

WMM West Morgan

The West Morgan Area Study creates a vision for land use and urban form for a historic, mixed-use neighborhood on the west side of downtown Raleigh. The study area is defined as the area between Hillsborough Street and the CSX rail corridor, with Ashe Avenue and St. Mary's Street forming the western and eastern boundaries respectively.

Key goals of the study include preserving the scale, walkability, and character of the neighborhood as well as encouraging new development with a blend of uses that complement the historic context. The study also recommends parking management that minimizes visual impacts. Connectivity is a priority in the study, which calls for greater integration with bicycle, pedestrian, and transit networks and improved access to Dix Park and Pullen Park.

Policy AP-WM 1 Mixed Use and Pedestrian Scale

The West Morgan District should remain primarily a mixed-use district. Both neighborhood scale residential and non-residential uses should be permitted so long as they are pedestrian-oriented.

Policy AP-WM 2 Safe and Attractive Streetscape

The West Morgan District should be pedestrian-oriented, with wide sidewalks, new lighting, underground utilities, street trees, limited driveways, crosswalks, slow traffic with bike lanes, and active ground floor uses. Streetscapes should vary to reflect context of immediately adjacent uses.

Policy AP-WM 3 Targeted Open Space

Encourage the inclusion of usable open space in residential developments and use open space to mitigate increased building height and density by locating it in a manner that reduces the perceived bulk of new structures. Preserve existing open spaces contained in residential uses.

Policy AP-WM 4 Historic Character

The existing garden apartments and historic single-family structures should be preserved, and adaptive reuse should be encouraged in the district.

Policy AP-WM 5 Activated Public Realm

Encourage vertical mixed-use new development and require all new structures to be primarily accessed and oriented toward public streets.

Policy AP-WM 6 Integrated Parking

On-street parking should be maximized to limit the need for new off-street spaces and parking decks. Off-street parking should not be adjacent to the right-of-way. Encourage redevelopment of existing surface parking lots.

Policy AP-WM 7 Building Height and Stepbacks

Building heights at street edges should be limited to form a generally consistent street wall of 3-4 stories, with any additional height stepped back from the street. Taller structures should mitigate the impact of their height through the use of setbacks, stepbacks, smaller footprints, and smaller scale uses at the street edge.

Action AP-WM 1 Streetscape Plan

Draft a streetscape plan that regulates ground-floor uses, sidewalk width, lighting, underground utilities, crosswalks, street trees, and other amenities. The streetscape plan should include different street typologies based on adjacent land uses.

Action AP-WM 2 Bicycle Network

Prioritize construction of bicycle lanes on Ashe Avenue, West Morgan Street, and Hillsborough Street, and sharrows on St. Mary’s Street as called for in the City wide bicycle plan.

Action AP-WM 3 Greenway Connection

Create a greenway connection in addition to or as an alternative to the Ashe Avenue connector.

Action AP-WM 4 Pedestrian Routes to Parks

Conduct a study to determine additional pedestrian route improvement to existing routes to Pullen Park and Dorothea Dix Greenway.

Action AP-WM 5 Historic District Creation

Create a National and/or Local Historic District for the West Morgan area and Pullen Park Neighborhood.

Action AP-WM 6 Conservation Easements

Work with Preservation North Carolina and landowners to explore feasibility and desirability of conservation easements as a tool to protect historic resources.

Action AP-WM 7 Parking Inventory

Conduct a parking inventory of the area to determine where additional on-street spaces can be created, and if a meter or permit system would be desirable.

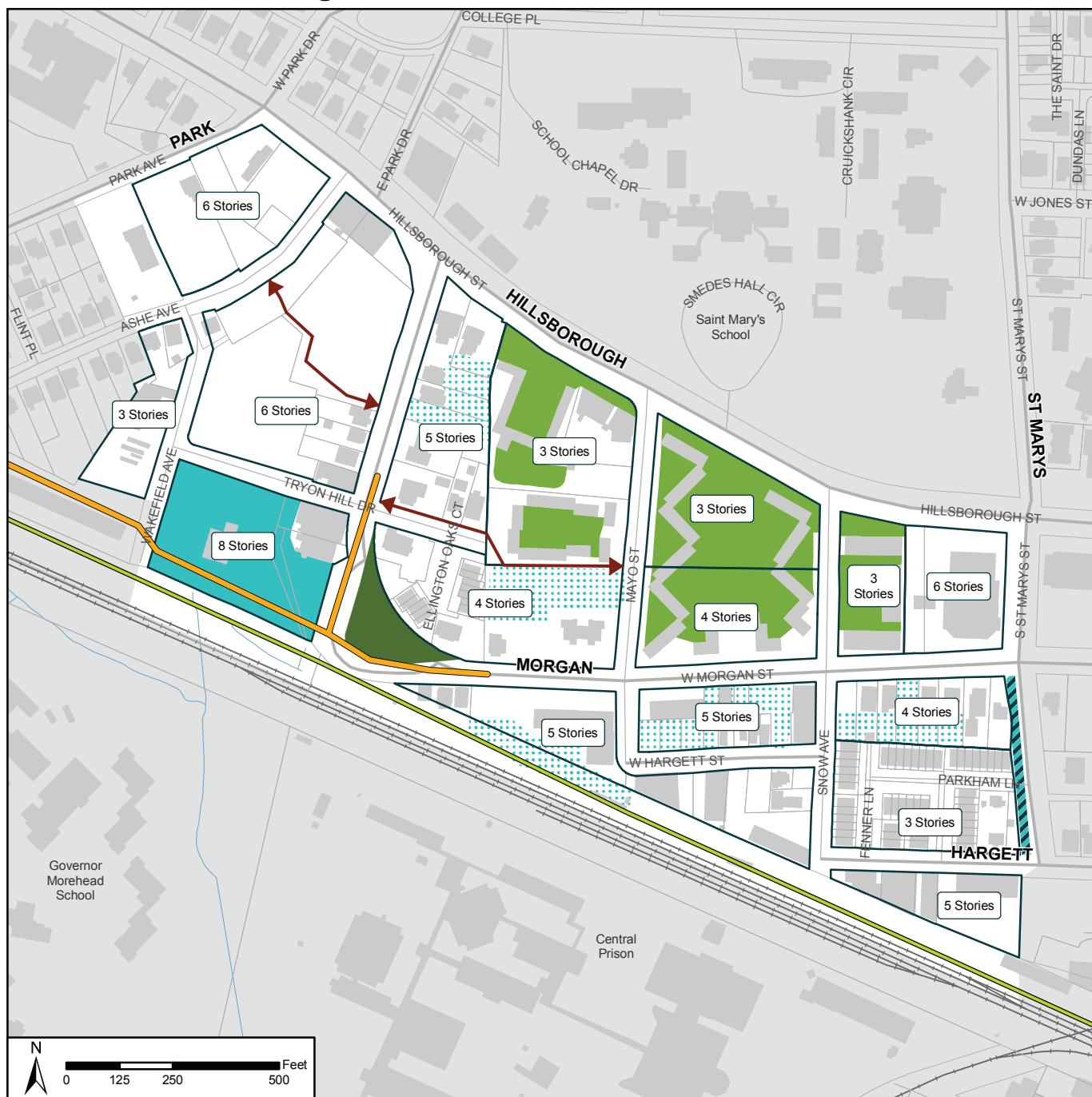
Action AP-WM 8 Traffic Analysis

Conduct a traffic analysis to determine the feasibility of removing a traffic lane on Morgan Street and Hillsborough Street in order to create additional on-street parking on both sides of West Morgan Street.

Action AP-WM 9 State Property Redevelopment

Establish contact with the State of NC Property Office to determine future of or interest in redevelopment of Division of Prisons office and parking lots.

AP-WM1: West Morgan



- Pedestrian Path
- Proposed Greenway Corridor
- Proposed Street
- Private Open Space
- Public Open Space
- # Stories Height Recommendations
- Parking Recommendations**
- Diagonal Spaces
- Potential Shared Lot
- Potential Redevelopment / Structured Parking

