

SEAS

S O U T H E A S T A R E A S T U D Y

UPDATE

What: Joint Core Technical Team and Stakeholder Oversight Team Kickoff Meeting

When: Thursday, May 19, 2022
2 - 4 pm

Where: Zoom | <https://zoom.us/join>
Meeting ID: 968 9607 4165
Passcode: 890220
Phone: +1 301 715 8592

SEAS UPDATE CTT/SOT KICKOFF MEETING

Introduction

This document summarizes the Southeast Area Study (SEAS) Update kickoff meeting with the project’s Core Technical Team (CTT) and Stakeholder Oversight Team (SOT). This summary provides an overview of the meeting agenda, presentation, and discussion. It’s accompanied by a video recording of the meeting and a presentation that includes the results of the interactive polling. These items are found on the project website at: <https://seareastudyupdate.com/>

Summary

Introductions

The project team initiated the meeting by reviewing the agenda and explaining meeting logistics including the use of the online interactive polling tool, Mentimeter. The project team then established the purpose and intended outcome of the meeting, shown in the table below. Introductions began by highlighting the partnership between the Capital Area Metropolitan Planning Organization (CAMPO), the Upper Coastal Plain Rural Planning Organization (UCPRPO), and the North Carolina Department of Transportation (NCDOT) that is involved in the development of the SEAS Update. Following introductions of the project team, participants were asked to introduce themselves using the polling feature. The meeting had a total of 72 attendees. The full participant list is included as an attachment at the end of this document.

<i>Meeting Purpose</i>	<i>Meeting Outcome</i>
The objective of this meeting was to initiate the SEAS Update with both the Core Technical Team (CTT) and Stakeholder Oversight Team (SOT) members.	Members came away with a clear understanding of the 2017 SEAS, the purpose of the SEAS Update, and their role and responsibility in the planning process. Participants also initiated conversations about opportunities and challenges facing the Southeast Area.

Project Background

WHAT'S BEEN ACCOMPLISHED AND WHAT'S CHANGED

In the next section, the project team detailed the purpose of the study which is to integrate land use and transportation planning in an effort to accommodate existing and future travel needs through recommendations that will ultimately be included in the next Metropolitan Transportation Plan (MTP) update. The presenters then identified roadway improvement projects that have been accomplished since the 2017 SEAS. Meeting participants were then asked to identify completed and ongoing plans in their jurisdictions because these plans will inform the SEAS Update. The answers are displayed below. The presenter then demonstrated changes from 2017 by comparing the previous study area boundary to the new one which extends east of I-95.

Are there plans or projects that you have completed since 2017 or have underway?

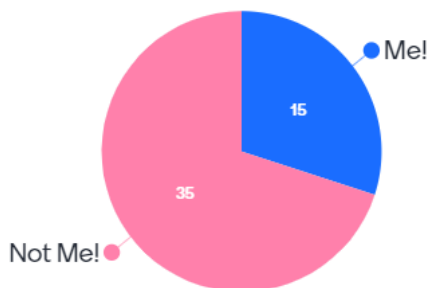
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|---|---|--|
| <ul style="list-style-type: none"> • 2020 Raleigh-Fayetteville passenger rail study, 2019 Commuter Corridor Study, R.E.D. Priority Bus Lanes Study • 2045 Growth Plan; Unified Development Code Update; Future I-42/NC 42 Small Area Plan; Downtown Master Plan Update • 3 small area plans - along 540 corridor (2022/2023) upcoming • Benson Exit 79 interchange and roundabout at Us 301 and Hwy 50 begins soon • BRT extension to Knightdale, BRT corridor to Garner, and the commuter rail to Clayton • CAMPO Northeast Area Study Update completed last year • Capital Boulevard North Corridor Study- City of Raleigh-goes to council this summer • Commuter rail technical study will be completed this summer • Completed Local Comprehensive Transportation Plan 2021. • County Wide Recreation Master Plan Update 2020 Neuse River Trail Feasibility Study (MST and ECG) Scheduled to complete June 2022 Johnston County Comprehensive Trail and Greenway Plan (Grant Applied For) • Development and opening of new Wake County Public Schools in/near the study area • Eastfield Crossing project (Exits 97 and 98 of I-95); Selma 2040 LUP • Four Oaks Under way • Garner - Character and Land Use elements update (2022 - upcoming) • Garner Forward - Comprehensive Land Use Plan & Transportation Plan Update; | <ul style="list-style-type: none"> Garner Transit Plan; Garner UDO Update • Garner Pedestrian Plan (underway) • Greater Triangle Commuter Rail impacts the SEAS area (Raleigh-Garner-Clayton portion) • Habitat Wake's Garner development • JCATS long range plan • JoCo Land use plan update • Johnston Co. Land Use Plan • Johnston County Neuse river trail Commuter rail Transportation plan concurrent with SEAS • Mobility Management Implementation Study underway • Neuse River Trail Feasibility Study • New UDO, New Comprehensive Land Use Plan, new Future Land Use Plan, Working on Transportation Study • New Unified Development Ordinance for the Town of Archer Lodge, Working on updates to Comprehensive Land Use Plan • Open space preservation via Triangle Land Conservancy (Marks Creek, Walnut Hill/Williamson Preserve and Smithfield/Johnston Co.) • Planning for Unified Development Code Update; Completed Comprehensive Land Use Plan • PLANWake Wake County Comprehensive Plan; Lower Swift Creek Area Plan (first of six area plans) • PLANWake; Lower Swift Creek Area Plan • Proposed Amendments to Wake County Voluntary Agricultural Districts Code Ordinance | <ul style="list-style-type: none"> • Public transportation-rapid bus or rail • Raleigh Community Climate Action Plan • Raleigh Southeast Special Study, in progress expected for Council review in July • Rapid Bus Extension Major Investment Study - Garner to Clayton is underway • Robeson County CTP - underway • Smithfield Ped Plan • Smithfield updated its comp plan and transportation plan using K-H. Data has already been sent. • Smithfield's transportation and land use plan was completed. • Southeast Special Area Study- City of Raleigh • Southern and Western BRT, Station Area Planning- Design Phase • The Town of Knightdale is underway with a Comprehensive Transportation Plan. Adoption is anticipated in early fall 2022. • TJCOG Land Use and Affordable Housing analysis done as part of the Greater Triangle Commuter Rail study. • Town of Benson Community Transportation Plan and Comprehensive land use plan • US 70 upgrade to Interstate I-42 • W-5704E and 80094 • Wake County Board of Education 7-year Capital Improvement Plan Update • Wake County Consolidated Open Space, Affordable Housing • Wake County Health Needs Assessment • Wake Transit Plan Update • White Oak Roundabout (Hebron Church/Ackerman roads) |
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SCHEDULE AND INVOLVEMENT

Next, the project team talked through the 15-month planning process and the project schedule, detailing what would occur during each phase of the study. The CTT and SOT members were then informed of their job descriptions, as defined in the table below. Participants were then asked to vote in a poll indicating their involvement in the SEAS in 2017, shown in the pie chart below. To close this section of the presentation, the project team explained the other parties involved in this process including the CAMPO Technical Coordinating Committee (TCC) and Executive Board, elected officials, local jurisdiction members, key community stakeholders, and the general public.

<i>SOT Job Description</i>	<i>CTT Job Description</i>
<ul style="list-style-type: none"> • Represent diverse community interests • Provide guidance and direction on substance • Provide input at key decision points • Participate at public events • Disseminate information through individual networks • Meet formally up to four times at key steps 	<ul style="list-style-type: none"> • Represent various planning entities and jurisdictions within the southeast area in the process and substance of the plan • Provide local insight and institutional knowledge on planning issues • Aid in engagement and communication • Plan liaison for agency staff, elected officials, and SOT • Meet formally up to seven times and informally throughout

How many of you participated in the 2017 SEAS?



Public Engagement Plan and Member Involvement

In the next section of the presentation, the project team discussed the engagement strategy for the SEAS Update which is broken up into three phases:

- Phase 1: *Discover*: Educate the public after a review of previous studies and data collection to seek input on vision, goals, and study area challenges
- Phase 2: *Involve*: Educate the public about Phase 1 public input, alternative options, and seek input on potential preferred/recommended alternatives
- Phase 3: *Consult*: Present final recommendations to the public for review and comment

The events and activities planned to occur during each of the phases are detailed in the Public Engagement Plan (PEP). The PEP also establishes engagement goals and performance measures to guide participation and outreach throughout the planning process. The project team then emphasized the importance of involving historically underrepresented communities in the process and asked attendees for resources to engage these communities. The members were then asked to provide any contacts for stakeholders that need to be active participants in this process. The answers provided to those two questions are below. The feedback received was used to inform the PEP.

What are some historically underrepresented neighborhoods/businesses/organizations in your area?

- Affordable Housing Advocates/Developers (DHIC/Raleigh-based)
- African American pop
- Agricultural areas. Sharing road with vehicles
- All chambers in the area map
- Are there especially large multifamily developments/complexes?
- Churches known for partnering to help spread the word, etc?
- Blind Disabled
- Brightleaf Fleamarket
- business in general
- CASA?
- child and elder care providers
- Community and senior services
- Community and Senior Services in Smithfield
- Commuters - both residents of the area that commute out daily (big percentage) and others who commute into area daily. When, where are how to engage so their input can be captured.
- Directors of the Wake Health and Human Services Regional Centers
- El Centro Hispano
- Focus housing near transit and walkable nodes
- Food Banks
- Friends of Johnston County Parks Johnston County Ag Ext
- Hispanic and Latino populations (we have 40%); incredibly low income residents
- Homeless shelters
- Johnston County NAACP
- latino/hispanic organizations
- Local developers
- Low Income Areas
- mobile homes
- Mobile homes, agriculture, POCs
- Most Southeast Raleigh neighborhoods
- Non-profit organizations that serve underrepresented communities
- Our engagement efforts in this area have been challenging because of large size of area and lack of central gathering places.
- People that don't have a vehicle
- People with disabilities such as being wheelchair bound
- Progressive Men's Club (Smithfield)
- Raleigh Regional Association of Realtors
- Rental tenants (vs. landowners/business owners)
- residents living in public housing and mobile home park communities; farmers of all operations types and scales
- Residents/business beyond the study area that regularly travel the study area and stand to benefit from improvements.
- Seasonal / migrant farm workers and their families.
- Selma has underserved neighborhood of Hispanic, Black as well as poor Whites who have both housing and transportation issues.
- Small business owners- especially businesses focused on serving ethnic communities. Gaining trust in these communities takes time.
- Students needing to get to Johnston Community College campuses and workforce development center
- Support existing walkable nodes and create more.
- there are no real public transportation options in our area
- There are places along the 96 and 39 corridors south of Downtown Zebulon
- Tier 1 areas of JoCo to be more complete answer
- Transit dependent
- Use Regional Centers and churches to access poor people. Let them tell you what the issues are.
- Wake Tech (potentially on the edge of the area) or other community colleges

What groups of people can you help bring into this process?

- Affordable Housing Advocates/Developers (DHIC/Raleigh based)
- Also have done some recent outreach to apartment complex managers in Garner - typically are also residents.
- Benson Chamber of Commerce
- Chambers of Commerce, Relators Associations
- Churches, Regional Centers, Oak City Cares, JCATS drivers/staff
- Construction Waste Landfill
- Contacts with large, private landowners
- County Soil & Water Conservation Districts; Wake County Public Housing; Capital Area Workforce Development
- Department of Health/Health and Human Services
- Downtown Garner Association
- Everyone - Planning Board, community, BOC
- Food Bank of Central NC
- Garner Economic Development Corporation
- Garner Senior Center & PRCR Advisory Committee
- Johnston Co. Health Dept
- Johnston County Airport - JNX
- Johnston-Lee-Harnett Community Action, Inc.
- Local Housing Authorities
- Local Planning Boards
- Local religious, social organization leaders
- Neighborhood Associations
- Neuse River Resource Recovery Facility
- New Garner Indoor Recreation Center is open - high traffic. Also Senior Center is a good resource
- Progressive Men's Club Smithfield
- JoCo NAACP
- Friends of JoCo parks
- JoCo Ag Ext
- Public Schools (have had success sending information / links to public surveys to schools and then the teachers distribute to students who give it to their parents)
- Raleigh Regional Association of Realtors
- Recreational Partners and Schools. Friends of Johnston County Parks
- SNAP
- SRTS
- Triangle Land Conservancy
- Truck route considerations to alleviate bin town truck traffic
- Wake County Reentry Council
- Wake County Schools
- Contacts for Springfield Baptist Church and a few others in the area who have been doing expansion/development work
- WIC

The project team ended this section by explaining the information sharing logistics with the CTT and SOT. Members were also told that their facilitation of engagement in this process would be accompanied by an Outreach Toolbox—to be added to the project website—that includes educational information and resources for public involvement.

Idea Gathering

The next portion of the meeting was an interactive activity intended to spur discussion and gather feedback about opportunities and challenges in the southeast area. The presenter first asked polling questions about what people most love about the study area and what opportunities this study can address. The answers to those questions are below.

What do you love most about the southeast area today?

- Affordability (although this is shifting, it's still more affordable than neighboring areas)
- Agriculture and open space still around
- As for Garner, it's got that small town feel but is still close to everything...
- BBQ
- Closely located to major industry and education centers
- Community, close to city with town feel
- Convenience and affordability & opportunities for growth.
- Diversity of people. Unique towns. Safe.
- Downtown breweries and cool small businesses.
- Easy access to highways
- Farm stands and agribusiness
- Funding
- Get plans in place before homes are built. Subdivisions account for future transportation rather than the other way around
- Getting everyone to work together.
- Good highway system, in spite of ongoing work on I40!
- Growing more and more diverse each day, walkable neighborhoods
- growing more and more diverse each day, walkable neighborhoods
- Growth and job opportunities
- I love the rural setting, the natural areas, and the simpler life. It is hard to watch it disappear one development at a time.
- I think you will find this season a volatile time to speak in some communities if your methods are not culturally sensitive and open to their real challenges.
- I-40 improvements.
- Improving access for all, not just people in cars
- Improving coordination between land use and transportation
- Inclusion and equity
- Increase in development/market activity associated with I-540
- JCATS expansion
- Keeping small towns compact and walkable. Preserving natural areas and agriculture. Increasing opportunities for trails and biking. Making it easier to travel between towns and getting from the metro areas to the small towns without a car
- Laid back lifestyle and friendliness of people overall
- Location, location, location
- Main Street communities- shopping, local restaurants, and events
- Mountain to sea trail and east coast greenway other greenways
- Neuse river
- Neuse River and trail, Williamson Preserve
- Neuse River Trail
- Open space & rural feel
- Opportunities for families to live work learn and play
- Our location
- People in JoCo
- Politics
- Proximity to Ocean
- Proximity to Triangle area
- Quiet country setting. Away from the big city, even though I drive into Raleigh daily.
- Rural landscapes and buying foods from local farms.
- rural/small town feel
- Shopping opportunities, new residential housing stock
- Small town feel, access to many amenities
- Small town feel
- Small town feel/community close to urban areas and activities
- small town feeling
- Still holds onto a small town feel for the most part, and a "neighborly" atmosphere, despite the growth
- That plans today to be implemented in the next ten years will not be sufficient - think bigger
- That rural roads can handle the volume of traffic from growth
- The diversity of places. Rural, urban, suburban
- The long time it takes to build and make improvements
- The people
- The rolling landscape, trees and agriculture, Natural areas, and trails. Beautiful backroads and charming and walkable downtowns
- Transition farm to market road network to better match current/future development patterns
- Transportation options
- Transportation, housing, jobs, education
- Variety of lifestyles
- Vision for next 20 years and beyond

What are some of the most important opportunities for this plan to address?

- Address tools available for us to help keep congestion off of the main arteries.
- addressing congestion
- Affordable housing near transit
- Aging in place & access to transportation services for senior citizens
- Attitudes against managed growth
- Better bike facilities
- Bike & Ped accommodation
- bike facilities
- Bus routes that don't require me to go downtown and then catch a connection, it kill so much time...
- Climate change
- Connectivity
- Continued improvements to transportation infrastructure.
- Coordination with all freight Railroads
- Economic Development opportunities and impacts of transportation decisions and prioritization
- Economic growth
- Equity in transportation decision making
- FUNDING!!!!
- How to support that diversity of land uses - where you can have urban areas and farm/ag areas
- How travel patterns and project needs may change after 540 is fully completed
- I think you need to identify where people need to access public assistance and communicate with human services to understand in which communities their clients and participants live. They can provide a lot information about these communities.
- Identifying grocery store locations would help flag food deserts
- Inclusive planning
- Increase public transit opportunities for those who need it most
- Keeping Johnston county residents working in Johnston County
- Land use and transportation connection
- land use planning that is supportive of transportation investment decisions and vice versa
- Maintain livability and diversity
- Multimodal access for Selma, Smithfield, Wilson Mills as the populations expand will definitely be needed
- Multi-modal transportation
- One day Neighborhood routes in Garner, right now it's hard to ride transit due to having to park and ride
- Ongoing funding for road improvements, behind the eight ball on addressing traffic congestions in rural areas. Horrible traffic on rural roads.
- Planning for transit services
- public transportation needs
- Public transportation needs in RURAL communities in the project area
- Reduced VMTs
- Road Conditions
- Smart growth
- the need for multimodal transportation, rather than focusing on automobile dependent uses
- The Tomato Map (2050 congestion, even after factoring in all of the new highway improvements)
- Traffic
- Transit oriented development
- Transit supportive land use
- Transit, housing affordability, and land use
- transportation alternatives that provide for health and well-being while giving opportunities for varied experiences
- walkability
- Walkability and connectivity

MAPPING ACTIVITY

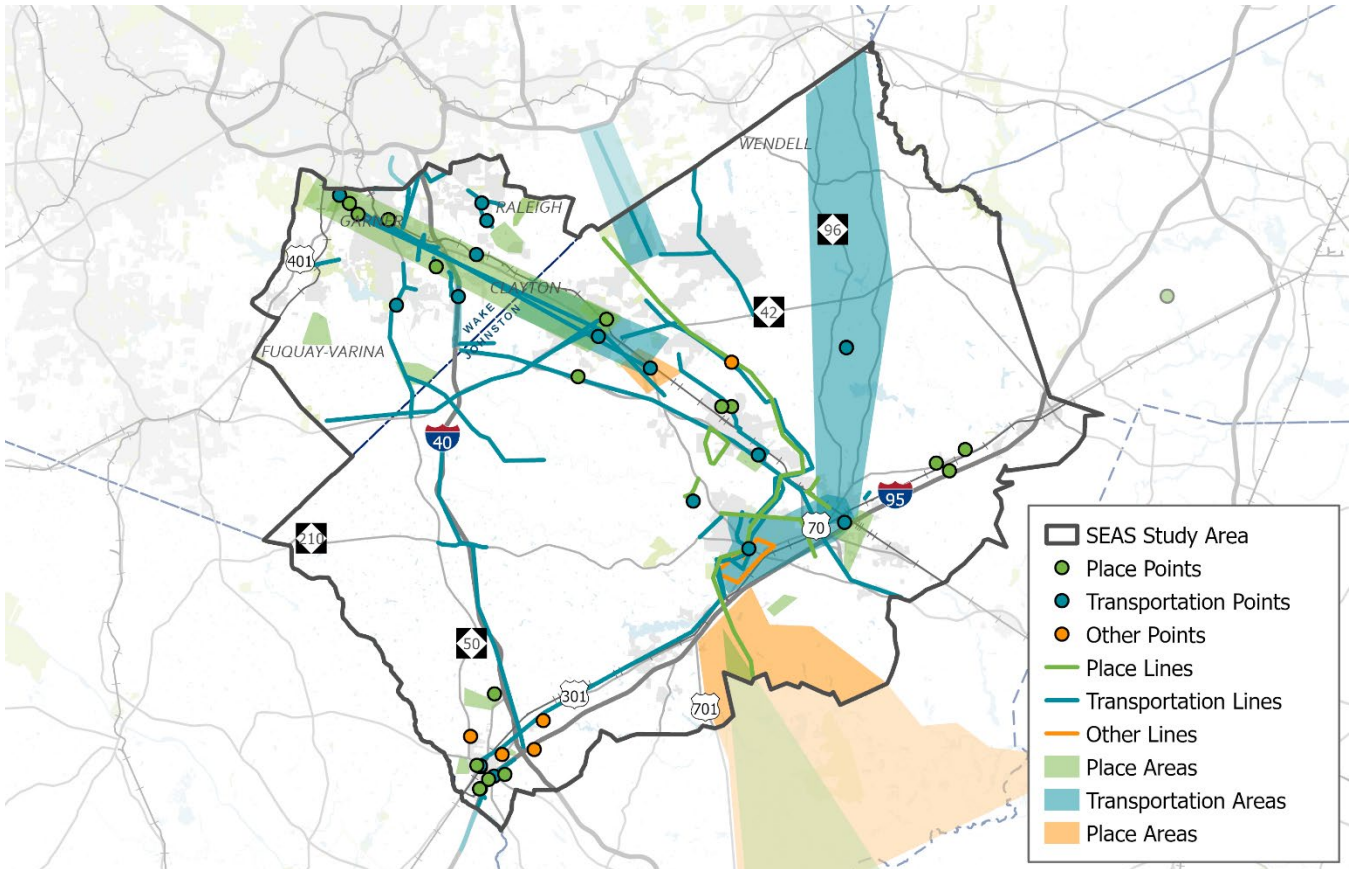
The next and final activity of the meeting was identifying needs and opportunities related to places, transportation, and any other ideas on an interactive online map. The mapping activity posed the questions below. The results of the activity are on the following page, both shown on a figure and summarized in a table.

Activity Instructions

<i>Places</i>	<i>Transportation</i>	<i>Other Ideas</i>
As the area grows, what would make the places better? Share your ideas about: <ul style="list-style-type: none"> • Places that reflect well on the community • Places that need to be improved • Places that need to be protected, maintained, or preserved 	As the area grows, what would improve how people travel? Share your ideas about: <ul style="list-style-type: none"> • Safety • Congestion • Transit • Bike/ped infrastructure 	What else should be considered in this plan? Share your ideas about: <ul style="list-style-type: none"> • Utilities • Schools • Economic development • Regional collaboration

Activity Results

The map below shows that needs and opportunities are mostly concentrated in the existing urban, or built, areas and along exiting roadways.



Places	Transportation	Other Ideas
<ul style="list-style-type: none"> Schools and their student capacity were marked Development sites were identified for industrial, residential, and commercial land uses Downtowns to be preserved and enhanced were denoted General development opportunities were drawn 	<ul style="list-style-type: none"> Areas of high traffic were highlighted Roadway and intersection improvement opportunities were noted Existing transit options and potential transit opportunities were identified Bike/ped improvements were marked 	<ul style="list-style-type: none"> Comments identified areas of preservation and economic development Schools at or above capacity were noted Sewer expansion in Benson was marked

Wrap Up and Next Steps

Following the interactive mapping and discussion, the project team wrapped up the presentation with a review of next steps which included launching the project website, initiating the State of the Region Report, and beginning Phase 1 engagement in July. The meeting concluded with the project team thanking the CTT and SOT members for their time and any closing remarks.

Attachment 1 | Attendance List

First Name	Last Name	Agency	SEAS Role
Julie	Maybee	Archer Lodge	CTT
Erin	Joseph	Benson	CTT
Jerry	Medlin	Benson	SOT
Kimberly	Pickett	Benson	CTT
Bonnie	Parker	CAMPO	Project Team
Shelby	Powell	CAMPO	Project Team
Alex	Rickard	CAMPO	Project Team
Brandon	Watson	CAMPO	Project Team
Crystal	Odum	CAMPO - MCC	CTT
Mike	Bruff	CAMPO - TRM	CTT
Anna	Stokes	CAMPO - Wake Transit	CTT
Porter	Casey	Clayton	SOT
Ben	Howell	Clayton	CTT
Dana	Wooten	Clayton Chamber of Commerce	SOT
Frances	Bisby	Community Partner Network of Raleigh	SOT
Pauline	Ketchum	Four Oaks	CTT
Kathy	Behringer	Garner	SOT
John	Hodges	Garner	CTT
Gaby	Lontos-Lawlor	Garner	CTT
Ken	Marshburn	Garner	SOT
Jeff	Triezenberg	Garner	CTT
Elmo	Vance	Garner	SOT
Lamara	Williams-Jones	Garner - Transit/Transportation Citizen Representative	SOT
David	Eatman	GoRaleigh	SOT
David	Walker	GoRaleigh	CTT
Will	Allen	GoTriangle	SOT
Jay	Heikes	GoTriangle	CTT
Sharon	Peterson	GoWake Access Transportation Advisory Board	CTT
Brian	Stoker	Grifols	SOT
Neal	Davis	JCATS	SOT
Butch	Lawter	Johnston County	SOT
Braston	Newton	Johnston County	CTT
Bonnie	White	Johnston County Association of Realtors	SOT
Adrian	O'Neal	Johnston County Parks, Greenways, and Open Space	SOT
Donna	Bailey-Taylor	Johnston County Visitors Bureau	SOT
Tina	Ray	Johnston-Lee-Harnett Community Action, Inc.	SOT
Samantha	Borges	Kimley-Horn	Project Team
Allison	Fluitt	Kimley-Horn	Project Team
Kristina	Whitfield	Kimley-Horn	Project Team
Andrew	Spiliotis	Knightdale	SOT
Neil	Perry	NCDOT Rail	SOT
Carlos	Moya	NCDOT TPD	CTT
Scott	Walston	NCDOT TPD	SOT
Jennifer	Collins	NCDOT-Div 4	CTT
Sam	Lawhorn	NCDOT-Div 4	CTT
Bob	Deaton	NCDOT-Div 5	CTT
Brandon	Jones	NCDOT-Div 5	SOT
David	Keilson	NCDOT-Div 5	CTT
Shaylah	Nunn Jones	NovoNordisk	SOT
Anne	Conlon	Raleigh	CTT
Chris	Golden	Raleigh	SOT
Paul	Kallam	Raleigh	SOT
Bynum	Walter	Raleigh	SOT
Joe	Milazzo	RTA	SOT

SEAS Southeast Area Study Update
 Joint CTT and SOT Kickoff Meeting Summary
 May 19, 2022

First Name	Last Name	Agency	SEAS Role
Randy	Cahoon-Tingle	Selma	CTT
Bruce	McKay	Selma	SOT
Michael	Scott	Smithfield	CTT
Stephen	Wensman	Smithfield	CTT
Matt	Day	TJCOG	SOT
Maureen	McGuinness	Triangle East Chamber	SOT
Brenna	Thompson	Triangle Land Conservancy	SOT
Kim	Johnson	Triangle Transportation Choices	SOT
James	Salmons	UCPRPO	CTT
Betty	Parker	Wake Co Schools	SOT
Tim	Gardiner	Wake County	CTT
Akul	Nishawala	Wake County	CTT
Terry	Nolan	Wake County	CTT
Sharon	Peterson	Wake County	CTT
Asa	Fleming	Wake County Planning Board	SOT
Danny	Kadis	Wake County Planning Board	SOT
Nathan	Spencer	Wake up Wake County	SOT
Wendy	Oldham	Wilson's Mills	CTT
Mike	Clark	Zebulon	SOT