

N.C. 98 (Durham Road) Improvements

N.C. 98 (Durham Road) July 2017 Public Meeting Summary

August 25, 2017

Project Description

The Town of Wake Forest and North Carolina Department of Transportation (NCDOT) proposes to widen N.C. 98 (Durham Road) from Retail Drive to Tyler Run Drive to a 3-lane cross section with curb and gutter, approximately 1.4 miles, in Wake Forest, Wake County. The purpose of the project is to improve traffic flow and safety while accommodating multimodal transportation users along the corridor. This project is processed as a Locally Administered Programs Project (LAPP).

Notification Postcards:

Planning Communities sent postcards to approximately 160 residents and property owners in the project area on July 7, 2017 based on research by NCDOT and incorporating input and stakeholder contacts provided by the Town of Wake Forest. A copy of the postcard is attached to this memo (**Attachment 1**). The postcard included a summary and the purpose of the proposed improvements. Through postcards, interested residents of the Town of Wake Forest were also invited to submit their written comments until August 18, 2017.

Meeting Overview

A public meeting was held for the proposed improvements to N.C. 98 (Durham Road) from 4:00 – 6:00 p.m. on July 18, 2017 at Wake Forest Town Hall, 301 S. Brooks Street in the Town of Wake Forest.

The public meeting was a hands-on workshop that allowed the community to review project information and provide input regarding the proposed improvements (**Attachment 2**). There were 57 individuals in attendance at the public workshop. The sign-in sheets for residents and property owners are attached to this memo (**Attachment 3**). Attendees were provided with more information about the project and its necessities and impacts on the project study area. Attendees were asked to review project maps and displays, talk to project team members, and provide input about the project by submitting their comments at the workshop or sending by mail. The written comments were combined and are summarized in the following sections.

Written Comments

15 comments were received at the public meeting and 5 were received by email following the meeting. Comments were categorized and addressed a range of topics: Traffic/Capacity (7); Safety/Intersections (4); Business Impacts (1); Residential Impacts (3); Walking (7); Social Cohesion and Historic and Scenic Values (9); and other (6). Comments received at the public meeting and later by mail are highlighted below and provided in full in **Attachment 4 and 5**.

PRIMARY RESPONSE ISSUE	HIGHLIGHTS OF WRITTEN COMMENTS
Traffic/Capacity	<ul style="list-style-type: none"> - Please do NOT destroy the only pleasant drive into Wake Forest. That stretch of road is pretty and I have never experienced any great amount of traffic - and I travel the road several times a week. - Consider adding a left turn lane on Durham Rd for those turning onto Tyler Run. Cars begin to speed up heading west on Durham Rd going down the hill and are sometimes surprised with a car stopped in the west bound lane waiting to turn on Tyler Run. - I drive this road every day and it is extremely unusual to see any type of delay except for rare occasions such as stopped garbage trucks or school buses. - Adding a turn lane will undoubtedly make the area more attractive for redevelopment. One such recent redevelopment resulted in the building of a cul -de-sac " subdivision" and it is clearly unsympathetic to the adjacent residences. Furthermore, any type of redevelopment would surely result in an increase in traffic. East bound traffic will create additional congestion throughout the historic district and downtown area. This type of congestion was to be avoided through the creation of the NC 98 Bypass. - It looks like once the project is complete there will be 6-ft of road, curb & gutter, sidewalk & bike trail plus additional ROW that will have to remain cleared. Right now there is about 24 feet of pavement so this project is a significant change and has the potential really change the approach to our town. This project should be redesigned for minimal visual impact. This cannot be undone so I request the town proceed very cautiously with this design. The bypass should alleviate the need for this sort of project. - I do not believe the current volume of traffic (7800 ADT, according to 2015 NCDOT figures) warrants an expansion of the roadway to 3-lanes... Other principal entrances to the town with similar vehicle volume, such as North Main St., ... and South Main St., are two lane roads.

	<ul style="list-style-type: none"> - Our family has lived on Durham Road since the early 1930's. We have been able to observe the changing traffic patterns over the past decades. Our family has extended the right-of-way for the Town of Wake Forest onto our land in order to protect the mature trees along Durham Road when an extension of the walkway was installed to connect Durham Road and Tyler Run. Since the completion of the N.C 98 Bypass, the automobile traffic pattern has somewhat decreased but remains constant. During typical rush-hour times the traffic flow will at times get busy but is not of a consistent occurrence. In our opinion the volume does not require to operate the proposed section as a 3-lane street. We still see a lot of trucks operated by Delta Gypsum, which use Durham Road as a shortcut to reach U.S. 1 and or continue on N.C. 98 westbound.
<p>Safety/ Intersections</p>	<ul style="list-style-type: none"> - I like a multiuse lane; safe travel for bicycles is needed. I like widening; would consider to have median with selected turning points as opposed to center turn lane both for visual impact and for speed control. - ... Plan does not show proposed locations of crosswalks. - Looking forward to this project - excited for the connections. - Instead of having a sidewalk on one side and an asphalt multiuse purpose path on the other side (which includes bicyclists speed restrictions), please consider a sidewalk on one side with road widening on each side specifically for bicyclists. I included pictures to indicate this concept/ method. This ensures DOT maintenance of the road without the burden of Wake Forest residence managing a multi-purpose path that does not serve its intended purpose. With bicyclist speed restrictions for the multi-purpose path, most cyclists will be required to utilize the road which will not be wide enough to accommodate a car and cyclist(s) at the same time. With the existing proposed method (multi-purpose path), bicyclists safety will be compromised when they are forced to utilize the road (as is currently planned). Utilizing a concept of road widening with cycle pathways on the road without the middle turn lane, all community members will be served with the intended purposes of the project. Walking can still be accomplished on the sidewalk on one side of the road thus all pedestrian traffic will be served. A cost savings may be realized and additional widening of the road past Tyler Run may be accomplished thus creating further road safety and enhanced access for all community members.
<p>Business Impacts</p>	<ul style="list-style-type: none"> - I am working with a committee to help St. John's Episcopal construct a new sign. We will need to apply for a zoning change to have a sign large enough to serve our purposes. Basically, we need to know, when specific

	<p>and definite plans are developed, how our project - placement, height, etc. will be impacted.</p>
<p>Residential Impacts</p>	<ul style="list-style-type: none"> - If the road is widened to have center lane, and ditch filled in, too much land will be taken away from yards on north side. Even if both the same distance behind curb would be about the same with or without a sidewalk, the yards would look better with just grass behind the curb rather than a sidewalk. I am opposed to widening in order to get a center turn lane all the way down. Perhaps extend the center turn lane to the subdivision on the north. - With the current plans we are loosing a lot of our front yard and our trees (noise buffer) and our circle drive. Will there be plans to plant cypress trees to give some homes privacy from the multiuse trail? We would appreciate talking to someone regarding how much of our yard we are losing and since we have young children we are also concerned about privacy. - ... please consider placing all power lines on 98 underground including the area east of the widened road into town. The power lines are too close to the highway, plus storms create hazards. If they were underground it would ultimately save the town lots of money - I know of people who have swerved and hit those poles.
<p>Walking</p>	<ul style="list-style-type: none"> - Unfortunately, a high percentage of the automobile drivers do not adhere to the posted speeds. After completion of the walkway we did notice an increase of local pedestrian traffic between Durham Road (#421) and Tyler Run. While driving between the two locations we do occasionally observe people walking alongside the road. Most of the times the few pedestrians have to walk on the inadequately maintained curbs on both sides of the road to avoid automobile traffic. - I question the need for the installation of a greenway trail on one side of the road and a sidewalk along the other. The existing sidewalk, which begins east of downtown and terminates at Tyler Run, routinely accommodates both walkers, joggers and at times bicyclists. Instead, of installing both, why not consider creating a wider path below the existing sidewalk, which could easily and safely accommodate both greenway and sidewalk functions? Doing so would eliminate the need to further widen the north side of the roadway and thus reduce the visual impact the expansion would create. Furthermore, I feel this approach would eliminate the costly and disruptive Right-of-Way acquisitions; reduce the project cost; reduce the need for one of the crossings, and eliminate substantial future maintenance costs.

	<ul style="list-style-type: none"> - We believe it would benefit the community to have Retail Drive and Tyler Run connected with a walkway in order to provide a safe pedestrian traffic flow. - If it is possible to conserve the lawns/shoulder on the north side of Durham Rd., I do not see a need for sidewalks on both sides of the road. - Please consider a safe crosswalk from the north side of 98 where the sidewalk begins to the south side where someone coming into town from the west must get on the path which crosses Richland Creek. Keep the path near 98 to cross the creek. - This is MUCH, MUCH too much widening of the road corridor. 1. A single sidewalk on the south side is preferable to sidewalks on both sides. 2. The 5' grass between curb and sidewalk is too much. It should be 2.5' or 3'. 3. The 10' multi-use sidewalk is too wide. It only needs to be 5' or 6'. This is sufficient for the occasional walkers and occasional bikers to pass. 4. On the north side, there is a bank all the way. - 855 and 815 lots are above grade. The frontage of these two lots is 300 feet. If a retaining wall is put in place, several nice hardwood trees will be saved. It would be our very strong preference for a retaining wall to be installed, similar to the one at Crenshaw Hall. This above action will retard pedestrian from trespassing and will also reduce the litter load. Please consider retaining wall vs. slope.
<p>Impacts on Social Cohesion and Historic/Scenic Assets</p>	<ul style="list-style-type: none"> - I urge you to revisit the Community Plan. During public planning charrettes, citizens of Wake Forest collaborated with town staff and outside consultants to identify and create a vision for the town. Repeatedly, residents identified the town's historic character among its most valuable attributes. The town's past isn't just a story; it is part of what continues to make it appealing to residents, businesses and visitors alike. Our unique character therefore should be part of the equation in deciding what is built or altered as our town continues to grow. - During the upcoming "Alternatives Development" phase of this project I ask you to share with NCDOT and Summit Engineering our Wake Forest Community Plan, which states that "exceptional locations, views and vistas in the town should receive exceptional treatment and/or protection in design and development," (page 175, Summary of Policies for Community Character). I cannot think of a local vista more exceptional than that of the rolling, wooded approach to the Old Campus along Durham Road. If Durham Road does not merit "<i>exceptional treatment in design,</i>" than what does? There are examples statewide of projects where NCDOT designed roadway improvements with special consideration to the character and

context of the surrounding community. I hope that this approach can be used here in Wake Forest.

- Historically, this tree lined, one-family residential section of Durham Road served as one of the main entrances into town and made for an attractive transition from the commercial district to the residential and historic center of town.
- The US 1A, South Main Street corridor into town serves as a reminder of how projects of this nature can have a negative impact on the overall character of an established or historic neighborhood. I am concerned the proposed road improvements could eventually render Durham Road to a similar fate. Significant changes to a neighborhood's appearance can erode the sense of connection residents feel to their immediate surroundings. Once residents begin to lose their sense of place; that sense of belonging, their sense of caring about that physical place is also lost. Studies have shown that one of the most important economic factors for a community's survival is its distinctiveness; it's sense of place. Better roads, greenway trails and sidewalks all have their place in contributing to these qualities. Ideally their implementation avoids undermining existing valuable assets which make their physical surroundings worth caring about and develop a sense of belonging. That belonging, that sense of place, crates civic pride, which in turn builds quality of life.
- The proposed plans would completely alter the character of the road as the combined dimensions for the additional features will require the existing roadway be expanded to the same width as it currently is along the commercial district and US 1, intersection. This, by the way, was not easy to determine, particularly if one is inexperienced at reading planning documents. Therefore, I fear the scope of the project may have been misunderstood by many in attendance. I realize the nature of the work differs from the existing commercial district. However, the plans implementation will require the clearing of a huge swath of trees and vegetation. This change alone, will substantially change the overall appearance of the area.
- I am very concerned that the Durham Road project, as it is currently proposed, will irreparably alter the scenic character of this road, which is one of the historic gateways to our community, and the best preserved and most picturesque. The widening of the road from its current 22-feet of pavement to 65-feet of roadway, curb and gutter, separate bike and pedestrian lanes, plus additional right of way, could radically alter the appearance of this approach by converting it to a suburban-style

	<p>thoroughfare. The addition of a center turning lane may threaten the long term survival of the residential character of the road, many of which are one-acre lots. The Magnolia Woods townhouse community on Durham Road offers a glimpse of the density that is likely to result if a turn lane is added. We all recall how South Main Street changed after it was improved. Once that road was expanded, the homes along it became less desirable, and now the corridor has almost entirely yielded to commercial development.</p> <ul style="list-style-type: none"> - We are destroying all that has made Wake Forest unique and a special place to live and visit. The Iconic Durham Road entrance to Wake Forest with the tall forest on either side as it winds down the hill and then back up in its approach is scenic and historic. I realize these plans are years in the making and individual opinions often lose out to expediency for the sake of growth and because of government agencies. I would hope public comment in opposition to hindering this entrance to Wake Forest with large cut backs and cut downs would have some weight. I can't help but think ...well, there goes "Wake Forest". I would comment please don't do it, consider what we have left. We won't get back the very features that make Wake Forest A sanctuary in our environment. - AS a local resident, I strongly object to the proposal to widen Durham Road from Retail Drive to Tyler Run Drive. This section of the road is currently one of the most scenic and attractive entrances to the historic section of Wake Forest. - I believe the proposed project is unnecessary and would be harmful to the beauty and character of historic Wake Forest.
<p>Other</p>	<ul style="list-style-type: none"> - Instead of considering a 3-lane street, which will impact an established neighborhood and promote even more traffic to pass through Wake Forest despite the N.C. 98 Bypass, we would like to suggest a few items to enhance safety and traffic flow: [1] Connection of walkway between Retail Drive and Tyler Run, [2] Install more street lights to increase visibility. The current lights are inadequate and cause some dangerous areas for all involved while driving and walking at night. [3] Reduce the current posted speed from 35 mph to 25 mph [4] Install a "roundabout" on intersection Tyler Run and N.C. 98 and Retail Drive and N.C. 98 in order to slow traffic to improve safety. - NO multiuse path passed Capital into town. Possible median placed in various locations with trees - sued for "the look" & traffic 'calming'. Not really happy about 3 lanes. Loss of trees!! - At 815 Durham Road, I would like to see a retaining wall at the path rather

than sloping the lot.

- Looks great - glad to see the improvements!
- Excellent project, not only in a theoretical sense but also in the details and how it will be executed.
- I thought the meeting was very informative & beneficial. The Summit representatives prepared good materials and were very good at explaining the proposed plans and answering questions. One suggestion might be to have a specific time for the primary spokesman to provide an overview and allow the entire audience to ask questions and hear the answers. Overall I was very impressed with the process. Well Done!

Attachments:

- 1 Notification Postcard
- 2 Public Meeting handout
- 3 Sign-in sheets
- 4 Comments Received at the Public Meeting
- 5 Comments Received after the Public Meeting

Attachment 1: Notification Post Card

N.C. 98 (Durham Road) Improvements

From Retail Drive to Tyler Run Drive

The Town of Wake Forest will hold a public meeting regarding a NCDOT Locally Administrated Program Project (LAPP) proposing the widening of N.C. 98 (Durham Road) from Retail Drive to Tyler Run Drive to a 3-lane cross section with curb and gutter, approximately 1.4 miles, in Wake Forest, Wake County. The project will also provide pedestrian facilities, intersection improvements for pedestrian crossings, and a greenway trail crossing Richland Creek. The project's objective is to improve traffic flow and safety along the corridor and accommodate multimodal transportation users.

The purpose of the public meeting is to provide the public with information about the development of the project. Participants will review informational displays and provide feedback on community resources and usage of the corridor. There will not be a formal presentation during the public meeting. This meeting will have an open house format, so area residents may drop by any time between 4 and 6 p.m. to ask questions and provide feedback regarding the proposed improvements to Durham Road.

Written comments may be submitted at the meeting or by mail until August 18, 2017.



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The Town of Wake Forest will provide auxiliary aids and services under the Americans with Disabilities Act for disabled persons who want to participate in this workshop. Anyone requiring special services should contact Mickey Rochelle at 919-435-9455 or Mrochelle@wakeforestnc.gov as early as possible so that arrangements can be made prior to the public meeting.

Aquellas personas que hablan español y no hablan inglés, o tienen limitaciones para leer, hablar o entender inglés, podrían recibir servicios de interpretación si los solicitan antes de la reunión llamando al 919-985-7001.



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Town of Wake Forest
c/o Planning Communities, LLC
Attn: Alyssa Randall
4700 Homewood Court, Building II, Suite 310
Raleigh, North Carolina 27609

Join us for a Public Meeting!

Public Meeting

July 18, 2017

Tuesday

4:00 – 6:00 PM

Ground Floor Meeting Room
Wake Forest Town Hall, 301 S. Brooks St.

For additional information, contact:

Daryl Vreeland, EI, AICP

Transportation Planning Manager

301 South Brooks Street

Wake Forest, NC 27587-2901

Phone: 919-435-9512

Email: dvreeland@wakeforestnc.gov

Attachment 2: Public Meeting Handout

N.C. 98 (Durham Road) Improvements

From Retail Drive to Tyler Run Drive



Public Meeting

July 18, 2017

Welcome to the Public Meeting

Welcome and thank you for attending today's meeting! This meeting is being held to share information about this proposed widening project and obtain input from the public on the project.

How to participate in today's meeting

- 1 Sign in and collect materials at the sign-in table
- 2 Review project maps and displays and speak with project team members
- 3 Provide input by submitting a comment form tonight or by mail by August 18, 2017

About the project

The Town of Wake Forest and NCDOT proposes to widen N.C. 98 (Durham Road) from Retail Drive to Tyler Run Drive to a 3-lane cross section with curb and gutter, approximately 1.4 miles in Wake Forest, Wake County. The project will also provide pedestrian facilities, intersection improvements for pedestrian crossings, and a greenway trail crossing Richland Creek. The project's objective is to improve traffic flow and safety along the corridor and accommodate multimodal transportation users.

The project team is currently conducting planning and environmental studies to evaluate alternatives for widening the roadway. Additional project and study information is contained in this handout and provided in the displays and mapping at today's meeting.

Input

Public involvement is an important part of the planning process and your participation and feedback is encouraged. Public input will be used to identify community resources in the project vicinity, evaluate issues and needs to be addressed, develop project alternatives and design concepts, and analyze potential social, environmental, and economic impacts. Comments received on or before **August 18, 2017** will be considered in the planning, design and environmental review of the proposed project.

Thank you for participating in today's meeting and providing your feedback!

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 Town of Wake Forest should contact the office of [Mickey Rochelle](#), ADA Coordinator, 317 S. Brooks St., 919-435-9455, as soon as possible but no later than 48 hours before the scheduled event.

Aquellas personas que hablan español y no hablan inglés, o tienen limitaciones para leer, hablar o entender inglés, podrían recibir

Planning Process

The proposed project is following a process outlined by the National Environmental Policy Act (NEPA). This law requires federally funded projects to consider the environmental effects of the proposed action(s). An environmental document called a Categorical Exclusion (CE) will be prepared for this project.

Key Steps in the Planning Process

- Fieldwork/Data Gathering
- Public Meetings
- Alternatives Development
- Evaluation of Impacts
- Draft and Final Categorical Exclusion (CE)

Field Work

You can expect to see different representatives of the project team visit the project area. In fact, you may already have noticed biologists, environmental scientists, engineers, planners, surveyors, architectural historians, or archaeologists surveying the area.

The project team is collecting information on: community facilities, natural resources, cultural and historic resources, air quality, noise, traffic and safety.



Project Schedule

Environmental and engineering studies are currently underway. The current schedule for the project is provided below. These dates are tentative and are subject to change.

Anticipated Project Timeline	
Public Meeting	July 2017 We are here!
Environmental Document	Spring 2018
Begin Right-of-Way Acquisition	Summer 2018
Start of Construction	Summer 2020

Questions/Comments

If you have additional comments, concerns, or questions following tonight's meeting, please contact one of the following team members:

Eric Keravuori, EI, AICP
Town of Wake Forest
301 South Brooks Street
Wake Forest, NC 27587
ekeravuori@wakeforestnc.gov
(919) 435-9441

Alyssa Randall
4700 Homewood Court, Suite 310
Raleigh, NC 27609
arandall@planningcommunities.com
(919) 803-6986



Attachment 3: Sign-in sheets

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Name	Dept./Title	Phone	Email
Suzanne Spokine		919-556-5987	setsKine@twe.com
Hay Delle			15NEIFBAG@YAHOO.COM
Sarah Wall		919-389-8230	almsfour@gmail.com
Jenni Arthur	St. John's Epis. Rep.	919-556-4785	janthur1@nc.rr.com
Tim Quigg		919-556-4094	QUIGG@CS.UNC.EDU
Katya Quigg		919-556-4094	KWQuigg@gmail.com
LEE DARLING		919-556-0647	
Todd & Kristine Pelzer	Richland Dr. Residents	919-646-0705	tkrp@mindspring.com
WELISSA RONSO	98 RESIDENT	919 745 9653	melissar@nc.rr.com
Michelle & Terry Raineri	Durham Resident	919 339 7202	mkr27587@gmail.com
Brooke Powers	Resident	919.632.0760	brookej.powers@gmail.com
Caroline Folsch	Durham Rd Resident	919 426 7736	folschc@gmail.com
Crack Johnson	Resident	919 426 1646	Crack Johnson@music@wakei.com
Rick & Alison Carraro	Durham Rd Resident	919-476-8113	AmericaTax@gmail.com
Steve Shapiro		919 630 8099	
Ray Watson	Resident	919-418-4715	NRWJR@mindspring.com

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Name	Dept./Title	Phone	Email
ARDEN W. WYNN THOLLS		919-268-9440	ARDTH@msn.com
PAMELA STEVENS		650/575-4050	pamela.stevens@yohav.com
Cherie + LARRY Lindsey		919-219-1469	
Elken Turco		919-556-5336	
Lynnda Bentschung	Member of 98 Resident	919-263-8578	
Chloe B. Pollock	Planning Board	313-457-4712 919-268	
Thad Juszcak		919-746-7401	mmn@212@yqhoor.com
TOM RUKA		919-435-8534	JK40984@gmail.com
Matt Nunnal		919-554-3288	Reid.Calhoun@gmail.com
JACKIE TAGMA		919-368-2797	johndjgon@bajo.usa.com
Reid Calhoun		919-554-9407	williamscaid7500@gmail.com
John D. Lyon		919-622-2664	
Juliane Holckstien		919-971-9444	
Bill + Carol Williams			
ED + SARINA GARY			
PAUL HUTCHESON	SEBTS	919-761-2200	
DAVID BROWN		919-272-3808	DBROWN@BU.COM

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Name	Dept./Title	Phone	Email
Candace R. Davis	Administration	919.435.9513	cdavis@wakeforestnc.gov
Phil Begany	R/E Broker	919.302-7304	phil.begany@latpurser.com
Vance Wilson		703.895-1660	Dolphini@Yahoo.com
Siz Dwooskin		919.554-9250	DECK 741 @ AOL.COM
Danielle Vaughan		757.577-9124	denillesmlick@gmail.com
Helen Holt		919.556-1758	hwholth@earthlink.net
Uma Jones	Mayor	-	
Jeff Patterson		757.289.7006	Jeffrey.Patterson@icf.com
Diana Hurler King		919.605-9744	dianahurler@yahoocom
Cheryl Sweitzer		919.426-7781	CSWEITZER454@gmail.com
Holly Miller	Engineering	919.435-9W3	hmiller@wakeforestnc.gov
BH & Peg Powell		919.556-0810	cattail.branch@gmail.com
Shirley V. ...		919.556-0314	Whitehead@bc.rr.com
WJC Matheny		919.538.8626	duward@MATHENY@Demborg.com
Tim ...		704-770-1538	catman@D@NC.rr.com
Dabbin Ludens		919.210-3487	dubralud@AOL.COM
BERRY STEVENS			BT3MTBIKE@EARTHINK.NET

Attachment 4: Comments Received at the Public Meeting

To Whom It May Concern,

I recently purchased a home on the South side of Business 98 in Wake Forest and love this area of the town for its history and unique feel. A town can build and develop and put in new shopping and residential areas but if you lose the look and feel of some history and elegance with large front yard properties that are heavily wooded you are destroying the value of the ambiance that creates. Ambiance is something you can't get with huge roads, fast speeds and box stores.

One of the things that drew me to this property was the charm of the drive into the wooded road that leads from US1 into the town of Wake Forest. The mature trees, the slowdown of speed so you can appreciate entry into town makes you feel like you are entering a magical area. PLEASE DO NOT destroy this by adding more lanes near the residential single family homes and increasing speeds, this would be lessen property value and destroy the feel this area has that makes the entry into town special. You can't improve upon that you can only destroy it. It provides just the right red carpet entry into town. The one single thing the town could do to mess it up would be to add another lane of roadway and increase the road speed near the single-family residences. Quite honestly it would be very unwise. It would take away all from the safety of pedestrians, it would increase the noise factor, it would not help traffic much because I've yet to ever see traffic on the stretch from US 1 heading into town where the single family residential area is. I could understand doing something with road widening closer to the business area but there is no reason near the single family residential area. Further if a lane of road absolutely must be put in it would make more sense to put it on the North side of the road as there is more open land there and it would be a horrible thing for the town to force the taking of land from residential homeowners. If this is the case and there must be some taking of land from homeowners I would like more information on the process and compensation. I personally would wage a fight against the taking of any residential land from current residents.

I am very supportive of having a sidewalk that runs into town and connects to greenways on the South side of the road as there is already sidewalk on that side in some areas and it makes sense to connect all of them.

Since I've lived in Wake Forest I have seen the town push and push and push to build and grow but it hasn't always been with the best of design intention in mind. I hope before the town gets eager to do this project they consider homeowner input and the charm the large front yards of the single families and the lower speed limit gives to the entry into town. For once maybe instead of just forging forward consider the feel the town wants people to have when entering. People can go to any town in America but they flock to the ones that have maintained some nostalgia and a feeling that gives them that it's special. Let's keep this entry way into town special and leave the fast speeds and big roads over by the business area where it belongs. Maybe even improve upon it by putting in fancy street light poles along the sidewalk that would run from US 1 into town, this would extend the feel of the town from downtown out, it would give the single family residential area along Business 98 a feeling like it belongs to downtown and is a more accessible but a special entry way from US1.

Sincerely,

Melissa Alonso

(715 Durham Road)

N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017

Contact Information

Name: MAUREEN PRICE Organization: _____
Email Address: price_maureen@hotmail.com
Mailing Address (including zip code): 1124 Clatter Ave, Wake Forest, NC
Do you represent a group or organization? *If yes, please check your affiliation below.*
 Resident Business Local Official Interest Group Other: _____

Comments, questions or suggestions?

LOOKS GREAT - GLAD TO SEE THE IMPROVEMENTS!

Thank you for your interest in this project!
Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.
Alyssa Randall
Planning Communities
4700 Homewood Ct., Suite 310
Raleigh, NC 27609
arandall@planningcommunities.com
(919) 803-6986

**N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017**

Contact Information

Name: KATHRYN QUIGG Organization: - Oakwood Estates

Email Address: KWQuigg@gmail.com

Mailing Address (including zip code): 102 HOLLY CIRCLE WAKE FOREST, NC 27589

Do you represent a group or organization? *If yes, please check your affiliation below.*

Resident Business Local Official Interest Group Other: _____

Comments, questions or suggestions?

PLEASE CONSIDER A SAFE CROSS WALK FROM THE North side of 98 where the sidewalk begins to the South side where someone coming into town from THE West must get on the path which crosses Richland CREEK. KEEP THE path near 98 to cross the Creek.

Also please consider placing all power lines on 98 underground including the area east of the widened road into town. THE power lines are too close to the highway plus storms create hazards. IF THEY WERE underground, it would ultimately save the town lots of money - I know of people who have swerved and hit those poles.

Thank you for your interest in this project!

Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

Alyssa Randall
Planning Communities
4700 Homewood Ct., Suite 310
Raleigh, NC 27609
arandall@planningcommunities.com
(919) 803-6986

N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017

Contact Information

Name: Lynda Creutzburg Organization: _____

Email Address: lymbu139@nc.rr.com

Mailing Address (including zip code): 7505 Thompson Mill Rd, W.7 27587

Do you represent a group or organization? *If yes, please check your affiliation below.*

Resident Business Local Official Interest Group Other: _____

Comments, questions or suggestions?

Please do not destroy the only pleasant drive into
W.7. That stretch of road is pretty and I have
never experienced any great amount of traffic - and
I travel the road several times a week.

Thank you for your interest in this project!
Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

Alyssa Randall
Planning Communities
4700 Homewood Ct., Suite 310
Raleigh, NC 27609
arandall@planningcommunities.com
(919) 803-6986

N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017

Contact Information

Name: Eilen Turco Organization: _____
Email Address: ellenturco ellenturco87@gmail.com
Mailing Address (including zip code): 214 W. Pine Ave. WF NC 27597
Do you represent a group or organization? *If yes, please check your affiliation below.*
 Resident Business Local Official Interest Group Other: _____

Comments, questions or suggestions?

~~It seems~~ It looks like once the project is complete there will be 65-ft of road, curb + gutter, sidewalk + bike trail plus additional r-o-w that will have to remain cleared. Right now there is about 24-feet of pavement so this project is a significant change and has the potential really change this approach to our town. This project should be redesigned for minimal visual impact. This cannot be undone so I request the town proceed very cautiously with this design.

~~Why not build them bypass it?~~

The bypass should alleviate the need for this sort of project.

Thank you for your interest in this project!

Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

Alyssa Randall
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4700 Homewood Ct., Suite 310
Raleigh, NC 27609
arandall@planningcommunities.com
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N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017

Contact Information

Name: Brooke Powers Organization: _____

Email Address: brookepowers@gmail.com

Mailing Address (including zip code): 801 Durham Rd Wake Forest, NC 27587

Do you represent a group or organization? *If yes, please check your affiliation below.*

Resident Business Local Official Interest Group Other: _____

Comments, questions or suggestions?

With the current plans we are loosing a lot of our front yard and our trees (noise buffer) and our circle drive. Will there be plans to plant cypress trees to give some homes privacy from the multiuse trail?

We would appreciate talking to someone regarding how much of our yard we are loosing and since we have young children we are also concerned about privacy.

Thank you,
Brooke Powers

Thank you for your interest in this project!

Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

Alyssa Randall
Planning Communities
4700 Homewood Ct., Suite 310
Raleigh, NC 27609
arandall@planningcommunities.com
(919) 803-6986

N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017

Contact Information

Name: RYAN HUTCHINSON Organization: SEBTS

Email Address: hutchinson@sebts.edu

Mailing Address (including zip code): 310 DURHAM RD, WF 27587

Do you represent a group or organization? *If yes, please check your affiliation below.*

Both Resident Business Local Official Interest Group Other: _____

Comments, questions or suggestions?

CONSIDER ADDING A LEFT TURN LANE ON DURHAM RD
FOR THOSE TURNING ONTO TYLER RUN. CARS BEGIN TO
SPEED UP HEADING WEST ON DURHAM RD GETTING DOWN
THE HILL & ARE SOMETIMES SURPRISED WITH A CAR
STOPPED IN THE WEST BOUND LANE WAITING TO TURN ON
TYLER RUN.

Thank you for your interest in this project!
Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

Alyssa Randall
Planning Communities
4700 Homewood Ct., Suite 310
Raleigh, NC 27609
arandall@planningcommunities.com
(919) 803-6986

N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017

Contact Information

Name: John Hearn Organization: N/A

Email Address: jhearn1000@gmail.com

Mailing Address (including zip code): 126 North Ave, WF 27507

Do you represent a group or organization? *If yes, please check your affiliation below.*

Resident Business Local Official Interest Group Other: _____

Comments, questions or suggestions?

This is MUCH, MUCH too much widening of the road corridor.

1. A ~~single~~ single sidewalk on the south side is preferable to sidewalks on both sides.

2. The 5' grass between curb and sidewalk is too much. It should be 2.5' or 3'.

3. The 10' multiuse sidewalk is too wide. It only needs to be 5' or 6'. This is sufficient for the occasional walkers and occasional bikers to pass.

4. On the north side, there is a bank all the way. If the road is widened to have center lanes and ditch filled in, too much land will be taken away from yards on north side. Even if about the same distance behind curb would be about the same with or without a sidewalk, the yards would look better with just grass behind the curb

rather than a sidewalk.
Thank you for your interest in this project!
Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

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Raleigh, NC 27609
arandall@planningcommunities.com
(919) 803-6986

5. I am opposed to widening in order to get a center turn lane all the way down. Perhaps extend the center turn lane to the subdivision on the north.

6. Plan does not show proposed locations of crosswalks.

N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017

Contact Information

Name: Holly Miller Organization: Town

Email Address: hnmiller@wakeforestnc.gov

Mailing Address (including zip code): 301 S. Brook Street, WF

Do you represent a group or organization? *If yes, please check your affiliation below.*

Resident Business Local Official Interest Group Other: _____

Comments, questions or suggestions?

Looking forward to this project - excited
for the connections -

Thank you for your interest in this project!

Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

Alyssa Randall
Planning Communities
4700 Homewood Ct., Suite 310
Raleigh, NC 27609
arandall@planningcommunities.com
(919) 803-6986

N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017

Contact Information

Name: Margaret Stenroll Organization: _____

Email Address: _____

Mailing Address (including zip code): _____

Do you represent a group or organization? *If yes, please check your affiliation below.*

Resident Business Local Official Interest Group Other: _____

Comments, questions or suggestions?

NO multiuse path passed Capital into town.

*Possible median placed in wrong location
with trees - used for "the look" + traffic calming.*

*Not really happy about 3 lanes
Loss of trees!!*

Thank you for your interest in this project!

Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

Alyssa Randall
Planning Communities
4700 Homewood Ct., Suite 310
Raleigh, NC 27609
arandall@planningcommunities.com
(919) 803-6986

N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017

Contact Information

Name: BERRY STEVENS Organization: _____

Email Address: _____

Mailing Address (including zip code): 313 W. JUNIPER AVE WF

Do you represent a group or organization? If yes, please check your affiliation below.

Resident Business Local Official Interest Group Other: MT BIKERS

Comments, questions or suggestions?

MT. BIKERS
EXCELLENT PROJECT, NOT ONLY IN A THEORETICAL
SENSE BUT ALSO IN THE DETAILS AND HOW IT WILL BE
IMPLEMENTED

Thank you for your interest in this project!

Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

Alyssa Randall
Planning Communities
4700 Homewood Ct., Suite 310
Raleigh, NC 27609
arandall@planningcommunities.com
(919) 803-6986

N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017

Contact Information

Name: Peggy & B.A. Powell Organization: HOME OWNER

Email Address: cahaile BRANCH@gmail.com

Mailing Address (including zip code): 855 DURHAM Rd 27587

Do you represent a group or organization? If yes, please check your affiliation below.

Resident Business Local Official Interest Group Other: _____

Comments, questions or suggestions?

855 and 815 LOTS ARE ABOVE GRADE
THE FRONTAGE OF these two LOTS IS 300 FEET.
IF A RETAINING WALL IS PUT IN PLACE, SEVERAL
NICE HARDWOOD TREES WILL BE SAVED. IT
WOULD ^{BE} ~~MY~~ ^{OR} VERY STRONG PREFERENCE FOR A RETAINING
WALL TO BE INSTALLED SIMILAR TO THE ONE AT
CRENSHAW HALL. THIS ABOVE ACTION WILL
RETARD PEDESTRIANS FROM TRESPASSING AND
WILL ALSO REDUCE THE LITTER LOAD.

Thank you for your interest in this project!

Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

Alyssa Randall
Planning Communities
4700 Homewood Ct., Suite 310
Raleigh, NC 27609
arandall@planningcommunities.com
(919) 803-6986

*Please consider!
Retaining
wall
vs.
slope*

N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017

Contact Information

Name: Julie Arthur Organization: St. John's Episcopal

Email Address: jarthur1@nc.rr.com

Mailing Address (including zip code): 7625 Heuristic Way, WF

Do you represent a group or organization? *If yes, please check your affiliation below.*

Resident Business Local Official Interest Group Other: Committee w/ church to replace sign

Comments, questions or suggestions?

I am working w/ a committee to help St. John's Episcopal construct a new sign.

We will need to apply for a zoning change to have a sign large enough to serve our purposes.

Basically, we need to know, when specific and definite plans are developed, how our project - placement, height, etc - will be impacted.

Thank you for your interest in this project!

Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

Alyssa Randall

Planning Communities

4700 Homewood Ct., Suite 310

Raleigh, NC 27609

arandall@planningcommunities.com

(919) 803-6986

N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017

Contact Information

Name: Jeff Patterson Organization: N/A

Email Address: Jeffrey.Patterson@icf.com

Mailing Address (including zip code): 1225 Heritage Heights Ln, Wake Forest, NC 27587

Do you represent a group or organization? *If yes, please check your affiliation below.*

Resident Business Local Official Interest Group Other: No

Comments, questions or suggestions?

- I thought the meeting was very informative + beneficial. The Summit Representatives prepared good materials and were very good at explaining the proposed plans and answering questions.

- One suggestion might be to have a specific time for the primary spokesman to provide an overview and allow the entire audience to ask questions and hear the answers.

- Overall I was very impressed with the process. Well done!

Thank you for your interest in this project!

Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

Alyssa Randall
Planning Communities
4700 Homewood Ct., Suite 310
Raleigh, NC 27609
arandall@planningcommunities.com
(919) 803-6986

Attachment 5: Comments Received after the Public Meeting

**N.C. 98 Improvements from Retail Drive to Tyler Run Drive
Comment Form – July 18, 2017**

Contact Information

Name: PAUL CRIBBINS Organization: _____

Email Address: PCRIBBINS@GMAIL.COM

Mailing Address (including zip code): 215 W. PINE AVE., WAKE FOREST, NC 27587

Do you represent a group or organization? If yes, please check your affiliation below.

Resident Business Local Official Interest Group Other: _____

Comments, questions or suggestions?

AS A LOCAL RESIDENT, I STRONGLY OBJECT TO THE PROPOSAL TO WIDEN DURHAM ROAD FROM RETAIL DRIVE TO TYLER RUN DRIVE. THIS SECTION OF ROAD IS CURRENTLY ONE OF THE MOST SCENIC AND ATTRACTIVE ENTRANCES TO THE HISTORIC SECTION OF WAKE FOREST. I DO NOT BELIEVE THE CURRENT VOLUME OF TRAFFIC (7800 ADT, ACCORDING TO 2015 NC DOT FIGURES) WARRANTS AN EXPANSION OF THE ROADWAY TO 3-LANES. I DRIVE THIS ROAD EVERY DAY AND IT IS EXTREMELY UNUSUAL TO SEE ANY TYPE OF DELAYS EXCEPT FOR RARE OCCASIONS SUCH AS STOPPED GARBAGE TRUCKS OR SCHOOL BUSES. OTHER PRINCIPAL ENTRANCES TO THE TOWN WITH SIMILAR VEHICLE VOLUME, SUCH AS NORTH MAIN ST, WAIT AVENUE AND SOUTH MAIN ST. (NORTH OF HOLDING), ARE TWO LANE ROADS. I BELIEVE THE PROPOSED PROJECT IS UNNECESSARY AND WOULD BE HARMFUL TO THE BEAUTY AND CHARACTER OF HISTORIC WAKE FOREST.

Thank you for your interest in this project!

Please submit your comments tonight, by mail, or by email to the address below by August 18, 2017.

Alyssa Randall

Planning Communities

4700 Homewood Ct., Suite 310

Raleigh, NC 27609

arandall@planningcommunities.com

(919) 803-6986

8/14/2017

Mail - arandall@planningcommunities.com

Durham Road Project

[Beverly Whisnant <bevwhiz@gmail.com>](mailto:bevwhiz@gmail.com)

Mon 8/14/2017 9:24 AM

To: Alyssa Randall <arandall@planningcommunities.com>;

We are destroying all that has made Wake Forest unique and a special place to live and visit. **The iconic Durham Road entrance to Wake Forest with the tall forest on either side** as it winds down the hill and then back up in its approach is scenic and historic. I realize these plans are years in the making and individual opinions often lose out to expediency for the sake of growth and because of government agencies. I would hope public comment in opposition to hindering this entrance to Wake Forest with large cut backs and cut downs would have some weight. I can't help but think ...well, there goes "Wake Forest." I would comment please don't do it, consider what we have left. We won't get back the very features that make Wake Forest a sanctuary in our environment.

Beverly Whisnant, 811-B Brewer Avenue, Wake Forest, NC 919-556-1168 bevwhiz@gmail.com , resident since 1980.

8/16/2017

Mail - arandall@planningcommunities.com

NC 98 Improvements for pedestrians and bicyclists

Tim D <xraythebest@gmail.com >

Wed 8/16/2017 12:45 PM

To: dvreeland@wakeforrestnc.gov <dvreeland@wakeforrestnc.gov>; Alyssa Randall <arandall@planningcommunities.com>; ekeravuori@wakeforestnc.gov <ekeravuori@wakeforestnc.gov>; cdavis@wakeforestnc.gov <cdavis@wakeforestnc.gov>; kpadgett@wakeforestnc.gov <kpadgett@wakeforestnc.gov>; crussell@wakeforestnc.gov <crussell@wakeforestnc.gov>;

Cc: Dove, Tim <xraythebest@gmail.com>;

3 attachments (94 KB)

bike-lane.jpg; another bike lane.jpg; Bike-Ped-1.jpg;

NC 98 Improvements

Good Day and thank you for allowing me to comment on the proposed improvements from Retail Drive to Tyler Run Drive on NC 98.

Having reviewed the plans and weighing the considerations, I find the planned improvements need a bit of tweaking:

- Instead of having a sidewalk on one side and a n asphalt multi - purpose path on the other side (which includes bicyclists speed restrictions), please consider a sidewalk on one side with road widening on each side specifically for bicyclists. I included pictures to indicate this concept / method.
 - This ensures DOT maintenance of the road without the burden of Wake Forest residence managing a multi-purpose path that does not serve its intended purpose.
 - With bicyclist speed restrictions for the multi-purpose path, most cyclists will be required to utilize the road which will not be wide enough to accommodate a car and cyclist(s) at the same time. With the existing proposed method (multi-purpose path), cyclists safety will be compromised when they are forced to utilize the road (as is currently planned) . Utilizing a concept of road widening with cycle pathways on the road without the middle turn lane, all community members will be served with the intended purposes of the project.
 - Walking can still be accomplished on the sidewalk on one side of the road thus all pedestrian traffic will be served .
- A cost savings may be realized and additional widening of the road past Tyler Run may be accomplished thus creating further road safety and enhanced access for all community members.

I currently walk/bicycle all around Wake Forest NC and my departure and return are on NC 98 in the proposed improvement area. I have also walked and cycled in numerous cities across the US and abroad (Germany, Switzerland, Czechoslovakia, Alaska, Nebraska, South Dakota, Texas, South Carolina, Washington DC, Virginia, (NC= Salisbury, Huntersville, Charlotte, Durham, Clarkton, Elizabethtown, Asheville, Bladenboro, Raleigh, Youngsville, Asheboro, New Bern, Wilmington, etc.)).

I am more than happy to share my experiences with Town Planners to ensure access is enhanced without compromising safety.

Sincerely,
Tim

Tim Dove BSHCA, RT(R)(CT)(ARRT)
727 Magnolia Forest Ct.
Wake Forest NC 27587
Master Sergeant, USA Retired

8/21/2017

Mail - arandall@planningcommunities.com

N.C. 98 Improvements

Fotsch USA <fotschusa@gmail.com >

Fri 8/18/2017 11:24 PM

To: Alyssa Randall <arandall@planningcommunities.com>;

Greetings Mrs. Randall

We are responding to your request for comments regarding The N.C. 98 Improvements from Retail Drive to Tyler Run Drive.

Our family has lived on Durham Road since the early 1930's. We have been able to observe the changing traffic patterns over the past decades.

Our family has extended the right-of-way for the Town of Wake Forest onto our land in order to protect the mature trees along Durham Road when an extension of the walkway was installed to connect Durham Road and Tyler Run.

Since the completion of the N.C 98 Bypass, the automobile traffic pattern has somewhat decreased but remains constant.

During typical rush-hour times the traffic flow will at times get busy but is not of a consistent occurrence. In our opinion the volume does not require to operate the proposed section as a 3-lane street.

We still see a lot of trucks operated by Delta Gypsum, which use Durham Road as a shortcut to reach U.S. 1 and or continue on N.C. 98 westbound.

Unfortunately a high percentage of the automobile drivers do not adhere to the posted speeds.

After completion of the walkway we did notice an increase of local pedestrian traffic between Durham Road (#421) and Tyler Run.

While driving between the two locations we do occasionally observe people walking alongside the road. Most of the times the few pedestrians have to walk on the inadequately maintained curbs on both sides of the road to avoid automobile traffic.

We believe it would benefit the community to have Retail Drive and Tyler Run connected with a walkway in order to provide a safe pedestrian traffic flow.

Instead of considering a 3-lane street, which will impact an established neighborhood and promote even more traffic to pass through Wake Forest despite the N.C. 98 Bypass, we would like to suggest a few items to enhance safety and traffic flow:

- *Connection of walkway between Retail Drive and Tyler Run.*
- *Install more streetlights to increase visibility. The current lights are inadequate and cause some dangerous areas for all involved while driving and walking at night.*
- *Reduce the current posted speed from 35mph to 25mph*
- *Install a "roundabout" on intersection Tyler Run and N.C. 98 and Retail Drive and N.C. 98 in order to slow traffic to improve safety.*

Respectfully,

Yves Fotsch

<https://outlook.office.com/owa/?realm=planningcommunities.com&path=/mail/inbox>

1/1

Durham Road Improvements

Juliana Hoekstra <hoekstrajuliana@gmail.com>

Fri 8/18/2017 4:53 PM

To: ekeravuoir@wakeforestnc.gov <ekeravuoir@wakeforestnc.gov>; Alyssa Randall <arandall@planningcommunities.com>;

Cc: Mayor@wakeforestnc.gov <Mayor@wakeforestnc.gov>; gregharrington@wakeforestnc.gov <gregharrington@wakeforestnc.gov>; bpate@wakeforestnc.gov <bpate@wakeforestnc.gov>; areeve@wakeforestnc.gov <areeve@wakeforestnc.gov>; mstinnett@wakeforestnc.gov <mstinnett@wakeforestnc.gov>; jthompson@wakeforestnc.gov <jthompson@wakeforestnc.gov>; crussell@wakeforestnc.gov <crussell@wakeforestnc.gov>; bvega@wakeforestnc.gov <bvega@wakeforestnc.gov>;

I am resubmitting the following as it appears the email I sent earlier in the month failed.

August 7, 2017

To whom it may concern:

Thank you for the opportunity to comment on the proposed NC 98 (Durham Road) Improvements Project.

I am a resident of Wake Forest and generations of my family have made Wake Forest home. My family's ancestral home is located in the historic district, which is immediately adjacent to the study area.

I appreciate the efforts the project team and mayor have undertaken thus far. I attended the public meeting and discussed the proposal with several staff members. I was assured additional information would be posted via the town's websites, however, as of today, I haven't been able to locate this information. My comments / observations are based on the materials presented at the July, 18, 2017 public meeting:

1. Historically, this tree lined, one-family residential section of Durham Road served as one of the main entrances into town and made for an attractive transition from the commercial district to the residential and historic center of town.
2. The proposed plans would completely alter the character of the road as the combined dimensions for the additional features will require the existing roadway be expanded to the same width as it currently is along the commercial district and US 1, intersection. This, by the way, was not easy to determine, particularly if one is inexperienced at reading planning

- documents. Therefore, I fear the scope of the project may have been misunderstood by many in attendance. I realize the nature of the work differs from the existing commercial district. However, the plans implementation will require the clearing of a huge swath of trees and vegetation. This change alone, will substantially change the overall appearance of the area.
3. Adding a turn lane will undoubtedly make the area more attractive for redeveloped. One such recent redevelopment resulted in the building of a cul-de-sac " subdivision" and it is clearly unsympathetic to the adjacent residences. Furthermore, any type of redevelopment would surely result in an increase in traffic. East bound traffic will create additional congestion throughout the historic district and downtown area. This type of congestion was to be avoided through the creation of the NC 98 Bypass.
 4. I question the need for the installation of a greenway trail on one side of the road and a sidewalk along the other. The existing sidewalk, which begins east of downtown and terminates at Tyler Run, routinely accommodates both walkers, joggers and at times bicyclists. Instead, of installing both, why not consider creating a wider path below the existing sidewalk, which could easily and safely accommodate both greenway and sidewalk functions? Doing so would eliminate the need to further widen the north side of the roadway and thus reduce the visual impact the expansion would create. Furthermore, I feel this approach would eliminate the costly and disruptive Right-of-Way acquisitions; reduce the project cost; reduce the need for one of the crossings, and eliminate substantial future maintenance costs.
 5. The US 1A, South Main Street corridor into town serves as a reminder of how projects of this nature can have a negative impact on the overall character of an established or historic neighborhood.
 6. I am concerned the proposed road improvements could eventually render Durham Road to a similar fate. Significant changes to a neighborhood's appearance can erode the sense of connection residents feel to their immediate surroundings. Once residents begin to lose their sense of place; that sense of belonging, their sense of caring about that physical place is also lost.
 7. Studies have shown that one of the most important economic factors for a communities' survival is it's distinctiveness; it's sense of place. Better roads, greenway trails and sidewalks all have their place in contributing to these qualities. Ideally their implementation avoids undermining existing valuable assets which make their physical surroundings worth caring about and

develop a sense of belonging. That belonging, that sense of place, crates civic pride, which in turn builds quality of life.

8. I urge you to revisit the Community Plan. During public planning charrettes citizens of Wake Forest collaborated with town staff and outside consultants to identify and and create a vision for the town. Repeatedly residents identified the town's historic character among it's most valuable attributes. The town's past isn't just a story; it is part of what continues to make it appealing to residents, businesses and visitors alike. Our unique character therefore should be part of the equation in deciding what is built or altered as our town continues to grow.

In closing, I would like to request that you reconsider the scope to the proposed improvements to Durham Road. Thank you for your time and consideration.

Sincerely,

Juliana Hoekstra
[302 North Wingate Street](#)
[Wake Forest, NC 27587](#)

Sent from my iPad

Comments on NC98/Durham Road Improvements

Ellen Turco <ellenturco87@gmail.com>

Fri 8/18/2017 3:01 PM

To: mayor@wakeforestnc.gov <mayor@wakeforestnc.gov>; gharrington@wakeforestnc.gov <gharrington@wakeforestnc.gov>; bpate@wakeforestnc.gov <bpate@wakeforestnc.gov>; areeve@wakeforestnc.gov <areeve@wakeforestnc.gov>; mstinnett@wakeforestnc.gov <mstinnett@wakeforestnc.gov>; Thompson, Jim <jthompson@wakeforestnc.gov>;

Cc: Alyssa Randall <arandall@planningcommunities.com>; Keravuori, Eric <ekeravuori@wakeforestnc.gov>; bvega@wakeforestnc.gov <bvega@wakeforestnc.gov>; crussell@wakeforestnc.gov <crussell@wakeforestnc.gov>; Michael, Michelle <mmichael@wakeforestnc.gov>;

Dear Commissioners and Planning Department Staff:

I am writing in response to the proposed plans for the improvements to NC98/Durham Road that were presented at the July 17, 2017 public information meeting.

First, I am very appreciative that the BoC saw fit to appoint me to the Historic Preservation Commission in 2016. At our monthly meetings and various events, I hear from the public just how important the qualities of character, charm and small town feel are to the community. I know you hear that message often as well!

I am very concerned that the Durham Road project, as it is currently proposed, will irreparably alter the scenic character of this road, which is one of the historic gateways to our community, and the best preserved and most picturesque. The widening of the road from its current 22-feet of pavement to 65-feet of roadway, curb and gutter, separate bike and pedestrian lanes, plus additional right of way, could radically alter the appearance of this approach by converting it to a suburban-style thoroughfare. The addition of a center turning lane may threaten the long term survival of the residential character of the road, many of which are one-acre lots. The Magnolia Woods townhouse community on Durham Road offers a glimpse of the density that is likely to result if a turn lane is added. We all recall how South Main Street changed after it was improved. Once that road was expanded, the homes along it became less desirable, and now the corridor has almost entirely yielded to commercial development.

During the upcoming "Alternatives Development" phase of this project I ask you to share with NCDOT and Summit Engineering our Wake Forest Community Plan, which states that "exceptional locations, views and vistas in the town should receive exceptional treatment and/or protection in design and development," (page 175, Summary of Policies for Community Character). I cannot think of a local vista more exceptional than that of the rolling, wooded approach to the Old Campus along Durham Road. If Durham Road does not merit "exceptional treatment in design," than what does? There are examples statewide of projects where NCDOT designed roadway improvements with special

8/21/2017

Mail - arandall@planningcommunities.com

consideration to the character and context of the surrounding community. I hope that this approach can be used here in Wake Forest.

Thank you for the opportunity to comment on this project.

Yours Sincerely,

Ellen Turco

[214 W. Pine Ave.](#)

[Wake Forest, NC 27587](#)

919-219-1489

Ellenturco87@gmail.com