



TOWN *of* WAKE FOREST

Planning Board Meeting Agenda November 09, 2021 at 6:00 PM

Notice

In accordance with the requirements of Title II of the Americans with Disability Act of 1990 (ADA), the Town of Wake Forest will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For individuals with impaired hearing, special equipment is available for use during meetings in the Town Hall Board Chambers. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Wake Forest should contact the office of ADA Coordinator [Mickey Rochelle](#) at 919-435-9455 or Deputy Town Clerk [Terry Savary](#) at 919-435-9432 as soon as possible, but no later than 48 hours before the scheduled event.

Cable & Online Broadcast of Planning Board Meetings

All Planning Board meetings are broadcast live on [WFTV 10](#) beginning at 6:00 p.m. Meetings are also aired online on the [Public Meetings Portal](#) on the [Town of Wake Forest website](#). Archived meeting videos are also provided and available for one year after the original air date.

Meeting Agendas

[Planning Board](#) meeting agendas are typically available to be viewed and downloaded by noon on the Friday prior to the second Tuesday of each month. Citizens may also receive a copy of each month's agenda via email by enrolling in the Town's free [E-Notifier](#) subscription service.

Public Comment

Those wishing to speak must first register to speak no later than noon the day of the meeting. In lieu of speaking in person, written comments can be provided via the public comment portal. Written comments received less than 24 hours before the scheduled meeting may not be included in the record. The forms to register to speak and provide written comments are available at <https://www.wakeforestnc.gov/ph>.

At the appropriate time, the Planning Board Chair will acknowledge those persons who have registered to speak. They will be called upon in the order registered. Speakers will address the Board as a whole, from the podium at the front of the room, and begin their remarks by stating their

name and address. At the end of public comment, the Chair may summarize the discussion from the public comment. While not required, the Chair may ask staff or the applicant to respond. Speakers needing additional information or questions answered will be contacted by the Deputy Town Clerk and provided contact information for the appropriate staff person.

Unless otherwise indicated by the Chair, individual comments shall be limited to three minutes. Groups are encouraged to designate a lead speaker on their behalf, and when addressing the Board, the speaker must first identify the group they are representing and will be given no more than ten minutes to give comments. Once comments have been made, speakers cannot speak again, unless specifically called upon by the Chair. The Chair may, at his/her discretion, interrupt public comment and elect to continue it to another meeting due to, among other reasons, the lateness of the hour or to allow consideration of other items on the agenda.

When public comment sessions are continued from previous meetings, previous individuals that have spoken, either representing themselves or a group, cannot speak at a continued public comment session, unless specifically called upon by the Chair. Additionally, speakers cannot both represent themselves individually and speak on behalf of a group throughout public comment periods, even if held over multiple sessions.

1.Call to Order

2.Adoption of Agenda

2.A. Adoption of Agenda

3.Approval of Minutes

3.A. Approval of Minutes

[Draft October 12, 2021 PB Meeting Minutes.pdf](#)

4.Presentations

4.A. Recognition of Ms. Tilda Caudle as a NC American Planning Association Marvin Collins Award Recipient

[Summary Sheet](#)

4.B. Presentation on the Northeast Community Plan Update

5.Old Business with Public Comment

6.Old Business

7.New Business with Public Comment

- 7.A. Consideration of and Public Comment Session on the Northeast Community Plan Update

[Staff Report](#)

[Attachment A - Application.pdf](#)

[Attachment B - Draft Northeast Community Plan](#)

- 7.B. Consideration of and Public Comment Session on Comprehensive Transportation Plan Amendment (CPZ-21-01)

[Staff Report](#)

[Attachment A-Application.pdf](#)

[Attachment B-Proposed Changes.pdf](#)

[Exhibit A-Proposed Maps.pdf](#)

[Exhibit B-Proposed Tables.pdf](#)

[Exhibit C-Proposed Cross-Sections.pdf](#)

8.New Business

- 8.A. Approval of 2022 Planning Board Meeting Schedule

[2022 PB MeetingSchedule, 2021Nov.pdf](#)

9.Staff Comments

10.Planning Board Comments

11.Adjournment



Planning Board Agenda Item Report

Agenda Item No.: 2021-357-
Submitted by: Terry Savary
Submitting Department: Planning
Meeting Date: November 9, 2021

SUBJECT

Adoption of Agenda

Recommendation:

Item Summary:

ATTACHMENTS

-



Planning Board Agenda Item Report

Agenda Item No.: 2021-358-
Submitted by: Terry Savary
Submitting Department: Planning
Meeting Date: November 9, 2021

SUBJECT

Approval of Minutes

Recommendation:

Item Summary:

ATTACHMENTS

- [Draft October 12, 2021 PB Meeting Minutes.pdf](#)



TOWN of WAKE FOREST

PLANNING BOARD MEETING MINUTES October 12, 2021

Members Present: Joe Kimray (Chair), Karin Kuropas (Vice-Chair), Thomas Ballman, Colleen Sharpe, Chris Joyner, and Michael Siderio

Karin Kuropas arrived after the adoption of agenda and approval of the meeting minutes.

Members Absent: Michael Hickey

Town Staff Present: Courtney Tanner, Planning Director
Jennifer Currin, Assistant Planning Director
Terry Savary, Deputy Town Clerk
Eric Vernon, Town Attorney

1. CALL TO ORDER

The regular meeting of the Wake Forest Planning Board was called to order by Chair Kimray at 6:00 p.m.

2. ADOPTION OF AGENDA

2.A. Adoption of Agenda

Motion: Ms. Sharpe moved to adopt the agenda. Mr. Ballman seconded the motion.

Discussion: None.

Action: The Planning Board voted unanimously (5-0) to adopt the October 12, 2021 agenda.

3. APPROVAL OF MINUTES

3.A. Approval of Minutes from the September 8, 2021 Planning Board Meeting

Motion: Ms. Sharpe moved to approve the September 8, 2021 meeting minutes. Mr. Ballman seconded the motion.

Discussion: None.

Action: The Planning Board voted unanimously (5-0) to approve the September 8, 2021 meeting minutes.

3.B. Approval of Minutes from the September 14, 2021 Planning Board Meeting

Motion: Mr. Siderio moved to approve the September 14, 2021 meeting minutes. Mr. Joyner seconded the motion.

Discussion: None.

Action: The Planning Board voted unanimously (5-0) to approve the September 14, 2021 meeting minutes.

4. PRESENTATIONS

No discussion.

5. OLD BUSINESS WITH PUBLIC COMMENT

No discussion.

6. OLD BUSINESS

No discussion.

7. NEW BUSINESS WITH PUBLIC COMMENT

7.A. Consideration of and Public Comment Session on Legislative Case RZ-21-07 to Clarify and Reaffirm the Town of Wake Forest Zoning Map.

Planning Director, Courtney Tanner stated the item before the board is a last step in a series of cleanup of items. She said this is to reaffirm and clarify the Town of Wake Forest Zoning Map. This includes the overall zoning map as well as the overlay districts. Ms. Tanner stated there are no proposed changes and is what's currently in place today. She said staff is looking for a consistency statement stating whether it is or isn't consistent with the adopted plans as well as a recommendation of approval. She said as stated in the staff report action was taken at the Board of Commissioners October 5, 2021 meeting and this was prepared prior to that so the board will have to make sure the action taken is folded into it. Ms. Tanner stated there's more actions that will be taken next week, tentatively, and those would have to be reflected in the final one so that every subsequent modification to the maps are accurately reflected when staff is reaffirming and confirming the zoning layers.

PUBLIC COMMENTS:

Wanda Mukherjee, a resident at 1208 Chilmark Ave., Wake Forest, NC 27587 asked if her home address is still located in the Falls Lake Watershed District. Ms. Tanner stated she would follow up with Ms. Mukherjee to show her where the overlays are.

Ms. Mukherjee mentioned the strip of land on both sides of Capital Blvd. (*see attached zoning overlay map*) and asked what that overlay is for. Ms. Tanner replied that it's a special highway overlay district and will send Ms. Mukherjee those standards as well.

Discussion: Mr. Ballman asked if the labeling of the zoning map is a state requirement. Ms. Tanner replied, staff needs to put case numbers on the zoning map so they can pull

the specific zoning conditions. She said the map that she's showing is available to the public online so it's not anything different than what's out there today. She said it's important for transparency so you can articulate what particular case that it's associated with.

Motion: Mr. Joyner moved to approve Case RZ-21-07 to reaffirm the zoning map and the overlay zoning map , which includes any zoning map amendments approved by the Board of Commissioners on October 5, 2021 and potentially on October 19, 2021, as Case RZ-21-07 is generally consistent with the applicable plans. Ms. Sharpe seconded the motion.

Action: The Planning Board voted unanimously (6-0) to recommend approval of Case RZ-21-07 with the following recommendation:

Recommendation:

Update Exhibit 1: zoning map (*see attached*) to include zoning map amendments approved by the Board of Commissioners on October 5, 2021 and potentially on October 19, 2021.

8. NEW BUSINESS

No discussion

9. STAFF COMMENTS

9.A. Upcoming Public Comment

Ms. Tanner stated there is only one project slated to be heard but the date has not been determined yet. She said it's for the Joyner Property rezoning.

10. PLANNING BOARD COMMENTS

No discussion.

11. ADJOURNED

There being no further business Mr. Joyner moved to adjourn the meeting. Mr. Ballman seconded the motion.

The Planning Board voted unanimously (6-0) to adjourn the October 12, 2021 Planning Board meeting.

The Planning Board meeting adjourned at 6:10 p.m.

Respectfully submitted,

Courtney Tanner, Planning Director

Joe Kimray, Chairman



Planning Board Agenda Item Report

Agenda Item No.: 2021-360-
Submitted by: Michelle Michael
Submitting Department: Planning
Meeting Date: November 9, 2021

SUBJECT

Recognition of Ms. Tilda Caudle as a NC American Planning Association Marvin Collins Award Recipient

Recommendation:

No Action

Item Summary:

ATTACHMENTS

- [Summary Sheet](#)

Agenda Item: Recognition of Ms. Tilda Caudle as a APA-NC Marvin Collins Award Recipient

Summary: Ms. Tilda Caudle was nominated for and received the American Planning Association North Carolina (APA-NC) Marvin Collins Award for Planning Advocate at this year's virtual APA-NC Conference. The Marvin Collins Planning Advocate Award "recognizes an elected official, board of commission member, administrator, citizen plan, media outlet, or other non-professional planner for increasing understanding of the value of planning and sound planning principles."

Her nomination stated as follows,

Tilda Caudle's capacity for service is unmatched in Wake Forest. She has worked to improve housing, food security, and educational opportunities to enrich lives of all ages within the NE community, Wake Forest's historically African American neighborhood. During the NE Community Plan Update she served a pivotal role as liaison between the Town of Wake Forest and the NE Community. She participated in the consultant interviews, identified the community's needs, identified volunteers for the advisory committee, facilitated communication and public outreach, and has advocated for the visions and goals of the plan. Tilda has been instrumental in this significant plan initiative for the NE Community and the Town of Wake Forest.



Planning Board Agenda Item Report

Agenda Item No.: 2021-359-
Submitted by: Michelle Michael
Submitting Department: Planning
Meeting Date: November 9, 2021

SUBJECT

Presentation on the Northeast Community Plan Update

Recommendation:

Item Summary:

ATTACHMENTS

-



Planning Board Agenda Item Report

Agenda Item No.: 2021-359-
Submitted by: Michelle Michael
Submitting Department: Planning
Meeting Date: November 9, 2021

SUBJECT

Consideration of and Public Comment Session on the Northeast Community Plan Update

Recommendation:

Recommend Approval

Item Summary:

ATTACHMENTS

- [Staff Report](#)
- [Attachment A - Application.pdf](#)
- [Attachment B - Draft Northeast Community Plan](#)



Staff Report

Case CPA-21-02: Northeast Community Plan

Meeting Date	November 9, 2021
Requested Action	Consideration of the Northeast Community Plan Update
Case Manager	Michelle Michael, Senior Planner – Historic Preservation

PUBLIC MEETINGS

Public Comment Session	Public Hearing
November 9, 2021	December 21, 2021

CASE INFORMATION

Applicant	Town of Wake Forest 301 S. Brooks Street Wake Forest, NC
<i>See Attachment A for a copy of the application</i>	

CASE SUMMARY

The Northeast Community is Wake Forest’s historically African American neighborhood located northeast of Downtown Wake Forest. Settled at the close of the Civil War many residents are descendants of the early families that made it their home. The Town of Wake Forest completed the first Northeast Community Plan in 2007. In mid-2020, the Town embarked on the Northeast Community Update. The firm Rhodeside-Harwell and Associates assembled a team including RKG, Timmons Group, and Public Participation Partners to complete the plan.

The team with assistance from Town Staff assembled an advisory committee made up of neighborhood residents and advocates to guide the plan. The Advisory Committee met four times over the course of the project. A group of stakeholders was also identified. Over 22 stakeholder interviews were conducted. The initial public outreach was in the form of a mailed survey. The survey was mailed to every address in the subject area and every property owner in the subject area. Responses were received from 109 citizens. The second public outreach event consisted of two virtual public workshops that were also televised on Channel 10. An online survey was used also for this event. The draft plan recommendations were provided to the public at an in-person community event in September at the DuBois Campus with over 75 participants.

The following four themes emerged from the existing conditions analysis, community feedback, and review of existing plans and ordinances: Preserve & Protect, Flourish, Connect, and Partner. From these

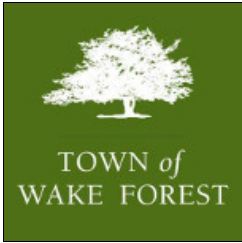
themes, strategies and actions were formulated to accomplish the goals. An implementation matrix with the action item, relevant theme, and timeline is included to provide step-by-step guidance for the Town and the community.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Northeast Community Plan Update as drafted.

ATTACHMENTS

- Attachment A: Application
- Attachment B: Draft Northeast Community Plan



Comprehensive Plan Amendment

Comp Plan Amendment

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#648931

Project Title: Northeast Community Plan Update

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Comprehensive Plan Amendment

State: NC

Workflow: Comp Plan Amendment

County: Wake

Checklist - Comprehensive Plan & UDO Amendment

A submittal checklist is available to view additional documents which are required to submitted with this application. After answering the application questions, you will be asked to upload the required documents.

[VIEW COMPREHENSIVE PLAN & UDO AMENDMENT
SUBMITTAL CHECKLIST](#)

Missing items will result in the application being declined and returned to the applicant to resubmit. A revised and complete application including all missing items must be received or the application will be not be deemed complete and routed for review.

Please confirm you have reviewed the associated submitted checklist for this permit and confirm you will submit all documents required on the submittal checklist: Yes

Data - Basic Location

If your Comprehensive Plan Amendment is associated with specific property(s) please answer the following questions. If not, proceed to the next page.

Project/Development Name: Northeast Community Plan Update

submittal. Please return to the home screen and select **Annexation Petition** from the application type drop down.

Land Use:

Acreage:

GIS Acreage:

Project Contact - Applicant/Owner

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant

Courtney Tanner
Town of Wake Forest
401 Elm Avenue
Wake Forest, NC 27587
P:(919) 435-9536
ctanner@wakeforestnc.gov

Amendment Type

Please answer the below questions to provide reviewers an overview of the application. Additional information may also be provided through uploading an attachment.

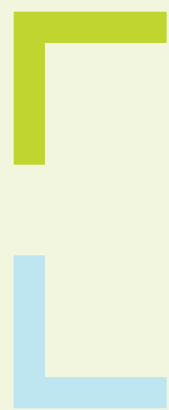
Plan Being Amended: Northeast Area Plan

Type of Amendment:

Description of Request:

Text, Map

Update the entire plan to reflect current community conditions.



NORTHEAST COMMUNITY PLAN

Our neighborhood. Our vision.



TOWN of
WAKE FOREST

DRAFT: NOVEMBER 2021



TOWN of
WAKE FOREST

ACKNOWLEDGMENTS

BOARD OF COMMISSIONERS

Mayor Vivian Jones
Jim Dyer
Chad Sary
Liz Simpers
Bridget Wall-Lennon
Adam Wright

PLANNING BOARD

Colleen Sharpe
Karin Kuropas
Christopher Joyner
Joe Kimray
Thomas Ballman
Michael Siderio
Michael Hickey

TOWN ADMINISTRATION & DEPARTMENTS

Administration
Planning
Economic Development
Downtown Development
Parks, Recreation and Cultural Resources
Public Works

STAKEHOLDERS

Advisory Group

Stakeholder Group (Representatives from Town Departments, Wake County, Religious Institutions, Northeast Community Coalition, and neighborhood groups)

CONSULTANT TEAM

RHI
RKG
Timmons Group
Public Participation Partners (P3)

THANKS TO ALL COMMUNITY MEMBERS WHO PARTICIPATED AND CONTRIBUTED TO THE PLANNING PROCESS!

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EXISTING CONDITIONS

1.A BACKGROUND

The Northeast Community is a well-established neighborhood in the Town of Wake Forest. Located just north of Downtown Wake Forest, the neighborhood is one of the Town's oldest and has a long and vibrant history. The neighborhood was founded by formerly enslaved African Americans after the Civil War and remains a predominantly African American community today.

As the Town of Wake Forest grows and evolves, the Northeast Community will play a significant role in its future. This document is intended to serve as a community plan to guide the growth of the Northeast Community. This first section of this Plan provides an overview of the area's existing conditions, as well as the communities needs and desires, as collected through a robust community outreach program and through extensive physical mapping.

For additional history and context, please visit the [Town Website](#) and view the [Northeast Community Storymap](#).

THE NORTHEAST COMMUNITY PLAN & THE TOWN OF WAKE FOREST COMMUNITY PLAN

The Northeast Community Plan is closely linked to the Town of Wake Forest Community Plan. While the Town of Wake Forest Community Plan provides larger scale and overarching recommendations, the Northeast Community Plan provides a more fine grained and focused approach for addressing current and future plans for the neighborhood. The Town of Wake Forest Community Plan will acknowledge the Northeast Community Plan's recommendations as a part of the overall plan to enrich the Town's broader strategies for the future.



1.B STUDY AREA AND PLAN GOALS

The Northeast Community is located in the northeast quadrant of the Town of Wake Forest and comprises over 315 acres and more than 700 parcels. The Northeast Community Plan will provide direction and guidance for the future development of, and improvements to, the entire Northeast Community as it continues to play a significant role in the future of Wake Forest.

THE STUDY AREA

The Northeast Community is a significant historic core neighborhood for Wake Forest. Settled after the Civil War, the Community established itself as a vibrant center of African American culture and tradition. Many of the neighborhood's families can trace their roots back to the original families who settled the area.

The neighborhood abuts the downtown commercial area. It is bordered by E. Roosevelt Avenue/Wait Avenue to the south and N. White Street to the west. Ailey Young Park marks the eastern boundary of the study area (see [Figure 1.B.1](#)).

The neighborhood has a rich history, with several active historic churches including the Olive Branch and Spring Street Presbyterian churches. The neighborhood is home to the former Wake Forest Normal and Industrial School, the first private school in the Town for African American children. Founded by noted local residents Allen Young and Nathaniel Mitchell, the school provided rich educational opportunities for the area's residents. The Neighborhood also contains the site of the former W.E.B. DuBois school, a local school that provided public education for the area's African American children.

PLAN GOALS

- Create a cohesive and workable plan that embraces the Neighborhood's history and community.
- Enhance and protect the quality of life in the community.
- Evaluate current conditions within the Northeast Community and understand the impact of current and future land uses, development, connectivity changes, and related factors.
- Address local economic conditions and create a platform to encourage local services and jobs.
- Provide specific goals and actions to achieve a unified neighborhood vision.

STUDY AREA MAP

FIGURE: 1.B.1

1



1.C THE STUDY AREA TODAY

The Northeast Community is a product of historic development patterns, resources, policies, and planning efforts. To achieve an inclusive understanding of the community, a comprehensive review of land use, regulatory frameworks, transportation assets, previous planning efforts, community amenities, historic resources, and environmental concerns was undertaken. This information is summarized below.

1.C.1 HISTORIC RESOURCES, LAND USE, RESIDENTIAL CHARACTER ZONING, COMMUNITY FACILITIES, DEVELOPMENT ACTIVITY

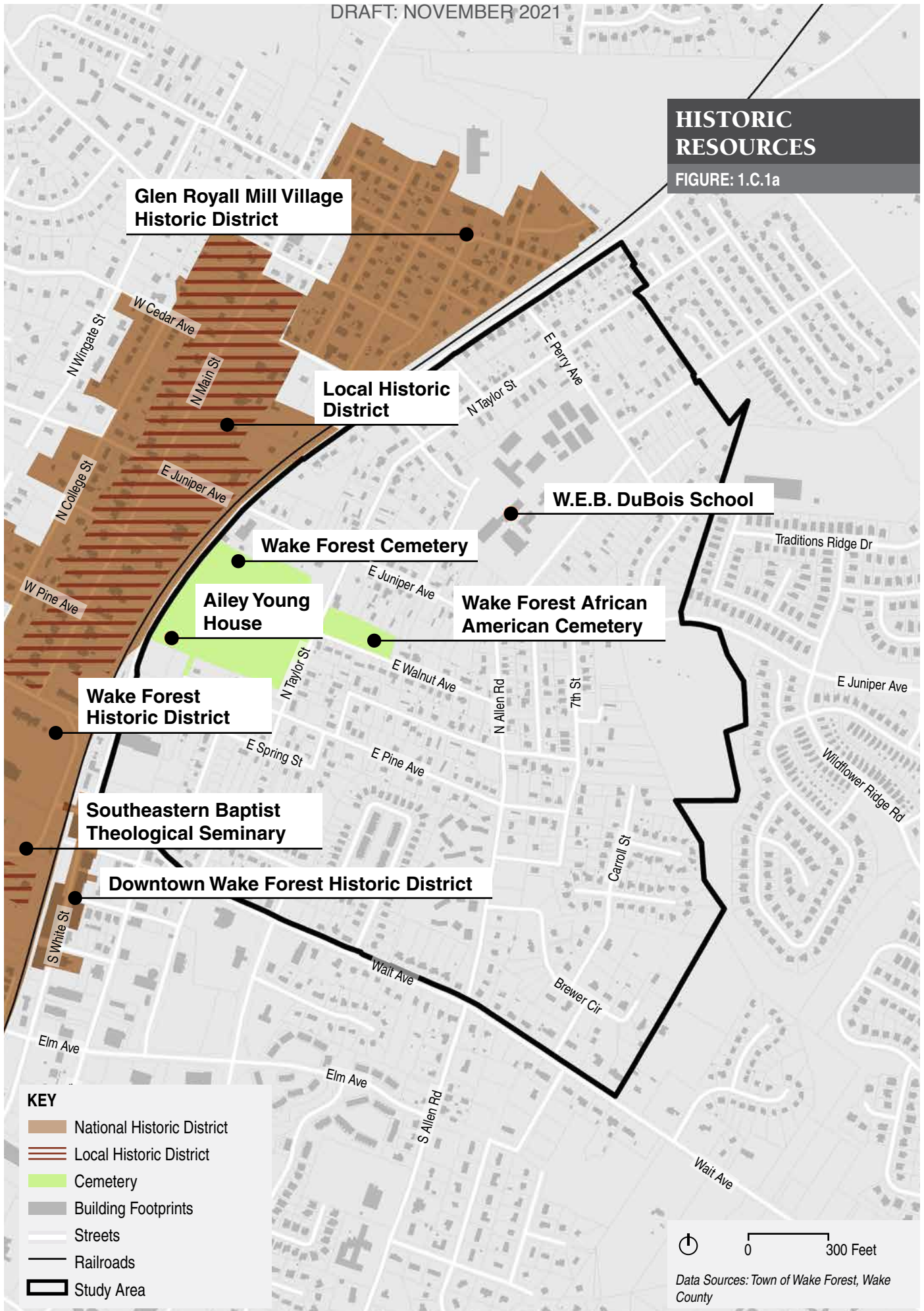
HISTORIC RESOURCES

The Northeast Community is bordered by three National Register Historic Districts and one Local Historic District located on the west side of the community (see [Figure 1.C.1a](#)).

- The **Local Historic District** was created in 1979 to preserve an architecturally significant and historic portion of the town. The district is largely located north of the Southeastern Baptist Theological Seminary with a small portion lying to the south.
 - The **Glen Royall Mill Village Historic District** was listed in the National Register of Historic Places in 1999. This district includes much of the village that was built around the Royall Cotton Mill.
 - The **Downtown Wake Forest Historic District** was listed in the National Register of Historic Places in 2002 and includes several blocks along S. White Street which makes up the Town's historic commercial core.
 - The **Wake Forest Historic District** was listed in the National Register of Historic Places in 2003 and contains the former campus of Wake Forest College (current Southeastern Baptist Theological Seminary) and the surrounding areas that make up much of the Town's historic core.
- The Northeast Community is home to several historic properties.
- The **Ailey Young House** is considered one of the oldest African American buildings in Wake Forest. Built c.1875, it is a prime example of Reconstruction-era African American housing. Named for Ailey Young, an African American woman and early owner of the property, the house is a vibrant reminder of the Northeast Community's significant history.
 - The **W.E.B. DuBois School** was built in the 1920s as a public school for African American children. The DuBois School was integrated in 1971 and became the Wake Forest/Rolesville Middle School. In 1989, the school was closed. The DuBois campus remains a well known and loved historic site.
 - The **Olive Branch Baptist Church** has served the Northeast Community since the close of the Civil War and is the oldest continually operating church in the neighborhood. The church and cemetery were added to the North Carolina Study List for the National Register in 2020.
 - The **Wake Forest Cemetery & Wake Forest African American Cemetery** are both located along N. White Street in Northeast. The cemeteries are over 100 years old and contain graves of many of Wake Forest's notable residents.

HISTORIC RESOURCES

FIGURE: 1.C.1a



LAND USE

The majority of the study area is reserved for residential uses (see [Figure 1.C.1b](#)). The large institutional land use area comprising the W.E.B. DuBois School site is located within the northern half of the study area. There is a small recreation area located at E. Juniper Avenue and N. Taylor Street, and two green spaces which connect 7th Street to Ailey Young Park. It is noted, however, that there is no physical access to the park from these two green spaces on 7th Street. In the southwest corner of the study area, there is a small commercial district bordering N. White Street and E. Roosevelt Avenue.

The Northeast Community promotes a desirable and relatively affordable quality of life, but needs appropriate measures to protect these assets as redevelopment takes place.

Several infill residential lots have been developed recently and many such developments do not align with the historic architectural character of the Northeast neighborhood (architectural style, exterior materials, form, massing, landscape treatments, etc.). As the community develops further, its overall character needs to be preserved. Preservation will necessitate the careful management of both incremental changes and new infill development(s) that continue to occur in the community.

While located close to Downtown, the Northeast Community lacks desirable commercial amenities including healthy food options. Additionally, there is an absence of a sense of place or identity of the existing commercial areas located within the study area.



A residential neighborhood with single-family homes

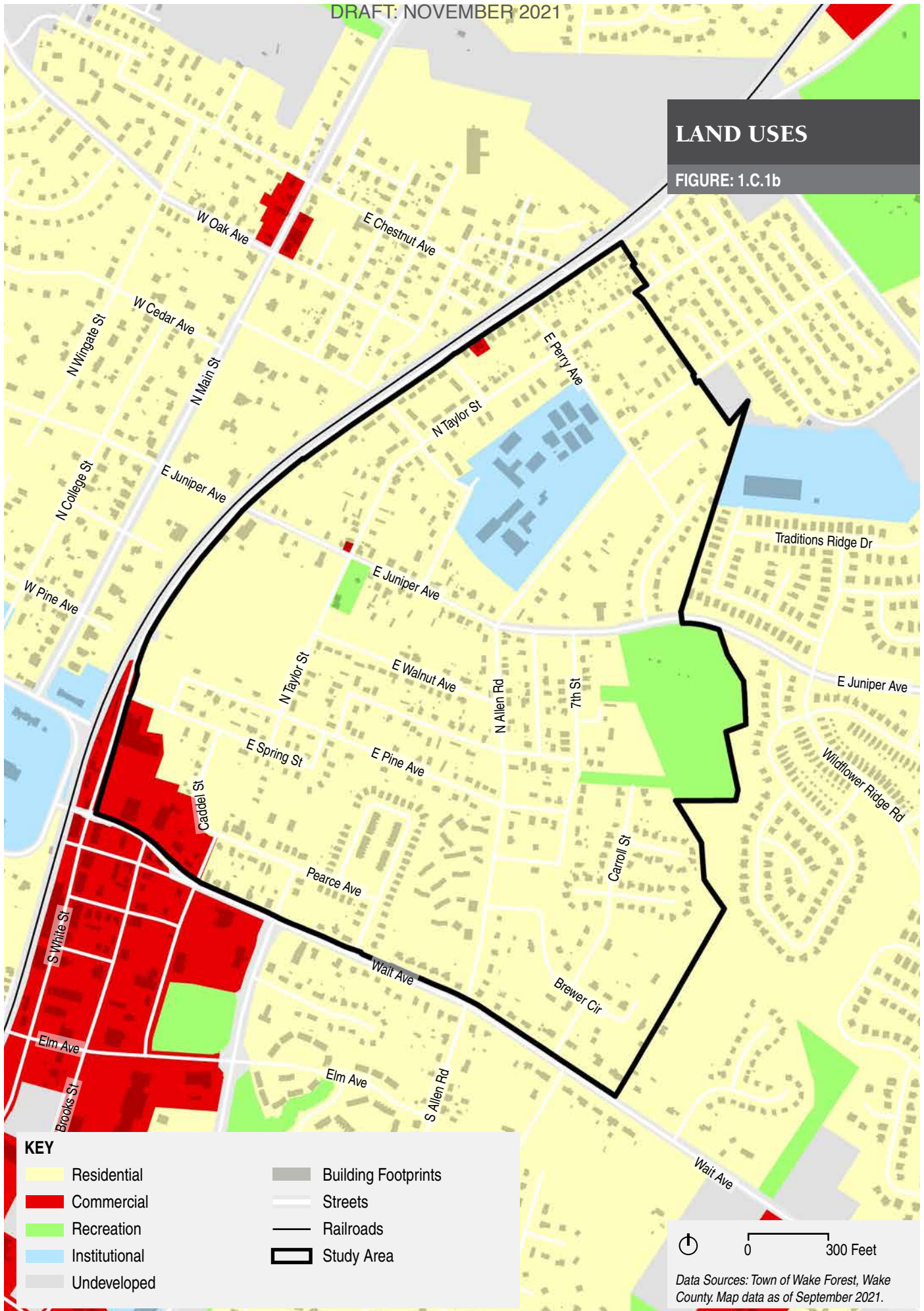


Commercial establishment at the intersection of N White Street and E. Roosevelt Avenue provides convenience amenities to the Northeast Community

LAND USES

FIGURE: 1.C.1b

1



1

RESIDENTIAL CHARACTER



Existing single-family home with landscaping and mature trees



Existing craftsman style home



Example of new infill housing beside existing home



Multi-family public housing complex



New infill single-family homes



New single-family homes along Caddel Street by Habitat

COMMERCIAL & INSTITUTIONAL CHARACTER

1



Alston-Massenburg Center provides community gathering amenities



Commercial establishments along E. Roosevelt Avenue



DuBois Center, site of former Rosenwald School and ancillary facilities, is one of the largest sites currently housing primarily institutional uses



Hope House promotes variety of community programs including food drives and mentoring



Downtown is located on the south side of the study area



Shopping center along N. White Street just north of the CVS

ZONING

The study area encompasses a variety of zoning designations, with the majority of areas designated residential (see [Figure 1.C.1c](#)).

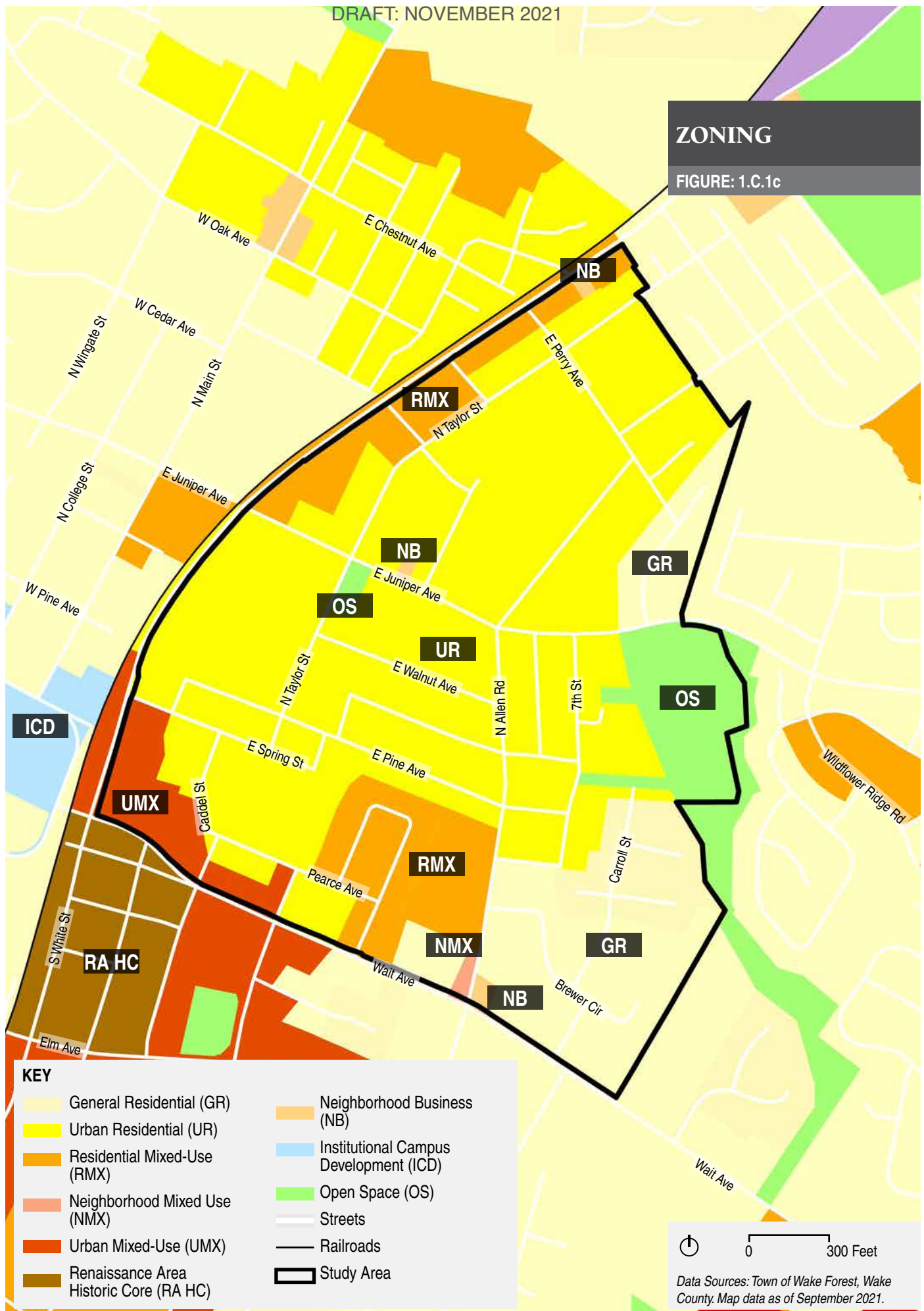
- Urban Residential (UR) allows for single-family housing, duplexes, small apartment buildings and townhomes. UR covers much of the central portion of the study area.
- Urban Mixed Use (UMX), Residential Mixed Use (RMX), and Neighborhood Business (NB) allow for higher density housing and limited commercial uses. These zones are located along Wait Avenue and Roosevelt Avenue in the southern part of the study area and along N. White Street in the northeastern part of the study area.
- General Residential (GR3 & GR5) zone allow for residential uses and related recreational, religious, and education facilities. This zone serves as a transition between rural and urban developments/character areas. GR is located in the southeastern and northeastern portions of the neighborhood.
- Open Space (OS) preserves and protects environmentally sensitive lands and are under public ownership. OS is located on the eastern side and of the study area, with a small space in the center of the study area.

Currently, as per the Town's regulations, any non- residential uses on residentially-zoned parcels are considered non-conforming. Rezoning is required to add any commercial or institutional development in areas that are zoned for residential use within the study area. An application for rezoning must be submitted to the planning department for consideration. Such rezoning are considered by the Town government based on parcel-specific rezoning application(s).

ZONING

FIGURE: 1.C.1c

1



COMMUNITY FACILITIES

The study area contains many community facilities including churches, civic organizations, and other community assets (see [Figure 1.C.1d](#)).

Religious Institutions

- Olive Branch Baptist Church
- Faith Tabernacle UHC
- Spring Street Christian Church

Civic Amenities (*providing public gathering and community center functionalities*)

- Alston-Massenburg Center
- Hope House
- Ailey Young Park
- Community Assets
- Ailey Young House
- DuBois Campus

Located immediately outside of the study area are multiple community facilities including:

- Wake Forest Church of God
- Franklin Academy High School
- Glen Royal Baptist Church
- Ailey Young Park
- Southeastern Baptist Theological Seminary
- Downtown Wake Forest
- Wake Forest Historical Museum

While these are, in general, modestly-sized community gathering spaces, there is an opportunity to create a large public gathering space within the Community that can provide both indoor and outdoor events.



Spring Street Christian Church is one of many churches providing services to the community



Taylor Street Park sprayground adjacent to Alston-Massenburg Center



Shelter and outdoor gathering facilities at the Hope House

COMMUNITY FACILITIES

FIGURE: 1.C.1d

1



DEVELOPMENT ACTIVITY

The study area has a small number of active development projects. All these projects represent infill developments within the Neighborhood (see [Figure 1.C.1e](#)). Active projects include:

- Trinity Park- 12 lot, residential development
- Brewer Circle Development- 9 lot, residential development
- Walt Avenue Condos- multi-unit residential complex

In addition, there are a number of active development projects outside of the study area -- most notably the Traditions residential area. Traditions (formally

Traditions West) is a 240- acre, 439 lot residential development which is located on the eastern border of the study area.

While new developments are to be encouraged throughout the Community, attention should be given to promoting those that fit the character and context of the Northeast Community. New developments should also promote affordability and provide amenities that can benefit the Neighborhood's residents at large.



Habitat for Humanity developed single-family homes along Caddel Street



New development signage at Perry Street (northeast of the DuBois Center site)



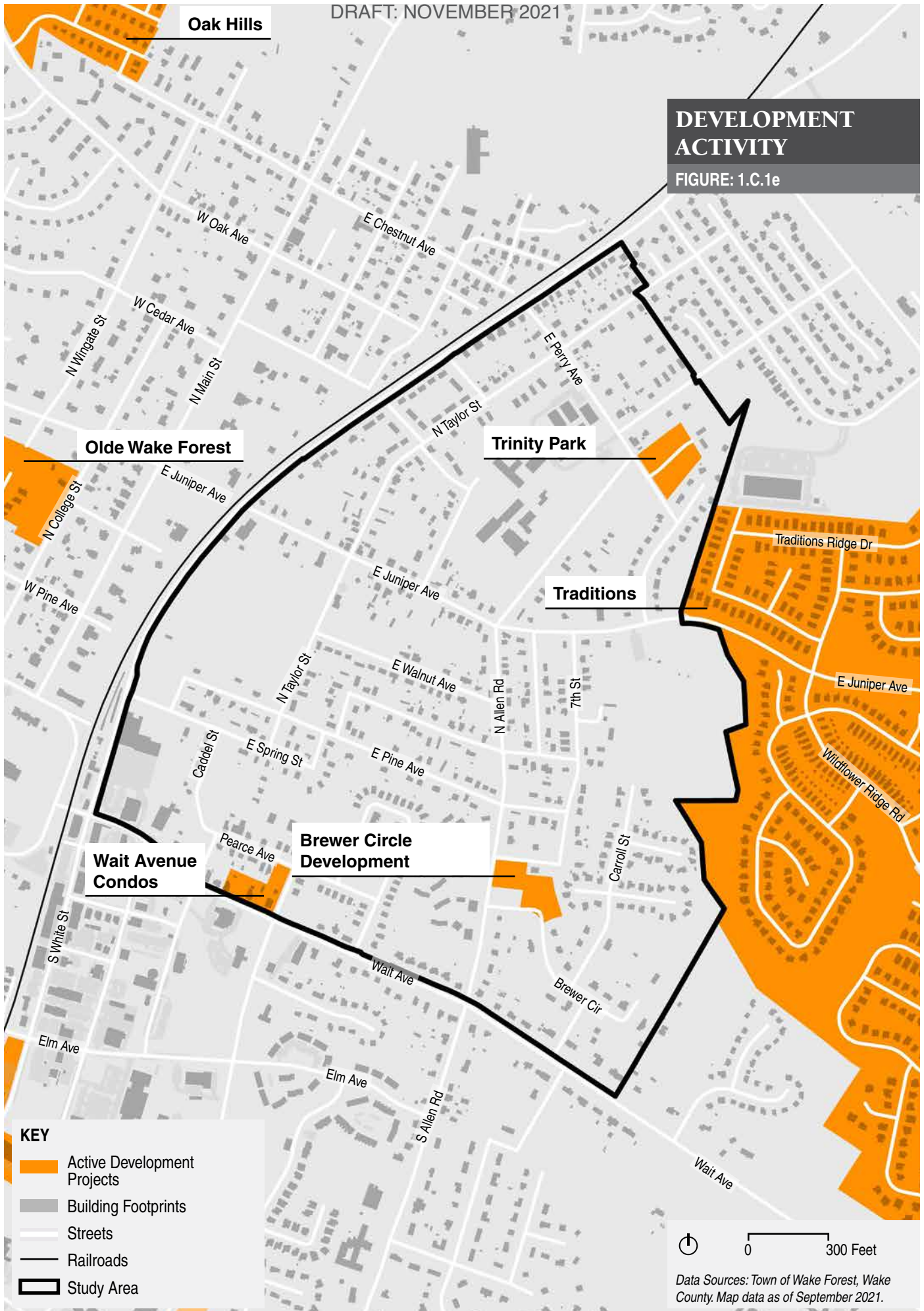
Traditions development located to the east side of the Northeast Community

Oak Hills

DEVELOPMENT ACTIVITY

FIGURE: 1.C.1e

1



1.C.2 CONNECTIVITY

CONNECTIVITY

Existing connectivity is limited, particularly in the form of pedestrian and bicycle amenities, throughout the study area (see [Figure 1.C.2](#)). However, the Town has been gradually working on improving the pedestrian and bicycle facilities in the area through the implementation of planned public infrastructure projects, including those recommended in the Town's 2019 Comprehensive Transportation Plan.

- The Wake Forest Loop is the only bus line in the study area. The bus travels along N. White Street, E. Juniper Avenue, N. Allen Road, and Wait Avenue and connects mostly to points south. The loop interchanges with other transit lines along its route, outside of the Northeast Community. This service is free for residents.
- Currently, there are no existing bicycle facilities within the study area. However, there is a proposed bike lane/ sharrow along Wait Avenue on the extreme southern border of the study area. This proposed bicycle facility would

integrate with both existing and planned infrastructure improvements for the area.

- There are no existing greenway/ multi-use paths within the Northeast Community. However, there are planned facilities along E. Juniper Avenue and along N. White Street from E. Juniper Avenue to Royal Mill Avenue. These planned improvements will connect to existing greenway/ multi use paths on E. Juniper Avenue and Royal Mill Avenue. There is also a proposed multi-use path along Wait Avenue at N. Allen Road.

Connectivity in Northeast should be improved through a variety of interventions including new multi-use paths, greenways, and streetscapes. In addition, pedestrian and bicyclist safety should be prioritized with street calming elements and other improvements.



Numerous streets with the study area lack safe/ appropriate pedestrian/ bicycle facilities



Bicycle and pedestrian opportunities are not present on this street

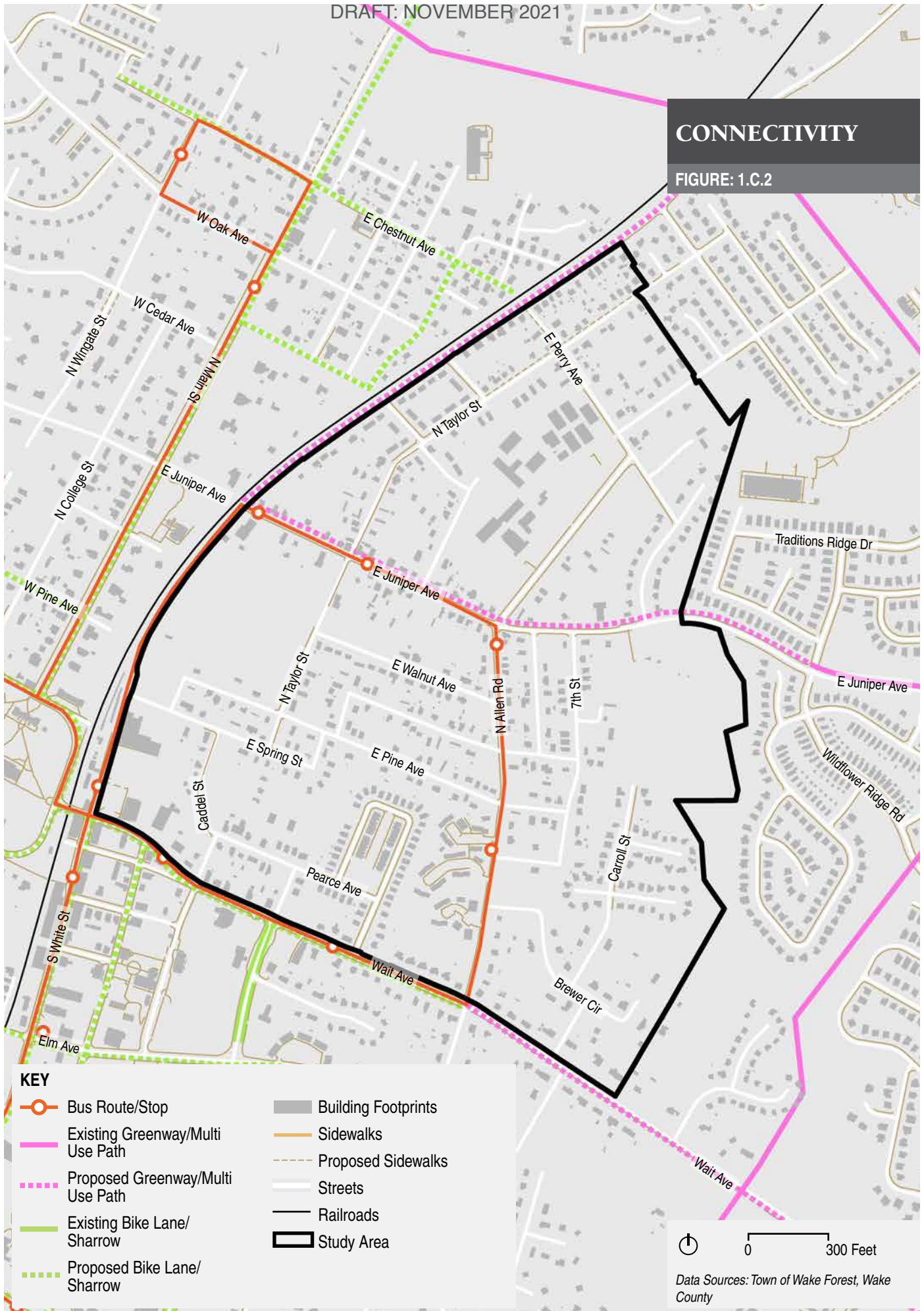


One of the transit stops for the Wake Forest Loop that services the Northeast Community

CONNECTIVITY

FIGURE: 1.C.2

1



1.C.3 NATURAL RESOURCES AND OPEN SPACES

NATURAL RESOURCES & OPEN SPACES

The study area has a number of small streams which traverse the area. None of these are noted to be within the 500-year flood plain (see Figure 1.C.3).

The Northeast Community's mature tree canopy and coverage contribute to its character as an attractive and peaceful environment. The canopy is notable on the eastern side of the study area around Ailey Young Park.

Other open spaces in the Neighborhood include the Wake Forest Cemetery, Wake Forest African American Cemetery, Ailey Young Park, and the Taylor Street Park Sprayground (at the Alston-Massenburg Center).

New developments should take into consideration preservation of natural resources and environmentally sensitive areas such as stream corridors, wooded lots and steep slope areas. Additionally, every effort should be made to preserve the Neighborhood's tree canopy, as well as expand it via streetscape improvements.



Ailey Young Park



Community garden on North Taylor Street Christian Church along Spring Street

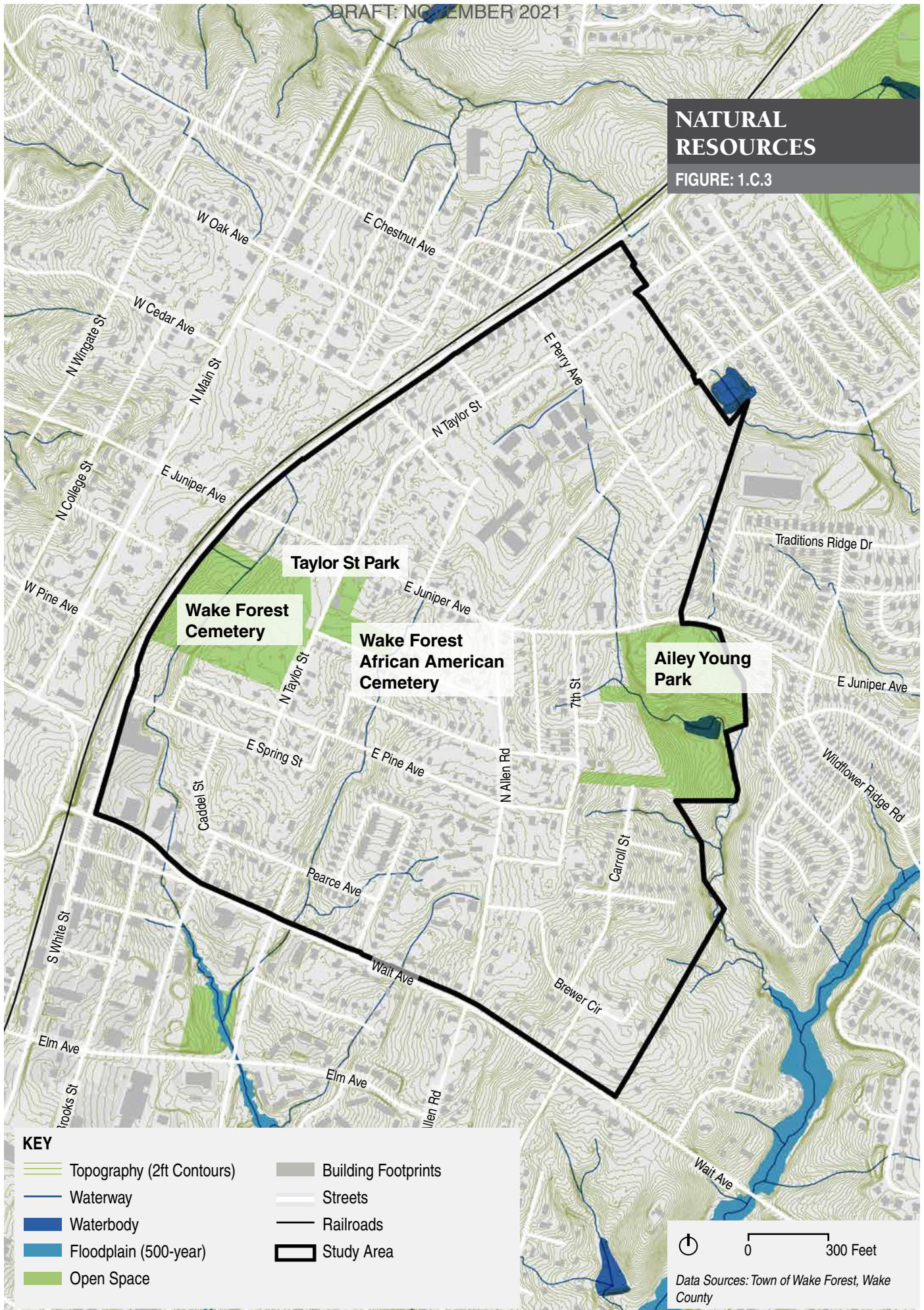


Wake Forest Cemetery

NATURAL RESOURCES

FIGURE: 1.C.3

1



1.D DEMOGRAPHIC AND HOUSING ANALYSIS

The demographic trend and projection analysis provides the metrics to better understand the Northeast Community, its economy, and how the community may evolve over the next 10 years. Analysis was conducted of recent demographic trends for the Northeast Community study area, the Town of Wake Forest, and the Raleigh-Cary Metropolitan Statistical Area (MSA) (Figure 1.D.1). This analysis produced a series of findings that identify potential opportunities and constraints that the study area must address as it moves forward with revitalization. The emerging market demand pressures identified in the analysis may reshape the development patterns of the Northeast Community study area and help define a framework for future programs, public investment and land use policies. Major findings, key issues, population and housing trends, as well as implications of the findings are included in this section. For additional demographic and housing data and analysis, please refer to Chapter 4: Appendix.

MAJOR FINDINGS

Demographics

- **Stagnant Growth, Especially Since 2010** – The population gains and household growth in the Northeast Community study area have been falling behind compared to the Town of Wake Forest and the MSA, and have almost plateaued, whereas, the Town has outperformed the MSA in the same metrics since 2010. This seems to suggest that the study area has not been sharing the recovery momentum experienced in the Town as a whole after the last recession of 2009-2010.
- **Distinct Characteristics** – The data suggest that there are more family households in the MSA and the Town, whereas the study area has proportionally younger and smaller households.
- **Racially Diverse Population** – The study area has a diverse population, with a robust representation from the African American population. There is also a sizable White population, which has been declining since 2010. This racial distribution stands in contrast to the Town of Wake Forest demographic in that the percentages of the African American population in the Town and MSA are substantially lower than in the study area.
- **High Education Attainment Levels Stand in Contrast to Modest Household Incomes** – The study area has a high share of the population with at least some college or higher degrees, but it has proportionally more households with lower incomes compared to the Town of Wake Forest and the MSA. This is most likely because in 2020, 66% of the employed population aged 16 and above worked in the service and retail trade industries, which provide lower wages.

Housing

- **Housing Market Echoes the Lull in Growth, While Ownership Increasing** – The increasing homeownership rate in the study area is a positive trend that should be further encouraged as the area builds up household wealth and channels investments to the housing stock and the community.
- **Naturally-Occurring Affordable Housing Could Still Face Challenges** – The study area is comprised predominately of owner-occupied units and the area is still considered affordable in the Wake Forest market. But the household incomes in the study area are still significantly lagging behind the Town of Wake Forest and the MSA. If the housing prices in the study area continue to increase, which is very likely, while the income levels continue to lag behind, then some of the existing naturally-occurring affordable housing will not be affordable anymore.

KEY DEMOGRAPHIC AND HOUSING ISSUES

Issue 1

Population changes in the Northeast Community are stagnating at 0.4% per year over the past decade and household growth may not be sufficient to sustain a healthy, growing community in the future.

- *Market Factors* – The diversity of housing options in the Northeast is limited in terms of housing types, age, and price. This is limiting outside interest in the community as a place to live and is isolating it from growth occurring in other parts of town.
- *Opportunity* – To attract young families and single people, greater housing options are needed. There is an opportunity to offer broader housing types and choices to attract new residents on a modest scale.

Issue 2

There is a mismatch between the education levels of Northeast Community residents and their lower income levels, compared to the Town and MSA. The median household income of \$85,660 in the Town is 1.1 times the MSA level (\$76,960), while the median household income in the study area (\$57,601) is only 67.2% of the Town level in 2020. Roughly 72.2% of Northeast residents have completed at least some college education.

- *Market Factors* – The lack of access to better paying jobs for the Northeast residents keep household income levels lower than their higher education levels would indicate. Also, unemployment levels are higher for younger people under 20 years old suggesting that job training or entrepreneur development may be needed to improve access to higher paying jobs.

- *Opportunity* – Gaining access to better paying jobs may require updated skills, technical certifications, and job training for local residents. The DuBois Campus has a long and proud history of providing education services to local residents, but those services are no longer being offered. In the future, the reestablishment of education and expanded job training programs to locations such as at a renewed DuBois Campus is an achievable goal.

Issue 3

Homes within the Northeast Community are still more modestly priced and affordable than other neighborhoods in the Town, mostly because the homes are older and smaller in size than the rest of Wake Forest. A more diverse housing stock will offer people different housing options at different stages of life. Having more rental options will attract younger households that are not ready to own a home.

- *Market Factors* – Limited new housing development is starting to occur within the Northeast Community at market rate prices that may be beyond local residents' ability-to-pay. New housing priced between \$200,000 and \$300,000 would diversify the study area's housing options and would still be affordable to many local residents.
- *Opportunity* – Local affordable housing developers are actively seeking to acquire land for affordable housing. A public/private development partnership is one way to achieve affordable housing if suitable land can be obtained at reasonable prices.

METHODOLOGY

Study Area Boundaries

The analysis highlighted the recognized Northeast Community study area boundaries as identified by the Town of Wake Forest's Planning Department. This area includes community assets such as the DuBois Campus, the Alston-Massenburg Center, and Ailey Young Park. ESRI Business Analyst is the primary data source, whose data is based on U.S. Census data. It should be noted that some anomalies exist in ESRI's data allocation methods when census block groups are split. The study area boundary does not neatly align with Census block group boundaries, and includes split census block groups. In this case, ESRI creates a centroid in each census block group and attributes all the census data in the block group that contains the centroid. As such, it is possible that though the study area boundary only cuts through a small portion of a block group, the data of that block group is represented in the study area. In another word, it is possible that data is being pulled from adjacent neighborhoods with different characteristics and possibly skewing the numbers. However, RKG was not able to adjust ESRI's data allocation methods.

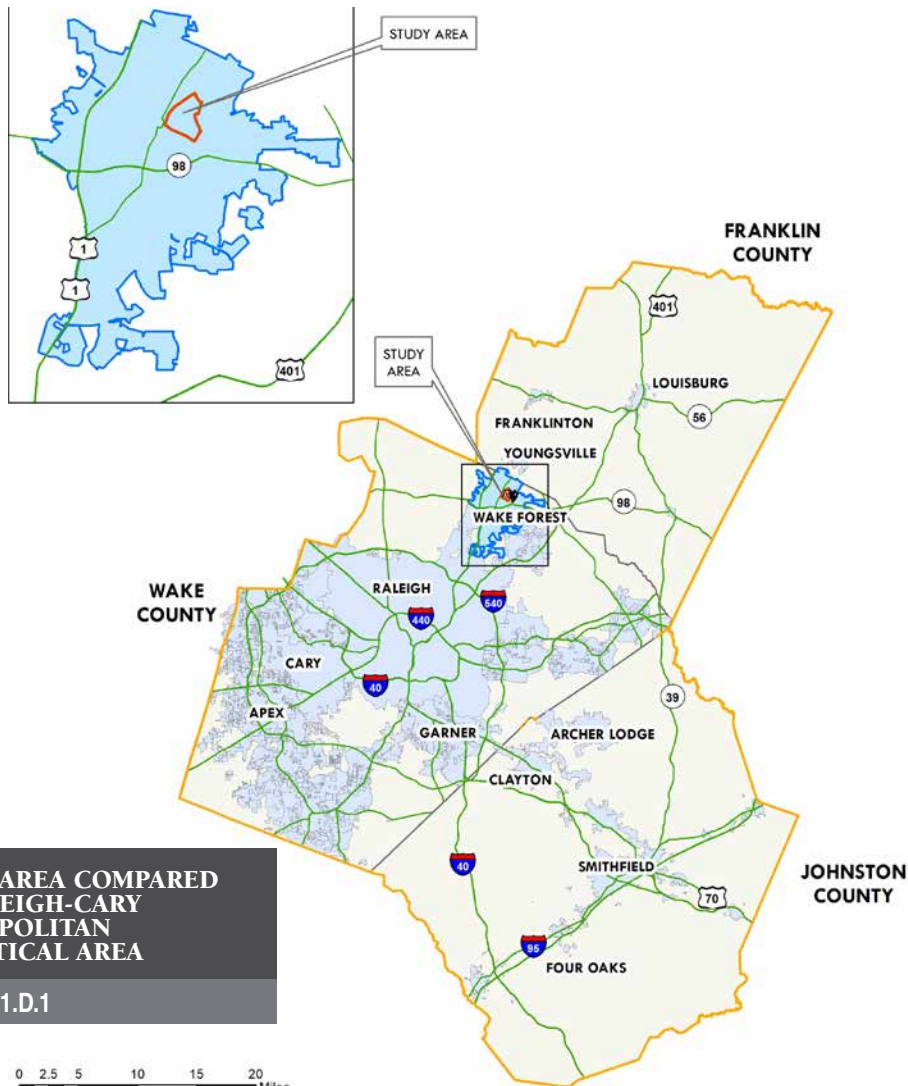
To produce comparative metrics, the Town of Wake Forest and the Raleigh-Cary MSA were also analyzed and are shown in [Figure 1.D.1](#). This expanded regional analysis provides a comparative measuring stick for evaluating the existing conditions and recent trends in the study area.

Studying the broader MSA offers a context for evaluating the demographic changes that are likely to influence and reshape the study area over time. While the Town of Wake Forest is a center of affluence in Wake

County, the Northeast Community falls behind the broader community in certain key metrics such as median household income. However, the Northeast Community can leverage its proximity to Downtown (to the south), the amenities of Ailey Young Park (in the study area), and robust new residential development associated with the Traditions subdivision (located to the north and the east of the study area). As a result, strategic investments and well-crafted public policy should allow the residents of the Northeast Community to better position the community for future growth.

Data Sources

Primary data sources used for this study include demographic information from the U.S. Census Bureau and current estimates and projections from ESRI. ESRI is a nationally recognized third-party data provider that uses U.S. Census data to generate estimates and projections of socioeconomic variables for a range of geographic areas. Note that Census only released the 2020 data in August, 2021, which is prior to when this analysis was conducted.



STUDY AREA COMPARED TO RALEIGH-CARY METROPOLITAN STATISTICAL AREA

FIGURE: 1.D.1

Credit: RKG Associates, Inc., 2021

Visual Summary of Demographics

Study Area Wake Forest MSA

**Slow Population Gains**

in terms of average annual percent change of population between 2010 and 2020.

**Younger Median Age**

in the Study Area of 32.4 years in 2020, compared to 36.0 in Wake Forest and 36.4 in MSA. The Study Area also has a higher share of young people under 35 and seniors 65+.

Study Area Wake Forest MSA

**Smaller Household Size**

in the Study Area in 2020. In contrast to the Town and MSA, the average household size in the Study Area has been declining.

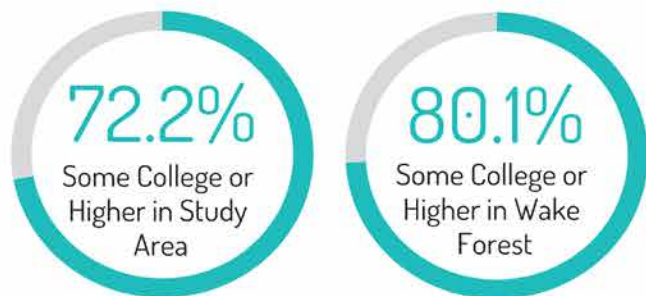
33.1%

Black Population
in Study Area

16.3%

Black Population
in Wake Forest**More Diverse Population**

in the Study Area in terms of racial composition, and this is projected to continue through 2025.

**High Education Attainment Levels**

in the Study Area as well as in the Town of Wake Forest compared to the national level.

Study Area

Wake Forest



\$57,601

\$85,660

But Lower Household Incomes

in the Study Area compared to the Town of Wake Forest, suggesting a lack of advanced economic opportunities.

Visual Summary of Housing

Study Area



58.6%

Wake Forest



69.6%

Homeownership Rate

in the Study Area is lower than the Town of Wake Forest, but has been rising since 2010.

Study Area



23.5%

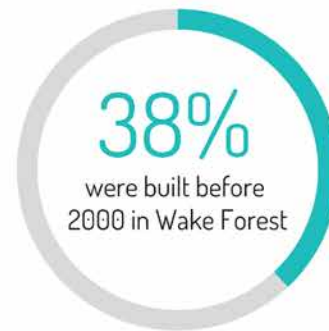
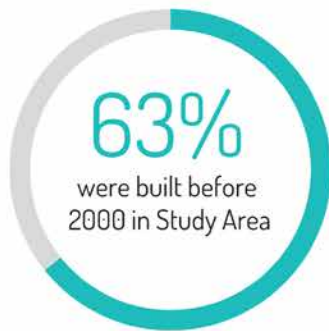
Wake Forest



13.5%

Multi-Unit Structures

with 5 or more units which are usually rental units account for a higher share in the Study Area than Wake Forest.



Older Housing Stock

in the Study Area, as the majority of the housing units were built before 2000, and new housing units built have since been declining.

Study Area



\$212,048

Wake Forest



\$290,886

Lower Median Home Value

in the Study Area which is only 75% of that in Wake Forest in 2020.

Study Area



Wake Forest



Lower Monthly Gross Rent

is more common in the Study Area. It has proportionally more rental units with lower monthly gross rents, with 62.8% requiring rents under \$1,000 versus 38.7% in Wake Forest.

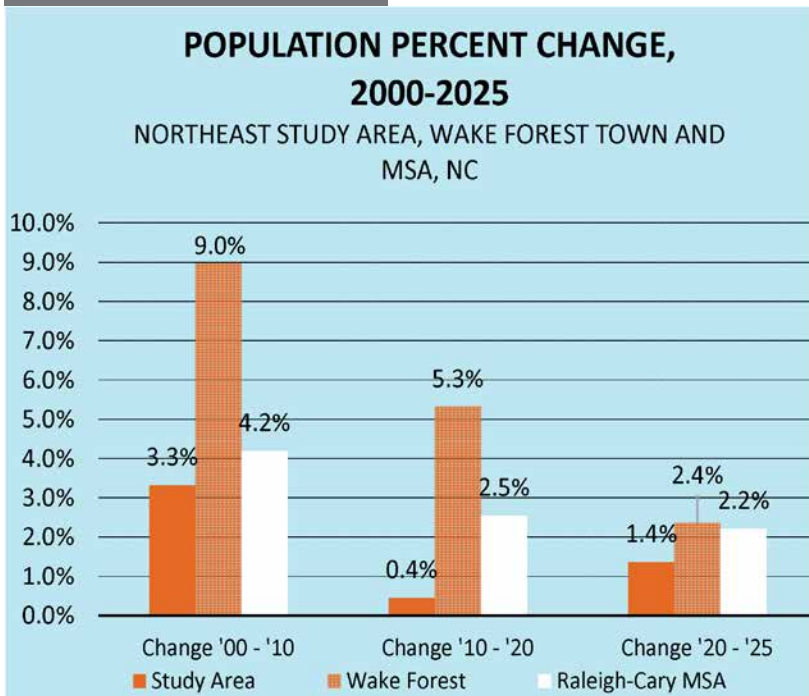
POPULATION

Population Trends (2000-2025)

The Town of Wake Forest has seen robust population growth by 9.0% and 5.3% per year between 2000 and 2010, and between 2010 and 2020 respectively, outperforming the MSA's 4.2% and 2.5% annual gains during the same periods. The Town's population stood at 46,437 in 2020, accounting for 3% of the MSA's population of 1,417,213. The Town added 30,465 people between 2000 and 2020 at an annual rate of 10%, and the MSA saw an actual

growth of 620,165 people at an annual rate of 4.1% during the same two decades. In comparison, the population in the Northeast Community study area grew by only 493 at an annual rate of 2.1% between 2000 and 2020. It has been growing at 3.3% annually between 2000 and 2010, and almost flattened at 0.4% per year since 2010, falling behind both the Town and the MSA. The study area experienced an actual change of 418 people between 2000 and 2010, and merely 75 people between 2010 and 2020. This suggests that the study area, which accounts for 3.8% of the Town's population, has not fully shared the growth in either the Town of Wake Forest or in the MSA. Also, the population growth rates for the MSA, the Town, and the Northeast study area have all been trending downward from a peak in the 2000s. The three geographies are projected to further close their gaps in population gains and stabilize at growth rates between 1.4% and 2.4% per year between 2020 and 2025 (Figure 1.D.2, Table 1.D.1).

FIGURE: 1.D.2



Credit: ESRI and RKG Associates, Inc., 2021

Household Trends

The average household size of 2.56 in the study area was smaller than the Town (2.85 persons) and the MSA at 2.59 persons in 2020. Further, the average household sizes in the Town and the MSA have been increasing, while the opposite is true in the study area, where the average household size has been declining since 2010 (Figure 1.D.3). This suggests that there are larger households in the Town of Wake Forest, whereas the study area is attracting smaller

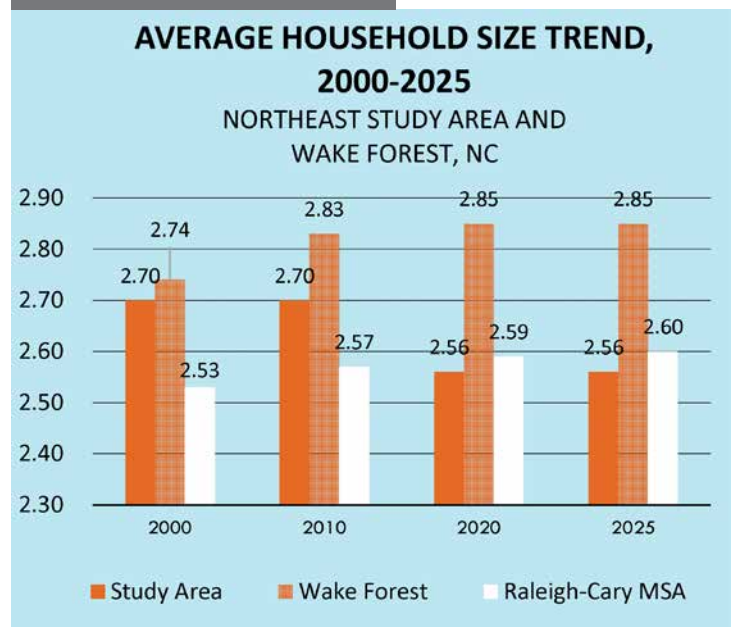
TABLE: 1.D.1

Population Trends and Projections										
Northeast Community Study and Surrounding Areas, NC (2000-2025)										
Jurisdiction	2000	2010	2020	2025	Change '00 - '10		Change '10 - '20		Change '20 - '25	
					Actual Chg.	Ann. % Chg.	Actual Chg.	Ann. % Chg.	Actual Chg.	Ann. % Chg.
Study Area	1,259	1,677	1,752	1,871	418	3.3%	75	0.4%	119	1.4%
Wake Forest	15,972	30,331	46,437	51,917	14,359	9.0%	16,106	5.3%	5,480	2.4%
Raleigh-Cary MSA	797,048	1,130,490	1,417,213	1,573,657	333,442	4.2%	286,723	2.5%	156,444	2.2%

Credit: ESRI and RKG Associates, Inc., 2021

households and more single-person households. In general, the study area has proportionally more non-family households with unrelated persons than the Town (32.8% versus 25.1%) and a much higher percentage of households of one or two persons (58.3%) than the Town (49.7%). Most households in the study area are two-person family households with no 65+ persons (55.2%) and one-person households with no 65+ persons (15.2%).

FIGURE: 1.D.3



Credit: ESRI and RKG Associates, Inc., 2021

IMPLICATIONS OF FINDINGS

Residents in the Northeast Community feel isolated from the rest of the Town of Wake Forest in terms of road connections to adjacent neighborhoods, access to shopping and services and economic opportunities as compared to the rest of the community. The site analysis confirmed that there are physical barriers that are isolating the community (e.g., railroad tracks along the western edge, limited road connections leading to the community, etc.). The lack of population growth is a threat to the long-term health of the community and new households are not being added to the community. The lack of newer housing choices is keeping homebuyers and families from considering the Northeast Community as a place to live. While new homes are being constructed in the hundreds just outside the study area boundaries, very little has occurred in the Northeast Community itself. The resident population is educated, has moderate household incomes, and is predominantly comprised of younger singles and senior households. For the Northeast Community to prosper, more opportunities for young families to move into the neighborhood are needed. That can be accomplished with more diverse housing choices, including the renovation of existing homes to modernize them. Also, the community wants to add amenities and community activities to celebrate the community and invite others to learn the history of the area. Steps should be taken to address these issues and make the Northeast Community more accessible to the larger Wake Forest community.

1.E REAL ESTATE MARKET ANALYSIS

The Real Estate Market Analysis examines recent trends in the North Wake County real estate submarkets that are shaping the Town of Wake Forest and the Northeast Community. Where possible, data that is specific to the study area was obtained and analyzed, but in most cases, the secondary data obtained for this analysis represent larger submarkets that overlap with the study area. The purpose of this analysis is to understand the market context with regard to future changes that might occur in the Northeast Community and how existing trends have the potential to impact the area – both positively and negatively.

Similar to the Demographic and Housing Analysis section, the study area was compared in its larger context whenever possible, whether that be a larger submarket or the Town of Wake Forest as a whole. This section includes an analysis of the following market segments: (1) ownership housing, (2) multi-family rental housing, (3) retail, (4) office and (5) industrial flex. Industrial flex is a special category of industrial use that combine production, assembly and warehousing with office and showroom/ retail space, depending on the operation. It is the type of space typically occupied by operations such as small manufacturers, brewers, artists, auto shops, and cabinet makers, as examples. Major findings, key issues, as well as implications of the findings are included in this section. For additional real estate market data and analysis, please refer to [Chapter 4: Appendix](#).

MAJOR FINDINGS

- Northeast Community Primarily Consists of Single-Family Homes, but is More Diverse than the Town Housing Stock** – Roughly 88% of all residential properties in the study area are single-family homes, with only 6.2% mobile homes and 5.4% duplexes. Surprisingly, this is more diverse than the Town's residential base, which consists of nearly 98% single-family home properties.
- Northeast Community Lacks Momentum for New Housing Development** – Since 2000, the study area has seen very little new housing development – only 15.7% (81 properties) of the residential properties have been developed over the past 20 years. By way of comparison, almost 73% of the Town's 13,320 residential properties have been developed since 2000, which is 4.6 times the rate of the study area. Most of this new development consists of primarily single-family homes.
- Northeast Community's Small Housing Size and Older Homes are Contributing to Affordability** - The age of the study area housing and its relative size (half the average size of the Town's housing) leads to greater

affordability. Home size is one way to maintain housing affordability, but it restricts the diversity of housing choices to mostly entry level homes. Homes in the Northeast Community are older on average than are those in the Town.

- **Residential Sales Prices are Increasing Rapidly Threatening Housing Affordability in the Study Area** – The homes selling in the Northeast Community study area have had an average sales price of \$159,539 over the past five years, which was only 48.2% of the Town average price of \$331,336. In that regard, homes are still selling at affordable levels and are accessible to moderate income households. However, the potential for Northeast homes to remain affordable in the future is being threatened by annual price changes, which have increased by 48% since 2016 on a per square foot basis. Based on average home sales prices, regardless of building size, average prices have increased from \$110,000 in 2016 to \$189,000 in 2020, an increase of 72% in five years, which far outpaces the Town's sells price increases of 19.5% and 21.9% respectively.
- **Strong Apartment Demand in the Northeast Raleigh Submarket** – The Northeast Raleigh submarket will benefit disproportionately from the pending growth rate of the Raleigh metro area. The REIS (Real Estate Information Services) data confirms the socioeconomic findings that the Wake Forest area is a destination.
- **Office Market Demand is Weak in Wake Forest** – There is not a sufficient demand to build new office space in the US-1/Capitol Boulevard Corridor submarket, which is the closest REIS office submarket to the Northeast Community.
- **Flex/R&D Market is Stable but not Growing** – The Flex category in this submarket is a major player for the metro area. However, this category is currently built out. If a product is conceived that meets a specific target need, there is existing capacity in the submarket to effectively deliver the product. Flex/R&D is not an appropriate target for the Northeast Community.
- **Development Pipeline** – While the Town of Wake Forest is experiencing an active development market, the Northeast Community has seen less development interest. There is currently a 14-home subdivision being constructed on Perry Street. Growing development momentum over the past decade in Wake Forest could impact the Northeast Community. Traditions, a residential community, is adjacent to the Northeast Community and is adding hundreds of new households to this part of town.
- **Retail Market has Capacity for Growth** – The analysis determined that there is the potential for millions of dollars in retail spending annually that can be recaptured within or adjacent to the Northeast Community. This translates into approximately 58,500 square feet of retail space in the study area. While not all of this retail space is adequate to attract new businesses it may create opportunities for existing establishments to expand their businesses. As the three mile radius of the study area is being supplied with retail, any considerations for the neighborhood should be targeted to specific needs and gaps in service. There are shopping needs in the Northeast Community that are going unmet. Retail categories that could support more building square footage include: furniture stores (8,821 SF) and home furnishing stores (3,340 SF). Drinking

establishment or bars is the largest category at 9,420 SF, which is consistent with a revitalizing downtown center. Other miscellaneous merchandise stores (8,543 SF), other miscellaneous store retailers (8,643 SF) clothing stores (7,103 SF), books & periodical & music stores (3,465 SF) are some of the other store types.

KEY MARKET ISSUES

Issue 1

The Northeast Community does not currently offer many multi-family housing options such as apartment buildings, which are typically rented by people who are not ready for, or interested in, homeownership.

- *Market Factors* – The Raleigh-Durham MSA has a shortage of affordable housing. Various affordable housing developers are looking for land, on which to build affordable single-family homes and apartment communities. The Northeast Community has the potential to help meet that need in the Town of Wake Forest.
- *Opportunity* – Rental housing would offer options for younger singles, couples, young families and offer “step-down” housing for empty-nesters. The Northeast Community can accommodate new affordable and mixed-income housing at several locations, including the DuBois Center property and at the corner of N. White and E. Roosevelt Street, between N. Taylor Street and E. Spring Street.

Issue 2

The DuBois Center property is the largest single redevelopment opportunity in the Northeast Community. The future of this property can potentially meet a lot of the

needs addressed by community residents through this planning process.

- *Market Factors* – The DuBois Center property is envisioned as a mix of uses, built around a core educational mission and a museum commemorating the history of the site. In addition, the property could house job training, day care, recreational facilities, community meeting and activity space, and housing.
- *Opportunity* – There is an opportunity to create a partnerships involving the DuBois Alumni Association with a public entity (local, state, federal government), Non-profit Organization, Non-Profit service provider and/or nonprofit housing developer.

Issue 3

The Northeast Community as a whole has expressed the need to have more commercial shopping opportunities and jobs for area residents. While the study area is largely a single-family neighborhood, the area around the intersection of N. White Street and E. Roosevelt Avenue offers a significant commercial mixed-use redevelopment opportunity.

- *Market Factors* – A mixed-income residential development with additional commercial development would expand downtown across E. Roosevelt to E. Spring Street and down to N. Taylor. The area has some active commercial establishments that could be incorporated into the redevelopment and other space that is currently vacant.
- *Opportunity* – The Town of Wake Forest and the City of Raleigh may have to work with developers to make infrastructure investments in this area.

Issue 4

The Northeast Community is made up of many smaller single-family homes, with a large percentage built before 1980. The older housing stock will need reinvestment over time to keep this affordably priced housing supply habitable in the future. In response, the Town of Wake Forest Planning Department is embarking on an Affordable Housing Plan in 2021-2022. This plan will examine Wake Forest's existing housing situation within the region, identify housing needs, and develop strategies on how best to address those needs.

- *Market Factors* – The market for affordable housing is very strong in the Raleigh-Durham region and naturally occurring affordable housing is a rare and declining resource. In order to retain this housing supply in the Northeast Community, homeowners will require low interest loans and grants to renovate housing to make them safe and modernize them.
- *Opportunity* – The Town of Wake Forest, through its Planning Department, has an opportunity to offer a multi-year housing rehabilitation program, targeting low- and moderate-income homeowners.

METHODOLOGY

Data Sources

Study area data was obtained from the Wake County Property Assessor's Department in 2020. The data includes all property assessment information on each property in the Northeast Community, including land and building assessed values, building square footage, age structure built and other relevant property information. Real estate sales information was obtained from Redfin, a national residential brokerage company that reports Multiple Listing Service (MLS) home sales data.

REIS/Moody's Analytics is a data analytics firm that provides real estate market trend data throughout the U.S. in all major metropolitan markets. They track historical activity in a variety of market segments (e.g., multi-family, retail, office, senior housing, industrial, etc.) for such metrics as building space inventory changes, asking rents, vacancy rates and annual absorption. Finally, ESRI data was used to analyze the local retail supply and demand spending from households in the Northeast Community study area.

IMPLICATIONS OF FINDINGS

The real estate market findings indicate that the Northeast Community has various opportunities for new residential and commercial mixed-use development but in limited locations. Residential rehabilitation is needed throughout the community to upgrade the existing housing supply, to modernize interiors, and to ensure that life safety issues are addressed. This can be accomplished through a targeted neighborhood rehabilitation program. The construction of new affordable and mixed income housing is also in demand and could be introduced at a portion of the DuBois Center property; primarily to northside currently occupied by the Wake County Public School System. Finally, an opportunity to do a mixed-use commercial redevelopment near the corner of N. White Street and E. Roosevelt Street could expand the size of downtown Wake Forest by several blocks. Higher density multi-family housing should be a core element of this redevelopment with a mixture of affordable and market rate units.

1.F EXISTING PLANS AND RELEVANT RECOMMENDATIONS

The evolution of the Northeast Community, specifically in recent years, has been assisted through the strategic implementation efforts of recommendations emerging from past plans and studies. The current planning process builds on the existing plans by consolidating many of the relevant recommendations (as shown below), many of which are still being either evaluated or are in the process of being implemented.

EXISTING PLANS

The following plans and documents were reviewed as part of this study:

1. Northeast Neighborhood Plan (2007)
2. Wake Forest Community Master Plan (2009)
3. Wake Forest Historic Preservation Plan (2012)
4. Parks, Recreation, & Cultural Resources Master Plan (2015)
5. Renaissance Plan for Downtown Wake Forest (2017)
6. Comprehensive Transportation Plan (2019)

While all of these plans included the Northeast Community, in some form, only the Northeast Neighborhood Plan from 2007 was developed for the sole purpose of planning the future development and growth of the Northeast Community.

PLANS & KEY RECOMMENDATIONS

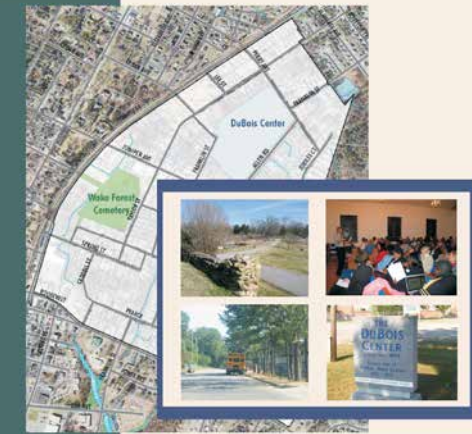
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2007



Northeast Neighborhood Plan

A Road Map for the Future



July 2007

CLATION ASSOCIATES
DELORES BAILEY
DR. EMIL MALIZIA



NORTHEAST NEIGHBORHOOD PLAN

The 2007 Northeast Neighborhood Plan outlined a strategy to enhance the social, cultural, and historic character of the Northeast by identifying the following needed public services, desired physical improvements, and economic development opportunities for the neighborhood. Following are the relevant recommendations:

- Implement traffic calming elements throughout the neighborhood and install/ updated physical

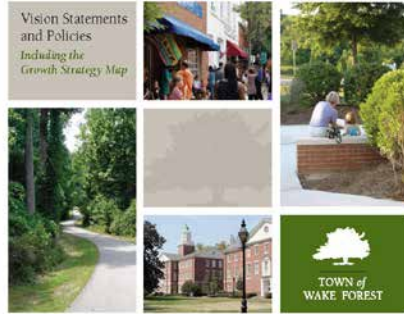
improvements along streets including new crosswalks, lighting, and sidewalks to facilitate walking in and around the Northeast Community.

- Provide new opportunities for commercial development in the Northeast.
- Provide resources for homeowners, and increased awareness of relevant housing assistance programs, home improvement resources, and relevant town ordinances including nuisance, trash, and recycling programs.
- Build community capital through community events, clean up days, job training programs, youth and senior programs, and community organizations.
- Increase transit options in the neighborhood, including those connecting to employment centers and surrounding neighborhoods, and provide affordable transportation programs for youth and seniors.
- Prepare guidelines to address the design of new buildings and homes.

2009



Community Plan



WAKE FOREST COMMUNITY MASTER PLAN (2009)

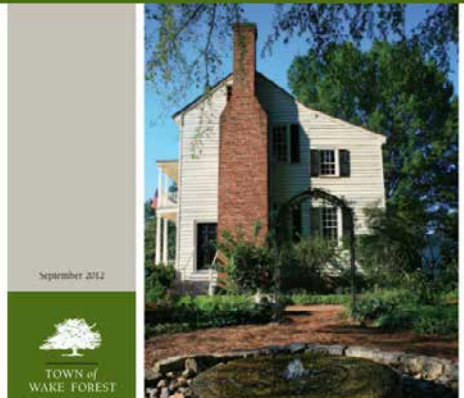
Recommended:

- Prioritizing rehabilitation and restoration of housing stock throughout Wake Forest.
- Partnering with the public on housing programs including code enforcement and public improvements.

2012



Historic Preservation Plan



HISTORIC PRESERVATION PLAN

- Described the current state of historic preservation in Wake Forest and prescribed policies to guide the future of historic preservation. Identified the Ailey Young House and W.E.B. DuBois school site as historic resources.

2015

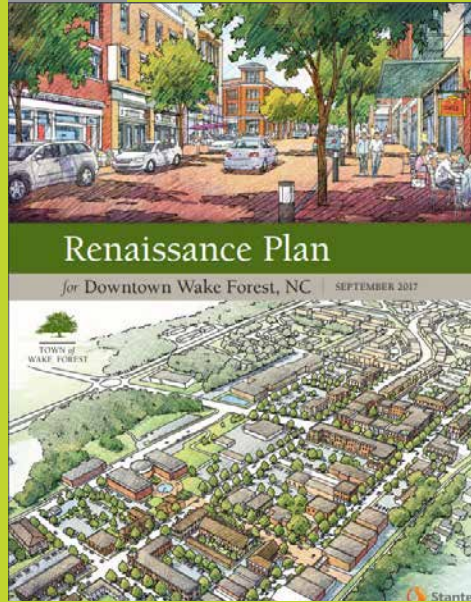


Parks, Recreation, and Cultural Resources Master Plan May 2015

PARKS, RECREATION, & CULTURAL RESOURCES MASTER PLAN

- Recommended providing new amenities in, and connections to, Ailey Young Park.

2017



RENAISSANCE PLAN FOR DOWNTOWN WAKE FOREST

Recommended:

- Adding commercial space and a grocery store near the Northeast Community.
- Transforming the transition area between Downtown Wake Forest and the Northeast Community with new infill developments, an urban grained street and block network, and street improvements.

2019



COMPREHENSIVE TRANSPORTATION PLAN

- Recommended developing new multi-use paths, greenways, and bike lanes through the Northeast Community to connect the neighborhood to surrounding areas.

1.G PUBLIC PARTICIPATION AND FEEDBACK

The planning process has been fundamentally informed and shaped by meaningful public participation and feedback. As part of a broad community engagement effort, stakeholder interviews, surveys, and public meetings were held to guide the development of this plan. The comments and stories collected, the information gathered, and ideas heard were all incorporated into the planning process for this effort.

ADVISORY GROUP & STAKEHOLDER INTERVIEWS



- The Plan has been guided by an Advisory Group consisting of community residents, advocates, and members of public, private and non-profit sector entities. These individuals have provided significant feedback during the entire Northeast Plan process.
- Stakeholder meetings were conducted in November 2020. Over 20 separate interview sessions were conducted with 39 participants, including residents, churches, business owners, representatives from local community organizations, from the Town of Wake Forest including the Board of Commissioners, and staff from Wake County.

COMMUNITY SURVEY & PUBLIC MEETINGS



1. Community Survey

Conducted to gain understanding of community's needs and desires

2. Meeting #1: Existing Conditions, Surveys and Visioning Workshop

Conducted virtually due to COVID-19 protocols and its related "stay at home" mandate

3. Meeting #2: Recommendations, Survey and Implementation Strategy Open House

Held outdoors in person

4. Meeting #3: Draft Plan

At Board of Commissioners and Planning Board Public Hearing

PROJECT WEBSITE



Contained several options for sharing and gathering information including virtual public meetings, surveys and other related information about this planning process.

<https://www.wakeforestnc.gov/northeast-community-plan>

STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

Community Assets

- The Northeast area has a strong sense of community and neighborhood pride.
- Neighborhood facilities including Alston- Massenburg Center, local churches, and Hope House provide significant opportunities for partnership, community outreach, programming and connection.
- Community gardens and local after-school programming provide important and well-used opportunities for local children and residents.
- Neighborhood connectivity is increasing and improving with the installation of new sidewalk infrastructure.
- Social events including the Juneteenth celebration provide opportunities for both cohesion and community assistance. These benefits are enhanced through several on-going and successful community assistance programs and organizations.

Issues

Community Character

- Fear of displacement has grown over the past decade as neighborhood is becoming more diverse and housing becomes more expensive.
- Newer housing and infill development are of a different character than that of the older, existing houses. In general, these more recent additions lack front porches, gardens, and front yards which older housing in the area has.
- The Northeast Community is physically divided from both the neighborhoods to the west of the railroad tracks and the new Traditions neighborhood to the east.

- Trash, ineffective street upkeep, and the poor aesthetic of the streets themselves impact the overall appearance of the neighborhood..
- Homelessness remains a concern of the neighborhood.
- There is a general perception that the Northeast Community is unsafe although statistics do not bear this out.

Neighborhood Connectivity

- The existing sidewalk network is incomplete and not continuous.
- Frequency of transit is lacking.
- Lighting needs to be updated and improved to maintain safety.

Community/ Neighborhood Facilities

- New charter schools are increasing competition with public educational facilities, and access to internet is a challenge for some students.
- Job training programs are underutilized.
- The Northeast has few gathering places for neighborhood youth.
- The community is largely a food desert with little convenient access to fresh and healthy food.

Affordability

- Housing costs are increasing and young families are leaving the community.
- New housing in and around the Northeast Community is not affordable for many existing neighborhood residents, and there are a significant number of run down or abandoned homes.
- Gentrification and displacement are major concerns as the cost of homeownership increases, brought on in part by the development of new communities such as Traditions in the community's immediate vicinity.

Opportunities

Physical Improvements

- Improved streetscape and pedestrian facilities including crosswalks, greenways, street trees, multi-use paths, and wayfinding.
- Create a “cornerstone” or gathering point for the neighborhood.
- Utilize public art opportunities to better connect Downtown to the Northeast Community.
- Create a historic walking tour for the neighborhood to make Wake Forest residents and visitors more aware of the assets of this area.

Community Opportunities

- Make Northeast a destination by potentially adding festivals, art shows, jazz music, and local shops to the neighborhood.
- Promote food security and add a grocery store within or adjacent to the neighborhood.
- Add more programming and educational opportunities at the Alston Massenburg Center, Community Garden, and local churches. Delete the space before the period.
- Open the Ailey Young House as an African American Heritage Site to celebrate the history of the Northeast Community.

- Pursue funding opportunities for additional parks and recreational opportunities.
- Create expanded workforce training for local residents and provide opportunities to develop accessible jobs near or within the neighborhood.
- Explore making the Northeast an Opportunity Zone as initiative to see if it qualifies and if it does should it occur.

Residential Character & Affordable Housing

- Balance new development with measures to ensure the protection of existing housing.
- Promote the creation of affordable housing options that still retain the character of the historic housing patterns in the community.
- Create a user friendly Pattern Book of Design Guidelines to guide new housing development.
- Consider the creation of a community land trust as well as potential density bonuses to both retain and encourage affordable housing.

Site Development

- Redevelop the DuBois School Campus into a community amenity.

COMMUNITY SURVEY

A community survey was conducted in January 2021, with access available both online and on paper. The survey was distributed via the web, mail, and at popular locations throughout the Northeast Community,

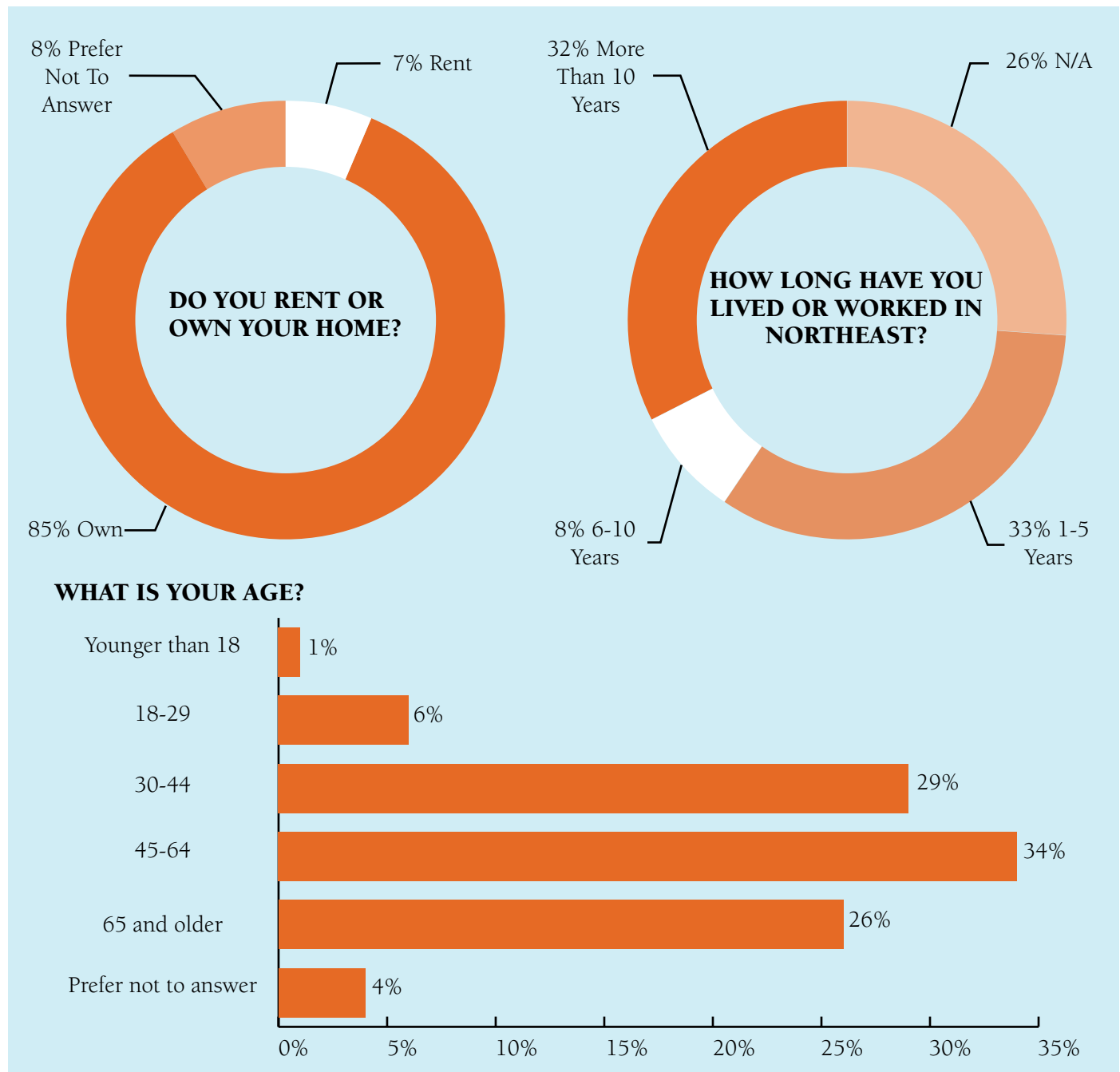
ABOUT THE RESPONDENTS

The survey received 109 responses.

KEY TAKEAWAYS

Residents responded to a variety of questions about the Northeast, including what they liked about the neighborhood, what they would like to see improved, and what places they typically visited. These questions were intended to uncover how residents felt about their neighborhood and how well local amenities and businesses were used.

The following pages showcase the key survey takeaways via graphs, charts and related summaries.

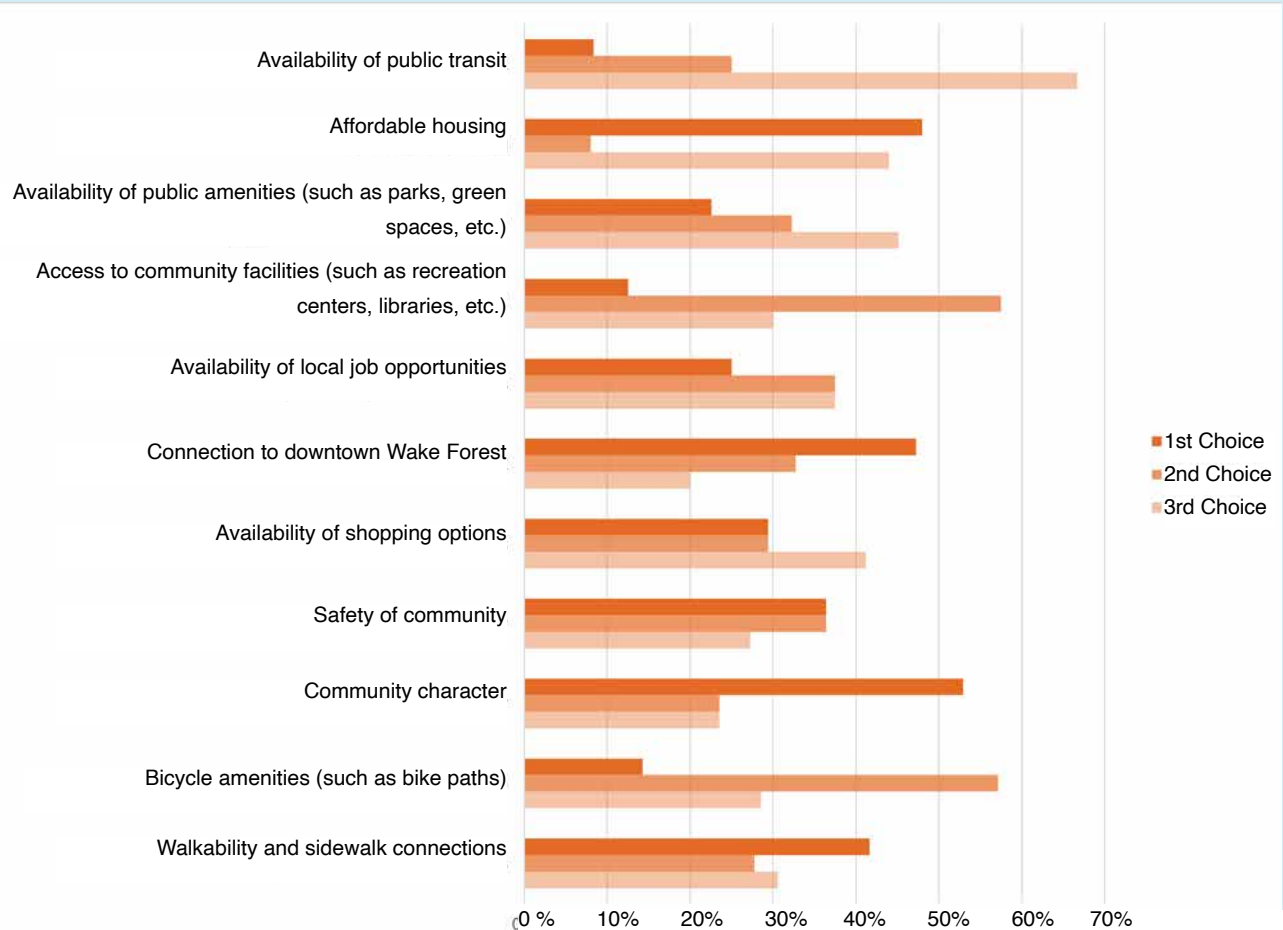


TOP THREE LIKES

According to the survey, residents' top three **LIKES** in the community are:

1. Community Character
2. Affordable Housing
3. Connection to Downtown Wake Forest

WHAT ARE THE TOP THREE THINGS YOU LIKE ABOUT NORTHEAST?

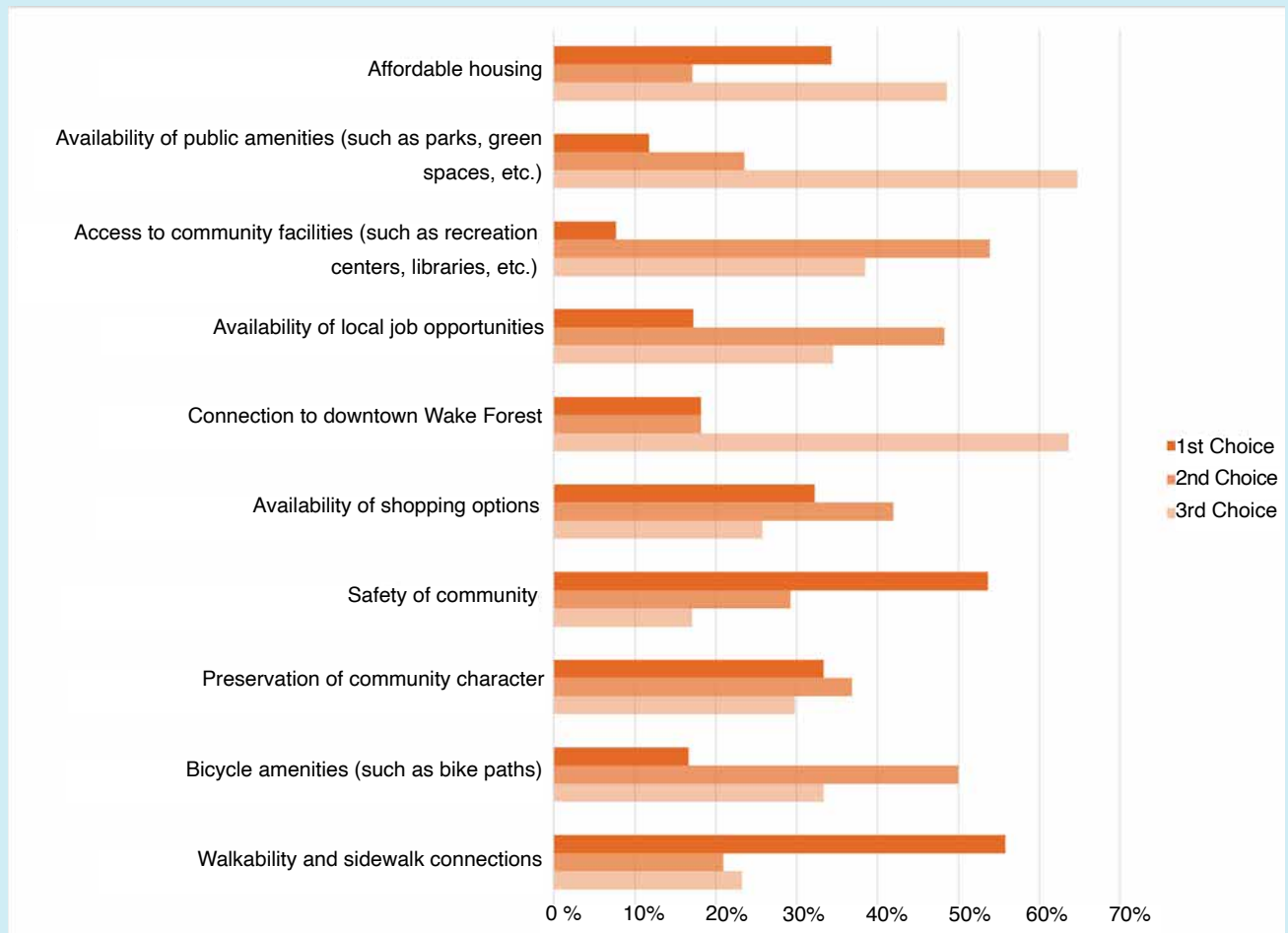


TOP THREE IMPROVEMENTS

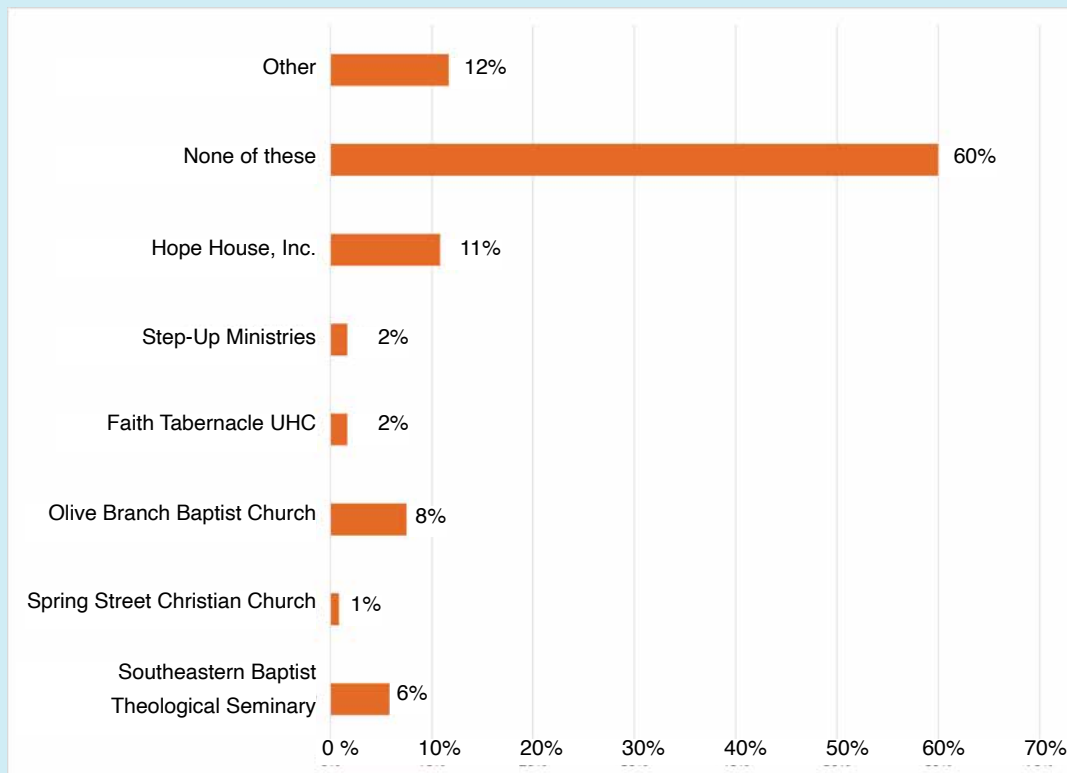
The top three characteristics that residents wished to **IMPROVE** in the community are:

1. Walkability and sidewalk connections
2. Safety of the community
3. Preservation of community character

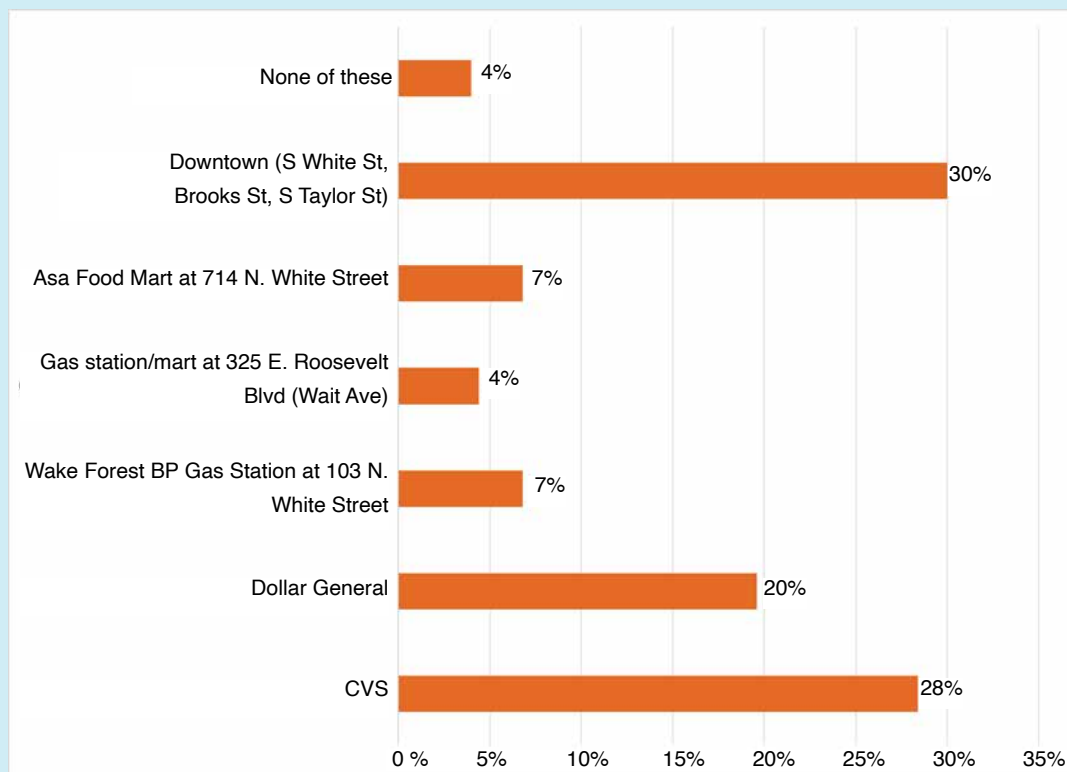
WHAT ARE THE TOP THREE THINGS YOU WANT IMPROVED IN NORTHEAST?



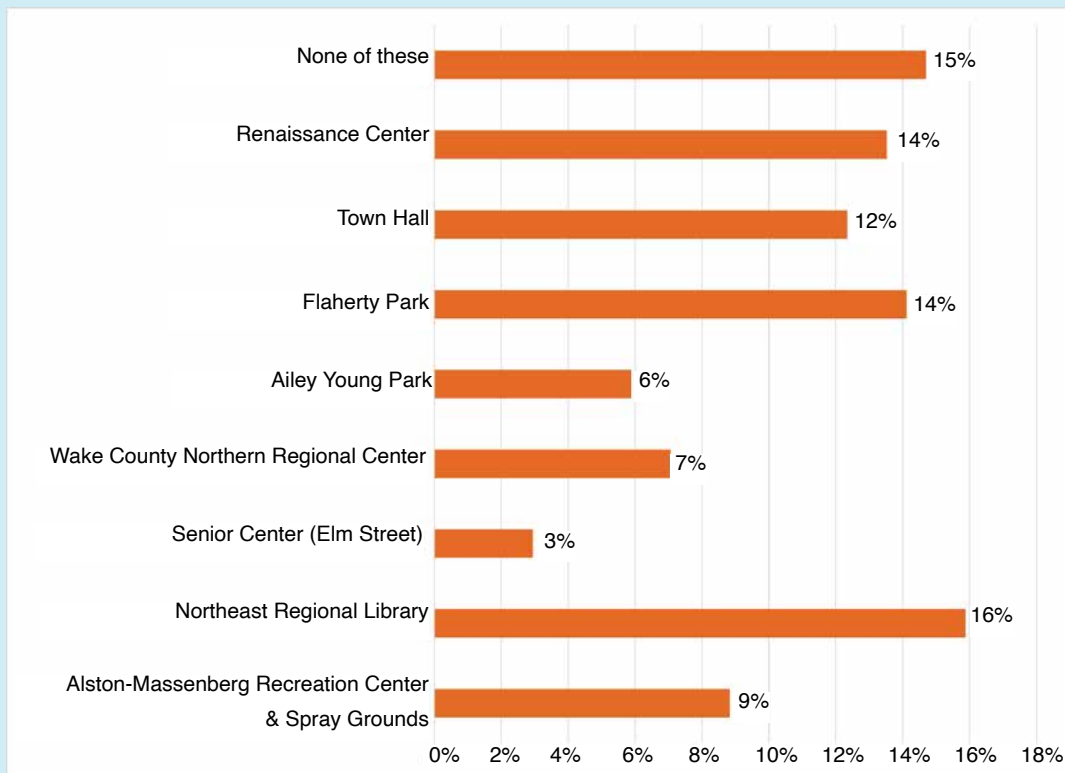
WHICH OF THE FOLLOWING RELIGIOUS INSTITUTIONS DO YOU VISIT ONE OR MORE TIMES A MONTH (PRIOR TO COVID-19)?



WHICH OF THESE SHOPPING LOCATIONS DO YOU VISIT ONE OR MORE TIMES A MONTH (PRIOR TO COVID-19)?



WHICH OF THE FOLLOWING PUBLIC AMENITIES DO YOU VISIT ONE OR MORE TIMES A MONTH (PRIOR TO COVID-19)?



The survey also asked respondents about which shopping locations, public amenities, and religious institutions they visited more than once a month. These questions helped the Planning Team understand the neighborhood places that are important or heavily utilized, and where individuals go to fulfill their daily errands and tasks.

The survey included an open-ended response section for residents to provide more nuanced and detailed responses. From these responses, multiple themes emerged, including:

- Worry about increasing traffic levels and speeding in the neighborhood, and associated safety concerns.
- A desire to clean up the trash and rundown properties in the neighborhood.
- Concern about displacement, gentrification, and the style of the newer housing. New housing without porches and yards do not fit into the character of the neighborhood which set them apart from the traditional housing styles in the Northeast -- with elements such as front porches and yards.
- A desire for a community gathering space which includes programming for youth, adults, and seniors.
- A desire to reimagine the DuBois School Campus as a community centerpiece.
- A desire for healthier food options, a local grocery store, and the strengthening of food security for the community.
- The need to create a safer built environment with more sidewalks, crosswalks, traffic calming improvements, better lighting, and more street trees.

PUBLIC MEETINGS

Two public meetings were conducted through the project process. The information gleaned from the public meetings and from other community conversations was used to create the neighborhood vision, recommendations and implementation strategies for the current Plan.

MEETING #1- EXISTING CONDITIONS AND VISIONING WORKSHOP

Public Meeting #1 was held on March 9 & 13th, 2021. This community visioning workshop synthesized the results of the stakeholder interviews and the first public survey, and engaged community members to brainstorm ideas for a shared vision of the future for the Northeast.

Due to the Covid-19 pandemic, this workshop was held virtually using a Zoom platform. For those who were unable to attend virtually, the option for call in access to the meeting was also provided along with it being televised on public access television.

MEETING AGENDA

Workshop participants were given an overview of the Northeast Community plan update process, and the general observations and findings to date.

After a brief introduction, participants were divided into small breakout groups to participate in a “Community Thoughts” activity. This activity asked residents to provide their reflections about the Northeast through three lenses:

1. **Worry:** Do you have any worries or concerns about the future of your community or about the project?
2. **Keep:** What aspects of your community do you want to make sure are kept or preserved in the future?
3. **Plan:** When envisioning the future, what are some new features, amenities, or programs you would like to add to the planning process for your community?

A survey was distributed both electronically and by hard copy. This survey was available to all on the project website, and was also distributed in hard copy at additional community functions.

KEY TAKEAWAYS

WORRY:

- The increasing housing costs, gentrification, and displacement in the Northeast Community.
- Lack of affordable housing.
- The loss of community character, fabric, and history of the Northeast as the community changes.
- The increase in speeding and traffic congestion in the neighborhood.
- New development destroying open and wooded spaces in and around the neighborhood.
- Concern that the Northeast is not sharing in, or integrating with, the broader growing Wake Forest community.

The *black history* of the community and the *affordability* of the community *may be lost*...

I worry that *infrastructure* is never adequately *addressed* before building large amounts of residential area...

I worry that the community will become *gentrified* as more parcels are purchased for large homes...

...impact of *rising taxes*, *employment* opportunities and resources to raise the *education and training* for unemployed residents.



KEEP:

- Preserve the history, identity, strong character, and church community within the Northeast.
- Preserve existing commercial activity.
- Preserve senior care and housing programs, as well as housing assistance programs for all eligible residents.
- Preserve and maintain the neighborhood's unique architecture and character including its front porches, yards, setbacks, and general small-town feel.
- Preserve the community's green spaces and parks.
- Preserve the community's assets including the Alston-Massenburg Center, Ailey Young House, Olive Branch Church, Wake Forest Cemetery, and Ailey Young Park.

*Preservation of **historically significant** facilities, structures and grounds...*

Ethnic Diversity, Affordability...

*...**preserve any green spaces...***

*...**appropriate use of the Dubois Center...***

A word cloud visualization of key themes and locations. The most prominent words are: **diversity**, **green spaces**, **affordable housing**, **historical sites**, **wooded areas**, **churches**, **community history**, **Alston Massenburg Center**, **Hope House**, **Dubois**, **Black History**, **equitable**, **campus**, **uniqueness**, **banks**, **seated**, **matching**, **cemetery**, **town**, **recreational**, **facilities**, **Food**, **tutoring**, **Historic tradition**, **Hope Center**, **Historical Community heritage**, **small Parks**, **historic equity**, **people**, **residential**, **culture**, **interaction**, **family**, **shop**, **parks**, **forests**, **transferable**, **greenways**, **buffer**, **Forest**, **quiet**, **aesthetics**, **amenities**, **charm**, **wildlife**, **character**, **gymnasium**, **semnary**, **celebration**, **Caddell Street**, **Juneteenth**, **Northeast**, **sports**, **various**, **nature**, **equitable**, **Black History**, **Ailey Young**, **campus**, **uniqueness**, **banks**, **seated**, **matching**, **cemetery**, **town**, **recreational**, **facilities**, **Food**, **tutoring**, **Historic tradition**, **Hope Center**, **Historical Community heritage**, **small Parks**, **historic equity**, **people**, **residential**, **culture**, **interaction**, **family**, **shop**, **parks**, **forests**, **transferable**, **greenways**, **buffer**, **Forest**, **quiet**, **aesthetics**, **amenities**, **charm**, **wildlife**, **character**, **gymnasium**, **semnary**, **celebration**, **Caddell Street**, **Juneteenth**, **Northeast**, **sports**, **various**, **nature**.

PLAN:

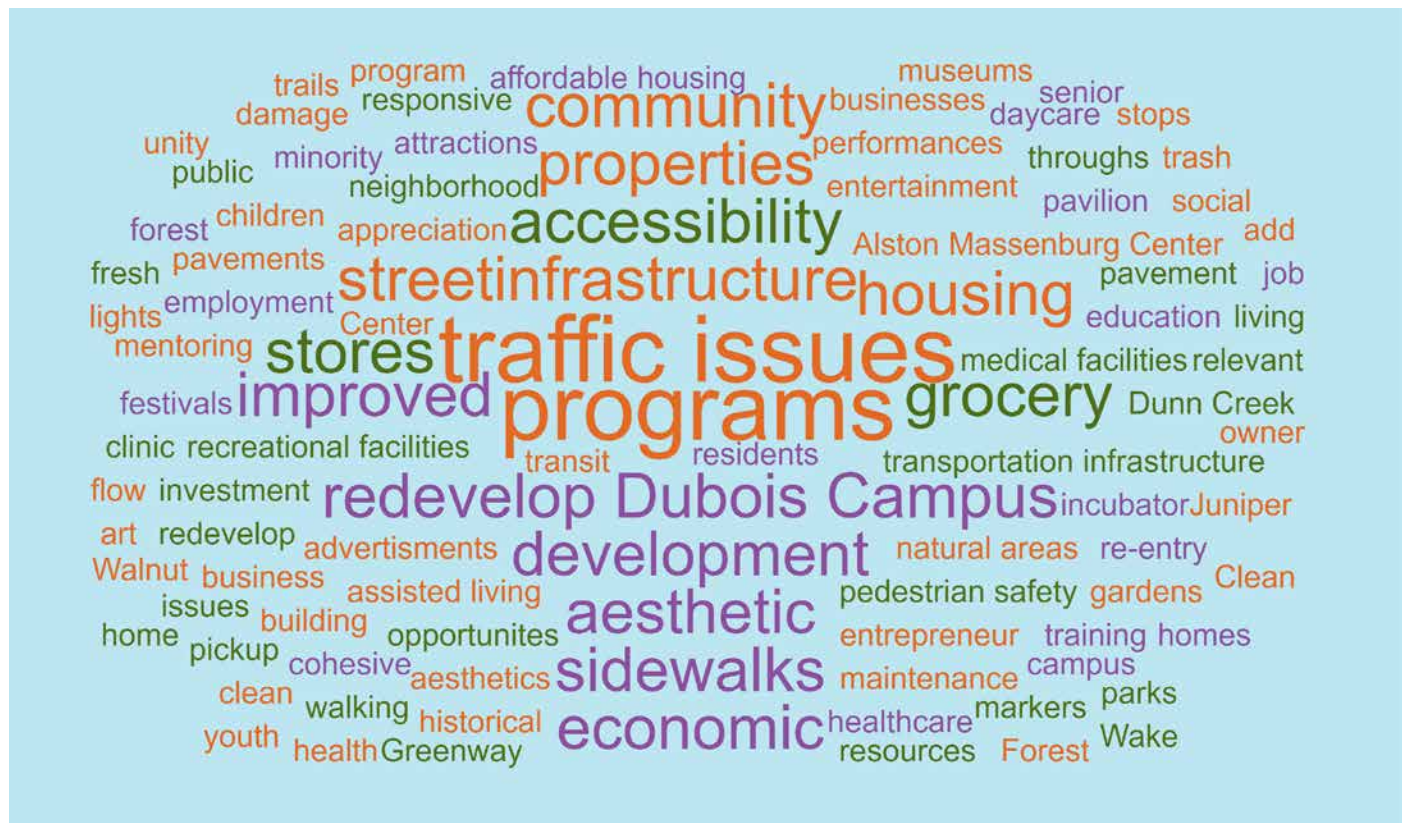
- Promote food security and increase the availability of fresh and healthy foods.
- Create more programming, activities, gathering places, and services for children, teenagers, and seniors in the neighborhood.
- Add more sidewalks, trees, public art, and other amenities to the streets.
- Add more commercial activity, including banking options, for local residents.
- Strengthen connections to the adjacent communities and neighborhoods.
- Tell the story of the Northeast through a museum, historic walk, and/or historic markers to help ground the community in its past and its future.
- Improve existing public housing and maintenance efforts.
- Increase park amenities to include new and varied activity areas.

Congruence in appearance among the newer and older buildings...

It would be nice to create an affordable housing neighborhood...

More parks and natural areas...

...something to further economic well being for residents, something for their heritage in the Dubois Center...



MEETING #2- RECOMMENDATIONS AND IMPLEMENTATION STRATEGY OPEN HOUSE

Public Meeting #2 was held on September 9th, 2021. This meeting was held as an open house format at the grounds of the DuBois Campus. The intent of the meeting was to receive feedback on draft recommendations.

MEETING AGENDA

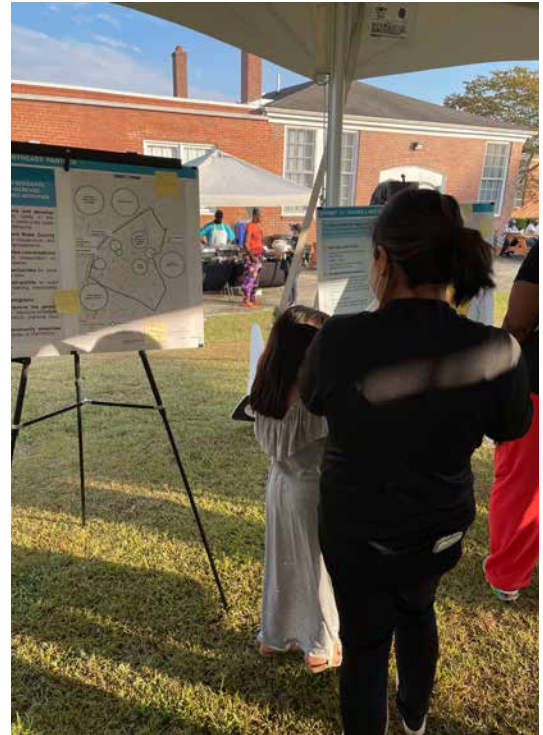
Open house participants were given an overview of the Northeast Community plan update process, existing conditions and recommendations to date. Several exhibit boards were displayed - they ranged from land use, connectivity, market and demographics to themed recommendations, a future land use map and a concept for the DuBois Campus. Attendees had the option to view the exhibits and discuss their thoughts with project team members as well as share feedback via post-it notes on the exhibits.

A brief survey was also distributed during meeting's on-site registration process. This survey was available to all on the project website.

The meeting was organized as a community gathering event to celebrate the planning process. It was held outdoor (under open tents) with food and drinks available for all attendees.

The meeting was attended by over 75 residents and community members.

A follow-up "town-hall" format meeting was conducted by Town staff on September 28, 2021 to gather additional feedback on the future land use map.



Images from the
Community Open House

KEY TAKEAWAYS

The following “key takeaways” provide a snapshot of the feedback that was collected during and/or after the meeting. The takeaways are organized under overarching topics of affordability, legacy, connectivity, community programming, DuBois Campus Concept and economic opportunities.

Affordability

- Preserve affordability and Naturally-Occurring Affordable Housing (NOAH).
- Add more affordable housing .
- Provide assistance to existing homeowners (e.g., small grants to help owners remodel their older homes).
- Expressed concern about displacement.

Legacy

- Promote history of the neighborhood.
- Research family history, age of Northeast community.
- Preserve community architecture (e.g., no more driveways in the front of homes).

Connectivity and Green Spaces

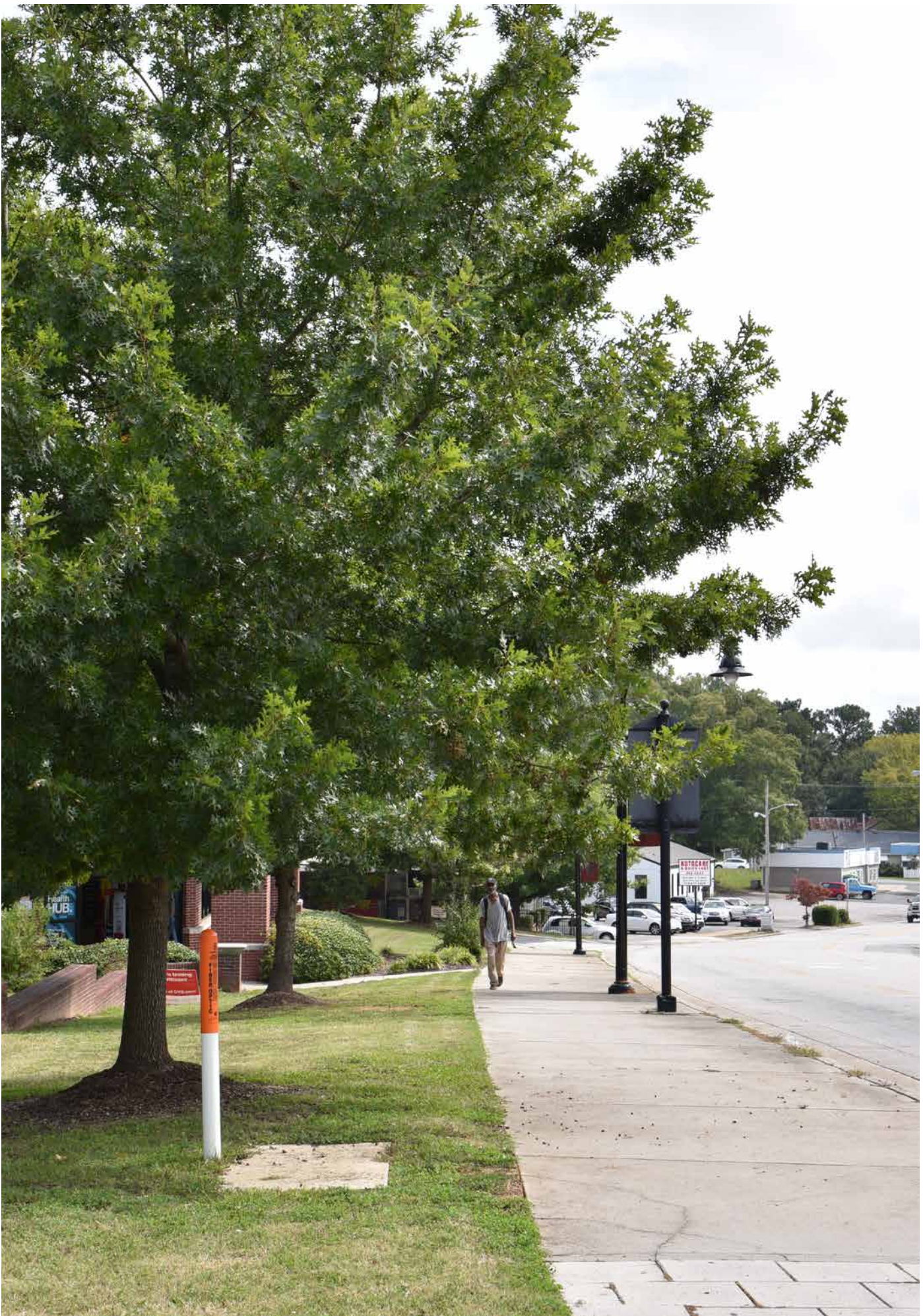
- Provide a place for children to play with their friends.
- Like preservation of green space.
- Add Ailey Young Park within the study boundary.
- Consider safer streets.
- Fill sidewalk gaps.
- Provide adequate lighting.
- Improved maintenance and shrubbery along streets.
- Provide a possible roundabout or 3-4 way stop sign at Ailey Young Park coming out of Traditions and from Allen Road down Juniper Avenue.
- Provide additional connectivity and commercial options.

Economic Opportunities and Redevelopment

- Learn more about what jobs can be brought to the neighborhood.
- Provide more economic opportunity.
- Provide affordable store franchise, fitness center, and urgent care.
- Provide short-term industry certifications in close proximity -- this will increase wages which in turn will increase eligibility for home loans and purchases.
- DuBois Campus Concept
 - i. Affordable housing on site.
 - ii. Childcare facility on campus.
 - iii. Commercial on the exterior of the site.
 - iv. Prefer focus on revitalization on campus versus housing on site (which may not actually be affordable for residents in Northeast).

Community Programming

- Consider summer youth programs.
- Bring YMCA back to community.
- Promote education opportunity for youth beginning at K-12 including daily homework programs.



PLAN RECOMMENDATIONS

2

2.A THEMES AND RECOMMENDATIONS

The plan recommendations are derived from three elements (as noted in the graphics below): the community feedback, synthesis of the physical inventory (data and mapping), as well as relevant recommendations from existing plans. The recommendations are organized by four themes, which help to guide and inform the Northeast Community Plan.



**COMMUNITY
PARTICIPATION
& FEEDBACK**

+



**PHYSICAL
INVENTORY,
DATA & MAPPING
ANALYSIS**

+



**EXISTING PLANS
& STUDIES**

=



**THEMES &
RECOMMENDATIONS**



THEMES FOR THE NORTHEAST

These themes are the guiding elements that encapsulate the vision and goals of the Northeast Community Plan. The following four themes emerged from the existing conditions analysis, community feedback and participation, and review of existing plans:

A. PRESERVE + PROTECT

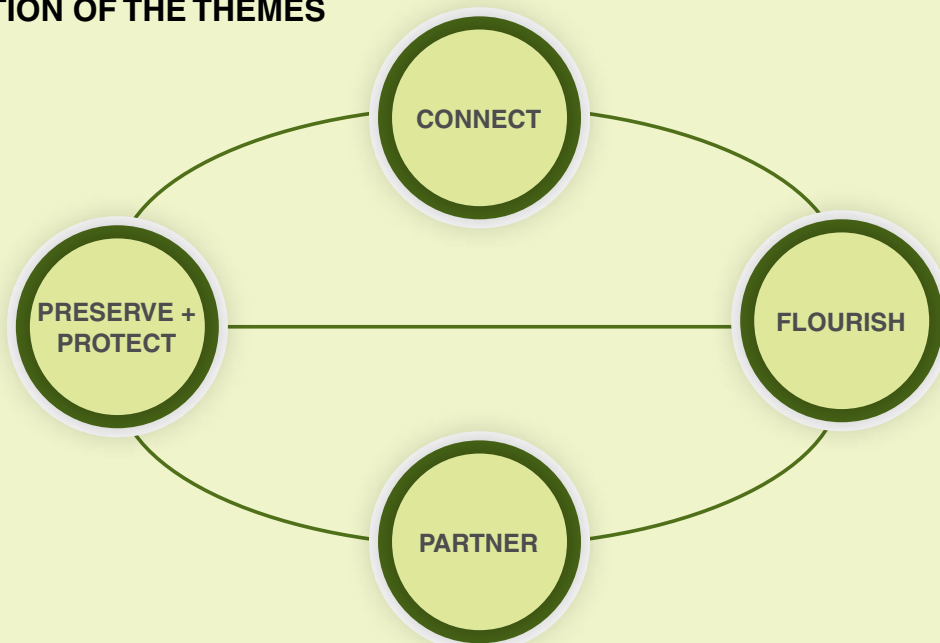
B. FLOURISH

C. CONNECT

D. PARTNER

The themes **Preserve + Protect** and **Flourish** serve as the foundation of the Opportunities framework. **Connect** and **Partner** serve as the connective tissue between the two foundational themes.

CORRELATION OF THE THEMES



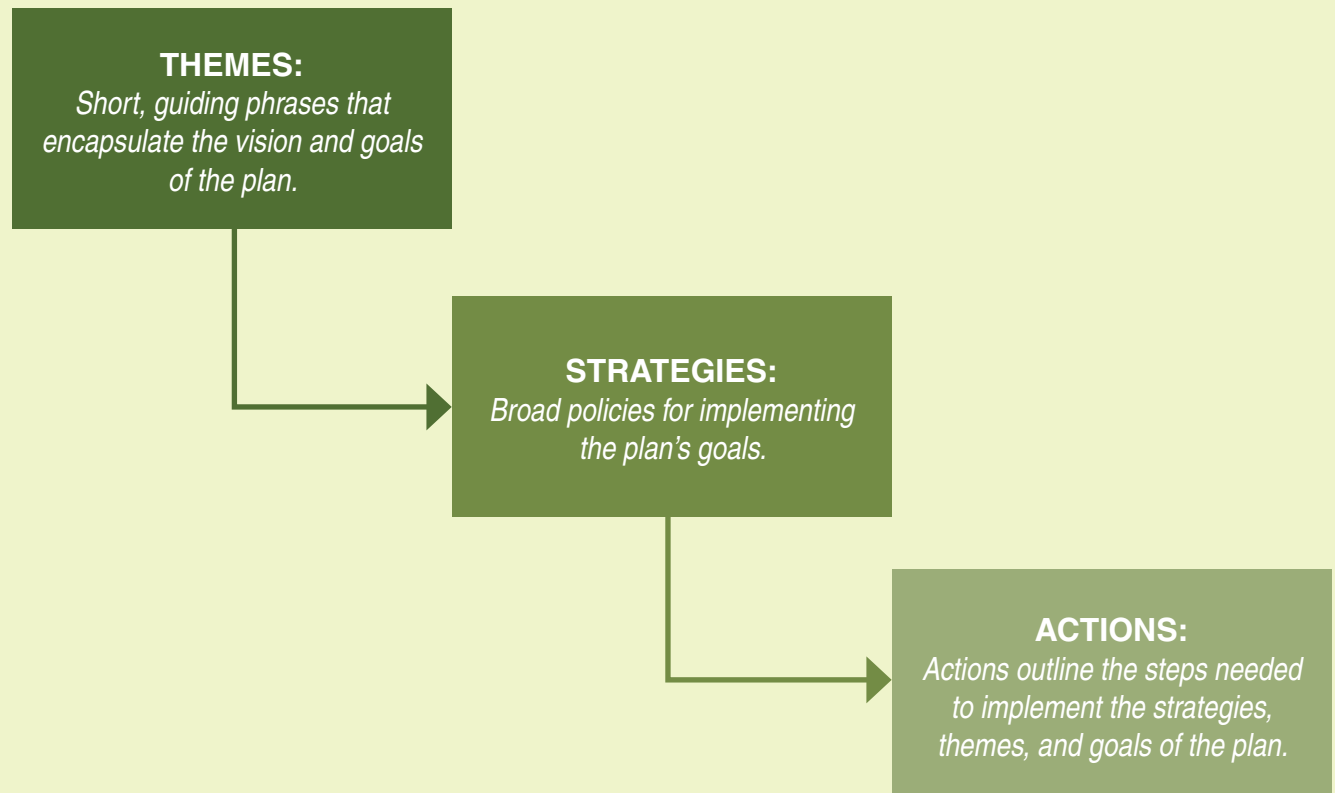
ORGANIZATION OF THEMES

Specific strategies and actions are derived from the four themes as described in the diagram below.

- **Strategies** are the broad policies for implementing the themes and goals of the plan.
- **Actions** outline the steps needed to implement these strategies, themes, and goals.

The following pages showcase the four themes and their corresponding strategies. Each theme is supported by opportunities diagrams.

ORGANIZATION STRUCTURE OF THEMES AND RECOMMENDATIONS



PRESERVE + PROTECT

PRESERVE AND PROTECT THE NEIGHBORHOOD ELEMENTS THAT DEFINE AND DISTINGUISH THE NORTHEAST COMMUNITY.

STRATEGY

- 1. Maintain existing affordable housing* where possible and work towards minimizing displacement of local residents by new development.**

As new development continues to place pressure on existing residents, it will become increasingly important to identify programs, initiatives, and targeted funding mechanisms (including small grant programs) to allow existing residents flexibility in maintaining their home.

Programs and initiatives focusing on housing improvement or rehabilitation and aging in place, will be of particular importance due to the high number of income-restricted seniors living in the community.

Additionally, providing residents with a better understanding of the real estate market and the pros and cons of selling their homes will further ensure residents are making well-informed decisions about their housing situation when approached by developers, investors, and builders.

Notes:

* The Department of Housing and Urban Development (HUD) generally defines “Affordable Housing” as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. For specific information on Wake Forest’s affordable housing, refer to the Affordable Housing Plan.

STRATEGY

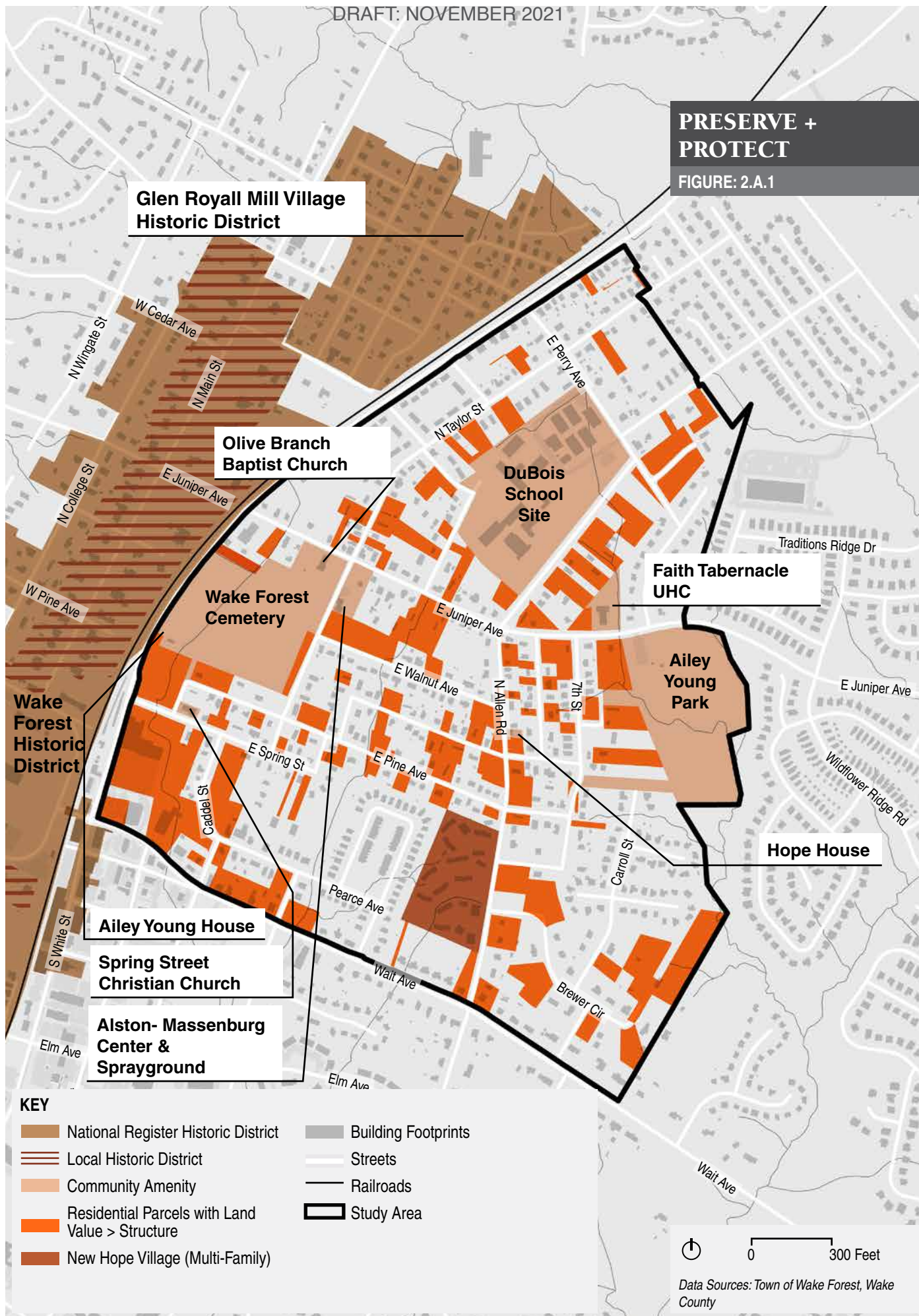
- 2. Preserve existing parks, greens, and open spaces.**

Since parks and green spaces are amenities members of the Northeast Community feel are important to the neighborhood’s aesthetic appeal and quality of life, work should be done to maintain and enhance these spaces.

Wayfinding signage and interpretive panels offer park and greenspace users an improved experience by better directing people to important sites and providing information about a particular place, which may not be self-evident to most.

PRESERVE + PROTECT

FIGURE: 2.A.1



Furthermore, existing parks and greenspaces can be further enriched by exploring opportunities to add a multitude of small-scale social gathering places including community gardens, playgrounds, neighborhood pocket parks, etc. Effort should be made to equitably provide park and green spaces with universal accessibility.

A specific park that could benefit from these aforementioned additions is Ailey Young Park. As the largest park space in the Northeast Community, it will be important to modernize this space to align with the other community park improvements planned throughout the Town.

STRATEGY

3. Preserve and share the history of the Northeast Community

The story of Wake Forest cannot be told without understanding the history of the Northeast Community. Therefore, it is imperative that local historic sites are identified and that educational programs to tell the stories of these sites are made available.

Working with federal, state and local preservation programs, effort should be made to formally recognize and protect these historic sites in the Northeast Community. Moreover, the Town should continue to explore the establishment of a historic district to preserve the historic character of the neighborhood.

Historic markers or other interpretive materials should be installed where appropriate to better convey the story and significance of these important sites. One such site of particular importance that would benefit from this is the Ailey Young House. The site can act as a gateway into the community, as well as a place to celebrate the African-American heritage of Wake Forest.

STRATEGY

4. Protect the elements of the Community (whether physical, social, community- based, or other) that create and define its identity.

Being established shortly after the Civil War, the Northeast Community has developed over many generations and thus has established its own unique community character and feel.



Community gardens serve the need towards healthy food production as well community building initiatives



Playgrounds provide recreational spaces, while also providing gathering places for a community.

Given the rarity of this development pattern within Wake Forest, efforts should be made to preserve the existing design character of the neighborhood by establishing design guidelines and, if feasible, an overlay zoning district to align new construction with existing orientation, massing, height, size, setback, and scale.

While the built environment is a significant factor in the look and feel of a neighborhood, trees and other greenery are equally important to community character. On account of this, the Town should continue to identify masses of mature and specimen trees throughout the community and encourage their protection where feasible. This is especially critical for public gathering areas that are, in part, defined by their lush vegetation.

Further, the Town should continue to implement tree planting programs and identify potential locations for additional tree planting. Trees should be positioned in areas that not only enhance the aesthetic appeal of a site, but provide ample shade for pedestrians.



Lush green spaces around recreational areas provide aesthetic appeal and shade for pedestrians and park users.



The Northeast Community has a mature tree canopy. Effort should be made to protect specimen trees and add more tree planting program.

FLOURISH

PROVIDE FOR INCLUSIVE, SUSTAINABLE, AND EQUITABLE GROWTH THAT SERVES THE NORTHEAST OF TODAY AND THE NORTHEAST OF TOMORROW.

STRATEGY

- 1. Provide a variety of affordable housing options (ownership and rental) created via both new and infill residential developments.**

Due to the explosive growth recently experienced around the Triangle region, continued developer interest in the Northeast Community is almost guaranteed. While some displacement is unfortunately a potential byproduct of this, new market rate development, if done correctly, can provide ample new housing opportunities for existing and future residents.

Specifically, focusing additional residential growth along N. Allen Road and E. Juniper Avenue and ensuring a diverse mix of product types at a variety of price points (e.g., townhomes, duplexes, narrow lot single-family, etc.) will help meet additional housing needs for the growing community.

While market rate housing will play a role in the Northeast Community's future growth, it is imperative that subsidized and mixed-income housing is also an essential ingredient of the overall housing mix. Research should be performed to identify potential infill



Narrow lot single family homes provide a key affordable residential building typology.



This duplex home in an affordable housing development in North Charleston, SC provides affordable housing.

Oak Hills

FLOURISH

FIGURE: 2.A.2

2

Olde Wake Forest

Trinity Park

Traditions
Influence Area

Ailey Young
Park

Hargroves Corner

Wait Avenue
Condos

Brewer Circle S/D

Downtown
Influence Area

KEY

-  Opportunity Sites
-  Active Development Projects
-  Development Projects Under Review
-  Parks
-  Building Footprints
-  Streets
-  Railroads
-  Study Area



0 300 Feet

Data Sources: Town of Wake Forest, Wake County

development sites that could support future affordable housing development in the Northeast Community.

Critical to the success of maintaining housing affordability in the community will be to allow strategic placement of new multi-family development—focused primarily in existing higher density areas such as the County of Wake Housing Authority sites.

For single-family homes, accessory dwelling units (ADUs) can provide another opportunity for expanding housing choices in the Northeast Community, while being respectful to lower intensity areas due to their limited size. Furthermore, this could allow for the creation of rental income for homeowners to help with equity development or housing for extended family members.

STRATEGY

2. Promote new commercial developments.

As more residents continue to flock to Wake Forest, the demand for commercial development like retail and service uses will rise. Much of the larger-scale commercial development will be focused on major thoroughfares with high visibility. However, there is an opportunity for smaller-scale commercial to thrive in the Northeast Community.

Land use policies should focus commercial growth along Wait Avenue/E Roosevelt Avenue and N. White Street as these locations offer high visibility and substantial redevelopment potential. New commercial development located adjacent to residential areas should be appropriately buffered as well.

Though the Town does not prohibit national chain businesses from locating in commercial spaces, the Town should encourage locally owned businesses that serve the needs of the Northeast Community such as grocery stores, banks, health providers, and senior care services.



Accessory Dwelling Units (ADU) helps with home/personal equity addition for property owners (Image Credit:ca-times.brightspotcdn.org)



Mixed-income housing is encouraged to provide affordable housing options (Image Credit:seattlehousing.org)

STRATEGY**3. Create a community-informed redevelopment plan for the DuBois Center.**

Several decades ago, the DuBois Center site was considered by many to be the core of the Northeast Community. Unfortunately, today, most of the site sits unused and in need of substantial repair.

As time passes on without significant investment, the site continues to deteriorate. Therefore, it is imperative that a redevelopment plan be drafted and implemented to bring life back to this integral community asset.

Based on community feedback, the redevelopment plan should focus heavily on creating an educational and recreational hub, organized around a central public gathering space — amenitized with seating areas, plazas and landscaping.

To further benefit the surrounding community and potentially generate funds for reinvestment at the DuBois Center, development of a new residential community comprising of affordable housing units should be explored. This could be done as a community land trust model with permanent affordable housing under a long-term ground lease or through partial sale of land.

For all potential uses envisioned for the DuBois Center, appropriate architecture and scale should be considered. As most current and formerly standing buildings were constructed using brick material, any new institutional buildings constructed should incorporate this material into the facades.

A more detailed summary of potential redevelopment scenarios for the DuBois Center can be found within the Plan's Appendix.



Former Rosenwald School Building at the DuBois Campus site



Mixed-use building at a prominent corner and/or gateway location

STRATEGY

4. Identify additional redevelopment opportunity sites.

Though redevelopment of the DuBois Center should be a high priority, there are other potential redevelopment sites that offer much opportunity and should be explored:

- a. Commercial parcels along Wait Avenue/E. Roosevelt Avenue and N. White Street for commercial and mixed-use opportunities.
- b. Vacant shopping center site on N. White Street for mixed-use opportunity. This project should include commercial and mixed-use development opportunities. The project should incorporate a number of employment-generating uses such as:
 - Small neighborhood serving grocery/market for the downtown area.
 - Small office users.
 - Retail shops.
 - Specialty food shops (e.g., sandwich shop, bakery/café, barber shop/beautician, etc.).
 - Restaurants and entertainment.
 - Other complimentary uses.
- c. Parcels around the intersection of E. Juniper Street and N. White Street – small-scale commercial node providing neighborhood amenities/convenience.



Small-scale corner store/cafe



Small-scale mixed-use (residential above commercial uses)

STRATEGY**5. Expand parks, greens, and open spaces.**

Redevelopment doesn't always have to focus on new commercial, residential, mixed-use etc., but can also pertain to new park and greenspaces. Working with residents, the Town should continue to seek out additional green spaces, including informal or community driven sites, in the Northeast Community and explore opportunities to add these spaces to the open space, greenway, and parks network. Additional open spaces should be explored as part of new developments as well.

STRATEGY**6. Explore potential rezoning actions and associated regulatory modifications to accommodate more non-residential uses within the Northeast Community.**

Many of the proposed redevelopment strategies mentioned herein likely involve modifications to the Town's development code. The Town should utilize the Future Land Use Map recommendations featured at the end of this section to inform the location(s) of future non-residential uses. This may entail the rezoning of targeted parcels (e.g., DuBois site, parcels along Wait Avenue) to accommodate and encourage non-residential uses.

STRATEGY**7. Ensure that the existing public infrastructure system is adequate to accommodate new development.**

As growth occurs in and around the Northeast Community, it will be vital to ensure this new activity is properly served by adequate infrastructure. The Town should perform a thorough analysis of utility infrastructure systems within the study area - including broadband network coverage. The analysis should be used to update the list of needed improvements in the study area, which may be carried out through the Town's Capital Improvements Plan or through coordination with utility agencies.

CONNECT

CREATE INTERNAL CONNECTIONS WITHIN NORTHEAST AND BEYOND THROUGH MOBILITY, DESIGN, AND COMMUNITY BUILDING IMPROVEMENTS.

STRATEGY

1. **Improve pedestrian and bicycle facilities to fill in network gaps and provide new connections for a multi-modal network.**

Much of the Northeast Community was planned and demarcated in the late 18th and early 20th century—before the automobile age fully took hold. Consequently, like other older areas of Wake Forest, streets generally are well-connected and rarely end in dead ends or cul-de-sacs.

In order to maintain this higher level of connectivity, it is important that resources are allocated to implement the proposed facilities outlined in the *2019 Comprehensive Transportation Plan (CTP)*. The Town should explore and create new streetscape guidelines to provide for new lighting, signage, wayfinding, historic interpretive panels, and other elements, while ensuring consistency with the CTP.

The Town should also promote improved maintenance of roadways including street cleaning, shrub maintenance along streets, etc.

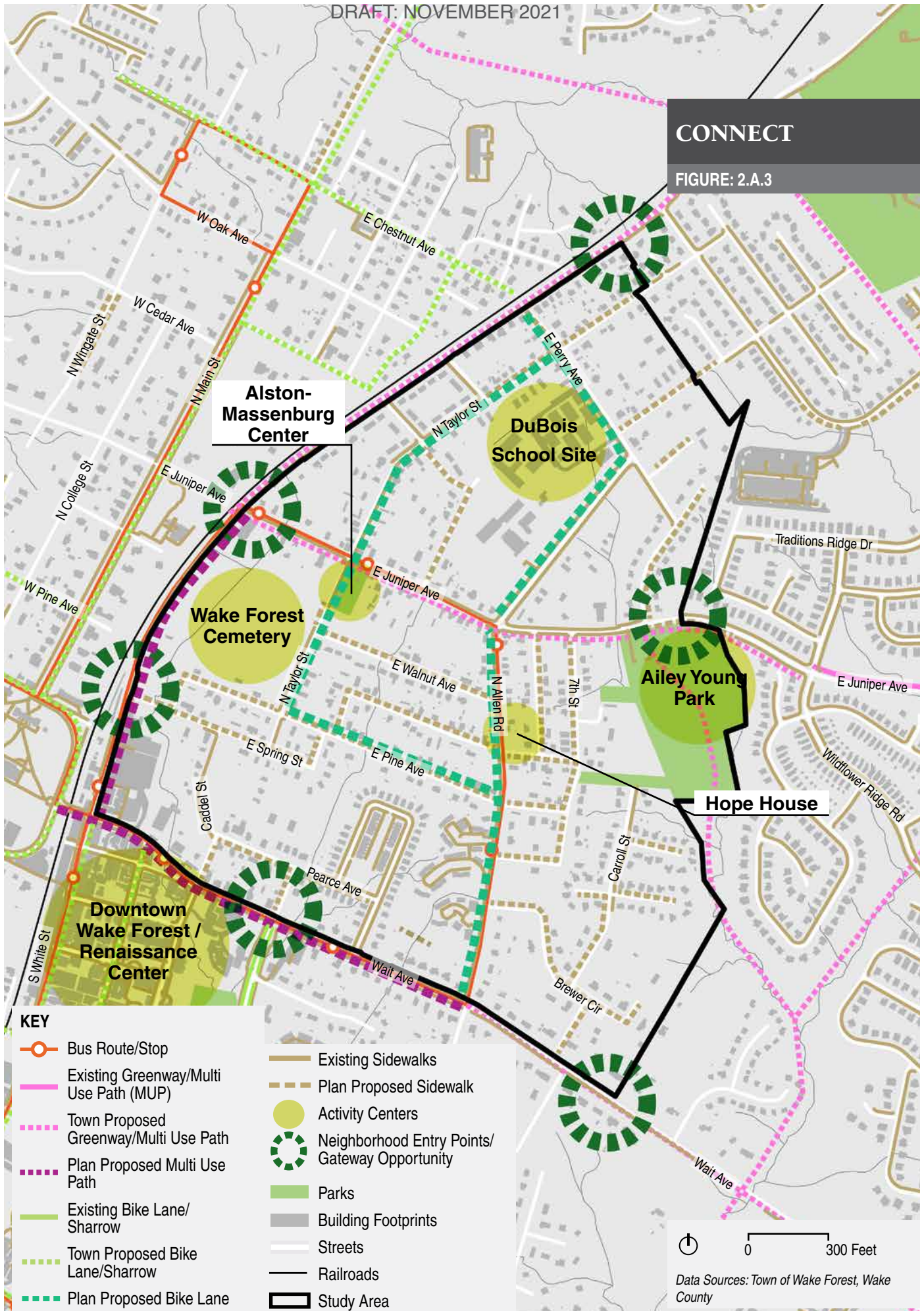
In the long term, the Town should update roadways to CTP recommended cross-sections and consider pursuing recommended roadway related actions for the following roadway connections:

- *N. White Street (between E. Roosevelt Avenue and E. Spring Street)*
 - i. Consider adding on-street parking.
- *N. Taylor Street (between Juniper Avenue / Walnut Avenue)*
 - ii. Convert to one-way if necessary for sidewalks on both sides of Taylor Street.
 - iii. Consider seeking agreement with Olive Branch Baptist Church and the Feggins & Feggins Funeral Service for shared parking for the Alston-Massenburg Center.
 - iv. Evaluate viability of sidewalks on both sides of Taylor Street.

CONNECT

FIGURE: 2.A.3

2



- *N. Allen Road*
 - v. Consider adding on-street parking along N Allen Road (north of Juniper Avenue).
 - vi. Consider opportunities for traffic calming measures.
 - vii. Widen sidewalks on west side of N. Allen Road to provide better access to DuBois Campus.
 - viii. Consider adding a mid-block crossing to mitigate the relatively longer block length of N. Allen Road between Juniper Avenue and E. Perry Avenue.
- *E. Juniper Avenue / N. Allen Road*
 - ix. Consider horizontal deflection (i.e., mini-roundabout) at this intersection to deter speeding.
- *Flaherty Avenue*
 - x. Place school pavement marking in front of the school.
- *Jubilee Court*
 - xi. Consider installing traffic calming measures to reduce cut-through traffic.
- *N. White Street / E. Juniper Avenue*
 - xii. Explore opportunity to signalize particularly as the Dubois campus develops.



Traffic calming element such as mini-roundabouts assist in reducing high vehicle speed while contextually fitting within modest-scaled neighborhoods.



Traffic calming measures such as on-street parking should be implemented to reduce speeding

STRATEGY

2. Install traffic calming elements to decrease speeding on key streets and improve safety for pedestrians, bicyclists, and non-motorists.

As some residents have voiced concerns over the speed of traffic in the neighborhood, opportunities for reducing speeding should be considered in future roadway projects.

Specific examples may include on-curb extensions at intersections, center islands/median installations, horizontal deflection (i.e., mini-roundabout), warning signage, etc.

Additional on-street parking should also be considered as it not only alleviates parking constraints, but buffers pedestrians from automobile lanes and provides periphery “friction” along a street—often slowing down drivers.

STRATEGY**3. Improve pedestrian and bicycle facilities to fill in network gaps and provide new connections for a multimodal network.**

The Town's 2019 Comprehensive Transportation Plan emphasizes a multi-modal approach to transportation. In addition to considerations for automobile traffic, it will be important to implement the proposed bicycle and pedestrian facilities outlined in the CTP. Specifically, these recommendations include:

- *Wait Avenue*
 - i. Provide crosswalks across Wait Avenue (i.e. N Taylor Street, N. Franklin Street, etc.).
 - ii. If traffic volumes along Wait Avenue are a concern, consider installing Rectangular Rapid Flashing Beacons at crosswalks or similar options (including mid-block crossing/s).
- *Juniper Avenue:*
 - iii. As traffic increases along Juniper Avenue, monitor for High Intensity Activated crossWalk (HAWK) signals at the proposed mid-block crossing to connect with Dunn Creek Greenway.
- *N Allen Street:*
 - iv. Explore adding sharrows (shared car and bicycle access lanes) along N. Allen Street to provide an additional north-south bicycle route.
- *7th Street*
 - v. Evaluate adding new pedestrian connection from 7th Street to Ailey Young Park.

The Town should continue to consider

accessibility in future bicycle and pedestrian facilities by performing a thorough analysis of roadways within the study area from an accessibility perspective. This would involve creating an inventory of needed improvements and periodic review and implementation to ensure ADA compliance.

STRATEGY**4. Implement the proposed greenways in the 2019 Comprehensive Transportation Plan; identify additional high priority additions to the greenway network.**

In an effort to further increase bicycle and pedestrian connections to areas outside of the Northeast Community, work should be done to reinforce and expand access to the greenway system. Some opportunities for this include:

- *Carroll Street / 7th Avenue*
 - i. Install pedestrian facilities along Carroll Street / 7th Avenue to provide direct access to the Dunn Creek Greenway.
- *Downtown Greenway Connection*
 - ii. Examine extending the Downtown Greenway (as identified in the CTP) into the study area to provide trail access to residents west of N. Allen Road. Depending on the route, this could provide Northeast Community residents with a back route into the CVS shopping center (activity center in close proximity to Downtown).

STRATEGY

5. Explore new transit connections/routes to link the Northeast to surrounding commercial and job centers.

Another important element to the Town's multi-modal approach to transportation is transit. A robust transit system not only increases mobility for a neighborhood, but also provides residents with an alternative to automobile ownership— helping households already straddled with burdensome housing costs.

The Town should investigate the viability of adding a transit route to/ from points north of the study area (i.e. Flaherty Park, Youngsville, etc.). Any new routes should have transfer options with the Wake Forest Loop. This would be especially beneficial as the DuBois Center campus begins to redevelop, which could serve potential new affordable housing units on-site.

New emerging technologies present a lot of opportunity for increased mobility in the study area. The Town should explore innovative multimodal technologies (i.e.

microtransit/micromobility) to give residents of the Northeast Community additional transportation options. Such microtransit options may include bikeshare, scooters, etc. Locate applicable microtransit docking stations near activity centers within and adjacent to the Northeast Community (such as, at the intersection of E. Roosevelt Avenue and N. White Street, at Alston-Massenburg Center, etc.)

The prospect of improved regional and intercity rail service may also offer mobility benefits for the Northeast Community. The Town should continue coordination with NCDOT and GoRaleigh to advance the Wake Forest Commuter Rail (S-Line) initiative. A key objective of this initiative should be identifying a train station site in close proximity to Downtown and the Northeast Community.



Micromobility improvements such as bike sharing programs should provide additional options for community connections. (Image Credit:assetssimpleviewinc.com)



Wake Forest Loop has provided needed transit connections for neighborhood residents to jobs and shopping according to community feedback. Explore additional transit service based on demands. (Image Credit:wakeforestnc.gov)



The S-Line initiative aims to improve intercity passenger rail service and establish a new commuter rail service for the Triangle region.

PARTNER

EMPOWER AND BUILD PARTNERSHIPS WITH RESIDENTS, ORGANIZATIONS, AND LOCAL LEADERS TO INCREASE OPPORTUNITIES FOR COMMUNITY-CENTERED ACTIVITIES IN THE NORTHEAST COMMUNITY.



Note: The partnerships described herein do not necessarily all involve the Town of Wake Forest and may include partnerships between other organizations apart from the Town.

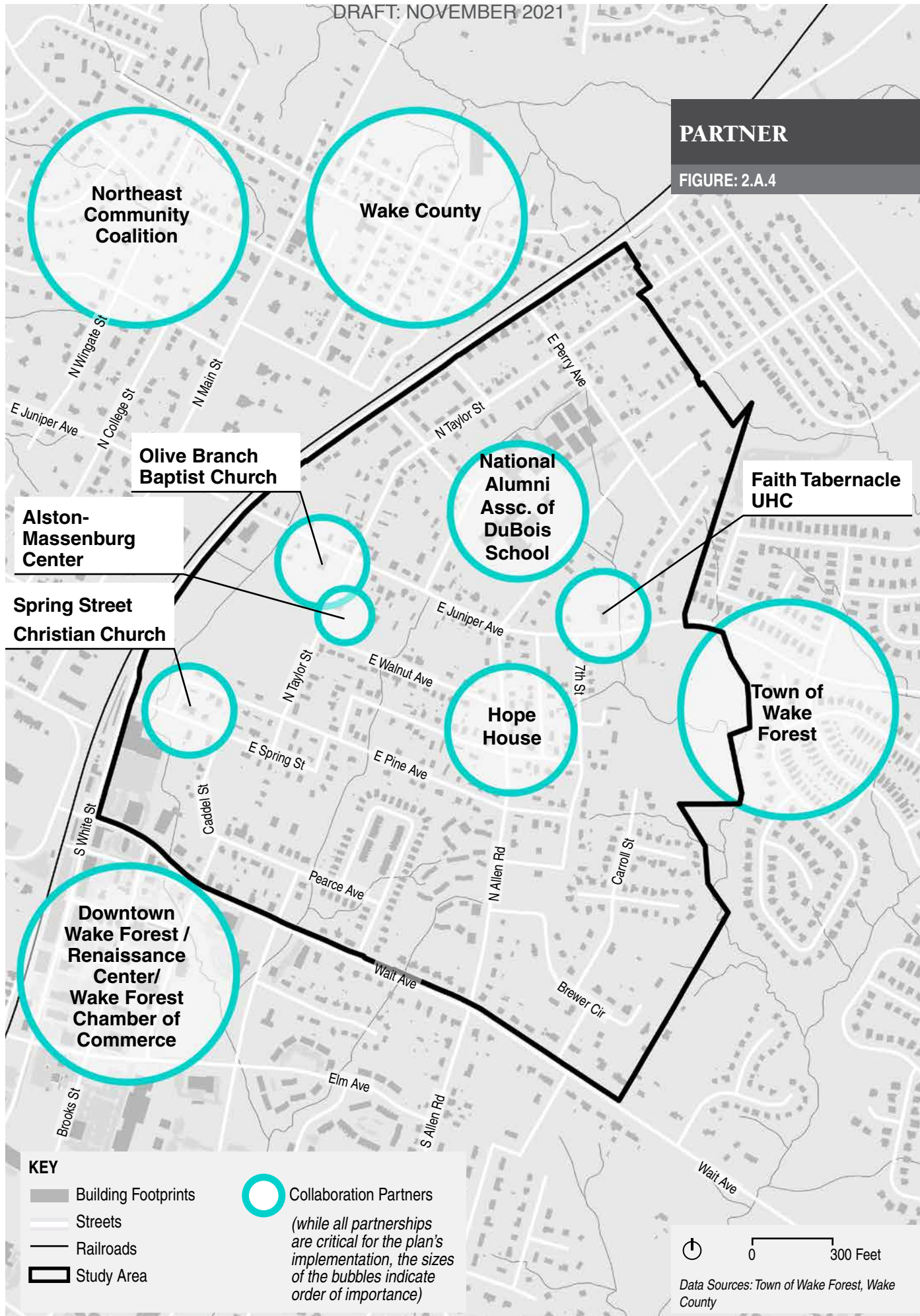
STRATEGY

- 1. Continue existing community celebrations and develop additional events (such as clean up days, food drives, Unity in the Community, etc.) to strengthen community pride and identity, and to draw people into the Community.**

Besides being a fun way to recreate, community events build connections between neighbors and also to residents outside the Northeast Community. The Town should work with local community organizations (such as NECC, churches, DuBois Alumni Association, etc.) to understand the needs and requirements for existing community celebrations and to help coordinate new ones.



Community events build connections between neighbors and also to residents outside the Northeast Community.



STRATEGY

- 2. Identify mentoring and job training opportunities for local residents to prepare individuals for diverse jobs.**

ACTIONS

Though much of this Plan focuses on the built environment, it is equally important to invest in the Northeast Community's people. Mentoring and job training programs are designed to equip current and future workers with the skills they need to start successful careers.

Specifically, Job Readiness Programs to train and prepare community members for employment should be explored. Coupling these programs with a local daycare center may further strengthen the workforce, so parents no longer must choose between a job and childcare. Ideally, these programs could be hosted at a revitalized DuBois Center Campus.

STRATEGY

- 3. Engage with local places of worship and non-profits to build community capacity and capital for job training, food security, fellowship, volunteer pool, community enrichment and education.**

Local non-profits and places of worship are the organizations best suited to build trust within the Northeast Community. Many of these groups could serve as hosts or ambassadors for programs like job training, food security, fellowship, volunteer pool, community enrichment, and education.

To properly empower these local non-profit groups and places of worship, appropriate resources, organizations (including public and private sector or through public-private partnerships), and grant funding to implement community programs should be identified.

STRATEGY**4. Provide youth and senior programming options.**

As previously mentioned, investing in the Northeast Community's people is key to this Plan's success. This rings especially true for the community's youth who especially benefit from mentorship and tutelage, in order to set them up for success into adulthood.

Partnerships should be formed to identify and implement youth programming such as mentoring, after school programs, daily homework initiatives, summer youth programs, recreation activities, etc.

The Northeast Community's seniors should also be looked to as a resource, as many have the life experience needed to be best suited for offering mentorship and care. Partnerships should be formed to identify senior programming opportunities and topics such as health care, nutrition, exercise, home repair and community well-being.

2.B FUTURE LAND USE MAP

The Future Land Use Map (FLUM) is a long-term map of land uses in the Northeast that will help to guide future growth. The map (see [Figure 2.B.1](#)) was created and informed by community feedback and by the four themes developed during the creation of the Northeast Community Plan. As per this FLUM, every parcel within the Northeast study area has been assigned a future land use designation.

FUTURE LAND USE MAP GOALS

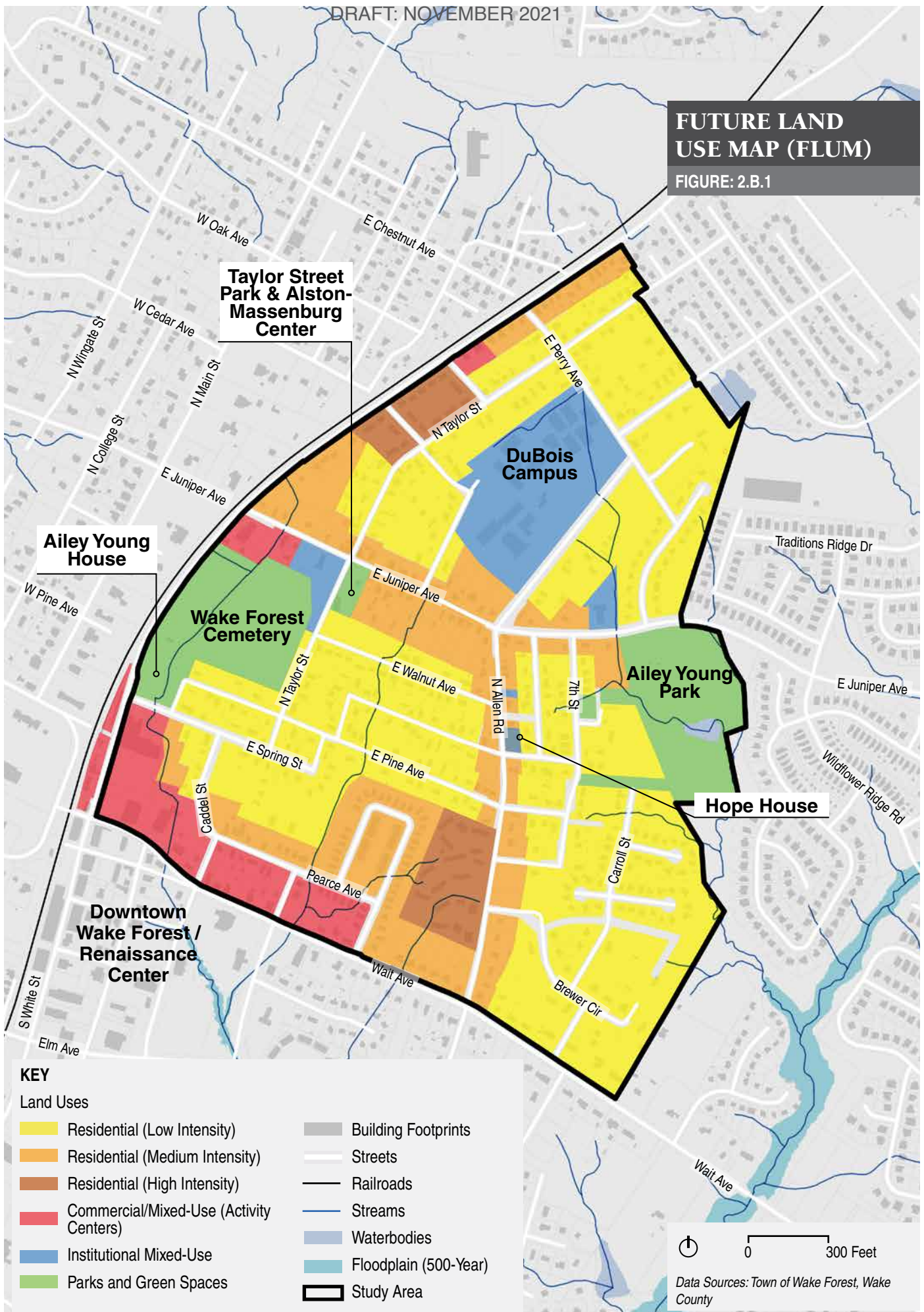
The FLUM designations are “advisory” in nature and different from underlying “regulatory” framework of zoning designations for each parcel. The goals of the FLUM are as follows:

- Promote balance between preservation of the existing community and sustainable growth.
- Provide affordable housing throughout the area, varying in form, size, intensity/scale.
- Promote control and coordination between the land uses and their associated building typologies, form, and site improvements.
- Provide potential future land use opportunity/ies to property owners.
- Assist Town officials in reviewing applications for rezoning(s) and site development(s).

The following pages present the FLUM followed by descriptions of the land use categories as well as associated precedent images.

FUTURE LAND USE MAP (FLUM)

FIGURE: 2.B.1



FUTURE LAND USE MAP CATEGORIES

The following categories show potential building character including heights, uses, and building frontage options. In addition, each category shows precedent images that highlight potential building and adjoining public space character. Please note that these images are not intended for implementation/ construction purposes, but only as illustrative examples.

2

Residential (Low Intensity)

- **Location:** Existing single-family residential neighborhoods
- **Building Height:** 1-2 stories
- **Uses:** Single-Family (detached), Duplex, Accessory Dwelling Units



Single-Family (Detached)



Duplex



Accessory Dwelling Unit (ADU)

Residential (Medium Intensity)

- **Location:** Existing residential neighborhoods; this land use will act as transitional intensities/densities between Residential (Low Intensity) and higher intensity uses (such as, higher intensities of Residential, Commercial, Institutional, Mixed-Use)
- **Building Height:** Up to 3 stories
- **Uses:** Single-Family (attached & detached), Duplex, Accessory Dwelling Units



Single-Family (Detached - Medium Intensity)



Duplex



Single-Family (Attached)

Residential (High Intensity)

- **Location:** Existing multi-family residential areas; this land use will act as transitional intensities/densities between Residential (Low/Medium Intensity) and higher intensity uses (such as, Commercial, Institutional, Mixed-Use)
- **Building Height:** Up to 3 stories
- **Uses:** Single-Family (attached), Duplex, Triplex, Quadplex, Multi-Family (limited), Accessory Dwelling Units



Duplex



Townhomes



Small Apartments

2 Commercial/Mixed-Use (Activity Centers)

- **Location:** At major activity centers (such as near Downtown and existing commercial areas)
- **Building Height:** Up to 4 stories
- **Uses:** Residential (multi-family limited to upper floors), Commercial, Office, Retail (at ground floors only)



Commercial



Mixed-Use (Residential above Commercial)



Mixed-Use

Institutional Mixed-Use

- **Location:** Existing and future education/ institutional land use areas, places of worship
- **Building Height:** Up to 3 stories
- **Uses:** Education/Learning, Residential, Commercial, Office, Places of Worship, Technology/Flex Uses, Recreation



Institutional Campus



Institutional Building integrated with Green Space



Place of Worship

Parks and Green Spaces

- **Uses:** Parks (including pocket parks, parklets), community gardens, recreation centers, community centers, cemeteries.



Community Park



Green Space integrated with Multi-Use Path



Public Plazas / Gathering Opportunities



3

IMPLEMENTATION



3.A IMPLEMENTATION MATRIX

The Northeast Community Plan recommendations provide a pathway towards the shared future vision of the community. Fundamental to achieving this vision will be the phasing, funding, implementation, and tracking of the specific policies and actions proposed in the Plan.

This implementation matrix provides an outline that the Town of Wake Forest and other relevant stakeholders can use to implement the recommendations of this plan. The matrix consists of a series of actions for each strategy that, once implemented, will achieve the goals of this plan. The matrix consists of:

- Targeted Actions
- Relevant Strategies & Themes
- Timeline

The **targeted action** items will help guide the Town of Wake Forest, as well as non-profit and private organizations, toward informed decision making on advancing the recommendations envisioned in this plan.

The **timeline** for implementing the actions varies given their complexity, cost, number of partners, and other factors. The timeline includes short term (0 to 2 years), medium term (3 to 8 years), and long term (8+ years) phases.

Additionally, the Town will allocate appropriate funding to help with implementation of certain actions. Such decisions will be taken on a case-by-case basis for each of the targeted actions. Some action items may require a combination of funding sources. **Funding** sources may include:

- Town's General Fund
- Grant programs
- Federal, state and county level funds (transportation, public improvements, arts, etc.)
- Local creative funding (such as the Rehabilitation Fund)
- Local Public Art Commission/Municipal Art Fund.
- Wake County (Wake County Housing and Community Revitalization, Wake County Housing Affordability & Community Revitalization, Wake County Schools, Housing Authority of the County of Wake, and others)
- Northeast Community Coalition (NECC)
- National Alumni Association of DuBois School
- Local Churches and Religious Institutions (including Hope House)
- Wake Forest Area Chamber of Commerce
- YMCA (Wake County)
- Boy's and Girl's Club
- Wake Forest Downtown Inc.
- Local financial institutions
- Local historic groups and organizations (Wake Forest Historical Museum)
- Job training organizations including Wake Technical Community College, NC Works Career Center, and others

The Town may also **partner** with a number of agencies, non-profits, churches, and other groups to achieve the objectives of this plan. These partners can include:

- Town of Wake Forest partners (Planning, Parks, Transportation/Public Works)

IMPLEMENTATION MATRIX

#	TARGETED ACTIONS	RELEVANT THEMES & STRATEGIES	TIMELINE
1	Identify programs, initiatives, targeted funding mechanisms, counseling, and educational opportunities to allow existing residents flexibility in maintaining their chosen place of residence.	Preserve + Protect Partner	Ongoing
2	Focus additional residential and non-residential growth as per Future Land Use Map recommendations and explore rezoning targeted parcels (e.g., DuBois site, parcels along Wait Avenue) to accommodate and encourage non-residential uses.	Preserve + Protect Flourish	Short to Medium
3	Research potential in-fill development sites that could support future affordable housing development in the Northeast Community — which may include a mix of multi-family housing, attached single-family housing, and detached single-family housing.	Preserve + Protect Flourish	Short
4	Update the UDO to require appropriate transitions and buffers between new commercial development and residential neighborhoods.	Preserve + Protect	Medium
5	Update the UDO to allow Accessory Commercial Units (ACU).	Flourish	Medium
6	Continue to include provisions for accessory dwelling units (ADUs) within development regulations, including future overlay districts, to encourage the creation of such units.	Flourish	Medium
7	Establish an overlay zoning district to align new construction with existing orientation, massing, height, size, setback, building and scale. Determine building frontages applicable to each land use category based on research of existing lot widths.	Preserve + Protect Flourish	Short to Medium
8	Prepare and adopt discretionary guidelines to guide the design of residential and non-residential properties.	Preserve + Protect Flourish	Short to Medium
9	Identify additional green spaces and small-scale social gathering places (e.g. community gardens, pocket parks, playgrounds, etc.) in the Northeast Community and explore opportunities to add these spaces to the open space, greenway, and parks network.	Preserve + Protect Connect	Ongoing
10	Modernize Ailey Young Park to align with other community park improvements. Assess the demands and desires of the community's recreational needs and explore potential improvements at the park.	Preserve + Protect Flourish	Medium

IMPLEMENTATION MATRIX

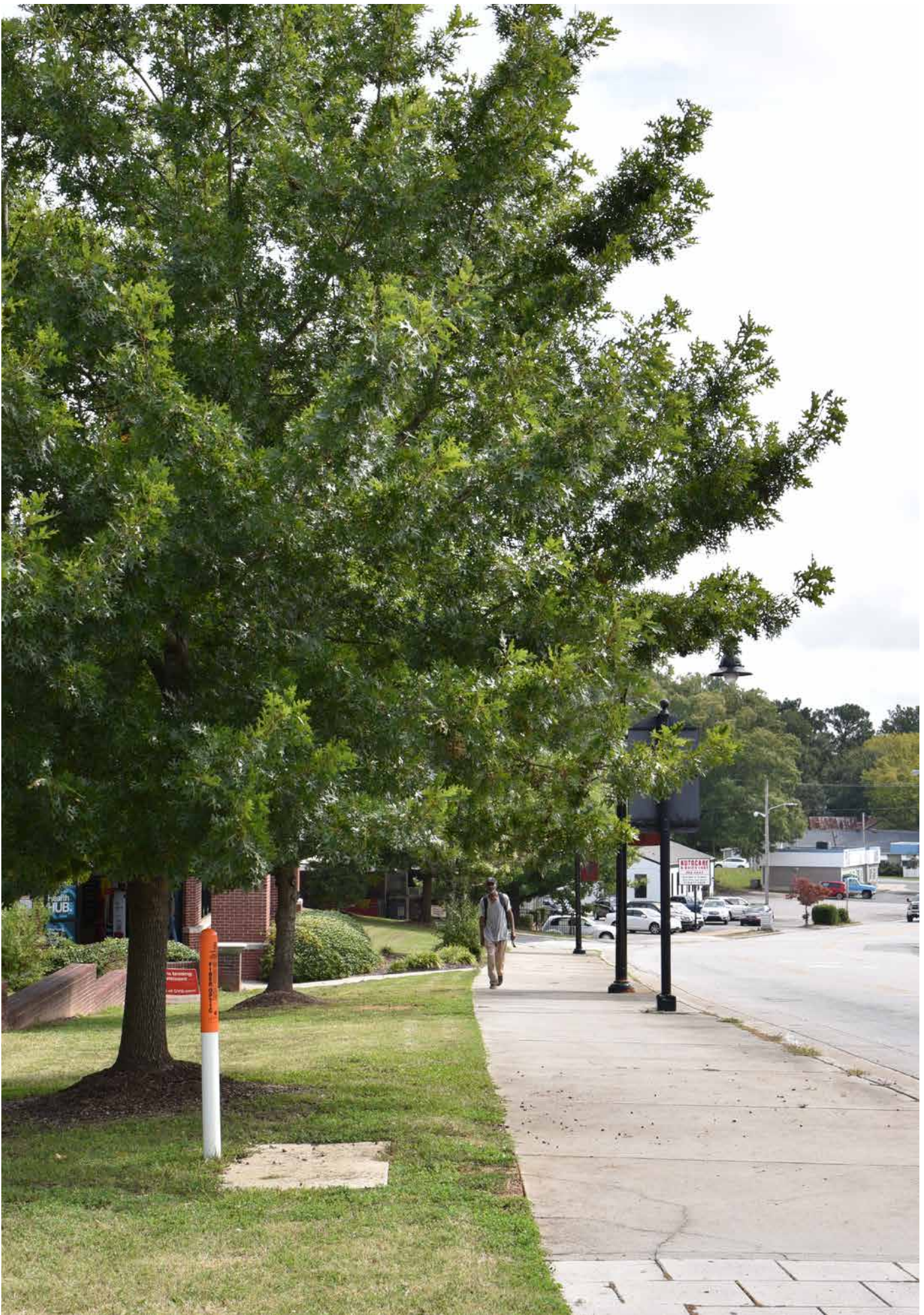
#	TARGETED ACTIONS	RELEVANT THEMES & STRATEGIES	TIMELINE
11	Design and install wayfinding, signage and interpretive panels at existing parks. Such signage may include maps of the larger scale greenway network in addition to information regarding specific locations. Wayfinding signage should consider both pedestrian and bicycle friendly scales as well as vehicular scale for visibility/legibility.	Preserve + Protect Connect	Short to Medium
12	Continue to implement tree planting programs and identify potential locations for additional tree planting.	Preserve + Protect Partner	Ongoing
13	Continue to identify masses of mature and specimen trees throughout the community and encourage their protection where feasible.	Preserve + Protect	Ongoing
14	Identify additional local historic sites within the Northeast Community through engagement activities with local leaders, groups, and places of worship.	Preserve + Protect Partner	Ongoing
15	Work with national, state and local historic preservation programs to formally protect identified historic and culturally significant sites in the Northeast Community.	Preserve + Protect Partner	Medium
16	Preserve the Ailey Young House as an African-American heritage site. The site can act as a gateway into the community, as well as a place to celebrate the African-American heritage of Wake Forest.	Preserve + Protect	Short to Medium
17	Identify opportunities to provide educational programming to tell the stories of local historic sites and their role in both the Northeast Community and Town of Wake Forest.	Preserve + Protect Connect	Ongoing
18	Continue to install historic markers or other interpretive material at historic sites.	Preserve + Protect Connect	Ongoing
19	Explore the establishment of a historic district and/or cultural landscape to preserve the historic character of the Northeast.	Preserve + Protect	Short to Medium
20	Implement the streetscape recommendations that align with the 2019 Comprehensive Transportation Plan (CTP – updated 2021).	Preserve + Protect Flourish Connect	Ongoing

IMPLEMENTATION MATRIX

#	TARGETED ACTIONS	RELEVANT THEMES & STRATEGIES	TIMELINE
21	Perform a thorough analysis of utility infrastructure systems within the study area - including broadband network coverage. The analysis should be used to update the list of needed improvements in the study area, which may be carried out through the Town's Capital Improvements Plan or through coordination with utility agencies.	Flourish Partner	Ongoing
22	Implement the proposed bicycle, pedestrian, greenways, multiuse paths, roadway, and connectivity facilities outlined in the 2019 Comprehensive Transportation Plan (CTP - updated 2021).	Flourish Connect	Medium to Long
23	Conduct an ADA audit of existing bike and pedestrian facilities within the study area to ensure ADA compliance.	Connect	Medium
24	Promote maintenance of roadways including street cleaning, shrub maintenance along streets, etc.	Preserve + Protect Connect	Ongoing
25	Consider opportunities to reduce speeding along neighborhood roadways. Interventions could include traffic calming installations, on-street parking to buffer pedestrians from automotive lanes and deter speeding, and warning signage at specific locations to deter cut-through traffic.	Flourish Connect	Short
26	Explore creation of community gateway improvements at key intersections including identifying signage (i.e. "Northeast Community). Such gateway improvements may include landscaping, public art, signage, lighting, etc.	Flourish Connect	Medium to Long
27	Explore opportunities to provide spaces and programming options for the installation of public art, specifically at activity centers in and around the community.	Flourish Connect Partner	Ongoing
28	Continue coordination with NCDOT and GoRaleigh to advance the Wake Forest Commuter Rail (S-Line) initiative.	Connect Partner	Ongoing
29	Explore innovative multimodal technologies (i.e. microtransit / micromobility) to give residents of the Northeast Community additional transportation options.	Flourish Connect Partner	Medium
30	As the DuBois campus redevelops, investigate enhancing the transit service in the study area to include stops in the northern and eastern portions of the study area.	Flourish Connect Partner	Long

IMPLEMENTATION MATRIX

#	TARGETED ACTIONS	RELEVANT THEMES & STRATEGIES	TIMELINE
31	Investigate the viability of adding a transit route to / from points north of the study area (i.e. Flaherty Park, Youngsville, etc.).	Flourish Connect Partner	Medium
32	Collaborate with Wake County to identify funding opportunities (e.g., Community Development Block Grants) for affordable housing and other neighborhood improvement activities.	Preserve + Protect Flourish Partner	Ongoing
33	Encourage the redevelopment of the W.E.B. DuBois School Campus to include uses and programming that benefit both the Alumni Association and surrounding neighborhood.	Flourish Partner	Long
34	Work with local community organizations (such as NECC, places of worship, Alumni Association, etc.) to understand needs and requirements for existing community celebrations, as well as identify additional opportunities for new community celebrations. As part of this effort, identify funding sources and collaborative partners to launch new community events.	Flourish Partner	Ongoing
35	Strengthen existing job training and mentorship programs that can be or are provided through local organizations in Wake Forest. Provide additional opportunities as new skills are needed. Enact additional job readiness programs, directed at younger and older residents, to help individuals transition into new jobs.	Flourish Partner	Medium to Long
36	Work with local organizations to identify and implement youth programming such as mentoring, after school programs, daily homework initiatives, summer youth programs, recreation activities, etc.	Flourish Partner	Short
37	Work with local organizations and religious institutions to identify and implement child care programming to help support working families in the Northeast Community.	Flourish Partner	Short to Medium
38	Work with local organizations to identify senior programming opportunities and topics such as health care, nutrition, exercise, home repair and community well-being.	Flourish Partner	Short to Medium
39	Identify local funding sources and locations that could host youth and senior programming activities.	Flourish Partner	Short



APPENDIX

4.A ADDITIONAL DEMOGRAPHIC & HOUSING ANALYSIS

This section consists of additional analysis of demographic trend and projections to better understand the Northeast Community, its economy, and how the community may evolve over the next 10 years. This section should be used specifically in conjunction with [section 1.D](#) under Existing Conditions.

Population Age Distribution

In terms of median age, the study area (32.4) was much younger than the Town (36.0) and the MSA (36.4) in 2020. The characteristic of a younger population reflects the fact that the age group with the highest population share in the study area is 25-34 years, versus the group with the highest share in the Town and the MSA is aged 35-44. Further, the group aged 15-34, which includes young people in high school through undergraduate and graduate school in some cases, was proportionally larger in the study area (31.4%) than the Town (24.8%) and the MSA (27.7%) in 2020. This may suggest that the study area has attracted more young family households and college student households than the Town, though both geographies are surrounded by colleges and universities.

However, the study area has also seen a slightly higher share of the senior population aged at or over 65 (13.4%) than both the Town (11.4%) and the MSA (12.2%) in 2020. In fact, the age cohort of 65-74 has seen the fastest annual growth between 2010 and 2020 at 7.0% among all age groups,

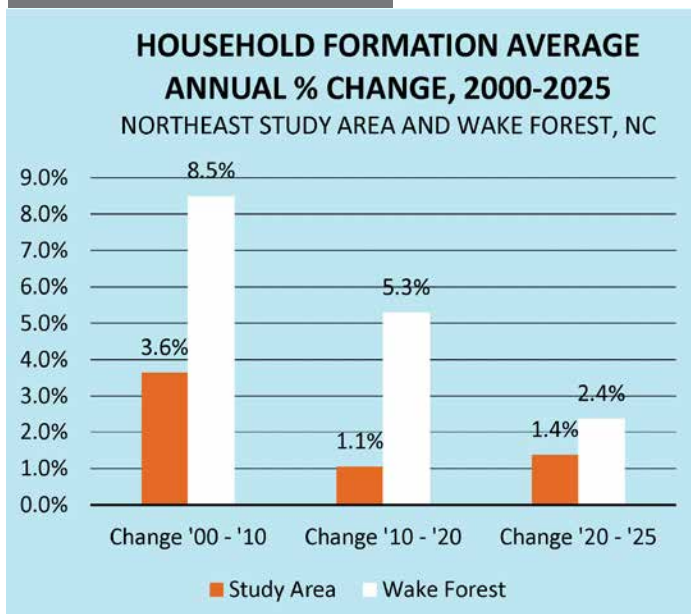
much higher than the MSA (4.5%) though trailing the Town (13.0%). The senior group aged 65+ has also been increasing its population share in all three geographies since 2010, and this is projected to continue through 2025. The group aged 65+ is projected to increase from 11.1% in 2010 to 14.3% in 2025 in the study area, while the comparable projection in the Town is from 8.2% to 13.2% and from 9.0% to 14.1% in the MSA during the same period. This suggests that the area is following a national trend of an aging population, with this trend more prominent in the study area than in either the Town or the MSA.

In general, the study area has proportionally more people falling on the two ends of the age spectrum – younger people under 35 and seniors aged 65+ – than the Town and the MSA. This pattern could add pressure to homeownership in the study area, as these two age groups usually have lower household incomes required for home purchases and maintenance compared to more financially established working age groups aged between 35 to 64 years.

TABLE: 4.A.1

Population Age Distribution									
Northeast Community Study Area and Surrounding Areas, NC (2000-2025)									
	Study Area			Wake Forest			Raleigh-Cary MSA		
	2010	2020	2025	2010	2020	2025	2010	2020	2025
0-4 years	154	142	152	2,760	3,436	3,790	82,526	90,702	102,288
5-9 years	144	130	133	3,124	3,854	4,101	85,917	96,370	103,861
10-14 years	126	121	122	2,608	3,668	3,998	81,395	99,205	105,435
15-24 years	237	273	300	3,154	5,619	5,970	151,486	195,575	210,870
25-34 years	292	277	320	3,913	5,897	6,801	165,052	196,993	232,901
35-44 years	216	230	215	5,763	7,383	8,255	183,139	199,827	215,591
45-54 years	186	186	208	4,064	6,315	6,645	165,052	195,575	199,854
55-64 years	133	161	155	2,457	5,015	5,451	115,310	168,648	180,971
65-74 years	67	114	127	1,456	3,343	4,205	59,916	109,125	133,761
75-84 years	74	65	88	728	1,393	2,025	30,523	46,768	67,667
85+ years	45	56	52	303	557	623	11,305	17,007	20,458
Total Population	1,678	1,753	1,872	30,331	46,436	51,917	1,130,490	1,417,213	1,573,657
Median Age	31.0	32.4	31.5	34.1	36.0	36.5	34.9	36.4	36.4
Percentage Distribution									
0-4 years	9.2%	8.1%	8.1%	9.1%	7.4%	7.3%	7.3%	6.4%	6.5%
5-9 years	8.6%	7.4%	7.1%	10.3%	8.3%	7.9%	7.6%	6.8%	6.6%
10-14 years	7.5%	6.9%	6.5%	8.6%	7.9%	7.7%	7.2%	7.0%	6.7%
15-24 years	14.1%	15.6%	16.0%	10.4%	12.1%	11.5%	13.4%	13.8%	13.4%
25-34 years	17.4%	15.8%	17.1%	12.9%	12.7%	13.1%	14.6%	13.9%	14.8%
35-44 years	12.9%	13.1%	11.5%	19.0%	15.9%	15.9%	16.2%	14.1%	13.7%
45-54 years	11.1%	10.6%	11.1%	13.4%	13.6%	12.8%	14.6%	13.8%	12.7%
55-64 years	7.9%	9.2%	8.3%	8.1%	10.8%	10.5%	10.2%	11.9%	11.5%
65-74 years	4.0%	6.5%	6.8%	4.8%	7.2%	8.1%	5.3%	7.7%	8.5%
75-84 years	4.4%	3.7%	4.7%	2.4%	3.0%	3.9%	2.7%	3.3%	4.3%
85+ years	2.7%	3.2%	2.8%	1.0%	1.2%	1.2%	1.0%	1.2%	1.3%

FIGURE: 4.A.1



Race and Ethnicity of Population

Like the Town and the MSA, the population in the study area is predominantly White, accounting for 58.9% in 2020. However, the percentage of White residents in the study area (58.9%) is almost 15 percentage points lower than that for the Town (73.8%) and almost five percentage points lower than the MSA (64.5%) in 2020. The percentages of the White population in all three geographies have also been trending downward since 2010 and this is projected to continue through 2025. In addition, the percentage of the Black population in the study area stood at 33.1% in 2020, much higher than in the MSA (19.9%) and nearly double the share of 16.3% in the Town.

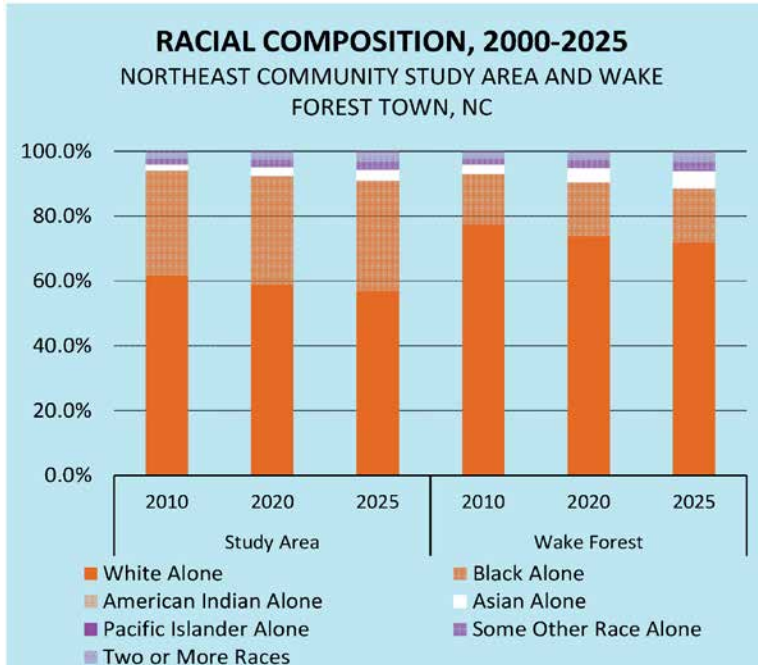
Contrary to the MSA, the proportions of the Black population in both the study area and the Town have been rising since 2010 and are estimated to continue to rise through 2025. At the same time, while the percentages of people of Hispanic origins in the study area, the Town, and the MSA have all been increasing since 2010, the share in the study area has been falling behind the Town and the MSA, especially since 2020 (Table 4.A.2, Figure 4.A.2). These trends reflect that the study area is much more racially diverse than the Town and the MSA with a strong Black population. Nevertheless, the racial diversity of the population in all three geographies is projected to strengthen into 2025.

TABLE: 4.A.2

Racial & Ethnic Composition of Population									
Northeast Community Study Area and Surrounding Areas, VA (2000-2025)									
	Study Area			Wake Forest			Raleigh-Cary MSA		
Racial/Ethnic Group	2010	2020	2025	2010	2020	2025	2010	2020	2025
White Alone	1,034	1,033	1,063	23,476	34,270	37,227	763,081	914,102	980,388
Black Alone	539	580	633	4,610	7,569	8,567	228,359	282,025	311,584
American Indian Alone	7	7	7	121	186	208	5,652	7,086	7,868
Asian Alone	30	47	64	910	1,950	2,752	49,742	94,953	127,466
Pacific Islander Alone	0	2	2	0	46	52	0	1,417	1,574
Some Other Race Alone	30	35	41	485	1,068	1,350	56,525	76,530	92,846
Two or More Races	39	51	62	728	1,393	1,765	27,132	42,516	51,931
Hispanic Origin	89	109	127	1,699	3,251	4,050	27,132	157,311	188,839
Total Population	1,678	1,753	1,872	30,331	46,436	51,921	1,130,490	1,417,213	1,573,657
Percent Distribution									
White Alone	61.6%	58.9%	56.8%	77.4%	73.8%	71.7%	67.5%	64.5%	62.3%
Black Alone	32.1%	33.1%	33.8%	15.2%	16.3%	16.5%	20.2%	19.9%	19.8%
American Indian Alone	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.5%	0.5%	0.5%
Asian Alone	1.8%	2.7%	3.4%	3.0%	4.2%	5.3%	4.4%	6.7%	8.1%
Pacific Islander Alone	0.0%	0.1%	0.1%	0.0%	0.1%	0.1%	0.0%	0.1%	0.1%
Some Other Race Alone	1.8%	2.0%	2.2%	1.6%	2.3%	2.6%	5.0%	5.4%	5.9%
Two or More Races	2.3%	2.9%	3.3%	2.4%	3.0%	3.4%	2.4%	3.0%	3.3%
Hispanic Origin	5.3%	6.2%	6.8%	5.6%	7.0%	7.8%	2.4%	11.1%	12.0%

Credit: ESRI and RKG Associates, Inc., 2021

FIGURE: 4.A.2



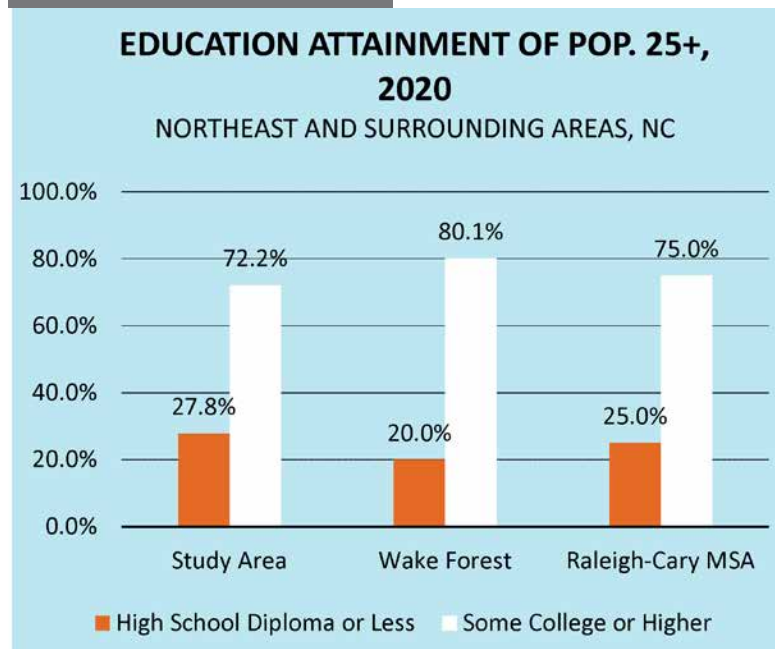
Education Attainment

The education attainment levels in the study area, the Town, and the MSA are favorable as all three geographies have over 70% of their population aged over 25 years having some college or higher degrees as of 2020. This is much higher than both the state (63.6%) and national levels (61.9%), though the study area (72.2%) is slightly behind the Town (80.1%) and the MSA (75.0%) (Figure 4.A.3).

Median Household Income

While the Northeast population is highly educated, like the Town and the MSA, the modest household incomes in the study area are not matching the high education attainment levels seen in both the Town and the MSA. The percentage of study area households making under \$35,000 per year (31.5%) is almost double that of the Town (16.0%), and much higher than the MSA level (19.4%) in 2020. At the same time, the share of households earning above \$100,000 annually in the study area is 28.5%, which is much lower than the Town (43.1%) or the MSA (37.9%). Additionally, the median household income of \$85,660 in the Town is 1.1 times the MSA level (\$76,960), while the median household income in the study area

FIGURE: 4.A.3



(\$57,601) is only 67.2% of the Town level (Table 4.A.3, Table 4.A.4). For context, the median household income was \$68,400 on a national level with “middle class” defined as households with incomes ranging between \$34,200 (half the U.S. median income) to \$136,800 (twice the U.S. median income).

TABLE: 4.A.3

Distribution of Household Income, 2020						
Northeast Community Study Area and Surrounding Cities, NC						
	Study Area		Wake Forest		Raleigh-Cary MSA	
Household Income	Count	% of Total	Count	% of Total	Count	% of Total
<\$15,000	79	11.9%	842	5.2%	32,237	6.0%
\$15,000 - \$24,999	62	9.3%	826	5.1%	32,774	6.1%
\$25,000 - \$34,999	69	10.3%	923	5.7%	39,222	7.3%
\$35,000 - \$49,999	72	10.8%	1,636	10.1%	62,325	11.6%
\$50,000 - \$74,999	131	19.6%	2,787	17.2%	95,099	17.7%
\$75,000 - \$99,999	64	9.6%	2,220	13.7%	72,533	13.5%
\$100,000 - \$149,999	123	18.4%	3,418	21.1%	98,860	18.4%
\$150,000 - \$199,999	29	4.3%	1,879	11.6%	45,669	8.5%
\$200,000+	39	5.8%	1,685	10.4%	59,101	11.0%
Total Household	668	100.0%	16,201	100.0%	537,282	100.0%
Under \$35,000/yr.	210	31.5%	2,592	16.0%	104,233	19.4%
\$100,000 +/yr.	190	28.5%	6,983	43.1%	203,630	37.9%
Median Household Income	\$57,601	N/A	\$85,660	N/A	\$76,960	N/A

Credit: ESRI and RKG Associates, Inc., 2021

This mismatch between the high education attainment levels and the comparatively lower household incomes in the study area could be partially explained by the higher unemployment rate and proportionally more people with services occupations in the study area compared to the Town and the MSA. The population unemployment rate for the 16+ cohort in 2020 is 12.7% in the study area, higher than the Town (10.3%) and the MSA (9.9%).

The study area also has a lower share of white-collar workers (70.7%), especially in the management/business/financial (15.4%) and professional (26.0%) fields. In comparison, the Town has 75.7% of white-collar workers, including 21.0% in management/business/financial and 30.7% in the professional field, and the MSA has 71.4% of white-collar workers including 19.4% in management/business/financial and 29.2% professional workers. White-collar jobs are usually associated with higher educational attainment levels and salaries. All these metrics point to a possible shortage of advanced employment opportunities, especially higher-paying white-collar jobs in the study area compared to the Town and the MSA, as the study area has not been sharing the economic growth in its surrounding area.

TABLE: 4.A.4

Median Household Income Change, 2020-2025				
Northeast Community Study Area and Surrounding Cities, NC				
	2020	2025	Chg. '20-'25	% Chg.
Study Area	\$57,601	\$60,589	\$2,988	5.2%
Wake Forest	\$85,660	\$94,561	\$8,901	10.4%
Raleigh-Cary MSA	\$76,960	\$82,167	\$5,207	6.8%

Credit: ESRI and RKG Associates, Inc., 2021

HOUSING

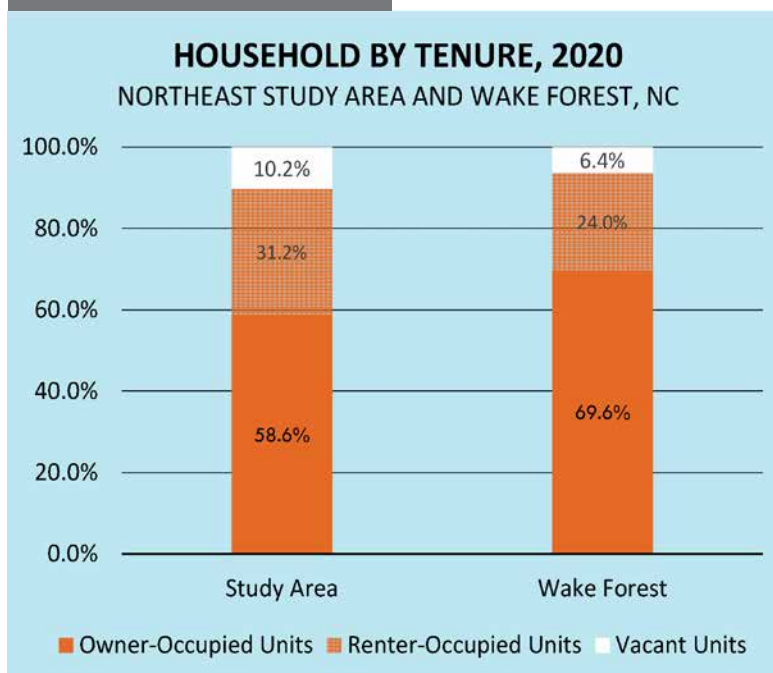
Housing Tenure

Housing units in both the study area and the Town of Wake Forest are predominantly owner-occupied, while the ownership rate in the study area (58.6%) was lagging the Town (69.6%) in 2020. However, the study area percentage of owner-occupied units rose 14 percentage points from 2010 to 2020 (44.4% to 58.6%). In comparison, the Town has only seen a two-percentage point increase in the home ownership rate from 67.4% to 69.6% during the same period. The increasing homeownership rate, coupled with a decrease of 63 renter-occupied units between 2010 and 2020 in the study area, is a positive trend. This likely suggests that some rental units may have been converted to ownership units, adding to home buying options and channeling investment to the housing market and the community in the study area.

Another positive trend is that the percentages of vacant units have been declining in both the study area (13.2% to 10.2%) and the Town (7.5% to 6.4%) between 2010 and 2020. The study area has seen an actual reduction of 16 vacant units during the previous decade, as compared to the increase of vacant units in the Town. The housing vacancy rate is also projected to continue to decline in both geographies between 2020 and 2025 (Figure 4.A.4, Table 4.A.5).

However, the growth rates of owner-occupied units and total housing units in the study area still fall behind the Town. The study area's owner-occupied units increased by 4.1% annually compared to 5.6% in the Town, and total housing units grew by 0.7% per year, much lower than the Town level of 5.1% between 2010 and 2020. In general, the study area has seen a much slower recovery from the last housing recession compared to the Town, with limited new housing development.

FIGURE: 4.A.4



Credit: ESRI and RKG Associates, Inc., 2021

TABLE: 4.A.5

Housing Trends and Changes by Tenure, 2010-2025				
Northeast Community Study Area and Wake Forest Town, NC				
	Study Area		Wake Forest	
	Count	Percent	Count	Percent
2010				
Owner-Occupied Units	309	44.4%	7,722	67.4%
Renter-Occupied Units	295	42.4%	2,875	25.1%
Total Occupied Units	604	86.8%	10,597	92.5%
Vacant Units	92	13.2%	863	7.5%
Total Units	696	100.0%	11,460	100.0%
2020				
Owner-Occupied Units	436	58.6%	12,044	69.6%
Renter-Occupied Units	232	31.2%	4,158	24.0%
Total Occupied Units	668	89.8%	16,202	93.6%
Vacant Units	76	10.2%	1,111	6.4%
Total Units	744	100.0%	17,313	100.0%
2025				
Owner-Occupied Units	460	58.2%	13,409	69.6%
Renter-Occupied Units	255	32.2%	4,709	24.4%
Total Occupied Units	715	90.4%	18,118	94.0%
Vacant Units	76	9.6%	1,158	6.0%
Total Units	791	100.0%	19,276	100.0%
	Actual Chg.	Ann. % Chg.	Actual Chg.	Ann. % Chg.
Change 2010-2020				
Owner-Occupied Units	127	4.1%	4,322	5.6%
Renter-Occupied Units	(63)	-2.1%	1,283	4.5%
Total Occupied Units	64	1.1%	5,605	5.3%
Vacant Units	(16)	-1.7%	248	2.9%
Total Units	48	0.7%	5,853	5.1%
Change 2020-2025				
Owner-Occupied Units	24	1.1%	1,365	2.3%
Renter-Occupied Units	23	2.0%	551	2.7%
Total Occupied Units	47	1.4%	1,916	2.4%
Vacant Units	0	0.0%	47	0.8%
Total Units	47	1.3%	1,963	2.3%

Credit: ESRI and RKG
Associates, Inc., 2021

Housing Unit Type

The housing stock in both the study area and the Town of Wake Forest predominantly consists of single-family homes, though the single-family home (detached and attached) percentage in the study area falls behind the Town at 69.7% versus 80.7%, according to American Community Survey 2014-2018 Estimates.

Other than structures with two to four units, the study area's percentage for all multi-unit structures (five or more units) is higher than the Town (23.5% versus 13.5%). Also, structures with ten or more units make up 15.6% of the study area's housing count, compared to 10.0% in the Town during the same period (Table 4.A.6).

The study area's higher percentage of multi-unit structures, which are usually rental units, resonates with its larger share of renter households than is the case for the Town of Wake Forest. These are most likely occupied by younger one- or two-person households, though the homeownership rate in the study area has been rising. This also likely means that some renters may be renting houses with poorer conditions for a lower price, and parts of the housing stock in the study area may need repairs to prevent deterioration and neighborhood blight, which can be a challenge for lower income households.

Year Built

The study area's housing stock is proportionally older than that found in the Town of Wake Forest, with 63.3% of its housing units built before 2000, compared to 37.6% in the Town. At the same time, the study area appears to be slowing down in housing unit production, while the Town is still growing. The Town saw a boom in the

production of housing units between 2000 and 2009 with units built in this period accounting for 42.2%; the Town has added another 20.2% since 2010, back to the pre-recession level. In comparison, the study area added its largest portion (35.6%) of units between 1990 and 1999 and has since seen declining new unit production over the decades (Table 4.A.7).

TABLE: 4.A.6

Housing Stock by Unit Type (ACS 2014-2018 Estimates)				
Northeast Community Study Area and Wake Forest, NC				
	Study Area		Wake Forest	
	Count	Percent	Count	Percent
Single Family (Detached)	520	61.1%	9,809	67.2%
Single Family (Attached)	73	8.6%	1,981	13.6%
2 to 4 Units	26	3.1%	722	4.9%
5 to 9 Units	67	7.9%	509	3.5%
10 or More Units	133	15.6%	1,460	10.0%
Mobile Home/Other	32	3.8%	124	0.8%
Total	851	100.0%	14,605	100.0%

TABLE: 4.A.7

Housing Stock by Structure Year Built, 2020				
Northeast Community Study Area and Town of Wake Forest, NC				
	Study Area		Wake Forest	
	Count	Percent	Count	Percent
2010-Present	112	13.2%	2,954	20.2%
2000-2009	200	23.5%	6,159	42.2%
1990-1999	303	35.6%	2,988	20.5%
1980-1989	85	10.0%	951	6.5%
Before 1980	151	17.7%	1,553	10.6%
Total	851	100.0%	14,605	100.0%

Credit: ESRI and RKG Associates, Inc., 2021

It is anecdotally observed that there have been few new housing developments in the study area since 2000. The study area has seen some new subdivisions, but those are just very recently developed. This lack of growth momentum is also reflected in the study area's slower population and household gains compared to the Town. This likely suggests that the Town of Wake Forest has been able to weather the last recession better and has seen effective recovery, while the study area has not been sharing the same growth momentum.

TABLE: 4.A.8

Housing Value of Owner-Occupied Units, 2020				
Northeast Community Study Area and Town of Wake Forest, NC				
	Study Area		Wake Forest	
	Count	Percent	Count	Percent
\$0-\$149,999	97	22.2%	1,197	9.9%
\$150,000-\$299,999	228	52.3%	5,194	43.1%
\$300,000-\$499,999	98	22.5%	4,767	39.6%
\$500,000-\$999,999	11	2.5%	816	6.8%
\$1,000,000 Or More	2	0.5%	69	0.6%
Total	436	100.0%	12,043	100.0%
Median Value	\$212,048	N/A	\$290,886	N/A

Credit: ESRI and RKG Associates, Inc., 2021

Housing Value

Most homes in both the study area and the Town of Wake Forest are valued below \$500,000, accounting for 97.0% in the study area and 92.7% in the Town. However, the study area has proportionally more homes with lower values than the Town, with almost 75% of the housing in the study area valued under \$300,000, versus only 53% in the Town. In particular, the study area has 22.2% (97 units) of housing valued under \$150,000, and the Town has only 9.9 % (1,197 units). Further, the median home value in the study area is \$212,048, which is only 73% of the Town level (\$290,886) (Table 4.A.8).

This corresponds closely the older housing stock and slow housing development in the study area and suggests that the Northeast Community has more naturally occurring affordable housing than the Town, though lower home values are sometimes associated with poorer housing conditions that can pose maintenance challenges for existing homeowners and potential home buyers.

Gross Rent

Like home values, the study area has proportionally more renter-occupied units with lower rents than the Town. According to the American Community Survey 2014-2018 Estimates, rental units with monthly gross rents under \$1,000 account for 62.8% in the study area versus 38.7% in the Town. Also, the plurality (101 units, 31.3%) of rental units in the study area require monthly gross rents between \$750 and \$999, whereas the Town has more rental units (1,643 units, 41.0%) falling into the \$1,000-\$1,499 range than any other price points. At the same time, high-end rental units requiring gross rents above \$2,500 per month do not exist in the study area, while there are 21 such units (0.5%) in the Town (Table 4.A.9). This indicates that similar to the ownership housing market, the rental market in the study area is more naturally affordable than the Town.

TABLE: 4.A.9

Monthly Gross Rent of Renter-Occupied Units				
Northeast Community Study Area and Town of Wake Forest, NC				
	Study Area		Wake Forest	
	Count	Percent	Count	Percent
With Cash Rent	301	93.2%	3,876	96.7%
\$0-\$499	47	14.6%	177	4.4%
\$500-\$749	55	17.0%	375	9.4%
\$750-\$999	101	31.3%	999	24.9%
\$1,000-\$1,499	69	21.4%	1,643	41.0%
\$1,500-\$2,499	28	8.7%	661	16.5%
\$2,500 Or More	0	0.0%	21	0.5%
No Cash Rent	22	6.8%	132	3.3%
Total	323	100.0%	4,008	100.0%

Credit: RKG Associates, Inc., 2021

4.B ADDITIONAL REAL ESTATE MARKET ANALYSIS

This section consists of additional analysis of Real Estate Market Analysis that examines recent trends in the North Wake County real estate submarkets that are shaping the Town of Wake Forest and the Northeast Community. This section should be used specifically in conjunction with [section 1.E](#) under Existing Conditions.

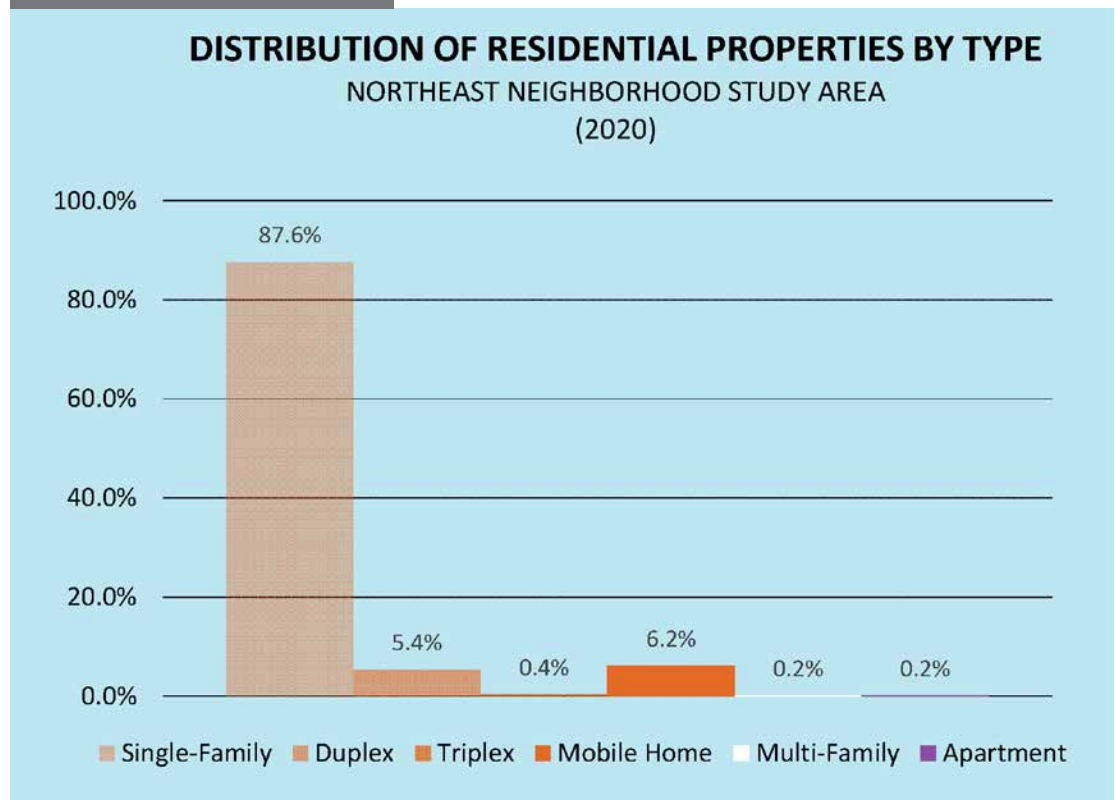
RESIDENTIAL DEVELOPMENT AND SALES TRENDS

New Housing Development

The Northeast Community study area comprises mostly residential properties, with very little commercial development. In total, RKG estimates that there are roughly 515

residential properties on 155 acres equaling \$75.5 million in real estate assessed value. Roughly 88% of all residential properties in the study area are single family homes, with only 6.2% mobile homes and 5.4% duplexes. Surprisingly, this is more diverse than the Town's residential base, which consists of nearly 98% single family homes.

FIGURE: 4.B.1

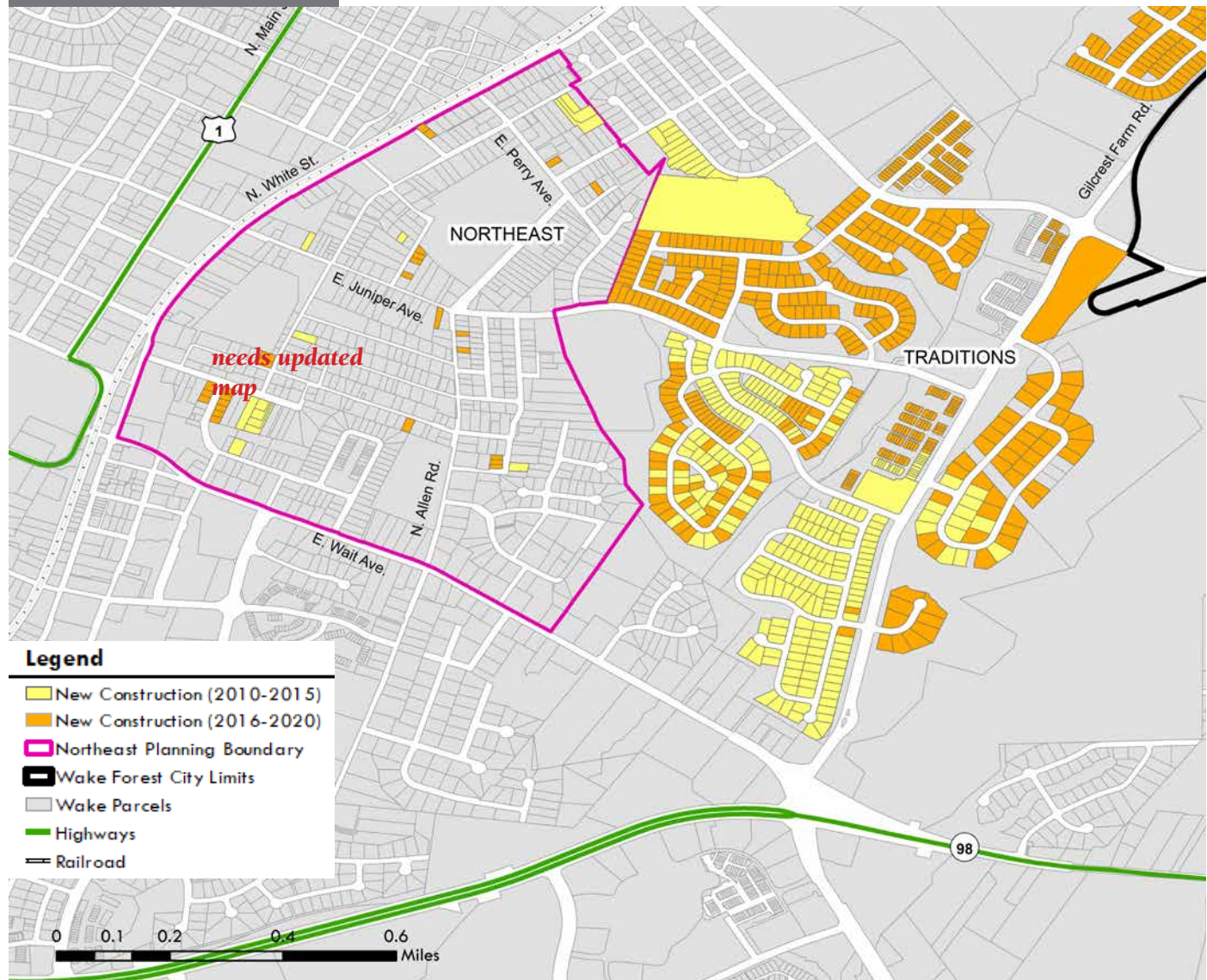


Credit: Wake Co. Dept. of Tax Admin. and RKG Associates, Inc., 2020

As presented in the demographic and housing analysis, more than 31% of the study area's housing is occupied by renter households. That indicates that many of the homes in the Northeast Community study area, which were originally constructed as ownership housing, are now being rented. While this is a common occurrence in similar neighborhood with older housing stock, it can have deleterious effects

on neighborhood stability and housing conditions, if rental homes are not properly maintained by their investor owners. However, the current split between owner and rental housing is not particularly out of balance in the study area and is in line with national tenure levels. Roughly 24% of the Town's housing stock is occupied by renter households.

FIGURE: 4.B.2



Credit: Wake County Dept. of Tax Admin. and RKG Associates, Inc., 2021

Since 2000, the study area has seen very little new housing development – only 15.7% (81 properties) of the residential properties have been developed over the past 20 years. By way of comparison, almost 73% of the Town's 13,320 residential properties have been developed since 2000, which is 4.6 times the rate of the study area. Most of this new development has consisted of primarily single-family homes.

The Traditions subdivision, which is located just east of the Northeast Community, has seen a tremendous amount of new development since 2010 (Figure 4.B.2). In fact, more than half of this residential community has been developed since 2016. Real estate values in this community are considerably higher and the homes and lots much larger on average. The single-family attached homes run just under \$300,000 with 2,200 SF. The smaller lot detached homes range from \$350,000 to \$460,000 with sizes between 2,100 SF to 3,200 SF floor plans. Finally, the large lot homes (1/4 acre) homes are 3,000 to 3,500 SF and some are priced in the low \$500,000s.

The study area has seen considerably less development, mostly scattered throughout the area. A small cluster of new homes, however, have been constructed on Caddel Street. These homes are currently valued by Zillow under \$210,000 and are roughly 1,000 to 1,200 SF in size. The home at 215 Caddel Street sold in February 2019 for \$145,000 and Zillow estimates that this home has appreciated to \$204,000 - an increase of a 40% (\$59,000) in two years.

Another small residential development that is currently under construction is located off E. Perry Street in the northern part of the study area. This is a small 14-lot subdivision on Trinity Park Drive. The model home is listed at \$325,000 for a 4-bedroom, 3-bath single family home with 2,019 SF. By way of comparison, of the 19 homes built in the study area since 2010, the average size has been 1,872 SF with an assessed value of \$214,803, a difference of \$110,197. Since 2000, the new single-family homes constructed in other parts of the Town were much larger, between 2,400 and 2,600 SF on average and are assessed at \$345,413 per home.

Residential Sales Trends

RKG Associates analyzed recent residential sales trends between 2016 and 2020 for the Northeast Community and the Town of Wake Forest. The data used for this analysis was obtained from Redfin, a national residential brokerage firm that reports Multiple Listing Service (MLS) sales data.

The data show that the study area has averaged roughly 25 home sales per year, which accounts for 5.5% of all single-family properties in the study area. In most healthy housing markets, between 4% and 6% of the total housing stock will go on the “for sale” market annually. While this is a positive indicator, the Northeast Community study area accounted for only 2.3% of the Town's total home sales during this 5-year period.

4



For Sale: \$325,000 4 bedrooms, 3 baths, 2,019 SF, 801 Trinity Park Dr., Wake Forest, NC 27587

Credit: Raleigh Realty, 2021

TABLE: 4.B.1

Annual Residential Sales (2016-2020)							
Northeast Neighborhood and Town of Wake Forest							
Year	2016	2017	2018	2019	2020	Avg./Total	% of Town
Average Home Sales Price							
Northeast Neighborhood	\$110,253	\$125,367	\$157,169	\$176,207	\$189,411	\$159,539	48.2%
Town of Wake Forest	\$296,602	\$313,576	\$328,443	\$339,390	\$361,612	\$331,326	100.0%
Annual Sales							
Northeast Neighborhood	13	15	21	22	28	99	2.3%
Town of Wake Forest	662	736	847	984	1,009	4,238	100.0%
Sales Value Per SF							
Northeast Neighborhood	\$97	\$113	\$118	\$135	\$144	\$126	96.6%
Town of Wake Forest	\$118	\$123	\$129	\$132	\$141	\$130	100.0%
Average Units Size (SF)							
Northeast Neighborhood	1,179	1,092	1,354	1,346	1,339	1,285	50.0%
Town of Wake Forest	2,490	2,561	2,568	2,607	2,607	2,573	100.0%

Credit: Redfin and RKG Associates, Inc. 2020

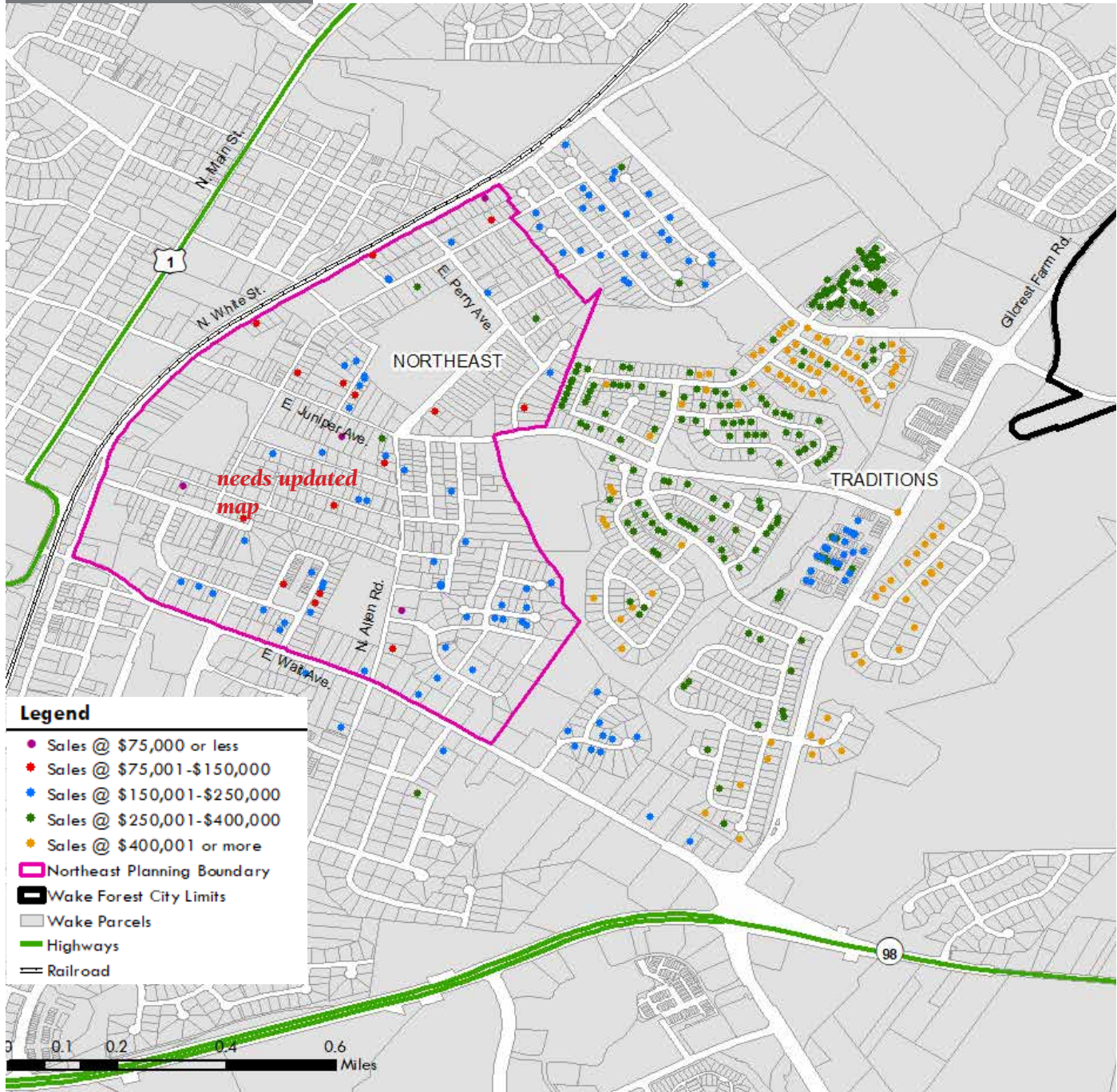
Those findings are consistent with the study area's limited new home construction activity presented in the previous section.

The homes selling in the Northeast Community study area have had an average sales price of \$159,539 over the past five years, which was only 48.2% of the Town average price of \$331,326 (Table 4.B.1). In that regard, homes are still selling at affordable levels and are accessible to moderate income households. However, the potential for Northeast homes to remain affordable in the future is being threatened by annual price changes, which have increased by 48% since 2016 on a per square foot basis. Based on average home sales prices, regardless of building size, average prices have increased from \$110,000 in 2016 to \$189,000 in 2020, an increase of 72% in five years, which far outpaces the Town's sales price increases of 19.5% and 21.9% respectively.

As shown in Figure 4.B.3, most of the Northeast home sales range from \$150,000 to \$250,000. Outside the boundaries, sales prices jump up above \$250,000 and there are clusters of homes in the Traditions development that have sold for more than \$400,000.

The Redfin data shows that the biggest reason for the price difference between Northeast Community home sales and those elsewhere in Town is age of the housing and their relative size, in terms of building square footage. Study area homes sell at prices per square foot that are very close to the Town average, but the homes are half the size (Table 4.B.1). Home size is one way to maintain housing affordability, but it restricts the diversity of housing choices to mostly entry level homes, which tend to be 3-bedroom homes or smaller.

FIGURE: 4.B.3



Credit: Redfin Sales Data and RKG Associates, Inc., 2021

Apartment Submarket Summary

REIS/Moody's Analytics data defines 12 distinct geographic submarkets for the Raleigh-Durham market. The study area is centrally located within the Northeast Raleigh submarket.

Inventory

The North Raleigh submarket has 54 buildings that contain 11,655 market rate units representing 8.2% of the metro.

Vacancy Rate

The average vacancy rate was 5.4%, an increase of 70 basis points (basis points). A spurt in activity will push this rate to 11.5% at the end of 2021, but average annually household formation of 1.6% in the metro will serve to lower this number to 10.1% at the end of 2022.

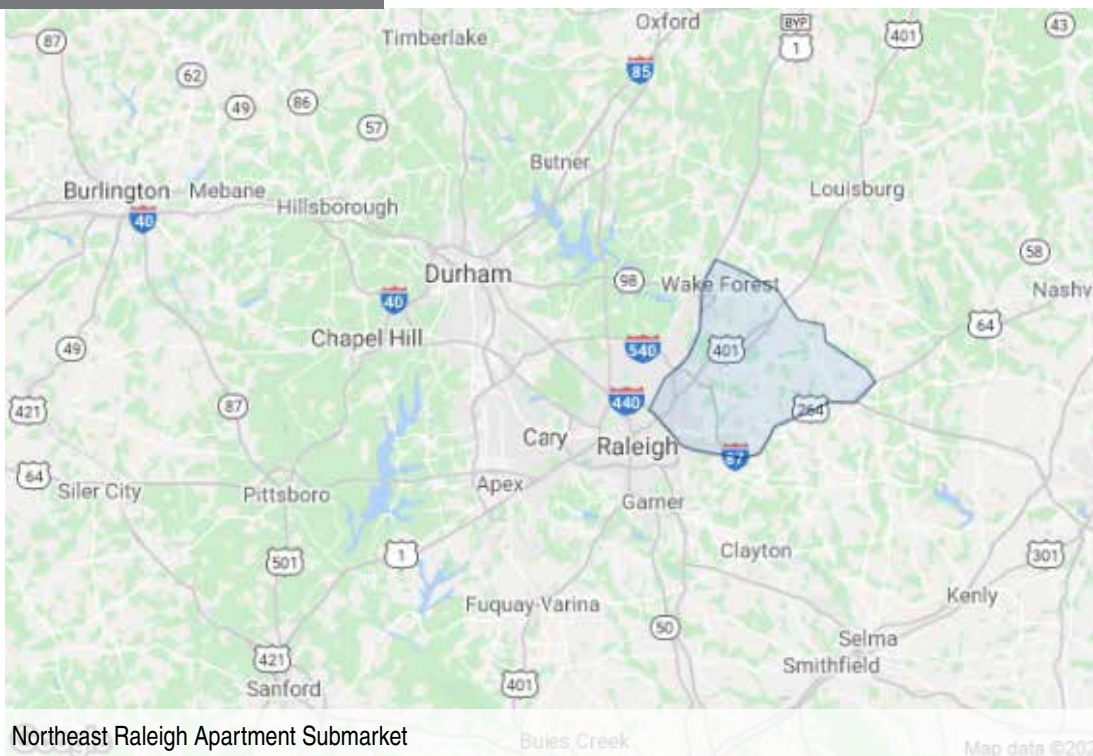
Annual Absorption

The absorption of 378 units in the submarket was 10.9% greater than the annual average of 341 units. The metro has seen 3,763 units as an annual average since Q3 2010. The submarket net absorption will be 304 units by the end of the year. The submarket is expected to absorb 450 units of a 900-unit surge during 2021 and 2022.

Asking Rents

The monthly asking rent is \$1,129.19 (up 11.5%) with an effective rent of \$1,070.39. The metro average is \$1,177. Market dynamics will push the asking rent down to \$1,083 at the end of 2020, with effective rents at \$1,010.

FIGURE: 4.B.4



Northeast Raleigh Apartment Submarket

Credit: REIS/Moody's Analytics and RKG Associates, Inc. 2020

Market Conclusions

REIS is tracking apartment construction activity that will deliver 378 units to the submarket by the end of the year, and net total absorption will be negative 304 units. Consequently, the vacancy rate will continue to drift upward to finish the year at 10.9%. During 2021 and 2022, developers are expected to deliver a total of 900 units of market rate rental apartments to the submarket amounting to 18.4% of the new construction introduced to the Raleigh-Durham region. Net new household formations at the Metro level during 2021 and 2022 are expected to average 1.6% annually, enough to facilitate an absorption rate averaging 2,673 units per year.

The Northeast Raleigh submarket will benefit disproportionately from this growth rate, posting absorption averaging 450 units per year, 16.8% of the projected metro total. The submarket vacancy rate will finish 2021 at 11.5% and will decline 1.4 percentage points to 10.1% by year end 2022. Between now and year-end 2020 asking rents are expected to fall -4.1% to a level of \$1,083, while effective rents will decline by -5.6% to \$1,010.” The REIS data confirms the socioeconomic findings that the Wake Forest area is a destination.

Northeast Raleigh Apartment Submarket Summary

- 11,655 market rate units in 54 buildings and is 8.2% of the Raleigh-Durham metro market.
- 3,095 units added since Q3 2010, an annualized rate of 3.1%, while the metro was 3.2%
- Rent: \$1,129.19 asking, \$1,070.39 effective, 11.5% change, 0.63 months free rent, expenses at 39.5%; the Metro average is \$1,177, concessions fell 0.3% in August (a five-month decline)
- Vacancy: 5.4%, 70 basis points
- Absorption: the Metro has had an annual absorption of 3,763 units since Q3 2010, the submarket was 378, or 10.9% greater than the average annual of 341 units.

Office Market Overview

REIS/Moody's Analytics report real estate market data for thousands of metropolitan submarkets through the U.S. in several different market segments. REIS/Moody's reports on twelve different office submarkets within the Raleigh-Durham area. The Northeast study area is centrally located within the US Route 1/Capitol Boulevard Corridor submarket. This submarket, which includes Downtown Wake Forest, contains approximately 4.3% of the metro area's total office inventory.

Inventory

The US Route 1/Capitol Boulevard Corridor office submarket contained approximately 1.9 million SF of office space in Q3 2020 which was spread out across 35 buildings. There have been no additions since Q3 2010. There are no new construction projects that are expected through the end of 2022.

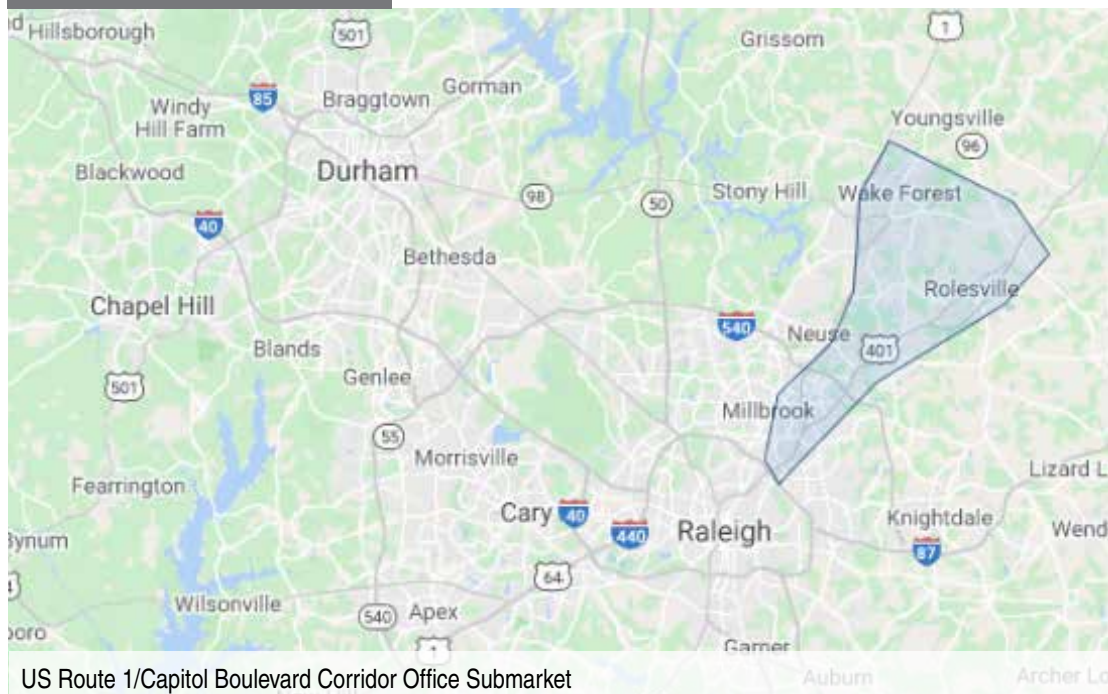
Vacancy Rate

The 17.6% vacancy rate is 2.7% higher than the Raleigh-Durham metro average. With 56,000 SF of negative absorption projected by the end of 2020, the vacancy rate is expected to increase 3.0% up to 20.6%. The US Route 1/Capitol Boulevard Corridor is projected to capture 75% of the metro's 3.2% office employment rate growth for the years of 2021 and 2022. Nevertheless, the vacancy rate is expected to be 22.0% at the end of 2021 and 23.8% at the end of 2022.

Annual Absorption

The market has absorbed only 2000 square feet (SF) of space over the last 12 months and 8,400 SF since Q3 2010. In contrast, the metro region has averaged 606,800 SF of absorption since Q3 2010.

FIGURE: 4.B.5



Credit: REIS/Moody's Analytics and RKG Associates, Inc. 2020

Asking Rents

The Q3 2020 rents in the submarket increased 0.1% since August 2020 to an asking rent of \$21.06 and an effective rent of \$16.00, while the metro asking rent was \$24.49. The 2020 rates are projected to settle down to an asking rent of \$20.28 with an effective rent of \$14.85.

Market Conclusions

There is not a current demand to build more office space in the US-1/Capitol Boulevard Corridor submarket.

US-1/Capitol Boulevard Corridor Submarket Summary

- 1.9M square feet in 35 buildings is 4.3% of the metro's inventory; no additions since Q3 2010
- Growth is flat while the metro grows at an annualized rate of 1.6%
- Rent: \$21.06 asking (up 0.1% since August), \$16 effective rent. The metro average office asking rent is \$24.49
- Vacancy Rate: 17.6%, change of -60bps; 3% lower than long-term average, and 2.7% higher than the metro
- Absorption: 2,000 sf in 12 months, 8,400 sf since Q3 2010; the metro averaged 606,800 since Q3 2010

Retail Market Overview

REIS/Moody's Analytics data defines five distinct geographic submarkets for the Raleigh-Durham market. The study area is located along the northern border of the North Raleigh submarket.

Inventory

The North Raleigh submarket has 10.1 million SF of neighborhood and community shopping center space. This represents 32.9% of the metro's inventory. There are 4.4 million SF of non-anchor properties spread across 84 buildings and 5.7 million SF of anchor properties across 73 buildings.

Vacancy Rate

The vacancy rate for both non-anchor and anchor properties was 7.9% as of Q3 2020, including a drop of -40 bps. It is expected that the vacancy rate will land at 11% by the end of 2022.

Annual Absorption

The non-anchor and anchor absorption over the 12 months since Q3 2019 for non-anchor properties was 50,000 SF, which was 62.8% lower than the average annual rate of 134,500 SF since Q3 2010. By contrast, the metro has averaged 314,000 SF over the same period. While 25,000 SF of space is expected to be delivered by the end of 2020, the net absorption for the submarket will be negative 152,000 SF.

FIGURE: 4.B.6



North Raleigh Retail Submarket

Credit: REIS/Moody's Analytics and RKG Associates, Inc. 2020

Asking Rents

The asking rent for non-anchor and anchor properties was \$23.07, with an effective rate of \$19.09. By contrast the metro rent was \$20.33. The Contract Rent Discount (CRD) has been -6.3% for non-anchor properties and -8.7% for anchor properties. Both types saw a -0.4% drop in rents. By the end of 2020 asking rents are expected to drop to \$21.13 with effective rents at \$16.77.

Market Conclusions

The broader area is being supplied with retail. Any considerations for the neighborhood should be targeted to specific needs and gaps in service. REIS is tracking retail construction activity that will deliver 25,000 square feet to the submarket by the end of the year, and net total absorption will be negative 152,000 square feet. As a result, the vacancy rate will drift upward by 1.8 percentage points to 9.8%. During 2021 and 2022, developers are expected to deliver a total of 33,000 square feet of neighborhood and community shopping center space to the submarket amounting to 14.1% of the new construction introduced to Raleigh-Durham. Total employment growth during 2021 and 2022 is expected to average 3.2% annually, while household formations are anticipated to average an increase of 1.6% per year. Over the same period the metro absorption rate is expected to average negative 58,000 square feet per year. The North Raleigh submarket will capture 81.0% of this absorption. The submarket vacancy rate will finish 2021 at 11.6% and will decline 0.6 percentage points to 11.0% by year end 2022. Between now and year-end 2020 asking rents are expected to decline -3.3% to a level of \$21.13, while effective rents will fall by -7.7% to \$16.77.

North Raleigh Submarket Summary

- 10.1M square feet is 32.9% of the metro's inventory of neighborhood and community shopping center space.
- The ten-year period since Q3 2010 saw 1.4M sf for an annualized inventory growth of 1.5%, versus 0.9% for the metro.
- Non-Anchor
 - Rent: \$23.07 asking, \$19.09 effective, -0.4% change, -6.3% Contract Rent Discount (CRD), 2.9 years term, 5.3 months free, \$2.77 expenses; the metro rate is \$20.33
 - Vacancy: 7.9%, -40 bps
 - Absorption: the metro had annual absorption of 314,000 sf since Q3 2010; 12-month absorption in was 50,000 sf, 62.8% lower than the average rate of 134,500 sf since Q3 2010
 - 4,402,000 sf
 - 84 buildings
- Anchor
 - Rent: \$23.07 asking, \$19.09 effective, -0.4% change, -8.7% CRD, 6.1 years term, 4.5 months free, \$3.09 expenses; the metro rate is \$20.33
 - Vacancy: 7.9%, -40 bps
 - Absorption: 5,660,000 sf
 - 73 buildings

Flex/R&D Market Overview

R REIS/Moody's Analytics data defines six distinct geographic submarkets for the Raleigh-Durham market. The study area is centrally located the North Wake submarket.

Inventory

The North Wake County submarket has 4.1 million SF of rental space which is spread across 32 buildings. This represents 24.7% of the metro's inventory, and it is the 2nd largest submarket behind the Research Triangle Park (RTP).

Vacancy Rate

The vacancy rate was 7.2% as of Q3 2020, compared with 8.5% for the metro. This amount is 4.3% lower than the long-term average.

Annual Absorption

The average annual absorption since Q3 2010 has been 28,800 SF for the submarket as opposed to 122,100 for the metro. With no projected construction for 2020 the absorption will be negative 95,000 SF for 2020. There is no forecasted absorption for 2021 or 2022, but 15,000 SF of product is projected to be delivered by the end of 2022. This will represent 20.3% of new construction in Raleigh-Durham.

FIGURE: 4.B.7



Credit: REIS/Moody's Analytics and RKG Associates, Inc. 2020

Asking Rent

The asking rent for August 2020 was \$1030, in contrast to \$11.40 for the metro. All told, there were three out of six submarkets with higher rents. The effective rent was \$9.39, a change of 1.9%, with a Contract Rent Discount of -9.4%. Market dynamics will result in declines in asking rents to \$9.74, with effective rents of \$8.68.

Market Conclusions

The Flex category in this submarket is a major player for the metro. However, it is currently built out. If a product is conceived that meets a specific target need, there is existing institutional knowledge in the submarket to effectively deliver the product. REIS' new construction analysts report that no more competitive Flex/R&D stock will be introduced to the submarket this year, and net total absorption will be negative 95,000 square feet. Consequently, the vacancy rate will drift upward by 2.4 percentage points to 9.6%. During 2021 and 2022, developers are expected to deliver a total of 15,000 square feet of Flex/R&D space to the submarket amounting to 20.3% of the new construction introduced to Raleigh-Durham. Industrial employment growth at the metro level during 2021 and 2022 is anticipated to average 1.9% annually, enough to facilitate an absorption rate averaging 20,000 square feet per year. The North Wake County submarket has no forecasted absorption for 2021 and 2022. The submarket vacancy rate will finish 2021 at 10.3% and will decline 0.4 percentage points to 9.9% by year end 2022. Between now and year-end 2020 asking rents are expected to decline -5.4% to a level of \$9.74, while effective rents will fall by -7.5% to \$8.68." – REIS/Moody's Analytics.

North Wake County Submarket Summary

- 4.1M square feet in 132 buildings and s 24.7% of the Raleigh-Durham metro area.
- Added 12,000 square feet since Q3 2010; the metro rate was 0.4%.
- Rent: \$10.30 asking in August, \$9.38 effective, 1.9% change, -9.4% CRD. 2-year lease term, 2.8 months free rent, \$1.85 expenses; the metro asking rent in August was \$11.40.
- Rents rose 1.2% from \$10.18 over the 12 months from Q3 2019/
- Vacancy: 7.2%, -220 bps; 4.3 percentage points lower than the long-term and 1.3 percentage points lower than the metro.
- Absorption: the metro annual rate has been 122,100 sf since Q3 2010; the submarket has seen 28,800 in the same period

TABLE: 4.B.2

Wake Forest Development Activity, Northeastern Section of Town (2020-2025 and Beyond)							
By Year and Land Use Type							
Land Use Type	Under Construction, Planned, or Proposed						
	2020	2021	2022	2023	2024	2025+	Total
Residential - Multi-Family	-	-	-	-	182	84	266
Residential - Single-Family and Condo	496	14	69	123	97	2,277	3,076
Hospitality (Hotel Rooms)	-	-	-	-	-	-	-
Office	-	-	33,903	-	-	-	33,903
Institutional	-	-	-	-	-	94,137	94,137
Retail	-	-	3,403	-	-	-	3,403
Total Building SF (Office, Institutional, Retail)	-	-	37,306	-	-	94,137	131,443

Credit: Town of Wake Forest and RKG Associates, Inc. 2021

DEVELOPMENT PIPELINE

The Town of Wake Forest is experiencing an active development market. The Town's growing population, higher incomes and active development environment are producing a pipeline of future development. By contrast, the Northeast study area has seen less development interest, but there is some new residential development taking place in the community

However, there has been a growing development momentum over the past decade that is projected to continue reshaping the northeastern section of Wake Forest – the area east of US Route 1 and north of the North Carolina Highway 98 Bypass. As this activity accelerates, it is expected that there could be increased development pressures that impact the Northeast Community study area. One of the most significant residential development near the Northeast Community is the multi-phased Traditions at Wake Forest subdivision (Traditions) which includes a diverse selection of higher value homes, an active senior community, and even a high-performing charter school. Traditions has already delivered hundreds of single-family detached and attached homes over the past decade. Further, Traditions and other development projects are set to deliver thousands of additional residential units over the next decade and beyond. As shown

in Table 4.B.2, the current development pipeline includes over 3,000 new single-family homes and 266 multi-family units. It should be noted that nearly 2,361 (71%) of these units are projected to be built after 2025, which is difficult to estimate, given changes in the real estate markets.

Aside from the proposed residential development, the development pipeline in this part of Town does not project much new commercial square footage, approximately 131,443 SF with much of it proposed after 2025

Among the proposed real estate development projects in the pipeline that could be delivered within the next decade and exert some market influence on the Northeast study area, there are several projects worth mentioning.

- Traditions Southwest (Phases I & II) – 275 residential units (recently completed)
- Averette Road Subdivision – Includes up to 965 units (677 single-family detached and 288 single-family attached) on 272 acres
- Kinsley Subdivision – 764 residential units on 203 acres
- Thales Academy – 94,137 square foot facility for elementary and high school education.

RETAIL MARKET ASSESSMENT

Retail Analysis Approach

Retail markets are often analyzed by examining consumer spending demand from several concentric distances (1-, 3- and 5-miles) from site location or roadway intersection. As the Northeast Community study area is somewhat isolated from a roadway connection standpoint, and not a natural commercial location for retail and service businesses, RKG Associates analyzed a 1-, 3- and 5-mile radius around the intersection of E. Roosevelt Avenue and S. White Street. This is generally recognized as the closest commercial intersection to the Northeast Community.

This road intersection is located near the downtown commercial district and has direct access to Highway 98, connecting to Route 1, which has good access and strong locational attributes. The intersection has several commercial properties, with some vacant and underutilized buildings that could be ripe for redevelopment in the future. As a rule, many commercial operations are dependent on vehicle or foot traffic and visibility to drive sales activity.

Typically, 15,000 average daily vehicle trips are the threshold needed to attract most smaller national chain stores or fast-food restaurants such as McDonald's, Starbucks, or similar establishments. According to North Carolina Department of Transportation (NCDOT), the primary intersection supports average annual average daily traffic counts (AADT) of 11,500. The lower traffic volumes may not be ideally suited for national retail operator but could support local businesses. These lower traffic volumes would appeal to more locally owned retailers, service businesses and restaurants.

RKG analyzed the retail supply/demand balance based on household spending in the 1-, 3-, and 5-mile zones from the intersection to understand the total retail spending potential from households in each of these geographic areas (Map 3-5). A retail supply/demand gap analysis compares household demand for various retail goods against the retail sales captured by local establishments within the same geographic area. Consumer demand is measured as the amount of spending that local households do in various retail merchandise categories.

When household demand or a given merchandise category is greater than the captured sales of local establishments, this indicates that nearby establishments are not meeting the demand of households. As such, people are forced to drive outside their primary market areas to purchase goods that they cannot obtain within those primary markets. For example, if the households in a given market area demand \$1 million in grocery store purchases, but there are only three convenience stores within the market capturing \$250,000 in grocery sales, this means that \$750,000 in household demand has leaked from the primary market as people drive to grocery stores in other locations outside their primary market. Retail market theory suggests that, if a grocery store were located closer to these households, residents would not have to drive outside their primary markets to satisfy their demand. In other instances, local establishments can capture retail sales that exceed the demand from local households. A common example is a regional shopping mall, which captures retail demand from a much larger regional market than just those houses located near the mall. In this case, sales are "imported" to the mall from a much larger area.

The 1-mile radius covers the Northeast Community study area, and the 3- and 5-mile radii areas extend beyond the Wake County boundary to the north. Usually, one mile is approximately 20-minute walking distance, three miles represent a five- to ten-minute drive time (depending on traffic), and five miles are thought to be beyond ten minutes drive time.

Retail Analysis Findings

The areas that are within the 1- and 3-miles of the Northeast Community both have retail surpluses when you look at total retail spending categories combined, indicating that there is an ample retail supply to satisfy retail demand from households in these geographies. However, in real life, people demand specific goods for their daily lives and if they are not available nearby, they must travel to obtain them. Such is the case in the Northeast Community. The sales surplus/leakage by retail category reveals that over 63% of all retail merchandise categories within the 1- and 3-mile distance have sales leakages, while most of the sales surpluses concentrate in several categories including:

- General merchandise store/department stores,
- Health and personal care stores and
- Restaurants/other eating places.

This corresponds with the fact that there are plenty of shopping centers within three miles from the intersection just outside of the study area. This also indicates that the retail supply in the 1-mile and 3-mile radii areas is under- represented across several retail categories, and thus there could be an opportunity to provide retail space to accommodate unmet retail demands and capture some of this spending.

The 5-mile market area has a significant retail leakage, which means there is not enough retail supply to meet the demand of households within that 5-mile ring. Over 90% of all retail categories show sales leakages within this area. This indicates a shortage of retail options in general and that residents in this area most likely must travel to the 1-mile and 3-mile radii areas for their shopping needs. This is not surprising given that the 5-mile radius includes much of the rural areas, where there are very few shopping options, and that most of the retail developments concentrate in the Town of Wake Forest within the 3-mile radius.

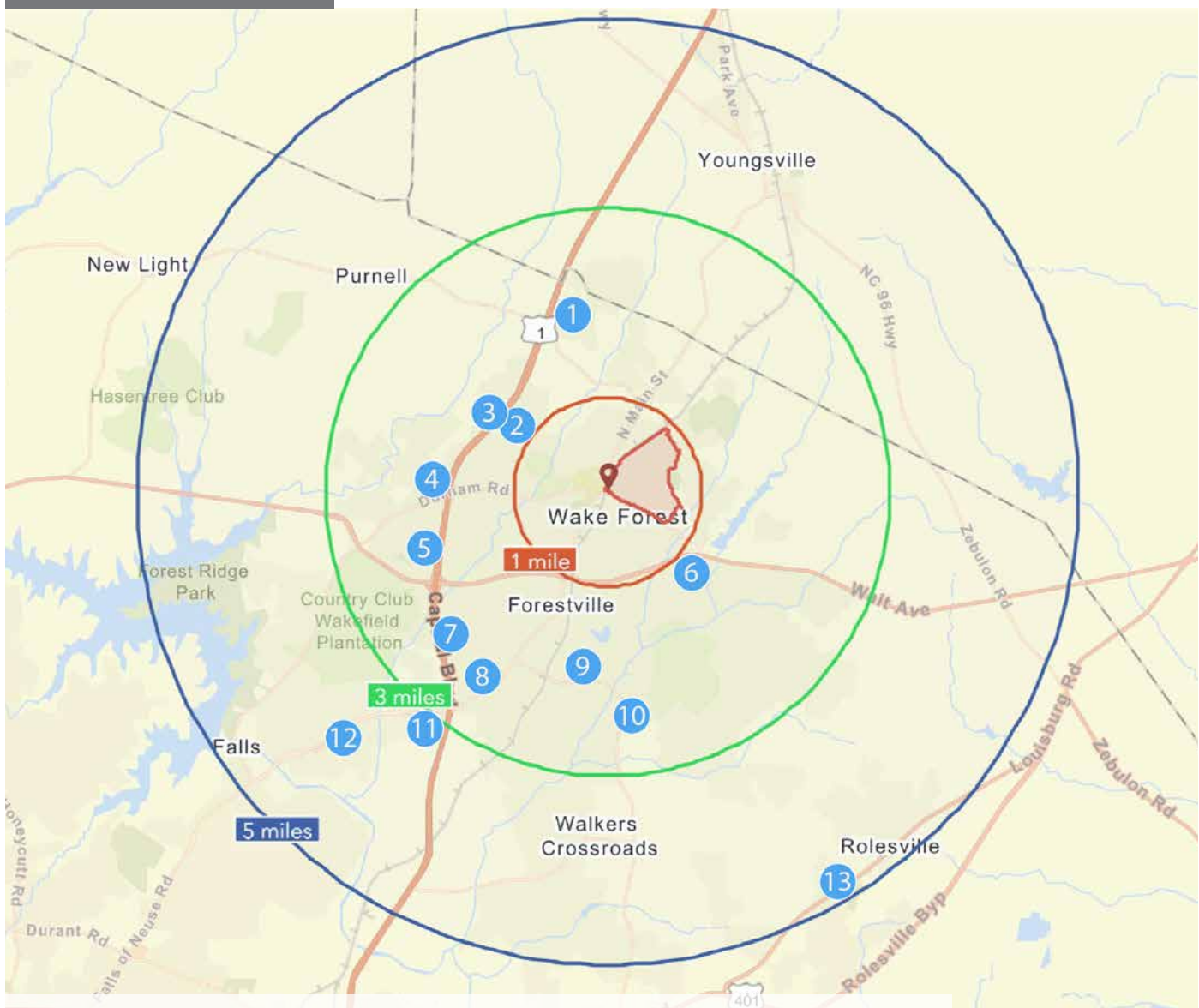
RKG also identified major shopping centers in the region to understand where households in the region go to shop. There is a cluster of major shopping centers and grocery stores/supermarkets along Route 1 in the Town of Wake Forest, less than three miles from the intersection outside of the study area, which is a 3- to 5-minute drive. In total, these major shopping centers, which are mostly anchored by grocery stores, account for a combined retail square

footage of 2.1 million (Figure 4.B.8/Table 4.B.3).

However, as discussed earlier, there are unmet shopping demands for many retail categories other than general merchandise store/department stores within all radii

areas, especially to the east of the study area and in the rural communities within the 5-mile radius. Therefore, the prospective development should differentiate its retail components and tenants from the nearby shopping centers and offer shopping in categories that currently see the most retail leakages.

FIGURE: 4.B.8



1-, 3-, and 5-Mile Radius around Study Area showing Shopping Centers

Credit: ESRI, Google and RKG Associates, Inc., 2021

TABLE: 4.B.3

Major Shopping Centers Within 5 Miles from the Intersection of E. Roosevelt Ave. and S. White St.									
Wake Forest, NC									
#	Shopping Center Name	Shopping Center Type	Anchor Stores	Distance from Intersection	Year Built	GLA in SF	Asking Rent/SF (Dec. 2020)	Effective Rent/SF (Dec. 2020)	Vacancy Rate (Dec. 2020)
1	Gateway Commons	Neighborhood Center	Lowe's Foods, Town & Country Hardware, Dollar Tree, Wake County ABC 4	1.12 Miles	2009	105,485	\$18.76	\$15.59	4.5%
2	Wake Forest Crossing	Community Center	Kohl's, Lowe's Foods, Ross Dress For Less, TJMaxx	1.38 Miles	2002	313,151	\$19.96	\$16.59	2.8%
2	Forestville Crossing	Neighborhood Center	Lowe's Foods, Planet Fitness, CVS, Dollar Tree, BB&T Bank	1.38 Miles	2007	150,000	\$20.11	\$16.72	8.5%
4	The Market at Wake Forest	Neighborhood Center	Food Lion, Pizza Hut, Subway	1.81 Miles	1989	116,341	\$16.18	\$13.45	4.6%
5	Capital Plaza	Community Center	Super Target, The Home Depot, PetSmart	1.82 Miles	2004	372,831	\$21.35	\$17.75	0.4%
6	Harris Crossing	Neighborhood Center	Harris Teeter, Suntrust Bank	1.89 Miles	2011	65,150	\$17.88	\$14.86	0.0%
7	The Shoppes at Heritage Village	Neighborhood Center	Publix, Mattress Warehouse	1.93 Miles	2016	71,500	\$12.45	\$10.35	0.0%
8	The Shoppes at Caveness Farms	Neighborhood Center	Sam's Club	2.3 Miles	2011	296,442	N/A	N/A	N/A
9	Heritage Station	Neighborhood Center	Harris Teeter, McDonald's, Ups Store, Wells Fargo Bank	2.34 Miles	2004	68,489	\$19.36	\$16.09	0.0%
10	Wake Pointe Plaza	Community Center	Walmart Supercenter	2.38 Miles	2004	243,550	\$17.10	\$14.21	0.4%
11	Wakefield Commons	Community Center	Kroger	3.09 Miles	2004	190,000	\$19.20	\$15.96	0.0%
12	Wakefield Crossings	Neighborhood Center	Food Lion	3.81 Miles	2001	75,927	\$11.87	\$9.87	1.8%
13	Redford Place Shopping Center	Neighborhood Center	Food Lion, Hardee's	4.93 Miles	1992	67,843	N/A	N/A	N/A

Credit: REIS, ESRI and RKG Associates, Inc. 2021

Retail Sales Capture

Demand for retail space at the E. Roosevelt Avenue and S. White Street intersection site is likely to stem from three main sources:

- Recapture of retail spending leakage from households within the 1-mile radius of the intersection site
- Recapture of retail spending leakage from households within the 3-mile radius of the intersection site
- Recapture of retail spending leakage from households within the 5-mile radius of the intersection site

RKG calculated the amount of retail spending that could be recaptured from households living within the 1-, 3- and 5-mile radii of the intersection site by estimating the share of retail spending leakage by category that could reasonably be recaptured. This analysis assessed that approximately \$18.7 million in retail spending annually can be recaptured, which translates into approximately 58,500 square feet of retail space near the neighborhood (Table 4.B.4).

Of these 58,500 SF, the majority come from furniture stores (8,821 SF) and home furnishing stores (3,340 SF). Drinking place or bars is the largest category at 9,420 SF, which is consistent with a revitalizing downtown center. Other miscellaneous merchandise stores (8,543 SF), other miscellaneous store retailers (8,643 SF) clothing stores (7,103 SF), books &

periodical & music stores (3,465 SF) are some of the other store types. Most of these retail types are local serving in nature, such as drinking places, and benefit from the proximity to consumers. However, other categories such as furniture stores, clothing stores and electronics and appliance stores usually serve a broader region and can accommodate demands from households within all three radii areas. It is also important to note that not all capturable building space is adequate to attract a new business but may create opportunities for existing establishments to expand their product lines.

The prospects for a full-service grocery store are currently not strong in the Northeast Community given the surrounding competition within 5-miles of the N. White St./E. Roosevelt St. location. RKG's analysis indicates that will people within 1-mile of downtown are slightly underserved, at 3- and 5-miles there is a \$20 to \$40 million surplus in grocery sales. While the intersection is an established commercial location, it doesn't offer the site visibility and traffic volumes that a full-service grocery anchor would need to be successful. However, as part of a comprehensive redevelopment project, with higher density residential, there is the potential to attract a small to mid-size grocery store like an Aldi's or Lidl Supermarket to serve the greater downtown neighborhoods. Unfortunately, both chains are located within a few miles of the downtown on South Main Street.

TABLE: 4.B.4

Recaptured Retail Sales Leakage		
Northeast Community (2021)		
Recaptured Retail Sales Leakage	Supportable Bldg. SF	Sales Recapture
Auto Parts, Accessories & Tire Stores	582	(\$187,518)
Furniture Stores	8,821	(\$2,669,827)
Home Furnishings Stores	3,340	(\$752,727)
Electronics & Appliance Stores	3,631	(\$1,436,004)
Bldg Material & Supplies Dealers	1,028	(\$436,859)
Lawn & Garden Equip & Supply Stores	749	(\$170,693)
Grocery Stores	229	(\$110,977)
Specialty Food Stores	551	(\$336,820)
Beer, Wine & Liquor Stores	1,533	(\$1,974,547)
Gasoline Stations	0	\$0
Clothing Stores	7,103	(\$1,943,179)
Shoe Stores	1,893	(\$409,898)
Jewelry, Luggage & Leather Goods Stores	1,176	(\$562,768)
Book, Periodical & Music Stores	3,465	(\$916,199)
Florists	205	(\$44,373)
Office Supplies, Stationery & Gift Stores	2,949	(\$887,404)
Used Merchandise Stores	1,512	(\$486,705)
Other Miscellaneous Store Retailers	8,543	(\$2,475,699)
Special Food Services	347	(\$134,110)
Drinking Places - Alcoholic Beverages	9,420	(\$2,825,964)
Total Supportable Building SF	57,074	(\$18,762,270)

Credit: ESRI and RKG Associates, Inc. 2021

4.C DUBOIS CAMPUS CONCEPT

The DuBois Campus concept was developed as a result of the multitude of comments received to during the community feedback process of this plan. Those comments requested to initiate conversation on the Campus' redevelopment potential based on its legacy as an asset and current condition as an opportunity. Since the parcel is privately-owned, any redevelopment initiatives should be led by the property owner and/or their representatives.

Existing Site Conditions

- **Area:** 17.65 Acres
- **Land Use:** Institutional
- **Zoning:** Urban Residential - Allows single-family housing, duplex, small apartment buildings, townhomes, civic uses



Existing Site Conditions

The DuBois Campus housed the W. E. B. DuBois School, which is a historic Rosenwald School. During the early 20th century Julius Rosenwald and Booker T. Washington partnered to create the Rosenwald School project, which built more than 5,000 schools, shops, and teacher homes throughout the south and border states, primarily for the education of African-American children. The DuBois campus has evolved over time. The elementary school was built in 1926 while the High School Building was built in 1939 with funds provided by the Public Works Administration. The following maps/images show the evolution of the campus; the historic building footprints are shown in the orange dashed line.

1937



1993



2002



Recent Timeline

1997

Wake County Public School System completed an Engineering Study of the School

1998

Wake County School Board sold the campus to the National DuBois High School Alumni Association for \$325,000 which included the campus and eight buildings.

The gymnasium (reportedly an old airplane hangar) was rehabilitated first and used as a recreation facility

2000

A condition assessment of eight buildings on the campus was conducted by Hager Smith Architects

2003

Project Proposal and Conceptual Master Plan was submitted to apply for Community Development Grant Funds to stabilize the McElrath Center Building

The building, however, was not stabilized and was demolished in 2016/17

DUBOIS CAMPUS CONCEPT

Potential Redevelopment Scenarios

Scenario A: Rental Housing Development with Nonprofit Developer

- The development assumes that a nonprofit developer partners with the DuBois Alumni Association on a 57-unit residential development under a 99-year ground lease.
- The ownership of the land is retained by the Alumni Association
- A payment is made to the Alumni association for each parcel when developed or could be paid over a 5-year period.
- Proceeds from the land payment would go to Alumni Association to renovate or maintain building space on the DuBois Campus or leverage as matching funds for grant opportunities.
- Nominal ground lease payments made by tenants to nonprofit developer to fund housing maintenance reserve.

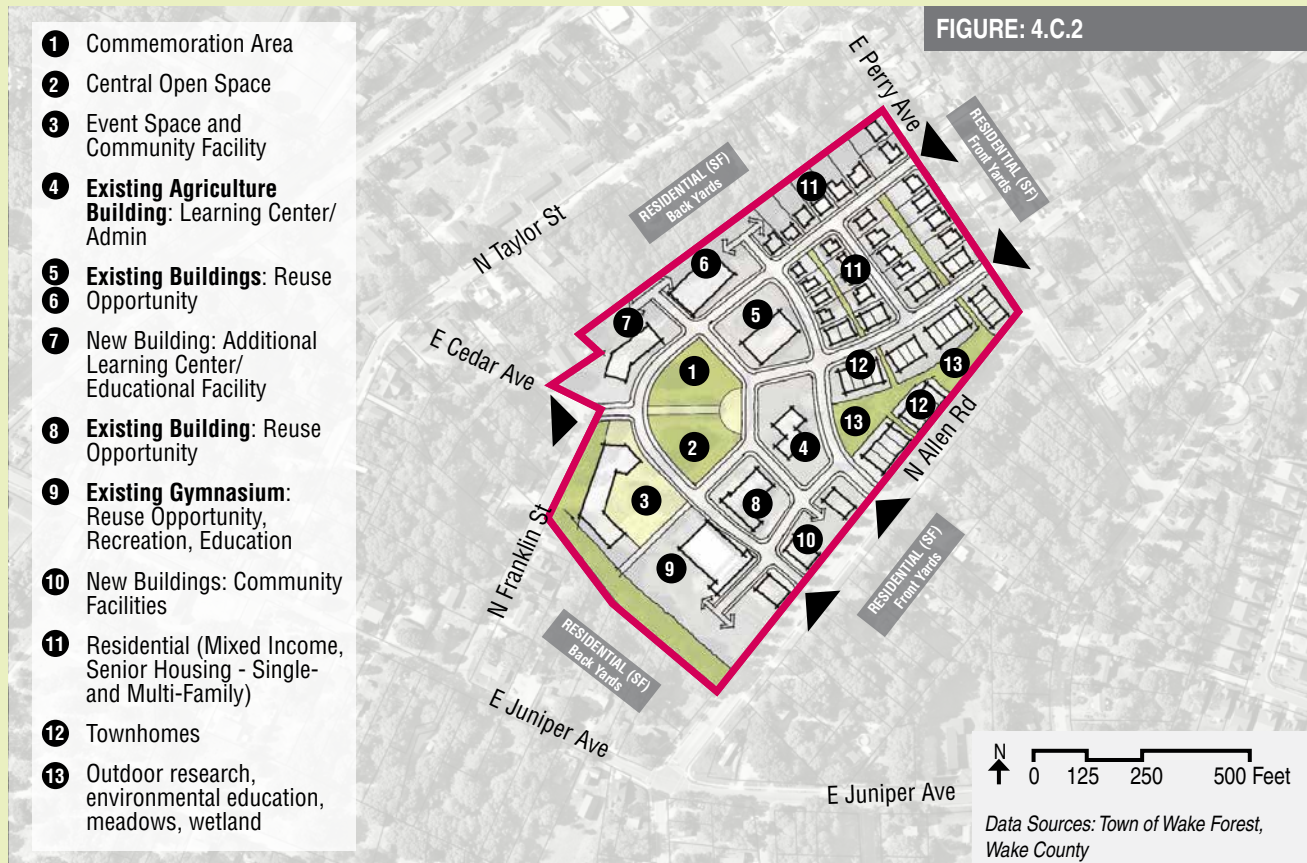
Scenario B: For Sale Housing Development Under a Ground Lease with a Community Land Trust

- The development assumes that a community land trust partners with the DuBois Alumni Association on a 57-unit residential development under a 99-year ground lease, similar to Scenario A.
- The ownership of the land is retained by the Alumni Association.
- A payment is made to the Alumni Association for each parcel.
- Proceeds from the land payment would go to Alumni Association to renovate or maintain building space on the DuBois Campus or leverage as matching funds for grant opportunities.
- Nominal ground lease payments made by tenants to nonprofit developer to fund housing maintenance reserve
- Housing tenants buy just the home at predetermined sales price based on 65% and 80% AMI limits. Outside subsidies brought in to fill the funding gap and make forgivable down payment for homeowners.

Scenario C: Sale of Land for Development of a Multi-family Rental Project

- The development assumes that the DuBois Alumni Association sells 8 acres of land for an affordable housing development on the northern portion of the DuBois property.
- 122 apartment units are constructed with 100% affordable units for households making 50% and 60% of Area Median Income
- Assumes that Wake County provides land acquisition subsidy to pay the Alumni Association for the fair market value of their 8 acres of land, estimated at \$2.9 million.
- Assumes that a nonprofit developer partners with Wake County, Wake Forest and the DuBois Alumni Association.

Concept Plan



Please note that the concept plan illustrates potential ideas for redevelopment of the campus.

Key Ideas

- Celebrate the history of the site and neighborhood
- Create a commemoration area on the former school site
- Create a “campus” like environment with open spaces and walkable streets as organizing elements
- Preserve existing buildings and build new buildings, as needed
- Dedicate part of the site to educational opportunities
- Provide community amenities (central open space, public gathering - both outdoor and indoor, recreation, job training, etc.)
- Provide residential opportunities (townhomes, detached and attached single family)

Precedent Images Showing Potential Building and Public Space Character

Please note that these images highlight the potential ideas and are not meant for implementation/construction purposes

Central Open Space and Commemorative Areas



Educational and Community Facilities



Residential





Planning Board Agenda Item Report

Agenda Item No.: 2021-266-
Submitted by: Dylan Bruchhaus
Submitting Department: Planning
Meeting Date: November 9, 2021

SUBJECT

Consideration of and Public Comment Session on Comprehensive Transportation Plan Amendment (CPZ-21-01)

Recommendation:

Item Summary:

ATTACHMENTS

- [Staff Report](#)
- [Attachment A-Application.pdf](#)
- [Attachment B-Proposed Changes.pdf](#)
- [Exhibit A-Proposed Maps.pdf](#)
- [Exhibit B-Proposed Tables.pdf](#)
- [Exhibit C-Proposed Cross-Sections.pdf](#)



Staff Report

CPA-21-01: Comprehensive Transportation Plan Amendment

Meeting Date	November 9, 2021
Requested Actions	Consideration of Comprehensive Plan Amendment to Chapters 4, 5, 6, and 7 of the Comprehensive Transportation Plan.
Case Manager	Dylan Bruchhaus, Planner II
PRAC Advisory Board Recommendation	The Parks, Recreation, and Cultural Advisory Board voted unanimously to recommend the Chapter 4 Bicycle & Pedestrian proposed changes.

PUBLIC MEETINGS

Public Comment Session	Public Hearing
November 9, 2021	December 21, 2021

CASE INFORMATION

Applicant	Town of Wake Forest 301 S Brooks Street Wake Forest, NC 27587
<i>See Attachment A for copy of the Application.</i>	

CASE SUMMARY

The Comprehensive Transportation Plan was adopted on October 15, 2019 and has been amended since. The Plan outlines the future multi-modal transportation infrastructure by providing recommendations for the bicycle, pedestrian, transit, and roadway network used in the development review process and Town project prioritization

PROPOSED CHANGES

Chapter 4: Bicycle & Pedestrian	The proposed request changes Map 4-2 (Existing Multi-Use Path Network), Map 4-3 (Existing Greenway Network), Map 4-5 (Future Pedestrian Network), and Map 4-6 (Future Greenway Network).
Chapter 5: Transit	The proposed request changes Map 5-1 (Regional Existing & Future Transit Network) and Map 5-2 (Wake Forest Existing & Future Transit).

Chapter 6: Roadways	The proposed request changes the section Roadway Cross-Sections, Map 6-6 (Future Roadway Network), Table 6-1 (Roadway Recommendations), Map 6-7 (Recommended Grade Separations), and the section Grade Separations.
Chapter 7: Priorization	The proposed request changes Table 7-2 (Greenway Prioritization) and Map 7-1 (Greenway Prioritization).
<i>See Attachment B for detailed Proposed Changes.</i>	

STAFF RECOMMENDATION

Staff recommends approval of the proposed Comprehensive Plan Amendment to the Comprehensive Transportation Plan.

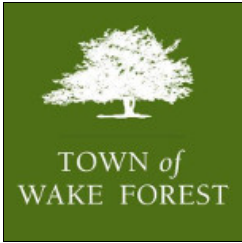
- The proposal provides clarity for staff, residents, and the development community on existing and upcoming pedestrian facilities and expands multi-modal connectivity throughout Town.
- The proposal aligns the Comprehensive Transportation Plan with the Renaissance Area Plan and the Draft Northeast Community Plan.
- The proposal aligns with staff's goal to update the plan annually to capture changes to the infrastructure network and Action Items in the Plan to capture any transportation recommendations from the CAMPO Northeast Area Study and the Wake Forest Northeast Community Plan.

ATTACHMENTS

Attachment A: Application
Attachment B: Proposed Changes

EXHIBITS

Exhibit A: Proposed Maps
Exhibit B: Proposed Tables
Exhibit C: Proposed Cross-Sections



Comprehensive Plan Amendment

Comp Plan Amendment

Town of Wake Forest, NC

301 S. Brooks St.

Wake Forest, NC 27587-2932

TEL (919) 435-9510 | FAX (919) 435-9539

Project Overview

#649355

Project Title: Comprehensive Transportation Plan Amendment

Jurisdiction: Town of Wake Forest (Wake County)

Application Type: Comprehensive Plan Amendment

State: NC

Workflow: Comp Plan Amendment

County: Wake

Checklist - Comprehensive Plan & UDO Amendment

A submittal checklist is available to view additional documents which are required to submitted with this application. After answering the application questions, you will be asked to upload the required documents.

[VIEW COMPREHENSIVE PLAN & UDO AMENDMENT
SUBMITTAL CHECKLIST](#)

Missing items will result in the application being declined and returned to the applicant to resubmit. A revised and complete application including all missing items must be received or the application will be not be deemed complete and routed for review.

Please confirm you have reviewed the associated submitted checklist for this permit and confirm you will submit all documents required on the submittal checklist: Yes

Data - Basic Location

If your Comprehensive Plan Amendment is associated with specific property(s) please answer the following questions. If not, proceed to the next page.

Project/Development Name: Comprehensive Transportation
Plan Amendment

Project Contact - Applicant/Owner

Please enter all project contacts related to your application.

This is an important step to ensure all members of the applicant team receive email notifications associated with the project which may include comments, requested revisions, scheduled meetings or hearings, and final decisions. This also informs Town staff of the team members assigned role with the project.

Project Contact - Applicant

Courtney Tanner
Town of Wake Forest
401 Elm Avenue
Wake Forest, NC 27587
P:(919) 5546100
ctanner@wakeforestnc.gov

Amendment Type

Please answer the below questions to provide reviewers an overview of the application. Additional information may also be provided through uploading an attachment.

Plan Being Amended: Transportation Plan

Description of Request:

CTP Chapters 4-7

Type of Amendment: Text,Map

Justification of Amendments:

Implement draft Northeast Community Plan and Renaissance Plan

Attachment B: Proposed Changes

Chapter 4 Bicycle and Pedestrian

Map 4-2 | Existing Multi-Use Path Network (Page 44)

The proposed changes bring the existing multi-use path network in alignment with what has been constructed.

1. N White Street (Near Coast Grade Street)
 - Change from Proposed to Complete.
 - Constructed as part of the Goldston Subdivision.
2. Oak Grove Church Road (Near Tryon Palace Street)
 - Change from Proposed to Complete.
 - Constructed as part of the Tryon Subdivision.
3. Averette Road (Near Copper Beach Lane)
 - Change from Proposed to Complete.
 - Constructed as part of the Flynn Subdivision.
4. Ligon Mill Road (Hwy 98 to Caveness Farms Avenue)
 - Change from Proposed to Complete.
 - Constructed as part of the Grove 98/Wegmans development.
5. Durham Road (Hwy 98 to Kearney Road)
 - Change from Complete to Proposed.
 - Error in data from the 2019 Comprehensive Transportation Plan.
6. W Oak Avenue (Stadium Drive to near the Bluffs at Joyner Park Subdivision)
 - Change from Proposed to Complete.
 - Constructed as a Town project. Correcting error in data from 2019 CTP.
7. Durham Road (Near the Crenshaw Trace Apartments)
 - Change from Proposed to Under Construction.
 - Constructed as part of the Crenshaw Trace Apartments.

Map 4-3 | Existing Greenway Network (Page 45)

The proposed changes bring the existing greenway network in alignment with what has been constructed.

1. Tryon Greenway
 - Change from Proposed to Complete.
 - Constructed as part of the Tryon Subdivision.

Map 4-5 | Future Pedestrian Network (Page 47)

The proposed changes bring the multi-use path network in alignment with the built conditions and further clarifies projects under construction by creating a new category “Under Construction”. This new category sets expectations for the development community and residents of what pedestrian improvements are to be ready in the near term.

Multi-Use Path Under Construction

1. Heritage Lake Road (Friendship Chapel Road to Hwy 98)
 - Change from Proposed to Under Construction.
 - To be constructed as part of the Legacy Heritage Apartments.
2. Holding Village Multi-Use Paths (Holding Village Way, S Franklin Street, Abbyberry Drive, Artisan Park Drive)
 - Change from Proposed to Under Construction.
 - To be constructed as part of the Holding Village development.
3. Devon Square Boulevard
 - Change from Proposed to Under Construction.
 - To be constructed as part of the Devon Square development.

Remove Multi-Use Path and Replace with Greenway

4. Austin Creek Parkway
 - Remove from future network.
 - The alignment conflicts with the Austin Creek Master Plan & Austin Creek Phase 6 & 7 Construction Drawings. A proposed greenway on the plans provides similar access and connects the Austin Creek Greenway from Wake Forest to Rolesville.

Realign Multi-Use Path

5. Wake Union Church Road Extension (US 1 Service Road)
 - The proposed changes bring the multi-use paths associated with the service road alignment in the Comprehensive Transportation Plan to match the Northeast Area Study hotspot.

Map 4-6 | Future Greenway Network (Page 48)

The proposed changes bring the greenway network in alignment with the built conditions and further clarifies projects under construction by creating a new category “Under Construction”. This new category sets expectations for the development community and residents of what greenway improvements are to be ready in the near term.

Greenway Under Construction

1. Dunn Creek Greenway
 - Change from Proposed to Under Construction.
 - Greenway connection from the Dunn Creek Greenway to Legacy Heritage Apartments.

2. Holding Village Greenway
 - Change from Proposed to Under Construction.
 - Greenway extension under construction as part of the Holding Village development.
3. Joyner Park Greenway
 - Change from Proposed to Under Construction.
 - Greenway extension from Joyner Park to Devon Square under construction as part of the Devon Square development.
4. Austin Creek Greenway
 - Change from Proposed to Under Construction.
 - Greenway under construction by the Tryon Subdivision.
5. Dunn Creek Greenway
 - Change from Proposed to Under Construction.
 - Greenway under construction by the Willows at Traditions Subdivision.

New Greenway Connections

6. Austin Creek Greenway
 - Add as Proposed Greenway. This replaces the multi-use path along Austin Creek Parkway but is consistent with the Austin Creek Master Plan and Austin Creek Phase 6 & 7 Construction Drawings.
7. Austin Creek Greenway
 - Add as Proposed Greenway.
 - This greenway extension connects from the Austin Creek terminus is Tryon to Averette Road. This is consistent with the Rosedale Master Plan.
8. Smith Creek Greenway
 - Add as Proposed Greenway. This connects the greenway network to Capital Creek at Heritage Apartment community, residential subdivisions off Heritage Branch Road, and Heritage Middle School.
9. Aston Apartment Greenway
 - Add as Proposed Greenway.
 - This greenway extension connects from the greenway constructed by the Aston Apartment development to Royall Cotton Road. This connection provides a connection from the proposed Caveness Shoppes Road grade separation to the multi-use paths on Ligon Mill Road.

Greenway Realignment

10. Richland Creek Greenway
 - Realign to follow the western boundary of the stream.

Chapter 5 Transit

Map 5-1 | Regional Existing & Future Transit Network (Page 55)

Map 5-2 | Wake Forest Existing & Future Transit (Page 56)

The proposed changes align the commuter rail stations with redevelopment opportunities and locations for viable park and ride facilities.

Chapter 6 Roadways

Roadway Cross-Sections (Page 66)

The proposed language provides more clarity on the required right-of-way to be dedicated during development and provides staff additional flexibility to accommodate the intended improvements under existing built environment conditions and to accommodate infill development in areas like Downtown and the Northeast Community.

Existing Text:

The Town reserves the right to modify the right of way required based on existing conditions or to accommodate cross-section elements. The minimum right of way does not account for any required bike or pedestrian infrastructure beyond the standard sidewalk, or any alternate cross-section elements.

Proposed Text:

The proposed minimum right-of-way in the cross-sections in this document is the listed right-of-way if a roadway were to follow the standard dimensions for cross-section elements. The Town reserves the right to increase or decrease the minimum right-of-way required at the time of development from the listed right-of-way based on existing conditions or to accommodate alternate dimensions—the suggested right-of-way does not account for any required bike or pedestrian infrastructure beyond the standard sidewalk, or any alternate cross-section elements.

2A.1 – Modified Two Lane Undivided

The new cross-section provide clarity for infrastructure requirements for N White Street where the roadway abuts the rail right-of-way. The cross-section is intended for use between E Spring Street and Royal Mill Avenue.

Changes from 3A: The sidewalk along the railroad has been removed and the number of lanes reduced to two travel lanes. The listed right-of-way is now 52'. The multi-use path along the eastern side of the roadway will be required of any development.



Table 6-1 | Roadway Recommendations (Page 74-78)**1. Change to Roadway Classification**

The proposed changes better match the traffic volumes and land use of each roadway. The change promotes development closer to the street in Downtown and the Northeast Community by decreasing the width of the street yard buffer along the frontage of the site, as would be required with a minor thoroughfare classification. The proposed change is in line with the Renaissance Plan and the Draft Northeast Community Plan.

Name	Start	End	Existing Classification	Proposed Classification
S Franklin Street	Wait Avenue	Hwy 98	Minor Thoroughfare	Collector
Wait Avenue	E Roosevelt Avenue	S Allen Road	Minor Thoroughfare	Collector
Wait Avenue	S Allen Road	Traditions Grande Boulevard	Minor Thoroughfare	Collector
E Roosevelt Avenue	Front Street	Wait Avenue	Minor Thoroughfare	Collector
N White Street	E Roosevelt Avenue	Royal Mill Avenue	Minor Thoroughfare	Collector
W Oak Avenue	Harris Road	N Main Street	Minor Thoroughfare	Collector
E Juniper Avenue	N White Street	N Allen Road	Local	Collector

2. Change Roadway Cross-Section

The proposed changes provide additional parking options along two corridors that are experiencing development pressures. The change in the Comprehensive Transportation Plan allows on-street parking to be required at the time of development. The proposed change is in line with the Renaissance Plan and the Draft Northeast Community Plan.

With future development pressure along N White Street and recommendations from the Draft Northeast Community Plan, the cross-section for N White Street between E Spring Street and Royal Mill Avenue needed clarification on how to address the adjacent railroad when widening the roadway. The new cross-section maintains the same level of pedestrian access on the eastern side of the road and reduces the right-of-way to ensure the widening would not interfere with the rail corridor.

Name	Start	End	Existing Cross-Section	Proposed Cross-Section
N Allen Road	E Juniper Avenue	E Perry Avenue	2A	2C
N White Street	E Roosevelt Avenue	E Spring Street	3A	2C/3A
N White Street	E Spring Street	Royal Mill Avenue	3A	3B

Map 6-6 | Future Roadway Network (Page 73)

1. Youngsville By-Pass Realignment

The proposed change realigns the by-pass to match the Northeast Area Study and the 2050 MTP. The alignment better aligns to avoid existing and development under construction in Youngsville and connects directly into Hwy 96.

2. Ligon Mill Road

The proposed change addresses the construction of Ligon Mill Road to Hwy 98 as part of the Grove 98/Wegmans project.

3. Stadium Drive Intersection

The proposed change adds the additional roadways associated with the recommended Northeast Area Study (NEAS) hotspot project.

Map 6-7 | Recommended Grade Separations (Page 80)

1. Friendship Chapel Road

- Add as a Proposed Pedestrian Crossing.
- The proposed change expands pedestrian access across the railroad track and connects into the existing and future greenway network.

Add New Tables to the Document

The proposed change provides additional clarity of future grade separations by listing out the recommendations shown on Map 6-7 | Recommended Grade Separations.

Table 6-2: Roadway Grade Separations Along US 1

Name	Start	Status	Type
US 1	Harris Road Purnell Road	Proposed	Interchange
US 1	Stadium Drive Jenkins Road	Proposed	Interchange
US 1	Durham Road	Existing	Interchange
US 1	Hwy 98	Existing	Interchange
US 1	Caveness Shoppes Drive	Proposed	Grade Separation
US 1	S Main Street Falls of Neuse Road	Proposed	Interchange
US 1	Height Lane Montys Lane	Proposed	Grade Separation
US 1	Burlington Mill Road	Proposed	Interchange

Table 6-3: Railroad Grade Separations & Pedestrian Crossings

Roadway Name	Status	Type of Separation
Harris Road Extension / Royal Mill Avenue	Proposed	Roadway Grade Separation
E Roosevelt Avenue	Existing	Roadway Grade Separation
E Holding Avenue	Proposed	Roadway Grade Separation
Hwy 98	Existing	Roadway Grade Separation
Rogers Road	Proposed	Roadway Grade Separation
Ligon Mill Road	Proposed	Roadway Grade Separation
Height Lane	Proposed	Roadway Grade Separation
US 1	Existing	Roadway Grade Separation
E Cedar Avenue	Proposed	Pedestrian Crossing
E Juniper Avenue	Proposed	Pedestrian Crossing
Elm Avenue	Proposed	Pedestrian Crossing
Friendship Chapel Road	Proposed	Pedestrian Crossing

Map 6-8 | Conceptual US1 & Service Road Alignment (Page 84)

1. Wake Union Church Road Service Road Alignment

The proposed change matches the alignment of the service road network from the Northeast Area Study (NEAS) hotspot project.

Chapter 7 Prioritization

Map 7-1 | Greenway Prioritization

Table 7-2 | Greenway Prioritization

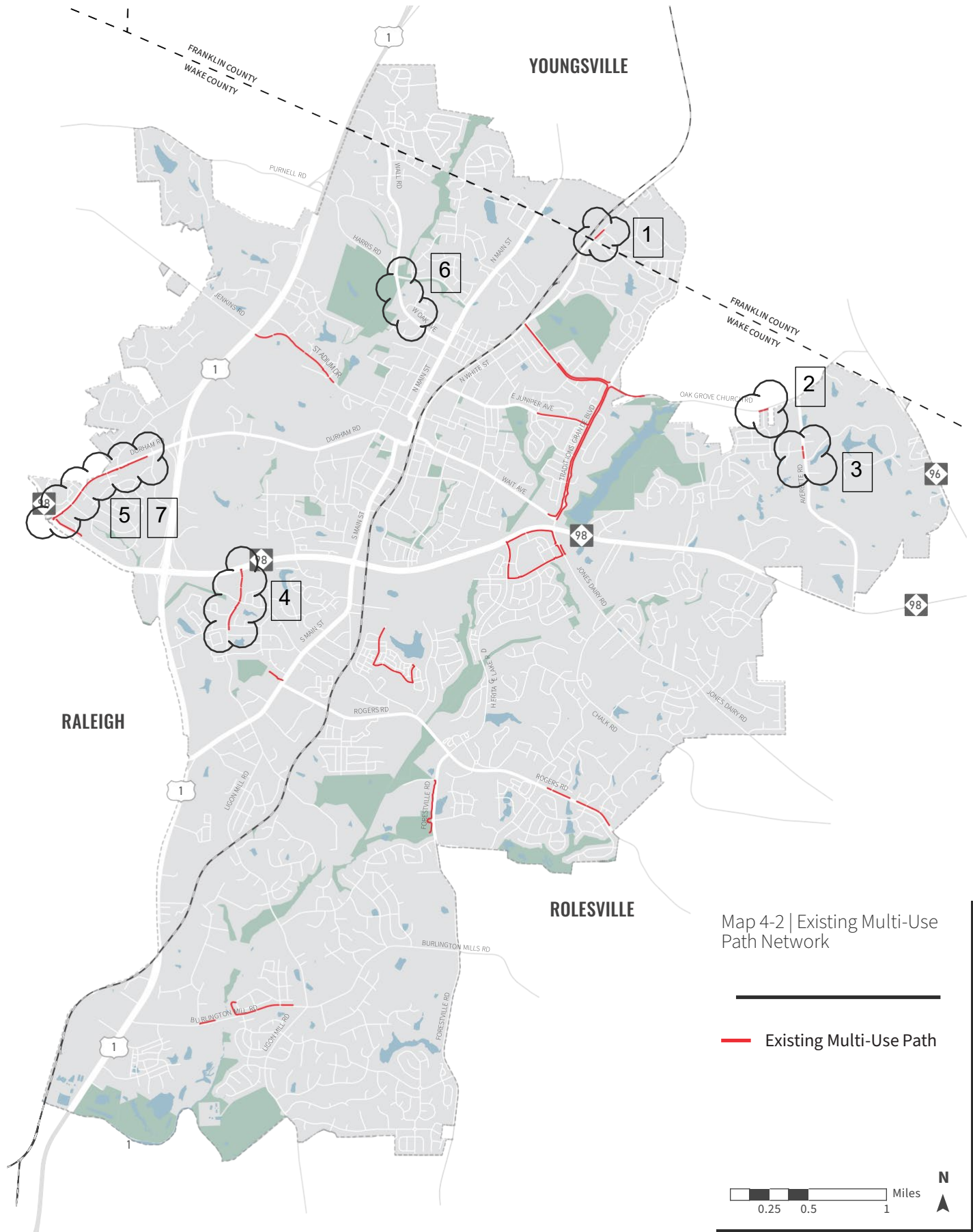
The proposed change identifies a prioritization level for each of the new greenways added in this amendment.

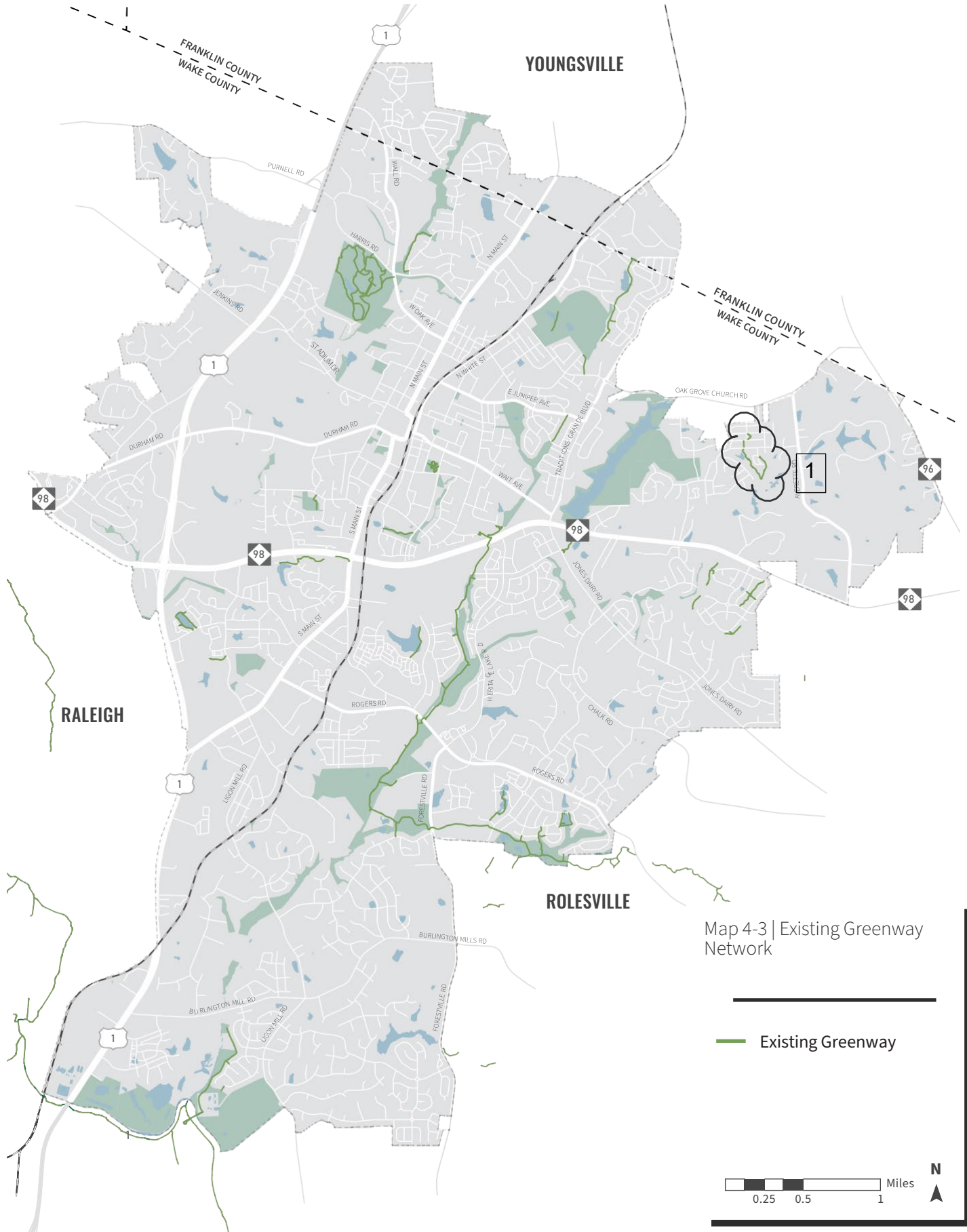
Medium Level Priority

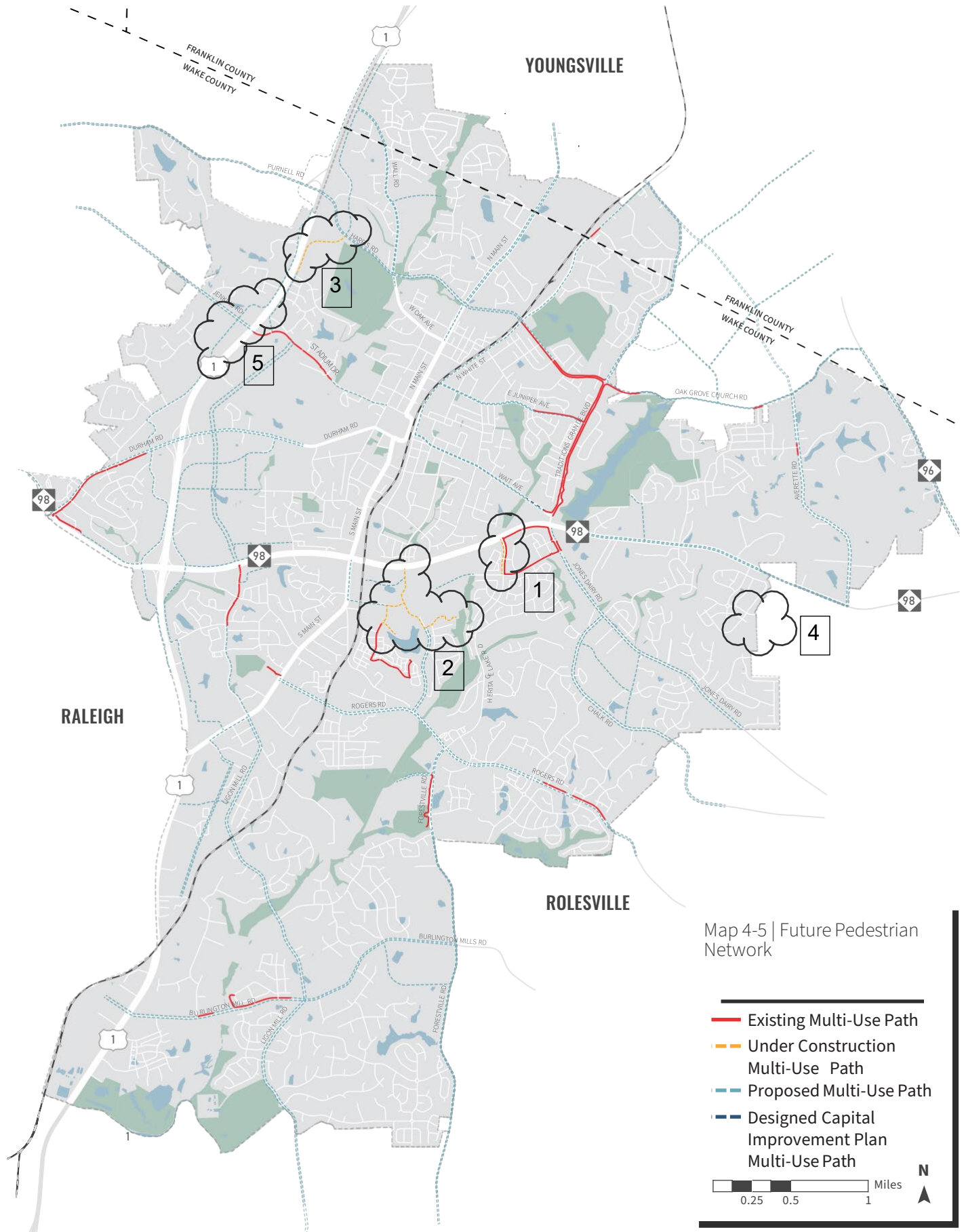
1. Smith Creek Greenway
 - The greenway is identified as a medium priority to match other extension of the Smith/Dunn greenway spine network.

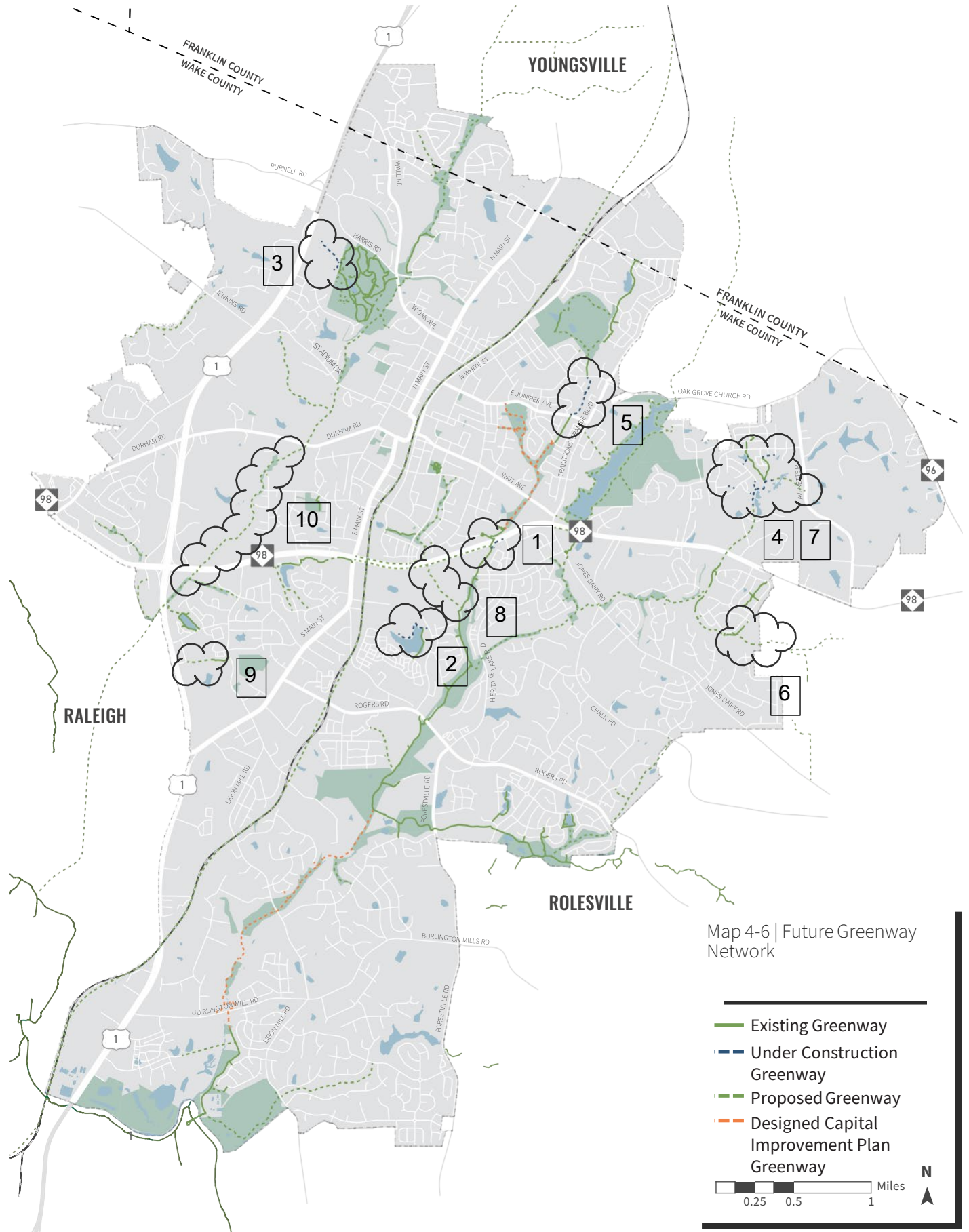
Constructed by Development

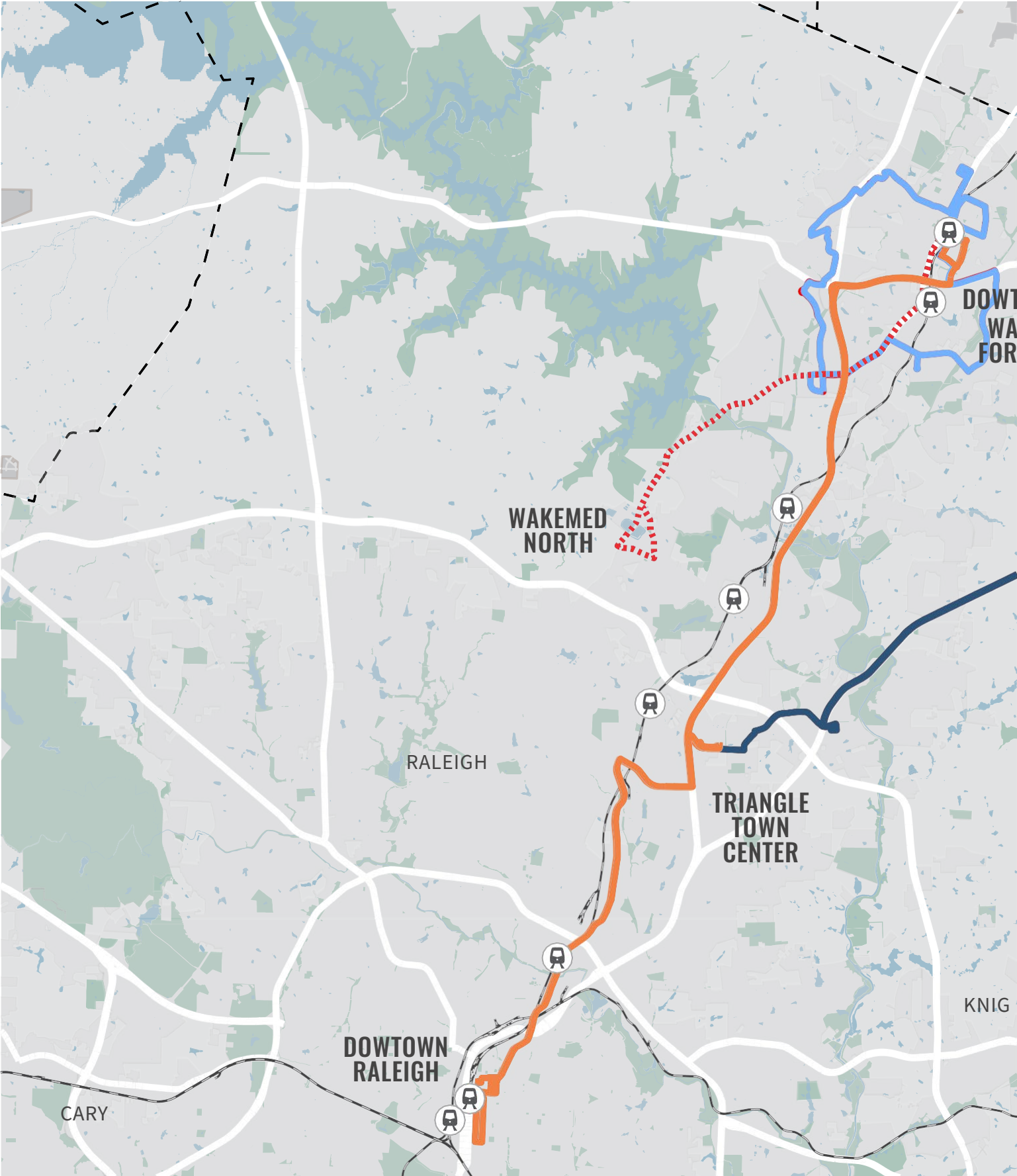
2. Austin Creek Greenway
3. Austin Creek Greenway
4. Aston Apartment Greenway

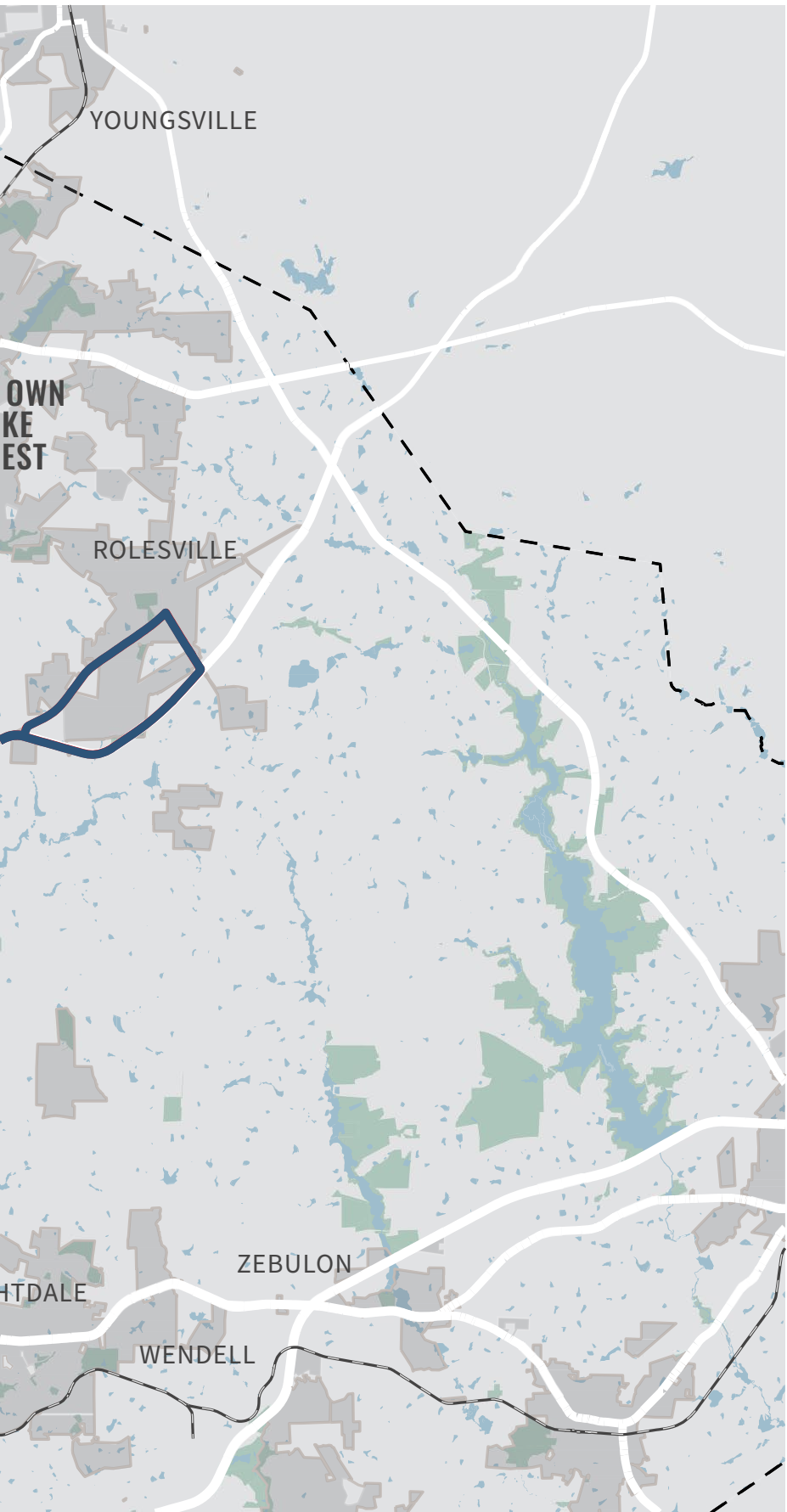




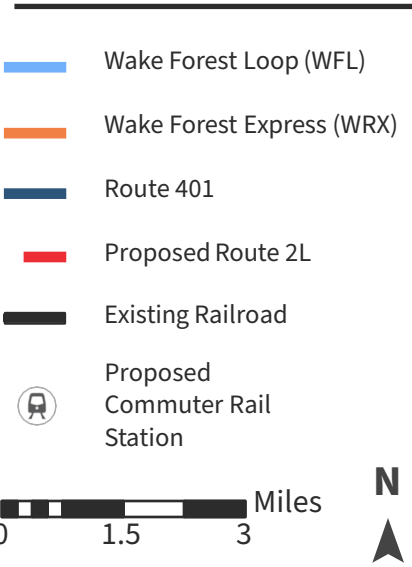


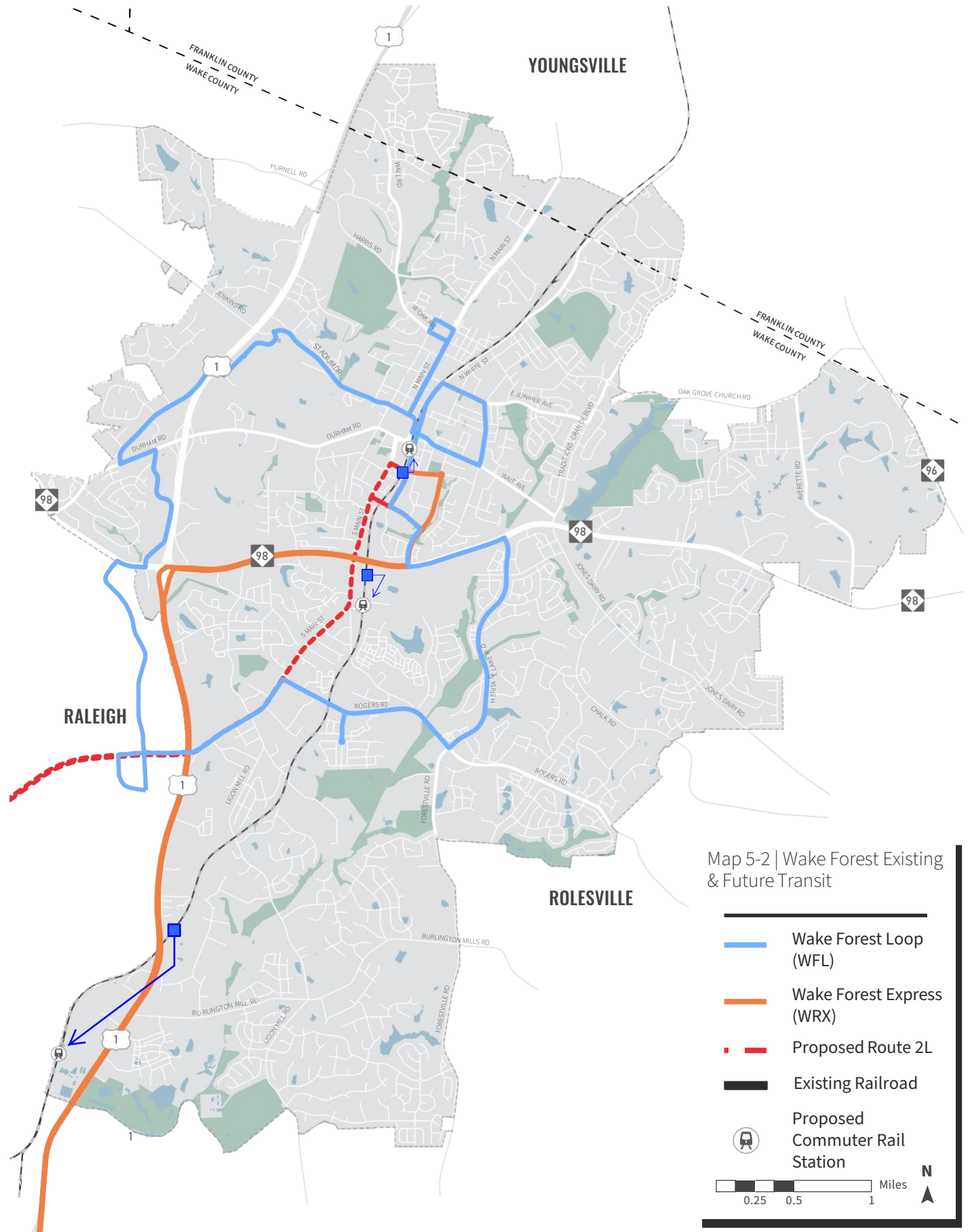




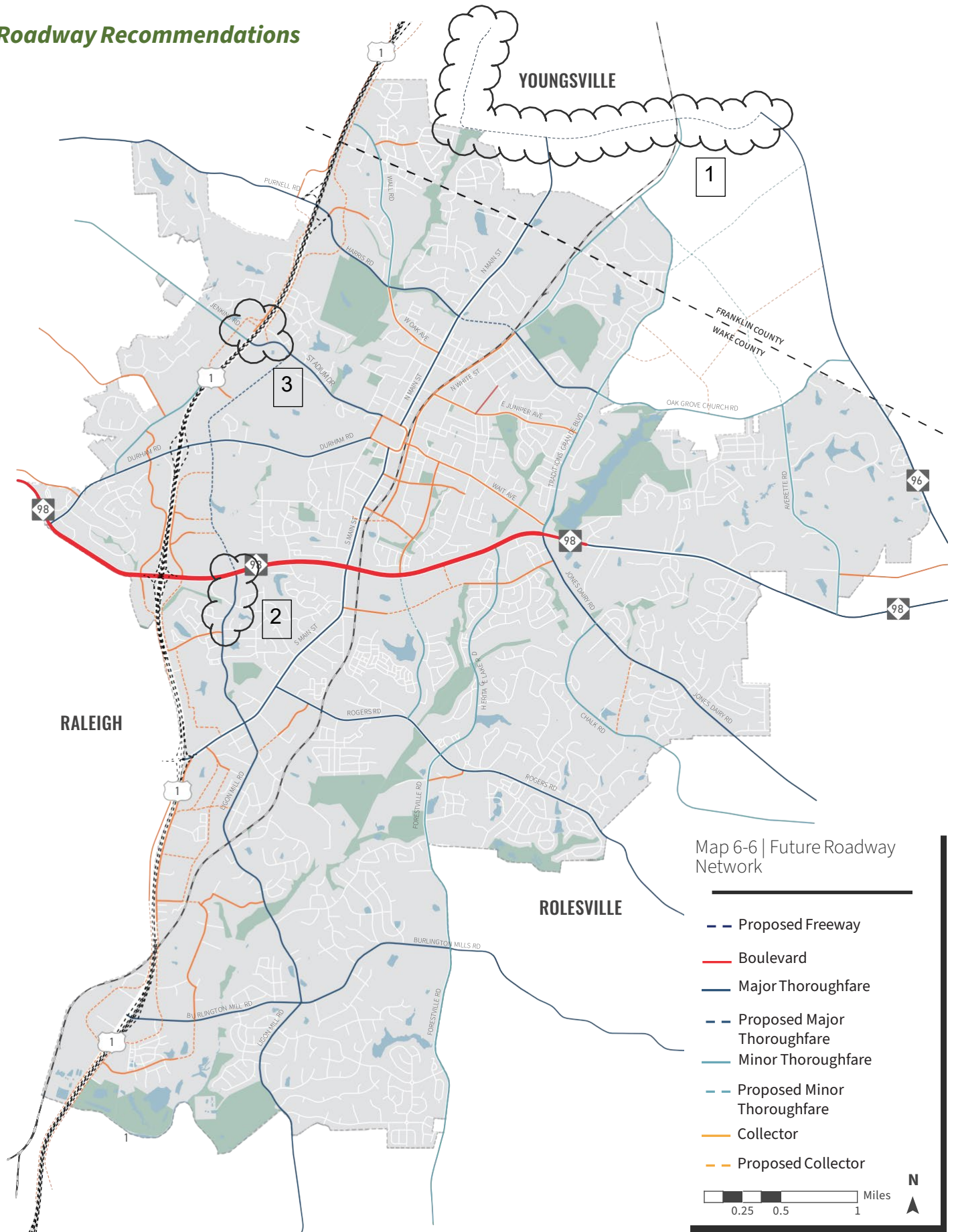


Map 5-1 | Regional Existing & Future Transit Network

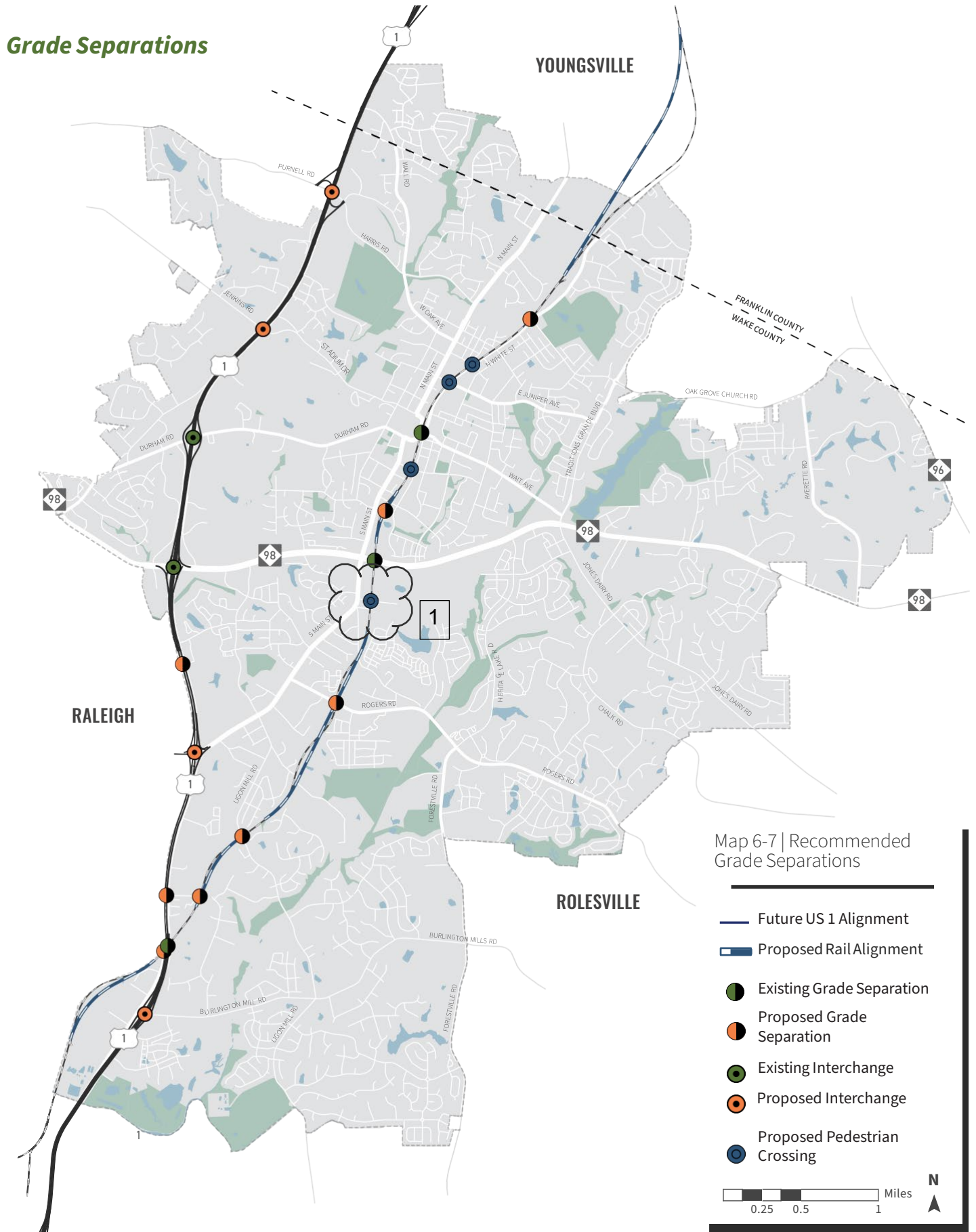


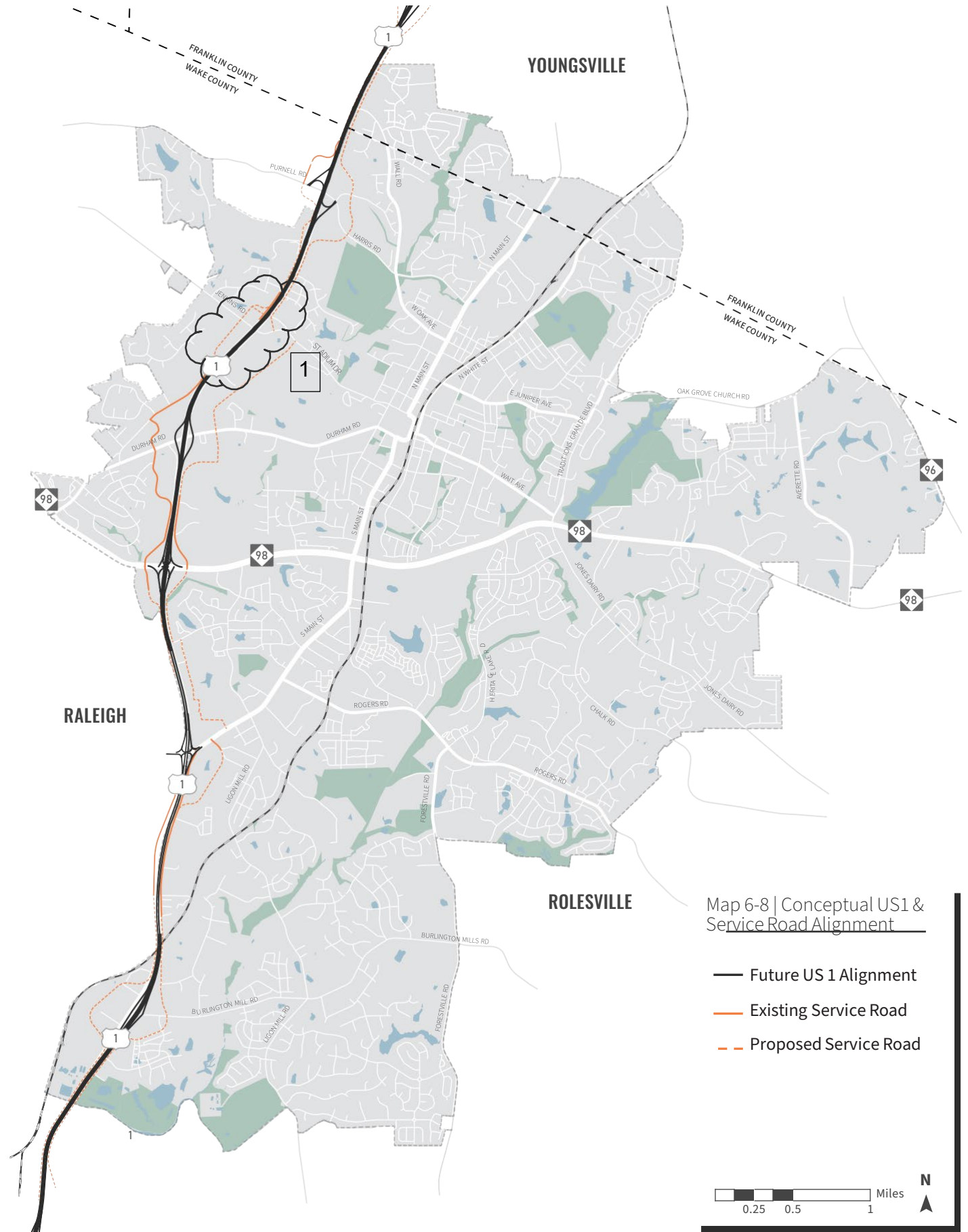


Roadway Recommendations



Grade Separations





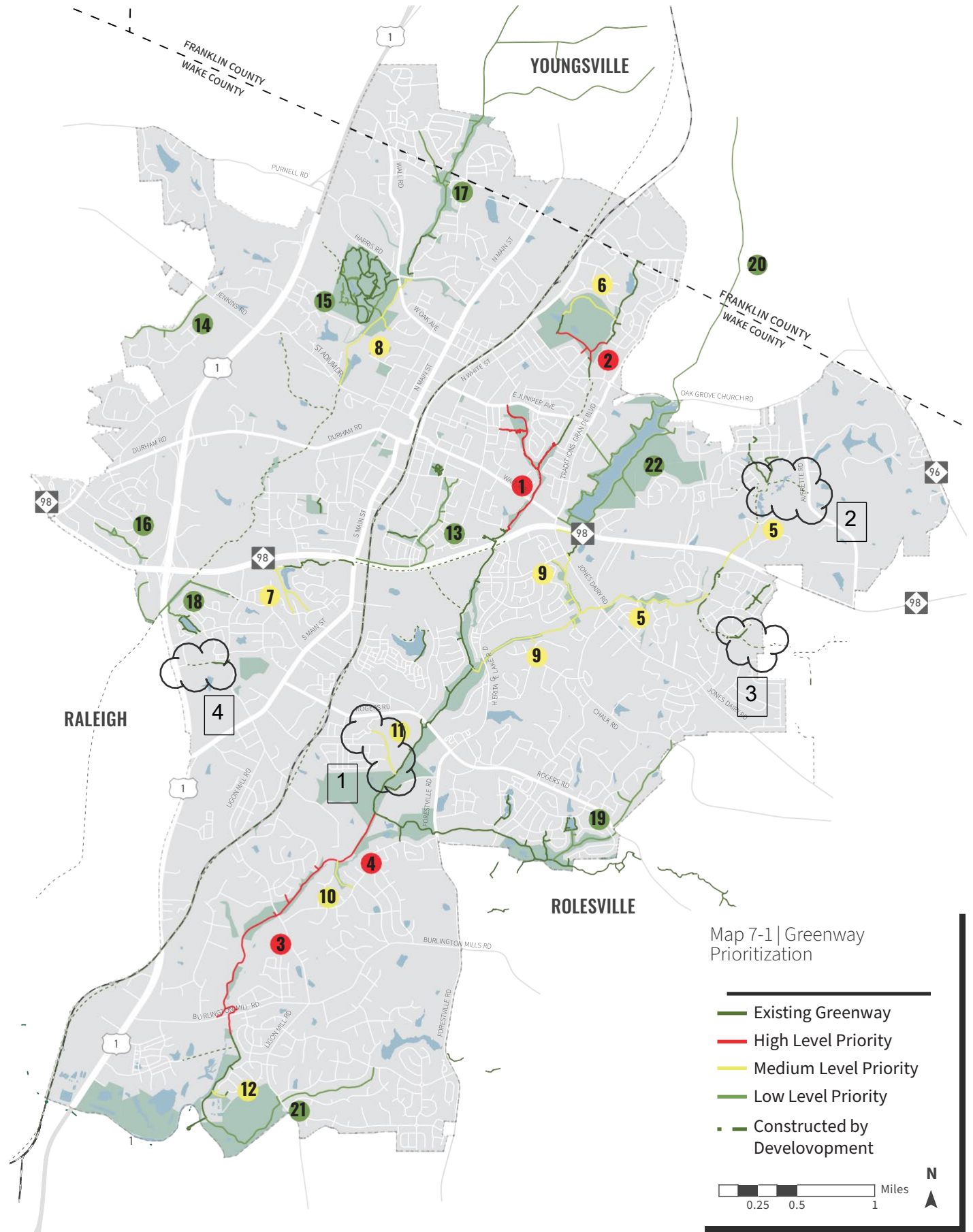


Table 6-1 | Roadway Recommendations

Name	Section	Classification	Start	End
Agora Drive	3A	Collector	US 1	Agora Drive Extension
Agora Drive Extension	3A	Collector - Proposed	Agora Drive	Ligon Mill Road Extension
Averette Road	3A	Minor Thoroughfare	Oak Grove Church Road	Hwy 98
Averette Road Extension	3A	Minor Thoroughfare - Proposed	N White Street	Oak Grove Church Road
Burlington Mills Road	4A	Major Thoroughfare	US 1	US 401
Caveness Farms Avenue	2A	Collector	US 1	Ligon Mill Road
Chalk Road	2A	Minor Thoroughfare	Rogers Road	Averette Road
Clear Springs Drive Extension	2A	Collector - Proposed	Chalk Road	Jones Dairy Road
Debarmore Street	2A	Collector	Thompson Mill Road	Durham Road
Deer Path	US 1 Service Road	Collector	Dolce Drive Extension	Purnell Road
Del Webb Manor Avenue Extension	2A	Collector - Proposed	Gilcrest Farm Road	Oak Church Road
Devon Square Boulevard	US 1 Service Road	Collector - Proposed	Stadium Drive	Holden Drive
Dolce Drive	US 1 Service Road	Collector	Sonata Street	Dolce Drive Extension
Dolce Drive Extension	US 1 Service Road	Collector - Proposed	Deer Path	Dolce Drive
Dolce Drive Extension	US 1 Service Road	Collector - Proposed	Dolce Drive	Holden Road
Durham Road	3A	Major Thoroughfare	US 1	N Wingate Street
Durham Road	4B	Boulevard	Thompson Mill Road	Durham Road
Durham Road	3A	Major Thoroughfare	Hwy 98	US 1
E Holding Avenue	2C	Collector	S White Street	S Franklin Street
E Holding Avenue	2A	Collector	S Main Street	S White Street
E Holding Avenue	2A	Collector - Proposed	W Holding Avenue	E Holding Avenue
E Juniper Avenue	2A	Collector	N White Street	N Allen Street
E Roosevelt Avenue	3A	Collector	Front Street	Wait Avenue
E South Avenue	2A	Collector	S Main Street	E Roosevelt Avenue

Name	Section	Classification	Start	End
Elm Avenue	2B	Collector	S White Street	S Franklin Street
Elm Avenue	2A	Collector	S Main Street	S White Street
Elm Avenue	2A	Collector	S Franklin Street	S Allen Street
Falcate Drive	2A	Collector	Galaxy Drive	Falcate Drive Extension
Falcate Drive Extension	2A	Collector - Proposed	Falcate Drive	Ligon Mill Road Extension
Forest Road	2A	Collector	Wake Drive	Future Road 05
Forestville Road	4A	Minor Thoroughfare	Rogers Road	US 401
Friendship Chapel Road	2A	Collector - Proposed	Friendship Chapel Road	Friendship Chapel Road
Friendship Chapel Road	3A	Collector	Jones Dairy Road	Friendship Chapel Road Extension
Friendship Chapel Road	2A	Collector	S Main Street	Friendship Chapel Extension
Front Street	2A	Collector	N Main Street	E Roosevelt Avenue
Future Road 03	2A	Collector - Proposed	Del Manor Avenue Extension	Hwy 96
Future Road 04	2A	Collector - Proposed	Height Lane	Forest Road
Future Road 05	2A	Collector - Proposed	Star Road	Future Road 05
Future Road 10	2A	Collector - Proposed	Hwy 98	Friendship Chapel Road
Galaxy Drive	US 1 Service Road	Collector	Hwy 98	Galaxy Drive Extension
Galaxy Drive Extension	US 1 Service Road	Collector - Proposed	Galaxy Drive	Ligon Mill Road Extension
Galaxy Drive Extension	US 1 Service Road	Collector - Proposed	Caveness Farm Road	Hwy 98
Gilcrest Farm Road	3A	Minor Thoroughfare	N White Street	Oak Grove Church Road
Gilcrest Farm Road Extension	2A	Minor Thoroughfare - Proposed	Gilcrest Farm Road	street terminus
Grandmark Street	2A	Collector	Rogers Road	Grandmark Street Extension
Grandmark Street Extension	2A	Collector - Proposed	Ligon Mill Road	Grandmark Street

Name	Section	Classification	Start	End
Hampton Way	US 1 Service Road	Collector	Wake Union Church Road	Durham Road
Harris Road	3A	Major Thoroughfare	US 1	N Main Street
Harris Road Extension	3A	Major Thoroughfare - Proposed	N Main Street	N White Street
Height Lane	2A	Collector	Star Road	Unicon Drive Extension
Heritage Lake Road	3A	Minor Thoroughfare	Hwy 98	Rogers Road
Heritage Lake Road	3A	Minor Thoroughfare	Hwy 98	Rogers Road
Hwy 96	4A	Major Thoroughfare	Oak Church Road	Hwy 98
Hwy 98	4A	Major Thoroughfare	Stone Park Drive	Hwy 96
Hwy 98	4B	Boulevard	Durham Road	Stone Park Drive
Hwy 98	4B	Boulevard	Durham Road	Stone Park Drive
Industry Oaks Lane	2A	Collector	Merritt Capital Drive	Unicon Drive
Jack Jones Road	2A	Collector	Averette Road	Hwy 96
Jenkins Road	2A	Minor Thoroughfare	Thompson Mill Road	US 1
Jones Dairy Road	4A	Major Thoroughfare	Hwy 98	Averette Road
Juniper Avenue	2A	Collector	N Allen Street	Traditions Grande Boulevard
Kearney Road	2A	Collector	Thompson Mill Road	Wake Union Church Road
Ligon Mill Road	3A	Major Thoroughfare	S Main Street	US 401
Ligon Mill Road	4A	Major Thoroughfare	S Main Street	Hwy 98
Ligon Mill Road Extension	4A	Major Thoroughfare - Proposed	Hwy 98	Stadium Drive
Lowes Avenue	3A	Collector	Galaxy Drive	Lowes Avenue Extension
Lowes Avenue Extension	3A	Collector - Proposed	Lowes Avenue	Ligon Mill Road Extension
Merritt Capital Drive	2A	Collector	Industry Oaks Lane	Ligon Mill Road
Monterey Bay Drive Extension	2A	Collector - Proposed	Gilcrest Farm Road	Del Manor Avenue Extension
N Allen Road	2C	Local	E Juniper Avenue	E Perry Avenue
N Main Street	4A	Major Thoroughfare	Harris Road	Younsgville Bypass
N Main Street	2D	Major Thoroughfare	North Avenue	W Oak Avenue
N Main Street	2A	Major Thoroughfare	W Oak Avenue	Harris Road

Name	Section	Classification	Start	End
N White Street	3A	Minor Thoroughfare	Royal Mill Avenue	Youngsville Bypass
N White Street	2C/3A	Collector	E Roosevelt Avenue	E Spring Street
N White Street	2A.1	Collector	E Spring Street	Royal Mill Avenue
N Wingate Street	2B	Collector	North Avenue	South Avenue
North Avenue	2C	Collector	N Wingate Street	N Main Street
North Park Drive Extension	US 1 Service Road	Collector - Proposed	North Park Drive	Common Oaks Drive
Northpark Drive	US 1 Service Road	Collector	Hwy 98	Northpark Drive Extension
Oak Grove Church Road	3A	Minor Thoroughfare	Gilcrest Farm Road	Hwy 96
One World Way	2A	Collector	Unicon Drive	Burlington Mills Road
Pompeii Place	2A	Collector - Proposed	Star Road Extension	Ligon Mill Road
Ponderosa Service Road	US 1 Service Road	Collector	Common Oaks Drive	Ponderosa Service Road Extension
Ponderosa Service Road Extension	US 1 Service Road	Collector - Proposed	Ponderosa Service Road	Durant Road
Purnell Road	2A	Major Thoroughfare	Thompson Mill Road	US 1
Retail Drive	3A	Collector	Durham Road	Hwy 98
Richland Hills Avenue	2A	Collector	Wall Road	Marbank Street
Rogers Branch Road	2A	Collector	Forestville Road	Rogers Road
Rogers Road	4A	Major Thoroughfare	Forestville Road	US 401
Rogers Road	5A	Major Thoroughfare	Heritage Branch Road	Forestville Road
Rogers Road	4A	Major Thoroughfare	Forestville Road	US 401
Rogers Road	5A	Major Thoroughfare	S Main Street	Heritage Branch Road
Royal Mill Avenue	3A	Major Thoroughfare	N White Street	Traditions Grande Boulevard
Royall Cotton Road	US 1 Service Road	Collector - Proposed	Caveness Farm Road	S Main Street
S Franklin Street	4A	Minor Thoroughfare	S Franklin Street Extension	Rogers Road
S Franklin Street	2D	Collector	Wait Avenue	Hwy 98
S Franklin Street Extension	4A	Minor Thoroughfare - Proposed	Hwy 98	Rogers Road
S Main Street	3A	Major Thoroughfare	Rogers Road	Hwy 98

Name	Section	Classification	Start	End
S Main Street	5A	Major Thoroughfare	US 1	Rogers Road
S Main Street	3A	Major Thoroughfare	Hwy 98	W Holding Avenue
S Main Street	2A	Major Thoroughfare	W Holding Avenue	South Avenue
S White Street	2B	Collector	E Jones Avenue	E Holding Avenue
S White Street	2C	Collector	Wait Avenue	E Jones Street
S White Street	2A	Collector	Wait Avenue	E Roosevelt Avenue
Shearon Farms Avenue	2A	Collector	Wadford Drive Extension	Shearon Farms Avenue Extension
Shearon Farms Avenue Extension	2A	Collector - Proposed	Shearon Farms Avenue	Burlington Mills Road
South Avenue	2B	Collector	S Wingate Street	S Main Street
Stadium Drive	3A	Major Thoroughfare	US 1	N Wingate Street
Star Road	US 1 Service Road	Collector	S Main Street	Star Road Extension
Star Road Extension	US 1 Service Road	Collector - Proposed	Star Road	Burlington Mills Road
Star Road Extension	US 1 Service Road	Collector - Proposed	Star Road	Wake Drive
Traditions Grande Boulevard	3A	Minor Thoroughfare	Hwy 98	Oak Grove Church Road
Unicon Drive	2A	Collector	Unicon Drive Extension	Industry Oaks Lane
Unicon Drive Extension	2A	Collector - Proposed	Heigh Lane	Unicon Drive
US 1	-	Freeway - Proposed	-	-
W Oak Avenue	2A	Collector	Harris Road	N Main Street
Wadford Drive Extension	US 1 Service Road	Collector - Proposed	Wadford Drive	Burlington Mills Road
Wait Avenue	3A	Collector	E Roosevelt Avenue	S Allen Road
Wait Avenue	3A	Collector	E Roosevelt Avenue	Traditions Grande Boulevard
Wait Avenue	3A	Collector	S Allen Road	Near Dunn Creek Greenway
Wake Drive	US 1 Service Road	Collector	S Main Street	Forest Road

Name	Section	Classification	Start	End
Wake Union Church Road	3A	Minor Thoroughfare	Durham Road	Wake Union Church Road Extension
Wake Union Church Road	US 1 Service Road	Collector	Wake Union Church Road Extension	Wake Union Church Road Extension
Wake Union Church Road Extension	US 1 Service Road	Collector - Proposed	Wake Union Chapel Road	Wake Union Chapel Road
Wake Union Road Extension	US 1 Service Road	Collector - Proposed	Wake Union Chapel Road	Purnell Road
Wall Road	2A	Minor Thoroughfare	Fish Stalling Service Road	Harris Road
Wallridge Drive	2A	Collector	Harris Road	Wall Road
Youngsville Bypass	3A	Major Thoroughfare - Proposed	Holden Road	Hwy 96

Table 6-2 | Roadway Grade Separations Along US 1

Intersection	Status	Type
Burlington Mills Road	Proposed	Interchange
Caveness Shoppes Drive	Proposed	Grade Separation
Durham Road	Existing	Interchange
Harris Road / Purnell Road	Proposed	Interchange
Height Lane / Montys Lane	Proposed	Grade Separation
Hwy 98	Existing	Interchange
S Main Street / Falls of Neuse Road	Proposed	Interchange
Stadium Drive / Jenkins Road	Proposed	Interchange

Table 6-3 | Railroad Grade Separations & Pedestrian Crossings

Intersection	Status	Type of Separation
E Cedar Avenue	Proposed	Pedestrian Crossing
E Holding Avenue	Proposed	Roadway Grade Separation
E Juniper Avenue	Proposed	Pedestrian Crossing
E Roosevelt Avenue	Existing	Roadway Grade Separation
Elm Avenue	Proposed	Pedestrian Crossing
Friendship Chapel Road	Proposed	Pedestrian Crossing
Harris Road Extension / Royal Mill Avenue	Proposed	Roadway Grade Separation
Height Lane	Proposed	Roadway Grade Separation
Hwy 98	Existing	Roadway Grade Separation
Ligon Mill Road	Proposed	Roadway Grade Separation
Rogers Road	Proposed	Roadway Grade Separation
US 1	Existing	Roadway Grade Separation

Table 7-2 | Greenway Prioritization

Prioritization Level - High	
1	Dunn Creek Phase 3
2	Dunn Creek Phase 4
3	Smith Creek Phase 2
4	Smith Creek Phase 3
Prioritization Level - Medium	
5	Austin Creek Greenway
6	Flaherty Park
7	Hwy 98 Greenway
8	Richland Creek Greenway <i>Stadium Drive to Harris Drive</i>
9	Smith Creek Greenway
10	Smith Creek Greenway Connector - Dansforth Subdivision
11	Smith Creek Greenway Connector - Heritage Middle School
12	Smith Creek Greenway Connector - Moss Creek Subdivision
Prioritization Level - Low	
13	Downtown Greenway
14	Horse Creek Greenway
15	Joyner Park
16	Plummer Park Greenway
17	Richland Creek Greenway <i>Olde Mill Stream to Greenway Terminus</i>
18	Richland Creek Greenway <i>South of Hwy 98 to Town Limits</i>
19	Sanford Creek Greenway
20	Smith Creek Greenway <i>North of Oak Grove Church Road to Greenway Terminus</i>
21	Tom's Creek Greenway
22	Wake Forest Reservoir

Roadway Cross-Sections

The following pages display the standardized roadway cross-sections that have been developed for the Wake Forest Comprehensive Transportation Plan. Dimensions provided with the cross-sections are based on element dimensions in the NCDOT Typical Cross Sections.

For guidance for determining roadway requirements, refer to the list of roadways by classifications.

Existing roadways not listed should at a minimum follow the 2A Two Undivided Cross-Section. New roadways not identified in the Future Roadway Network as part of the new development shall be determined by Town staff and the developer. The preferred details for each corridor should maximize the existing and proposed street network and bike and pedestrian networks.

Using the Cross-Sections

Each cross-section has standard and alternate dimensions. This allows Town staff the right to modify cross-sections as needed based on existing conditions or needs to the transportation network.

Right of Way

The proposed minimum right-of-way in the cross-sections in this document is the listed right-of-way if a roadway were to follow the standard dimensions for cross-section elements. The Town reserves the right to increase or decrease the minimum right-of-way required at the time of development from the listed right-of-way based on existing conditions or to accommodate alternate dimensions—the suggested right-of-way does not account for any required bike or pedestrian infrastructure beyond the standard sidewalk, or any alternate cross-section elements.

Travel Lanes

Standard dimensions for travel lanes are preferred by the Town. Narrower dimensions are only allowed if approved by Town staff. Existing wider lanes are allowed to remain.

Bike and Pedestrian Infrastructure

If Future Multi-Use Path Network Map or Future Bike Network Map indicate required improvements, roadways must use the alternate dimensions to meet the requirement. Town Staff reserves the right to require additional bike and pedestrian improvements on roadways not identified on the Future Multi-Use Path Network Map or Future Bicycle Network Map.

Sidewalks are standard for any new roadway and when improving existing roadways. Existing roadways in historically sensitive areas such as the Mill Village Overlay and Wake Forest Historic Districts areas may be evaluated at the time of development to determine if new sidewalks are appropriate.

Curb and Gutter

Curb and gutter is standard for any new roadway and when improving existing roadways. Existing roadways in historically sensitive areas such as the Mill Village and Wake Forest Historic Districts may be evaluated at the time of development to determine if curb and gutter is appropriate.

NCDOT Approval

Roads located along state-maintained roadways are subject to approval of NCDOT. NCDOT may require additional cross-section elements or right-of-way beyond the Town's minimum standards.

Alley
Minimum Easement: 22'



	Standard Dimensions	Alternate Dimensions
Travel Lane	20 feet	12-20 feet
Back of Pavement	1 foot	1 foot

1A - One Lane Undivided with One Sided Parking
Minimum R/W: 49'



	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Bike Lane	N/A	5-6 feet
Parking	6 feet - parallel parking	16 feet - 45 degree parking
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

2A - Two Lane Undivided
Minimum R/W: 55'



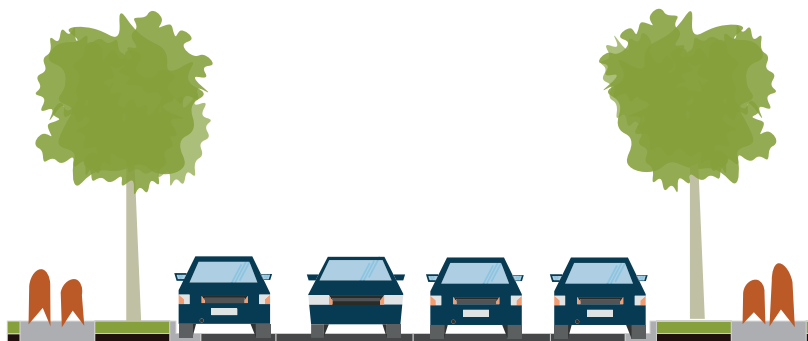
	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	N/A
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

2A.1 - Modified Two Lane Undivided
Minimum R/W: 52'



	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	N/A
Verge	6 feet	0-10 feet
Sidewalk	10 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

2B - Two Lane Undivided with Two Sided Parking
Minimum R/W: 67'



	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Bike Lane	N/A	5-6 feet
Parking	6 feet - parallel parking	16 feet - angled parking
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

2C - Two Lane Undivided with One Sided Parking
Minimum R/W: 61'



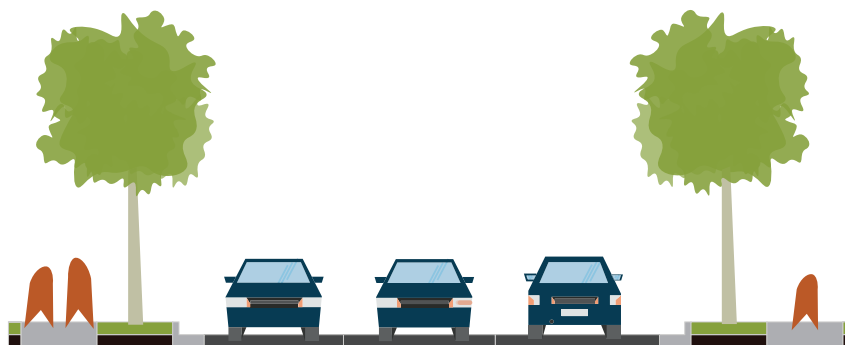
	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Bike Lane	N/A	5-6 feet
Parking	6 feet - parallel parking	16 feet - angled parking
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

2D - Two Lane Divided
Minimum R/W: 92'



	Standard Dimensions	Alternate Dimensions
Travel Lane	20 feet	10-14 feet
Planted Median	18 feet + 3 feet median curbing	18-23 feet
Bike Lane	N/A	5-6 feet
Parking	N/A	6 feet - parallel parking
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

3A - Three Lane Undivided
Minimum R/W: 67'



	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Center Turning Lane	12 feet	13-14 feet
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

4A - Four Lane Divided
Minimum R/W: 100'



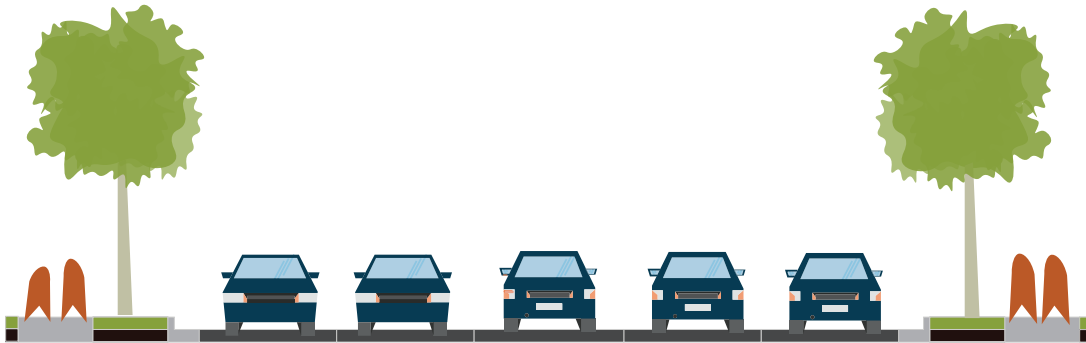
	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Planted Median	18 feet + 3 feet median curbing	18-23 feet + 3 feet median curbing
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot

4B - Four Lane Divided with Paved Shoulder
Minimum R/W: 77'



	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Planted Median	18 feet + 3 feet median curbing	18-23 feet + 3 feet median curbing
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Paved Shoulder	4 feet	4 feet

5A - Five Lane Undivided
Minimum R/W: 92'



	Standard Dimensions	Alternate Dimensions
Travel Lane	12 feet	10-14 feet
Center Turning Lane	12 feet	13-14 feet
Bike Lane	N/A	5-6 feet
Parking	N/A	N/A
Curb and Gutter	2.5 feet	2.5 feet
Verge	6 feet	0-10 feet
Sidewalk	6 feet	0-10 feet
Back of Sidewalk	1 foot	1 foot



Planning Board Agenda Item Report

Agenda Item No.: 2021-349-
Submitted by: Terry Savary
Submitting Department: Planning
Meeting Date: November 9, 2021

SUBJECT

Approval of 2022 Planning Board Meeting Schedule

Recommendation:

Item Summary:

ATTACHMENTS

- [2022 PB MeetingSchedule, 2021Nov.pdf](#)

**TOWN OF WAKE FOREST
PLANNING BOARD
2022 MEETING SCHEDULE**

Meetings are held on the 2nd Tuesday of the month at 6:00 p.m. in the Wake Forest Town Hall Board Room, 301 S. Brooks St., unless otherwise noted.

MONTH	MEETING DATE
January	January 11, 2022
February	February 1, 2022*
March	March 8, 2022
April	April 12, 2022
May	May 10, 2022
June	June 14, 2022
July	July 12, 2022
August	August 9, 2022
September	September 13, 2022
October	October 11, 2022
November	November 8, 2022
December	December 13, 2022

* Meeting will be held on **February 1, 2022 at 7:30 p.m.** on the 1st Tuesday of the month.