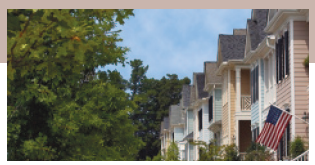
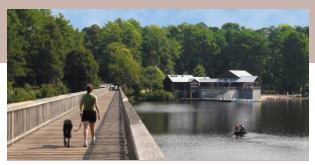



5. Crabtree

The Plan area includes Crabtree Valley Mall and surrounding properties. The Plan goal is for the area to develop more as a mixed-use environment, with people living, working, and shopping within a walkable urban community that serves as the core of this major regional mixed-use area. The area will see an increase in development intensity. New development will feature mixed-uses focusing particularly on offices and medium-density housing. Additional retail should remain limited to the Kidds Hill, Kidds Hill Plaza, and Pinnacle Apartment and Crabtree Valley Mall sites, with the exception of small-scaled, neighborhood-oriented retail encouraged within the residential area to the southwest of the Mall. Stand alone "big box" retail and strip malls will not be allowed.

There will be limited roadway capacity improvements, though Crabtree Valley Avenue will be extended westward to Glenwood Avenue and eastward to join the Beltline. Access to Ridge Road will remain unchanged. Transit services and pedestrian amenities will be greatly enhanced. Interconnectivity, both pedestrian and vehicular, will be encouraged wherever feasible.

Due to the terrain and flood-prone areas, a new emphasis on pedestrian circulation will be placed on what is now the Mall's upper level, which coincides with the level of Kidds Hill Plaza shopping center. Kidds Hill should be developed without extensive grading of the site. Open space has been set aside along Crabtree Creek and a greenway will run along its tributary that connects to Laurel Hills Park to offset the increase of development intensity.

This plan was prepared with the anticipation that development in the area will intensify over time and that infrastructure improvements, particularly for pedestrian and vehicular circulation, should be coordinated with private sector development activity.

Policy AP-C 1

Crabtree Parking Structures

New parking structures in the Crabtree area should be designed with careful attention given to their street faces.

Policy AP-C 2

Crabtree Area Hillsides

Hillsides in the Crabtree area should be retained and not graded down for incongruous, large-footprint buildings. New structures on hillsides and hilltops should fit into the terrain.

Policy AP-C 3

Crabtree Creek

Crabtree Creek and its tributaries should be left in a natural state with floodways, water quality, and steep slopes protected from further environmental degradation.

Policy AP-C 4

Crabtree Mall Connections

A two level circulation system is proposed for the Crabtree Mall area. The lower level, which corresponds to the lower level of the Mall, should include vehicular, transit, and pedestrian circulation (including greenways). The upper circulation level corresponds to the upper level of the Mall but ground level of Kidds Hill Plaza and the hotel areas to the north and east of the Mall and requires that pedestrian bridges be accommodated as sites adjacent to the Mall are developed.

Policy AP-C 5

Design Unity in the Crabtree Area

Where possible, contiguous tracts throughout the Crabtree area should have some sense of overall design unity. In areas where upper-level pedestrian access is developed, creative structural expression of these circulation elements would serve to engage the users and give the area character. The use of glass and transparent materials should be encouraged in order to keep the area from appearing closed in, like a tunnel.

Policy AP-C 6

Crabtree Area Pedestrian Circulation Plan

The focus of the Crabtree Valley Pedestrian Circulation Plan is to create a primary loop around the mall, which is the key activity center in the area. This loop will be comprised of the Capital Area Greenway Crabtree Trail on the south and east, Glenwood Avenue on the north, and an upper level mall connection on the west (connecting the proposed pedestrian bridge from Marriott Drive to the mall and the planned pedestrian bridge from the Promenade over Crabtree Valley Avenue and Crabtree Creek to the mall). Also identified are the key connections from the surrounding hotel/office/residential activity centers to the primary pedestrian loop. Marriott Drive is designated as the preferred Glenwood Avenue street level crossing. Pedestrians from the east (Lead Mine Road and Holiday Inn areas) would be directed to cross under Glenwood Avenue using the greenway trail.

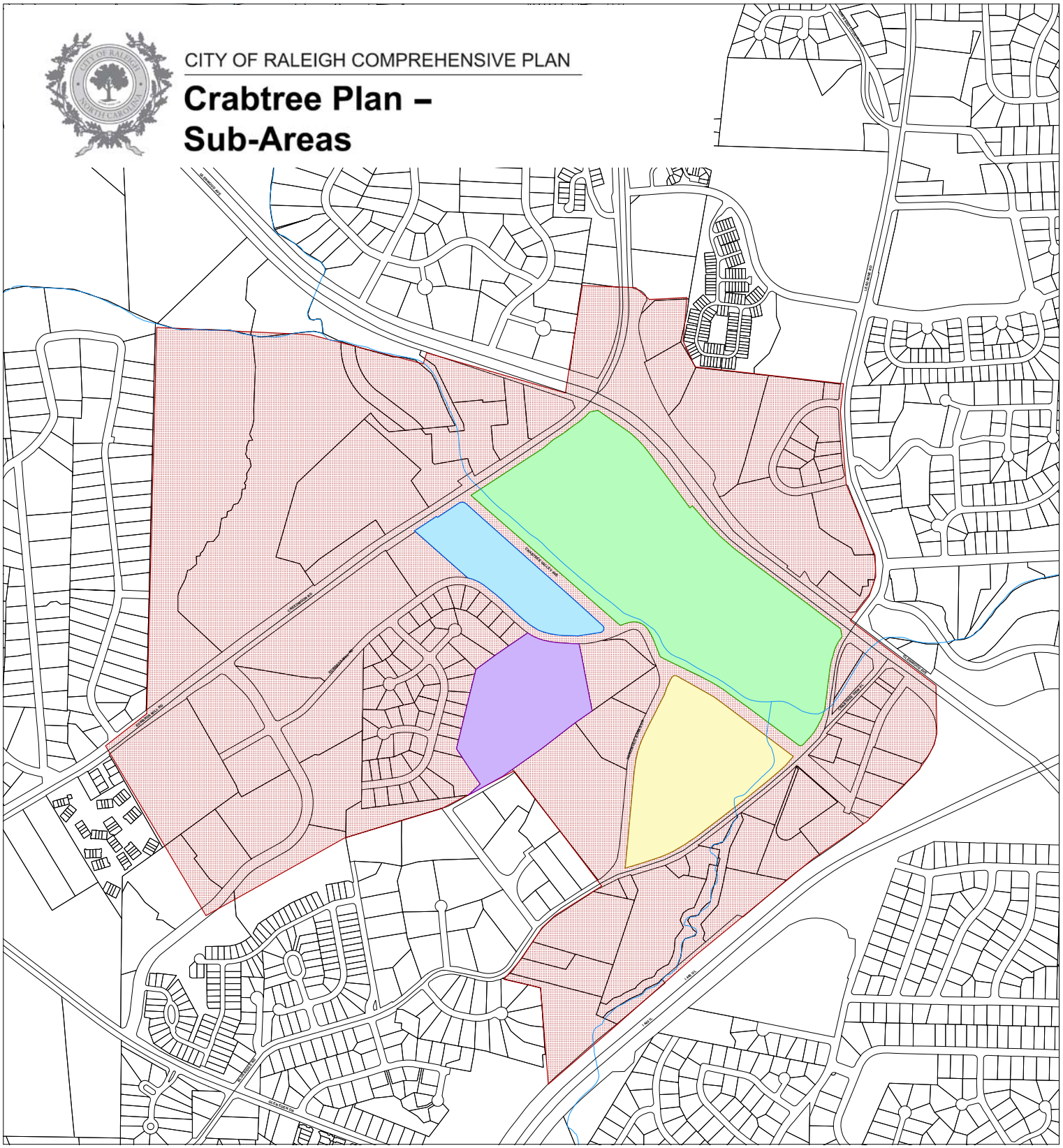
Action AP-C 1

Glenwood Avenue Pedestrian Bridge

A pedestrian bridge over Glenwood Avenue should be built to provide an upper-level link to the hotels and other buildings on the hillsides to the north.

CITY OF RALEIGH COMPREHENSIVE PLAN

Crabtree Plan – Sub-Areas



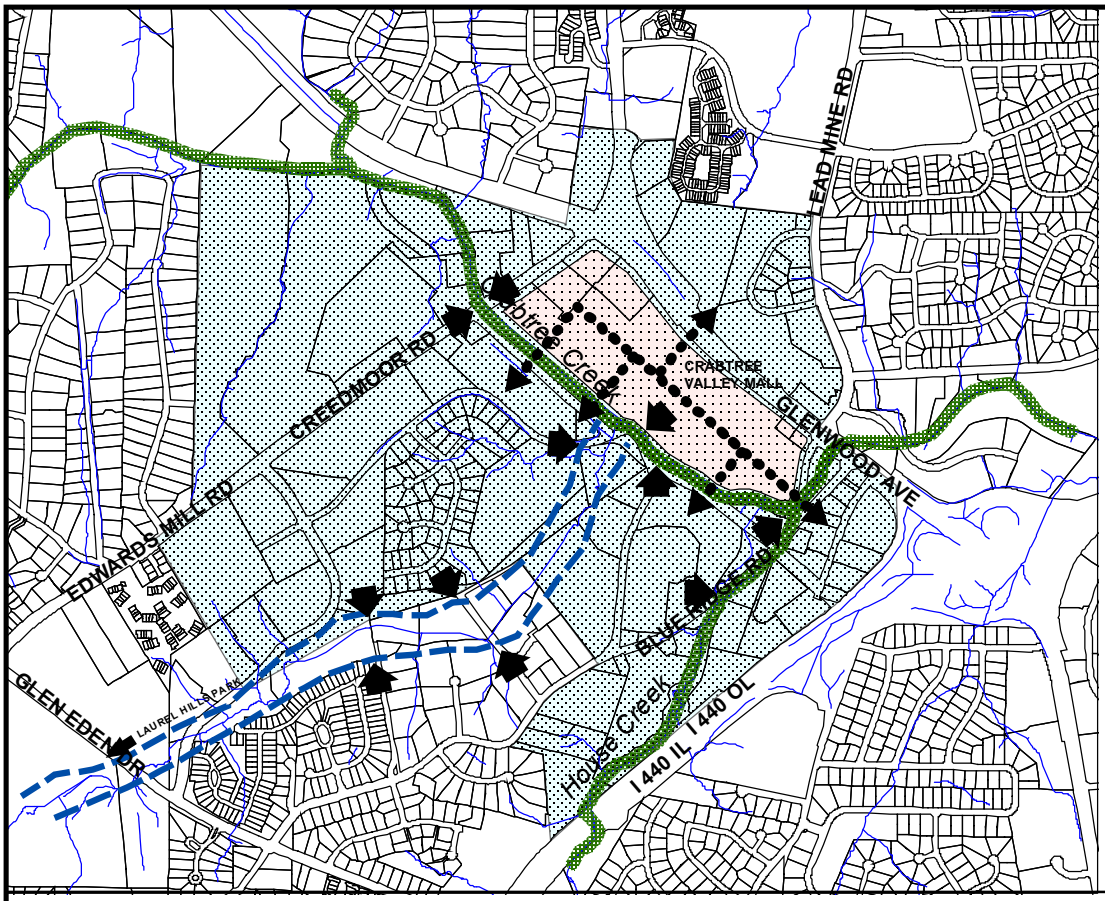
MAP AP-C1

- Crabtree Study Area
- Crabtree Valley Mall
- Kids Hill
- Kids Hill Plaza
- Pinnacle Apartments
- Major Roads
- Streams
- Buildings

N

0 250 500 1,000 Feet

Map created 10/7/2009 by the City of Raleigh
Department of City Planning & GIS Division



GLEN LAKE GREENWAY/ OPEN SPACE/ STORMWATER CONTROL CORRIDOR

CRABTREE VALLEY MALL UPPER LEVEL PATHWAYS

IMPORTANT PEDESTRIAN ACCESS POINTS

GREENWAY

CRABTREE VALLEY MALL

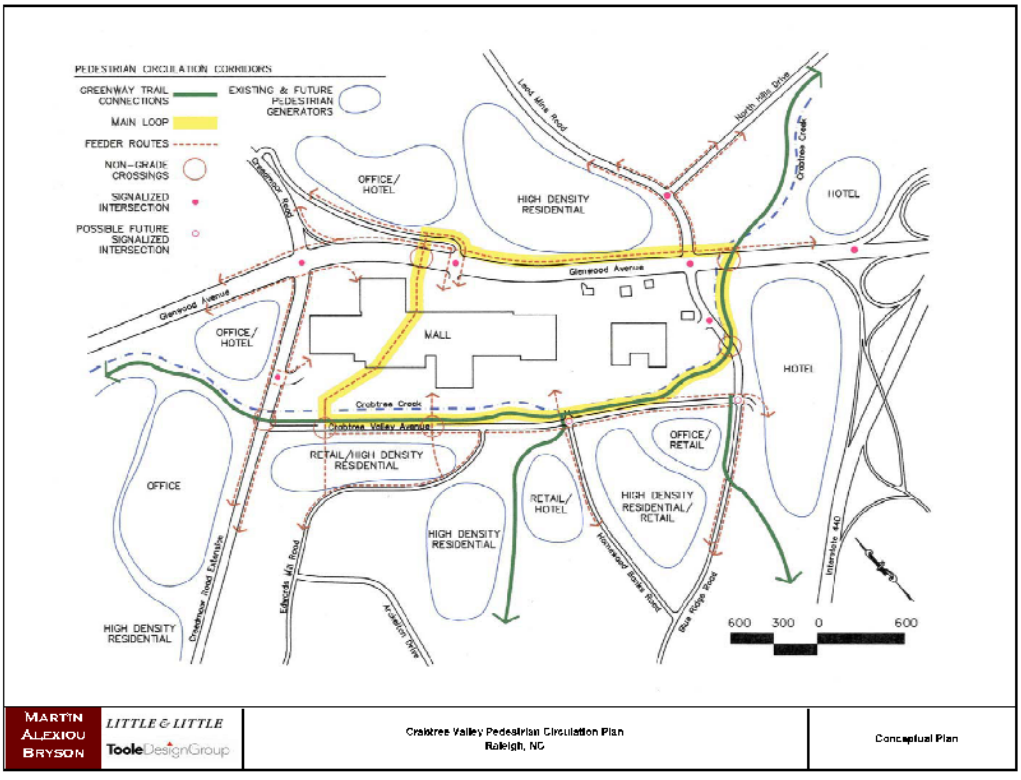
CRABTREE STUDY AREA

Feet
0 300 600 1,200

Map created 10/7/2009 by the City of Raleigh Department of City Planning & GIS Division

MAP AP-C2

Crabtree Plan - Pathways, Greenways, Open Space



NOTE - See Future Land Use map for current land use designations

Feet
0 300 600 1,200

Map created 10/7/2009 by the City of Raleigh Department of City Planning & GIS Division

MAP AP-C3

Crabtree Plan - Pedestrian Circulation