



U.S. 1 CORRIDOR – COUNCIL OF PLANNING MEETING
Thursday – April 23, 2009 - 3:00 PM – Room 303 Raleigh Municipal Building

Agenda

Purpose: Review and discussion of proposed Plans and Development along the US 1 Corridor.

3:00 pm

Welcome/Introductions

Mr. Eric Lamb, US 1 Council of Planning chair, will give the welcome and introductions.

3:00 – 3:30 pm

Plan Review – Wakefield Park. Tract 9. S-9-09

The US 1 Council of Planning will review the proposed Wakefield Park development planned on the City of Raleigh's side of US 1 between Common Oaks Drive and Falls of Neuse Boulevard.

Action: The US Council of Planning will review the site plan for Wakefield Park.

3:30 – 5:00 pm

US 1 Corridor Overview

Following the US 1 Corridor Study adopted in 2006, the corridor has continued to experience permitted growth and development. As of March 31, 2009 the number of building permits issued along the US 1 Corridor was **210**. Transportation treatments (i.e. left-turn lanes, lane additions, signal phasing, etc.) have been constructed under some of these building permits; however, these treatments individually or cumulatively do not improve capacity within the corridor.

The 2035 Long Range Transportation Plan calls for improvements to occur along the US 1 segment between I-540 and Thornton Road in Raleigh by the year 2035. The aforementioned US 1 segment has also been submitted as a candidate highway project for the proposed 2011-2017 Metropolitan Transportation Improvement Program's Project Priority List.

In light of the growth and changes being experienced along US 1, the US 1 Council of Planning will assess the current status of development; and receive input from various perspectives of transportation professionals that are familiar with the US 1 Corridor.

Also, please review the attached letter from Mr. Troy Peoples of Stantec to Mr. Wally Bowman of NCDOT.

Action: The Council of Planning will discuss the current state of US 1, and examine future directives consistent with the US 1 Corridor Study Report.

5:00 pm

Adjourn



US 1 Council of Planning Meeting

April 23, 2009

Room 303 Raleigh Municipal Building

US 1 Council of Planning – May 13, 2008 Meeting		
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MEETING NOTES

Welcome and Introduction

Mr. Kenneth Withrow began with a welcome to the Council of Planning participants, followed by a brief introduction.

Plan Review – Wakefield Park. Tract 9. S-9-09

Mr. Withrow addressed the Council concerning the Wakefield Park. He explained that the access from Capital Boulevard (US 1) will be temporary, and ultimately closed to create a cul-de-sac. The main issue concerning the site plan is whether the provision of a frontage road can be accommodated through the site. Mr. Chip Russell, Planning Director of the Town of Wake Forest, noted that the adjacent townhome development is pretty tight on the highway. Mr. Reid Elmore of NCDOT noted that an existing CA break occurred with the initial Wakefield development approval. Mr. Withrow noted that the official action by the City of Raleigh was, “to approve the project with conditions”. Mr. Withrow indicated that this project was new; however, it could be a “phased” project from an already approved Wakefield Plan submittal. Mr. Fleming El-Amin indicated that the initial rezoning came in 1995; and there have been subsequent submissions of site plans and modified plans. The Wakefield Park submission had come in 2004, so the sunset will occur in October, 2009. The outstanding issue is whether or not the cul-de-sac will become the permanent configuration upon completion of the site plan. Mr.

Fleming El-Amin will find out about the cul-de-sac. Following discussion, the Council of Planning noted that a frontage road is not feasible; however a backage road may be feasible. Mr. Chip Russell noted that the mirror image of using the backage road preference over the frontage road preference is directly across US 1; where Ligon Mill Road actually serves as the backage road.

As an additional note, the Rex Healthcare site currently has an access break on US 1; and a left-over (dual-directional) was approved where the Wal-Mart is. Rex Healthcare will be on the west side of US 1 whereas the Wal-Mart is on the east side. In short, the Council of Planning will not pursue a frontage road for the Wakefield Park development; however, the backage road will be examined further.

US 1 Corridor Overview

Mr. Withrow addressed the growth currently occurring along the US 1 Corridor in Wake County. Since the US 1 Corridor Study was adopted in 2006, the corridor has continued to experience permitted growth and development. As of March 31, 2009 the number of building permits issued along the US 1 Corridor was 210. Furthermore, he provided the Council meeting minutes of NCDOT's Right-of-Way Disposal and Control of Access Review Committee (or simply the CA Committee) meeting held on March 10, as well as a letter to NCDOT from Mr. Troy Peoples. Mr. Reid Elmore mentioned that he and Mr. Jim Dunlop had met with both Mr. Peoples and Ms. Christa Greene following the meeting to provide a grasp of direction that the overall committee wanted Troy and Christa to pursue. Mr. Elmore and Mr. Dunlop discerned from the Committee that not enough overall information was provided to show future connectivity once the freeway is completed along the frontage of the LaScala Development and how traffic would function at that time. Mr. Peoples and Ms. Greene provided a nice sketch that identified what the future connections would look like; and it is believed that the LaScala Development can be presented in short order to the CA Committee. Mr. Peoples explained that the site plan he had presented on March 10 did not show all of the connections to the road network (i.e. Ligon Mill Road and the like). Access points significant to the LaScala development were relocated to fit in with the proposed upgrade to US 1 as a freeway. The developer is also aware that when the corridor is modified from a "superstreet" configuration to a freeway, the modification will be done without compensation. Ms. Debbie Barbour questioned how this would be perpetuated; and Mr. Elmore commented that notification could be incorporated on the plat, or as a special provision on the permit. Ms. Greene provided Mr. Barbour with the TIA and identified the various access points and road connections associated with LaScala development. Mr. Peoples explained how traffic flow would occur through the site as well. Mr. Withrow noted that the Council of Planning had supported both the LaScala development as well as the proposed "super-street" concept along US 1. Mr. Withrow reiterated that ultimately, US 1 will become a limited access corridor. He also noted that a portion of US 1 (between I-540 and Thornton Road) is being included as a project within the draft 2011-2017 MTIP Project Priority List. Following thorough discussion, Mr. Peoples indicated that he will resubmit his proposal to the CA Committee fairly soon. Discussion continued, with Mr. Withrow stated that he will craft either a recommendation or resolution that would come from the Council of Planning; with a copy sent to Mr. Troy Peoples.

Future developments along US 1 may occur near the existing Wal-Mart superstore in Wake Forest. Mr. Withrow stated that the next meeting will occur in the month of July. Ms. Greene presented to the Council and Ms. Barbour a simulation of the US 1 Corridor that compares the superstreet with the existing traffic conditions.

The meeting was adjourned at 5:00 pm