections to enhance the distance between the curb and sidewalk to allow street tree planting.	DCP, PW	Short-term	Development regulations	N	In progress
Action RC 1.3	<b>Sales Tax Feasibility Study:</b> Consult with other regions including the Charlotte region to determine if and how implementation of a regional sales tax to fund transit might be applicable in Raleigh.	DCP, PW	Short-term	Coordination/ outreach	N	In progress
Action RC 2.2	<b>Regional Growth Management Initiatives:</b> Participate in regional initiatives to manage growth, conserve land, and increase regional mobility, such as the TJCOG's Development and Infrastructure Partnership and the Wake County Growth Issues Task Force.	DCP, PW	On-going	Coordination/ outreach	N	In progress
Action RC 4.3	<b>Partnerships with Design and Construction Staff:</b> Establish new and maintain current partnerships with WCPSS Facilities Design and Construction staff.	DCP, PW	Short-term	Coordination/ outreach	N	In progress
Action DT 2.12	<b>Downtown Fixed Rail Transit Study:</b> Conduct a study that will determine the appropriate course of action for fixed-rail transportation service in and around downtown, including the identification of future streetcar corridors. Determine how to connect the system to the new Multi-modal Transportation Center.	DCP, PW	Short-term	Study/ plan	N	In progress

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Action DT 7.8	<b>Wayfinding System Development:</b> Fund and develop a wayfinding system for downtown, working with other public agencies and private entities to identify points of interest. Explore the use of new technology solutions that provide information to visitors.	DCP, PW	Short-term	Study/ plan	Y	In progress
Action AP-BC-2	<b>CORE Transit Loop Coordination:</b> Coordinate with Triangle J COG and CORE municipality/county representatives on the regional transit system design identified in the CORE Report.	DCP, PW	On-going	Coordination/ outreach	N	In progress
Action AP-DWG-7	<b>Railroad Wye Rail Yard:</b> Evaluate alternative locations for the existing rail yard and develop strategies to improve the visual quality of the Railroad Wye.	DCP, PW	Short-term	Study/ plan	N	In progress
Action AP-KC-5	<b>New Bern Corridor Plan:</b> Begin corridor planning process for New Bern Avenue from downtown to the I-440 Beltline.	DCP, PW	Short-term	Study/ plan	N	In progress
Action DT 1.11	<b>Regulation of Drive-Through Uses:</b> Amend the Zoning Code to prohibit drive-throughs in downtown and pedestrian-oriented business districts.	DCP, CAO	Short-term	Development regulations	N	In progress
Action H 2.16	<b>Housing Program Capacity:</b> Determine and implement the appropriate level of staffing to implement the Comprehensive Plan's housing policies and actions.	CD, PERS	Long term	Systems/ support	N	Not started
Action EP 7.4	<b>Environmentally-Friendly Product Use:</b> Work with regional agencies to explore options for assuring the use of compostable plastic, recyclable paper, and/or re-usable checkout bags by stores throughout the region, as well as a reduction in the use of polystyrene foam (styrofoam) food service containers, including those in the City of Raleigh (similar ordinances in other cities apply to grocery stores with gross annual sales exceeding two million dollars, and pharmacies with five or more City locations; penalties apply for organizations in violation).	SWS	Short-term	Study/ plan	N	Not started
Action CS 3.1	<b>CPTED Development Plan Review:</b> Include components of the Crime Prevention through Environmental Design (CPTED) program in the Development Plan review process.	RPD, DS	Short-term	Systems/ support	N	Not started
Action CS 3.6	<b>Police Training Center:</b> Complete construction of a Police Training Center on City-owned land at Battle Bridge Road adjacent to the current Police Range facility.	RPD, PW	Short-term	Systems/ support	N	Not started
Action DT 2.4	<b>No Right on Red:</b> Consider prohibiting right turns on red in downtown to improve pedestrian safety and mobility.	DPW, PW	Short-term	Study/ plan	N	Not started
Action T 2.8	<b>Transportation Funding Strategy:</b> Develop a funding strategy for all maintenance and new construction transportation projects, including public/private partnerships for construction of strategic transportation facilities. The strategy should reflect a multi-modal approach to transportation issues.	OTP, BMS, DOF	On-going	Financial	Y	Not started

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Action RC 7.4	<b>Regional Stormwater Management Plan:</b> Continue to support the regional stormwater management plan now under development through a collaborative effort by the City, the State, and the property owners in the Northeast Regional Center.	PW	On-going	Systems/ support	N	Not started
Action AP-AW-2	<b>Kent Road Parking:</b> Consider prohibiting parking on the southwest corner of Kent Road from the intersection at Garland to the south end of the bus stop.	PW	Short-term	Study/ plan	N	Not started
Action AP-AW-3	<b>Avent West Stop Signs:</b> Consider creating all-way stops at the following intersections where there are safety concerns and when in agreement with the City's traffic calming measures: Octavia Street and Merrie Road; Pineview Drive and Swift Drive' and Lorimer Road and Woolinks Drive.	PW	Short-term	Study/ plan	N	Not started
Action AP-AW-4	<b>Avent Ferry Crosswalk:</b> Create a crosswalk across from the Avent West neighborhood to the Raleigh Greenway system.	PW	Short-term	Systems/ support	Y	Not started
Action AP-AW-8	<b>Lake Dam Road Crosswalk:</b> Create a crosswalk at the footbridge on Lake Dam Road near Avent Ferry Road.	PW	Short-term	Systems/ support	Y	Not started
Action AP-CP-5	<b>College Place Parking Study:</b> Additional on-street parking areas should be evaluated on College Place from East Park Drive to St. Mary's Street.	PW	Short-term	Study/ plan	N	Not started
Action AP-WO-4	<b>Wade-Oberlin Intersection Studies:</b> Two troublesome intersections should be studied for traffic congestion mitigation. One is the confluence of Sutton, Smallwood, Bellwood and Daniels Streets, which has stop signs in close proximity to one another. The second is a localized congestion problem on Oberlin Road at the YWCA and Mayview Road.	PW	Short-term	Study/ plan	N	Not started
Action AP-DWG-10	<b>Boylan Avenue Pedestrian Connection:</b> Explore the feasibility of a pedestrian connection from Boylan Avenue through the Multi-Modal Transit Center to S. West Street.	OTP	Short-term	Study/ plan	N	Not started
Action UD 1.5	<b>New Bern Planting Guidelines:</b> Use tree types and planting locations on New Bern Avenue that avoid obscuring the view of the Capitol.	PW, P&R	On-going	Systems/ support	N	Not started
Action H 4.2	<b>Fair Housing Ordinance Review:</b> Make any changes needed in the City's Fair Housing Ordinance to become substantially equivalent with the federal Fair Housing Act as amended and actively pursue enforcement.	CD, CAO	Short-term	Development regulations	N	Not started
Action PR 3.4	<b>Stream Buffer Acquisition:</b> Accelerate greenway acquisition to incorporate at least 100-foot wide vegetative buffers or the entire 100-year floodplain, whichever is greater, along designated streams. See also C.4 'Flood Reduction and Preparedness' in Element C: 'Environmental Protection'.	P&R, PW	On-going	Systems/ support	Y	Not started
Action ED 5.1	<b>Certification of Industrial Sites:</b> Assist owners in preparing and certifying their industrially-zoned sites to become more competitive (a certified site has water, sewer, and roadway access and has undergone a Phase 1 environmental assessment).	DCP	On-going	Coordination/ outreach	N	Not started

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Action ED 8.6	<b>Economic Development Website:</b> Create an economic development-focused web page hosted by the City. This page would consolidate data analysis and reports, economic development plans and studies, links to internal and external economic development resources, and other relevant information.	DCP	Short-term	Program/ organization	N	Not started
Action UD 1.3	<b>US-401 Corridor:</b> Preserve and protect the visual resources associated with the historic, residential, and rural atmosphere of the U.S. 401 corridor.	DCP	On-going	Systems/ support	N	Not started
Action HP 1.2	<b>Evaluation of Archaeological Significance:</b> Research other municipal archaeology programs and consider incorporating archaeological considerations in development plan review to ensure that archaeological significance is evaluated.	DCP	Short-term	Study/ plan	N	Not started
Action HP 3.1	<b>Parking Reduction for Adaptive Use:</b> Initiate a City Code text change to reduce parking requirements for adaptive use projects to minimize site development impacts for historic sites and neighborhoods.	DCP	On-going	Systems/ support	N	Not started
Action RC 4.7	<b>School Site Location Working Group:</b> Establish an inter jurisdictional site location working group to identify available property for future school locations.	DCP	Short-term	Coordination/ outreach	N	Not started
Action DT 1.3	<b>Downtown Plan:</b> Develop a physical master plan that provides a vision for downtown's development.	DCP	Short-term	Study/ plan	N	Not started
Action DT 3.2	<b>Façade Improvement Incentives:</b> Incentivize improvements to building and storefront facades.	DCP	Short-term	Development regulations	N	Not started
Action DT 4.2	<b>Promoting Downtown as a Neighborhood:</b> Work with the Downtown Raleigh Alliance to promote downtown as a residential neighborhood for singles, couples, and families.	DCP	Short-term	Coordination/ outreach	N	Not started
Action LU 2.6	<b>Targeting Development Incentives:</b> Target incentives for designated redevelopment areas and areas for public intervention to encourage new mixed-use center development, multi-family residential, and office uses. (Refer to Element D: 'Economic Development' for recommended redevelopment and intervention areas.)	DCP, CAO	Short-term	Development regulations	N	Not started
Action LU 8.3	<b>Acquisition of Vacant Lots:</b> Identify smaller vacant lots within developed areas for potential acquisition for public open space.	DCP, CAO	Short-term	Program/ organization	N	Not started
Action EP 4.4	<b>Floodplain Regulations:</b> Update City development regulations to prohibit fill and direct development away from the 100-year floodplain, and to ensure that any development and redevelopment in floodplain and flood fringe does not increase or decrease natural runoff and does not impede or direct natural water flow to adjacent properties.	DCP, CAO	Short-term	Development Regulations	N	Not started
Action H 2.7	<b>Fast-Tracking Affordable Units:</b> Provide an expedited or fast-tracking development review process for housing developments that include at least 10 percent affordable units or 20 percent workforce units.	DCP, CAO	Short-term	Development regulations	N	Not started

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Action H 2.8	<b>Review of Potential Barriers:</b> Review existing regulations and development processes (including the city's Scattered Site Policy) to determine what modifications could remove barriers and provide incentives for affordable housing production.	DCP, CAO	Short-term	Development regulations	N	Not started
Action H 4.5	<b>Focus on the Housing Needs of the Physically Challenged:</b> Include an enhanced focus on the housing needs of the physically challenged in the City's revised development regulations; in particular ensure that housing accessible to residents with physical challenges is included along transit corridors and near transit stations.	DCP, CAO	Short-term	Development regulations	N	Not started
Action AC 2.2	<b>Cultural Enterprise Zones:</b> Designate Cultural Enterprise Zones to provide tax incentives and subsidies that attract cultural organizations and private investors to culturally viable areas of the City.	DCP, CAO	Short-term	Development regulations	N	Not started
Action AC 2.4	<b>Moore Square, Glenwood and Warehouse Arts Districts:</b> Work with arts groups and artists active in the following areas to formalize and designate the following as Arts and Entertainment Districts: Moore Square Arts District; Glenwood Avenue Arts District; Warehouse Arts District.	DCP, CAO	Short-term	Development regulations	N	Not started
Action RC 2.4	<b>Rural Development Guidelines:</b> Prepare rural development guidelines for the Long-Range USA with collaboration between the City, Wake County, adjacent municipalities, and affected residents and property owners.	DCP, CAO	Short-term	Development regulations	N	Not started
Action AP-CP-2	<b>Cameron Park Neighborhood Conservation Overlay District:</b> The City code sections involving the Neighborhood Conservation Overlay District zoning should be amended for lots less than one half acre in area to permit an increase in maximum lot coverage in Transitiona Area A (along Hillsborough Street) to allow structures to occupy up to seventy-five percent (75%) of the lot if the structures are a mixture of office and residential uses, are no taller than 40 feet in height (within 75 feet of the Core Area noted on map), and provide a 20 foot front yard setback.	DCP, CAO	Short-term	Development regulations	N	Not started
Action AP-CP-3	<b>Cameron Park Mixed Use Zoning:</b> Request changes to the City zoning code to allow mixed-use structures in Transition Area A (along Hillsborough Street); for instance, ground floor offices with dwellings on upper floors.	DCP, CAO	Short-term	Development regulations	N	Not started
Action AP-DWG-1	<b>Downtown Overlay District:</b> Extend the Downtown Overlay District south to DuPont Circle and Mountford Street and west to the Boylan Heights Historic District, and support specific rezoning recommendations to facilitate and support the desired land uses and redevelopment objective. <i>See Map AP-DWG 2 for this and other zoning actions.</i>	DCP, CAO	Short-term	Development regulations	N	Not started
Action AP-DWG-2	<b>Industrial-2 Rezoning:</b> Rezone much of the existing Industrial-2 (I-2) classification to Business (B) classification as noted on the plan zoning map.	DCP, CAO	Short-term	Development regulations	N	Not started

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Action AP-DWG-3	<b>South Saunders Rezoning:</b> Rezone properties along W. Lenoir and S. Saunders to Residential Business to support the recommended Residential/Office/Retail mix of uses.	DCP, CAO	Short-term	Development regulations	N	Not started
Action AP-KC-1	<b>King Charles Rezoning:</b> Rezone the properties in the central and north sections from R-10 to Special R-6 to make the zoning more compatible with actual development.	DCP, CAO	Short-term	Development regulations	N	Not started
Action AP-OER-1	<b>Olde East Raleigh NCOD:</b> Consider a Neighborhood Conservation Overlay District to encourage infill residential development in the central sections of East Raleigh that would retain the historic architectural character of the neighborhood.	DCP, CAO	Short-term	Development regulations	N	Not started
Action AP-OER-4	<b>Olde East Raleigh Rezoning:</b> Rezone property in Olde East Raleigh to achieve the land uses as outlined in this Plan. Until such time as the property is rezoned to the recommended land use, the existing zoning shall prevail.	DCP, CAO	Short-term	Development regulations	N	Not started
Action AP-SC-4	<b>South Park Zoning Amendment:</b> Amend the zoning map to reflect the land use recommendations and policies of the South Park Area Plan.	DCP, CAO	Short-term	Development regulations	N	Not started
Action AP-WC-2	<b>Wake Crossroads Zoning:</b> Adopt Zoning Code standards that will support the recommended Wake Crossroads neighborhood center development pattern, especially in relation to building setbacks, mix of uses, and parking requirements.	DCP, CAO	Short-term	Development regulations	N	Not started
Action DT 4.3	<b>Tools and Regulations for Affordable Housing:</b> Develop and implement financial and development tools and regulations (e.g. increased density bonuses) that will incentivize the inclusion of affordable housing in and around downtown.	DCP, CAO, CD	Short-term	Development regulations	N	Not started
Action PU 2.1	<b>Update of Municipal Code:</b> Update Part 8, Chapter 2, Article B of the City's municipal code governing utility extensions as needed for consistency with the utility extension policies of this Plan and innovations such as re-use water.	DCP, CAO, CORPUD	Short-term	Development regulations	N	Not started
Action PU 2.3	<b>Reuse Pipe Ordinance:</b> Prepare ordinance text regarding the provision of re-use pipes for irrigation in subdivisions or other allowable uses of reclaimed water.	DCP, CAO, CORPUD	Short-term	Development regulations	N	Not started
Action PU 3.2	<b>Water Saving Devices:</b> Change appropriate regulations to mandate water-saving devices in new construction.	DCP, CAO, CORPUD	Short-term	Development regulations	N	Not started
Action EP 7.6	<b>Demolition Debris:</b> Require a waste diversion statement to be submitted at the time of application for a demolition permit; the statement should include a list of material types and volumes anticipated from the demolition and the market or destination for those materials. Consider requiring the same for construction permits.	DCP, CAO, INSP	Short-term	Development regulations	N	Not started
Action ED 1.4	<b>Retail Property Code Enforcement:</b> Actively enforce City codes to assure that commercial centers contain well-maintained buildings, parking facilities, signage, lighting, landscaping, and pedestrian amenities.	DCP, CAO, INSP	Short-term	Development regulations	N	Not started



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Action HP 2.11	<b>Assessing Impacts to Historic Resources:</b> Revise the review standards for rezoning petitions, subdivisions, and site plan applications to require that submittals provide an analysis of potential impacts on local or National Register-listed historic resources. Where adverse impacts are identified, require proposals to minimize and mitigate such impacts.	DCP, CAO, INSP	Short-term	Development regulations	N	Not started
Action HP 3.6	<b>Demolition Permit Conditions:</b> Institute permit mechanisms based upon specific criteria and findings so that demolition permits for National Register designated property or Raleigh designated historic resources approved for removal are only issued at the time of submittal for new construction building permits.	DCP, CAO, INSP	Short-term	Development regulations	N	Not started
Action T 5.10	<b>Pedestrian Crossing Standards:</b> Establish standards for maximum distances between pedestrian crossings that are also associated with roadway classification to enhance walking and transit use.	DCP, CAO, PW	Short-term	Development Regulations	N	Not started
Action ED 2.1	<b>Selecting Revitalization Focus Areas:</b> Prioritize three to five revitalization areas within the City's urban centers, corridors, or neighborhoods for near-term focus of City redevelopment efforts, maintaining those priorities until the areas reach the "tipping point" at which the private sector is likely to take the investment lead. Within those areas focus resources on successive sub-areas of three to four blocks. Selection of target revitalization areas should be driven by objective criteria that measure need and potential. <i>See also Map ED-1: Target Areas for Economic Development.</i>	DCP, CD	Short-term	Program/ organization	N	Not started
Action AC 5.1	<b>South Park and Olde East Cultural District:</b> Implement the planned Cultural Districts for South Park and Olde East Raleigh.	DCP, CD	Short-term	Systems/ support	N	Not started
Action AP-WO-3	<b>Oberlin Road Historic Program:</b> Develop a cultural/historic program to celebrate and prominently display Oberlin Road's history, especially its significance in the African-American community.	DCP, CD	Short-term	Coordination/ outreach	N	Not started
Action H 1.4	<b>Consistency Between Plans:</b> Review RHA annual action plans to ensure consistency with Raleigh's Consolidated Plan, neighborhood plans, and Raleigh's Redevelopment Area Plans.	DCP, CD, RHA	On-going	Coordination/ outreach	N	Not started
Action H 1.5	<b>City and RHA Meetings:</b> Institute regular meetings between City departments and the RHA to review on-going or future construction / redevelopment projects.	DCP, CD, RHA	On-going	Coordination/ outreach	N	Not started
Action ED 3.2	<b>Entrepreneurial Education:</b> Work with North Carolina State University and other institutions of higher education to offer practical entrepreneurial education for students in business, engineering, science, and other majors.	DCP, CMO	On-going	Coordination/ outreach	N	Not started



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Action ED 4.1	<b>Education and Emerging Sectors:</b> Work with the business community, the Wake County Public School System, and higher education institutions to assure that students are receiving training for jobs in emerging sectors.	DCP, CMO	On-going	Coordination/ outreach	N	Not started
Action AC 2.3	<b>Arts in RFPs:</b> Include an arts component in development Requests for Proposals for City-owned sites, especially Sites 2 and 3 at the intersection of Fayetteville and South streets in downtown.	DCP, CMO	Short-term	Development regulations	N	Not started
Action RC 3.1	<b>Job Retraining Programs:</b> Work with Wake County and local universities to provide job training and education for those who need to re-train for new industry jobs.	DCP, CMO	On-going	Coordination/ outreach	N	Not started
Action ED 1.3	<b>Shopping Center Revitalization Incentives:</b> Offer incentives in targeted areas to owners of aging shopping centers with consistently high vacancy rates or visible deteriorating physical conditions where the market indicates potential for effective revitalization.	DCP, CMO, CD	On-going	Financial	N	Not started
Action PU 6.3	<b>Coordination with Utility:</b> Convene regular meetings with utility companies to compare growth projections and to discuss other long-range planning issues.	DCP, CORPUD, PW	On-going	Coordination/ outreach	N	Not started
Action RC 4.2	<b>Financing of School Construction:</b> Explore possible alternatives to the property tax to fund the capital costs of school construction and new infrastructure.	DCP, DOG	Short-term	Study/ plan	N	Not started
Action HP 3.7	<b>Demolition Denial Criteria:</b> Explore feasibility of seeking local state enabling legislation modeled after New Bern, NC to allow demolition to be denied based on meeting specific criteria.	DCP, INSP	Short-term	Study/ plan	N	Not started
Action HP 2.3	<b>Historic Resource GIS Data:</b> Use GIS to map current and future historic architectural survey information and to identify areas of cohesive character. Apply preservation planning tools in these areas.	DCP, IT	On-going	Systems/ support	N	Not started
Action RC 6.7	<b>Wildlife Habitats:</b> Coordinate wildlife habitat conservation, restoration, and management with Wake County municipalities, the North Carolina Wildlife Resources Commission, Wake Nature Preserves Partnership, and other relevant stakeholders.	DCP, P&R	On-going	Coordination/ outreach	N	Not started
Action DT 5.5	<b>Halifax Mall:</b> Investigate adapting Halifax Mall into a recreational resource. Encourage the State to allow recreational uses at appropriate times.	DCP, P&R	Short-term	Study/ plan	N	Not started
Action UD 1.2	<b>Falls of Neuse Corridor:</b> Maintain and protect the character of the Falls of Neuse corridor adjacent to the Falls Lake watershed north of Durant Road by preserving the extensive roadside vegetation, the Falls Lake dam, and Falls Community.	DCP, PW	On-going	Systems/ support	N	Not started

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Action AP-OER-2	<b>Olde East Raleigh Capital Improvements:</b> As Capital Improvement Program (CIP) dollars become available residents of Olde East Raleigh should work with the city to coordinate streetscape and other improvements to create a quality neighborhood image, and to develop and place decorative signage as neighborhood identifiers to celebrate the history and culture of the community.	DCP, PW	On-going	Coordination/ outreach	Y	Not started
Action HP 1.3	<b>Cultural Tourism Marketing:</b> Collaborate with the Greater Raleigh Convention and Visitors Bureau, the Greater Raleigh Chamber of Commerce, Downtown Raleigh Alliance, owners of heritage sites, and other stakeholders in Wake and surrounding counties to develop cohesive historic identity themes, marketing products, and leisure experiences for residents and visitors.	DCP, RCCC	On-going	Coordination/ outreach	N	Not started
Action CS 4.1	<b>Measuring Level of Service:</b> Develop a mechanism to identify levels of service to determine the capacity of police, fire protection, and emergency services to meet community needs.	DCP, RFD, RPD	Short-term	Program/ organization	N	Not started
Action CS 1.1	<b>Land Demand Projections:</b> Develop and maintain 20-year projections for the land needs for each City department.	DCP, various	On-going	Study/ plan	N	Not started
Action ED 8.7	<b>Prioritization Methodology:</b> Develop a prioritization methodology to evaluate opportunity areas and to determine how redevelopment investments would best be made.	DCP, CD	Short-term	Program/ organization	N	Not started
Action ED 8.4	<b>Economic Development Communication:</b> Convene regular meetings of economic development stakeholders within City departments, economic development organizations, partner organizations, and the private sector to coordinate and focus their economic development activities.	DCP, CMO	Short-term	Coordination/ outreach	N	Not started
Action ED 8.5	<b>Reinvestment Partnerships:</b> Partner with health care centers, universities, and colleges in cooperative redevelopment/ reinvestment programs and ventures, focusing first on identified revitalization and redevelopment areas adjacent to these institutional uses.	DCP, CMO	On-going	Coordination/ outreach	N	Not started
Action HP 5.4	<b>Preserve America Grants:</b> Apply for federal Preserve America Community grants for heritage tourism projects.	DCP	Mid-Term	Financial	N	Not started, recommend changing to mid-term