



U.S. 1 CORRIDOR – COUNCIL OF PLANNING MEETING

Thursday – July 26, 2007 - 10:00 AM – Town of Wake Forest Planning Office at 205 S. Brooks Street

Agenda

Purpose: Review and discussion of the Cheviot Hills Plan and the US 1/Purnell Interchange revision.

10:00 – 10:05 am	Introductions
10:05 – 10:15 am	Cheviot Hills Plan- Recommendation to Raleigh Planning Commission
10:15 – 10:25 am	US 1/Purnell Road – Interchange Revision
10:25 – 10:35 am	FY 2009-2015 MTIP Update(s)
10:35 – 11:00 am	Preparation for October meeting

- Invitation to Centralina Council of Governments\NC 73 Council of Planning



US 1 Council of Planning Meeting July 26, 2007
 Town of Wake Forest Planning Department

US 1 Council of Planning – July 26, 2007 Meeting		
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Kenneth Withrow	Capital Area MPO	kenneth.withrow@ci.raleigh.nc.us

MEETING NOTES

Welcome and Introduction

Mr. Kenneth Withrow began with a welcome to the Council of Planning participants, followed by a brief introduction of the Group members. Mr. Withrow informed the Council that all of the stakeholders that are included within the US 1 Memorandum of Understanding (MOU) have signed the document. Copies of the document will be made available soon.

Projects under Review

The projects under review during the July 26 Council of Planning (COP) meeting include: (1) the Cheviot Plan and (2) the US 1/Purnell Road interchange.

The Cheviot Hills project has been presented to the City of Raleigh’s Planning Commission on June 19, 2007; and there was previous discussion by Mr. Eric Lamb on the Cheviot Hills project during the inaugural Council of Planning meeting on April 19, 2007. The concepts include an auto-park near the proposed interchange at US 1 and Durant Road, with a mixed-use development on the other parcels. The project considers a collector street network along with frontage/backage roads; yet impediments on the site include wetlands that fall under the Neuse River buffer requirements. The major concern addressed involved whether or not to keep the required grade separation over US 1 at the Sims Creek Road juncture. Council members commented on the precedent that would be set if the grade separation was not included in future plans, and noted that a useful model would be the

Beaver Creek Shopping Center complex in Apex. Council member also commented that if the grade separation were to be kept, have the developers grade the land to incorporate a future grade separated crossing. The aforementioned concerns were addressed at the Raleigh Planning Commission on June 19; with the committee ending in a motion to carry the Cheviot property decision until the August 3rd, 2007 meeting. Both the Capital Area MPO and City of Raleigh staff will participate in the meeting. Other comments included the fact that an overpass over Capital Boulevard to the Sims Creek Road alignment is unachievable because the grades do not contribute to an overpass; and that there are no planned crossings of the CSX railroad line at the rear of the property. Gresham Lake Road will be straightened to “fly-over” the railroad line. Following additional discussion, the US 1 Council of Planning agreed with the general concepts and principles of land development and roadway network layout for the property associated with the Plan with the following recommendation(s):

- A. That the proposed grade separated overpass for Capital Boulevard at the Sims Creek Road alignment be constructed for bicycle-pedestrian accommodations only; as well as constructing a Sims Creek Road connection to Paragon Park Road to provide a “loop” access movement south of the Perry Creek Road/Capital Boulevard intersection.
- B. Upgrade the cross-section of the northern portion of the access road as shown on the Cheviot Plan to match the cross-section as shown at the southern portion of the Cheviot Plan.
- C. Include a transit stop with easement within the office/retail component of the Cheviot as consistent with the City of Raleigh’s transit planning requirements.

This recommendation as presented by the US 1 Council of Planning was moved by Mr. Chip Russell, seconded by Mr. Scott Walston, and approved unanimously by the Council.

The US 1/Purnell Road interchange was presented to the Council by Mr. Chip Russell, planning director for the Town of Wake Forest. Mr. Russell addressed the Council by showing comparisons of the US 1/Purnell Road interchange between the adopted US 1 Corridor Study Plan and the proposed revision. Mr. Russell noted that the existing mobile home park will be replaced with a shopping center; and also the fact that the Wake County Public School System is looking at purchasing property in the vicinity to build an elementary school. Mr. Russell also noted that the engineering/consulting firm of Kimley-Horn . Following further discussion, the US 1 Council of Planning The US 1 Council of Planning agrees with the revision to the proposed US 1/Purnell Road interchange as shown in the US 1 Corridor Study’s Final Report, with the following recommendation:

- A. Explore alignment revision to the proposed backage road subject to the purchase of adjoining property by the Wake County Public School System.

This recommendation as presented by the US 1 Council of Planning was moved by Mr. Eric Lamb, seconded by Mr. Pat Young, and approved unanimously by the Council.

Mr. Withrow briefly reviewed the submitted list of FY 2009-2015 MTIP/Project Priority List highway, and bicycle-pedestrian projects that are within the coverage area of the US 1 Corridor Study. Mr. Russell commented (with general consensus from Council members) that project request along the corridor itself need to be submitted. Consensus was also reached that projects should begin at the southern end of the corridor study area and work northward. Finally, Mr. Withrow informed the US 1 Council of Planning that the NC 73 Council of Planning would like to hold a joint meeting in the month of October at a Raleigh area location. The joint meeting would be a time of information-sharing, as well as discussing different issues and challenges each council is facing. The US 1 Council of Planning will still conduct business as usual during the meeting (reviewing projects in Franklin County) and will use that time to receive comments from the NC 73 Council of Planning.

Note: The next City of Raleigh Planning Commission will be on August 8, 2007 at 11:00 AM.

The meeting was adjourned at 11:30 am