



# Wake Forest Community Plan Update and Future Land Use Map

## Advisory Panel Meeting #1 (2f) - Summary

October 6, 2020 | 11:00-12:00 p.m. EST

On October 6, 2020 at 11:00 a.m. EST, the Town of Wake Forest and Houseal Lavigne's project consultant team hosted a virtual Advisory Panel Meeting for the Community Plan Update and Land Use Plan. The meeting included introductions to the plan development, a review of the scope of work and planning process, an overview of the project schedule and next steps, and a discussion of land use issues and opportunities. The following is a summary of feedback received from Advisory Panel members during the meeting.

### Housing

- Wake Forest is considered a bedroom community to Raleigh.
- There is a need for increased housing diversity and affordable options, which can be addressed in higher density residential development.
- While townhome and multifamily development is occurring within the Town, they are often not affordable.
- Zoning districts need to be updated to support higher density development.
- Vacant units within Downtown are not being leased or sold and are need of upgrades. Incentives should be created to bring buildings up to code and lease them out.
- Cary should be looked to as a good example of a live, work, and play community that has promoted housing stock growth. It offers high quality housing, job opportunities, and recreational amenities.

### Economic Development

- Wake Forest needs to establish an economic plan to define infrastructure needs, future land use, the direction of Downtown.
- Wake Forest needs to define what kind of community it wants to be economically (e.g. a medical or IT community), then focus on attracting those types of businesses.
- The decentralization of offices is occurring with COVID-19. As such, a hub and spoke system should be explored for office development.
- Tourism in Wake Forest should be leveraged to attract more people to the community.



*Community Plan Update*

## Transportation & Infrastructure

- Transportation is key in terms of high connectivity and getting people from place to place safely and efficiently.
- To keep up with rapid growth, long term planning of infrastructure is needed.
- Wake Forest is currently working with CenturyLink on implementing fiber infrastructure to support businesses growth and to prepare for future development—a good example of a public-private partnership.
- Traffic is inundating Wake Forest, similar to Apex.
- Congestion has slowed recent growth in a way that has prompted more high quality development.
- When Capital Boulevard opens for development, Wake Forest will become more accessible, resulting in rapid growth. The Town will need to be prepared for this and know where to divert growth to.

## Parks & Open Space

- Future development should consider environmental conservation and explore ways to maintain large sections of open space.
- Percentage parks and open space allocations should be required in redevelopment (e.g. 15% of site area).
- Increased connectivity to parks is needed.

## Growth Area

- As Wake Forest's extraterritorial jurisdiction (ETJ) is small in scale, it should look to partner with Franklin County for future growth.