

4/22/94
**COLLEGE PARK/IDLEWILD
NEIGHBORHOOD PLAN**

**CP-3-94
PUBLIC HEARING DRAFT**

PART I - BACKGROUND

INTRODUCTION

The College Park/Idlewild Neighborhood Plan area consists of 89 acres located east of Downtown Raleigh and includes the area bounded by Oakwood Avenue to the North, Raleigh Boulevard to the East, along Boyer Street properties to the South and along the rear of the Heck Street properties to the West. This predominantly single-family residential area is within close proximity to downtown Raleigh and is adjacent to St. Augustine's College. Approximately 1,400 people live in the College Park/Idlewild neighborhood study area.

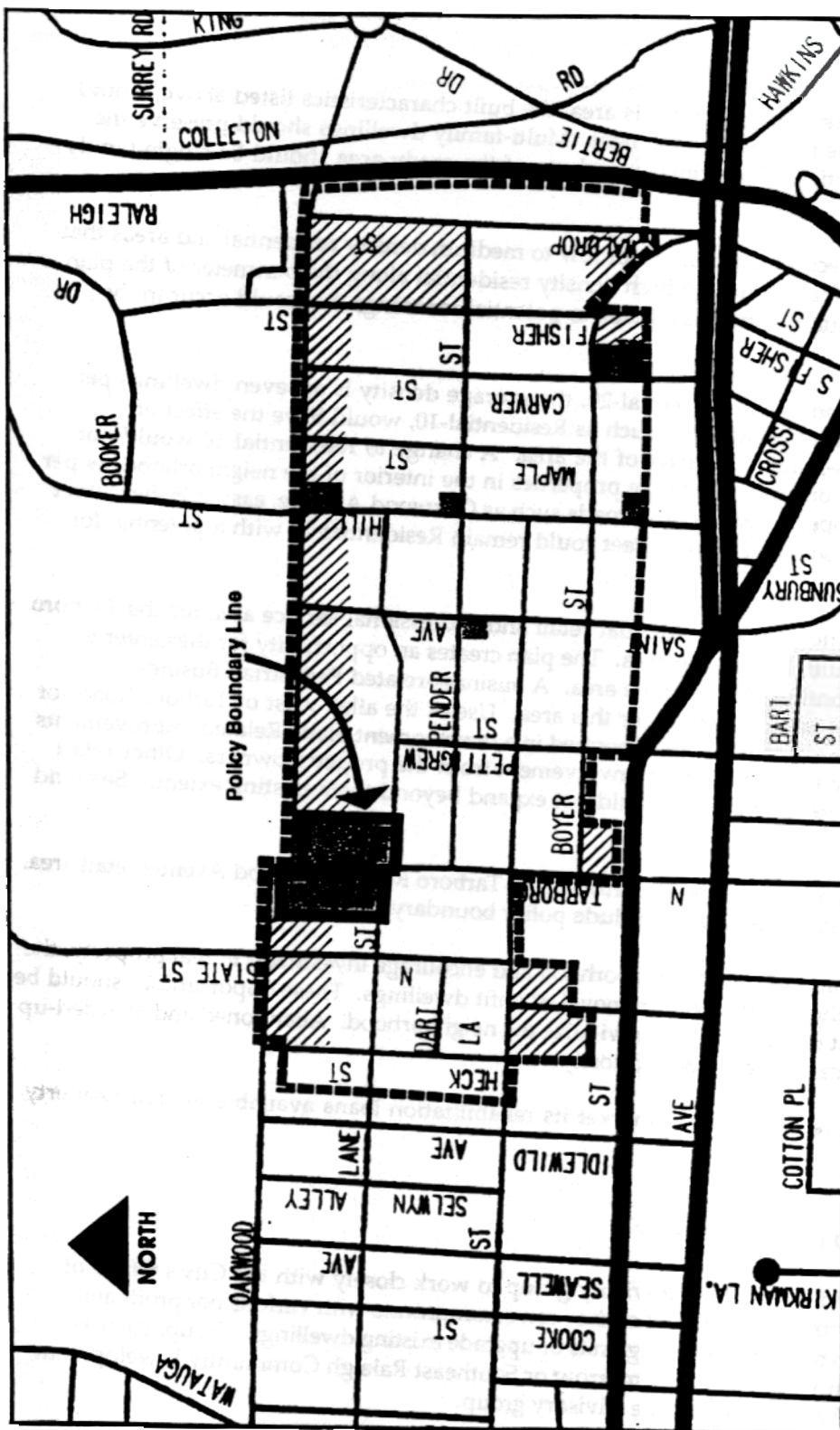
NEIGHBORHOOD HISTORY

This neighborhood plan includes two areas that developed separately. The Idlewild neighborhood began as lots were sold in the year 1891. The College Park neighborhood began to subdivide in 1912. The Idlewild subdivision was annexed in 1907 and College Park became a part of the City in 1929. The name Idlewild was given to this new area of Raleigh as Colonel Jonathan McGee Heck started the subdivision in 1870. Its name came from a nearby ante-bellum home of John W. Cotton. The boundaries of Idlewild were Oakwood Avenue, New Bern Avenue, Tarboro Road, Swain Street and Linden Street.

In 1891 over 100 lots were offered for sale. Many of the lots were purchased by prominent Raleigh citizens. In 1895 a new company offered an additional 64 lots for sale and the lots along New Bern Avenue became the residences of some of these owners. In 1905 African-American residents, as property owners, began to increase in Idlewild and the City of Raleigh annexed the subdivision along with an area south of New Bern Avenue. By 1910 Idlewild had become predominantly a black residential subdivision, many of whom were homeowners. The remaining whites lived along New Bern Avenue and Edenton Street.

In 1974, the Raleigh Planning Department publication entitled "Raleigh Neighborhoods" reported that Idlewild and College Park communities contained most of the deteriorating and dilapidated housing in the City. It further noted that these areas were at risk for additional deterioration due to the high density residential zoning and a high percentage of elderly residents. In 1975, the Raleigh City Council designated sections of Idlewild and College Park as the first redevelopment area in the City.

College Park is a twentieth century subdivision that was developed by D. J. Fort, Jr. As early as 1912, Fort began to acquire land beyond the City Limits between St. Augustine's Normal School and Lincoln Park subdivision. In time the area grew into a community of African-Americans most of whom were homeowners and many who were employed at St. Augustine's. Fisher Street was College Park's easternmost boundary in 1929. Later, the 1942 City directory described this neighborhood as a subdivision north of New Bern Avenue to Oakwood Avenue and east of St. Augustine Avenue to the City Limits. By this date Waldrop Street was in place but not developed.



Neighborhood Boundary

Retail/O&I Area

Policy Boundary Line



Med.- High Density Residential



Low and Medium Density Residential

Please note: The north axis on this map does not correspond to the vertical axis of this page.

CERTIFIED RECOMMENDATION OF THE CITY OF RALEIGH PLANNING COMMISSION

TO: CITY COUNCIL

SUBJECT: CP-3-94 - College Park/Idlewild Neighborhood Plan

LOCATION: The site is located between Oakwood Avenue, New Bern Avenue, Heck Street and Raleigh Boulevard.

REQUEST: This is a request to approve the Neighborhood plan as amended to become a part of the City's Comprehensive Plan.

RECOMMENDATION: That this request be approved as amended by the Planning Commission.

FINDINGS AND REASONS UPON WHICH THIS RECOMMENDATION IS BASED:

- 1) This Plan summarizes neighborhood and property owner concerns. I includes action statements to accomplish improvements in residential and non-residential areas adjacent to St. Augustine's College.
- 2) The Plan recommends a rezoning for the majority of the neighborhood from Residential-20 to Residential-10 to more closely align with the existing densities and to help revitalize the neighborhood.
- 3) That this plan be amended to change the map and certain language to not allow an expanded retail area at the corner of Tarboro Road and Oakwood Avenue. The Plan, with this amendment, would continue to stress the desire for streetscape improvements and the possibility of a Pedestrian Business Overlay District.
- 4) That the long range implementation items listed should be investigated and appropriate steps taken by various department of the City.

COMPREHENSIVE PLANNING NOTES: This plan will be incorporated in the Central District Plan of Raleigh's Comprehensive Plan.

Motion: Harvey

Second: Toulon

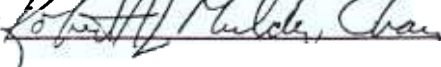
In Favor: Adams, Barker, Bell, Blankinship, Clancy, Harvey, Mulder, Pendergrass, Ragan, Toulon

Opposed:

Excused:

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the staff report attached.

To City Council: 7/19/94

Signed:  _____

City Council Status:

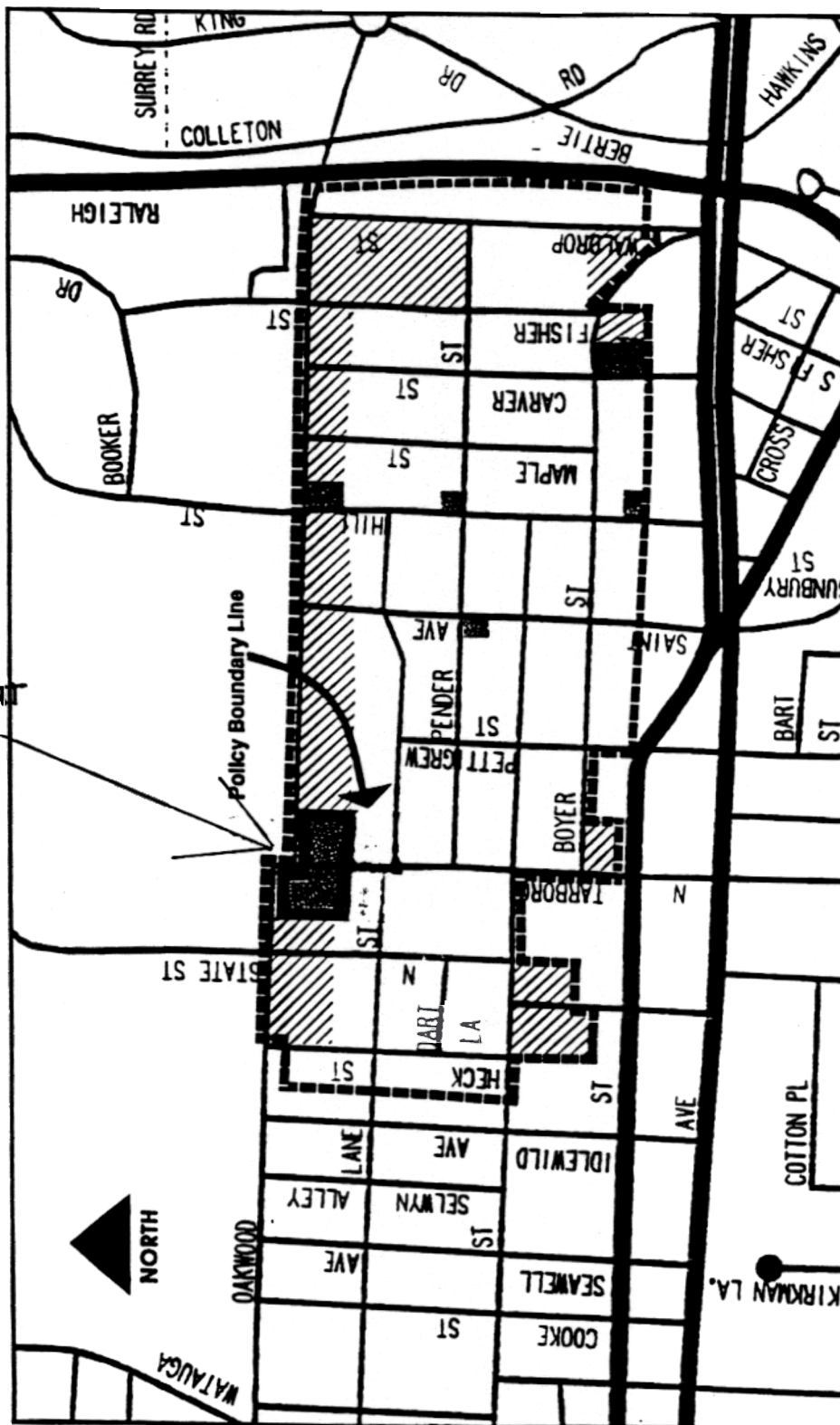
To Planning Commission: 7/12/94

Approved 7/18/94

CR Number: 8585

COLLEGE PARK/IDLEWILD NEIGHBORHOOD PLAN LAND USE PLAN

NOTE:
PLANNING
COMMISSION
AMENDMENT



- Neighborhood Boundary
- Retail/O&I Area
- Policy Boundary Line
- ▨ Med.- High Density Residential
- Low and Medium Density Residential

Please note: The north axis on this map does not correspond to the vertical axis of this page.

COLLEGE PARK IDLEWILD

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- IV. Land Disposition Report
- V. Project Improvements Report
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 - Relocation Report
- VIII. Financing Plan

Book 2519
Page 80

HOUSING AUTHORITY OF THE CITY OF RALEIGH

LAND CONTROLS AND RESTRICTIONS
AS TO
REDEVELOPMENT

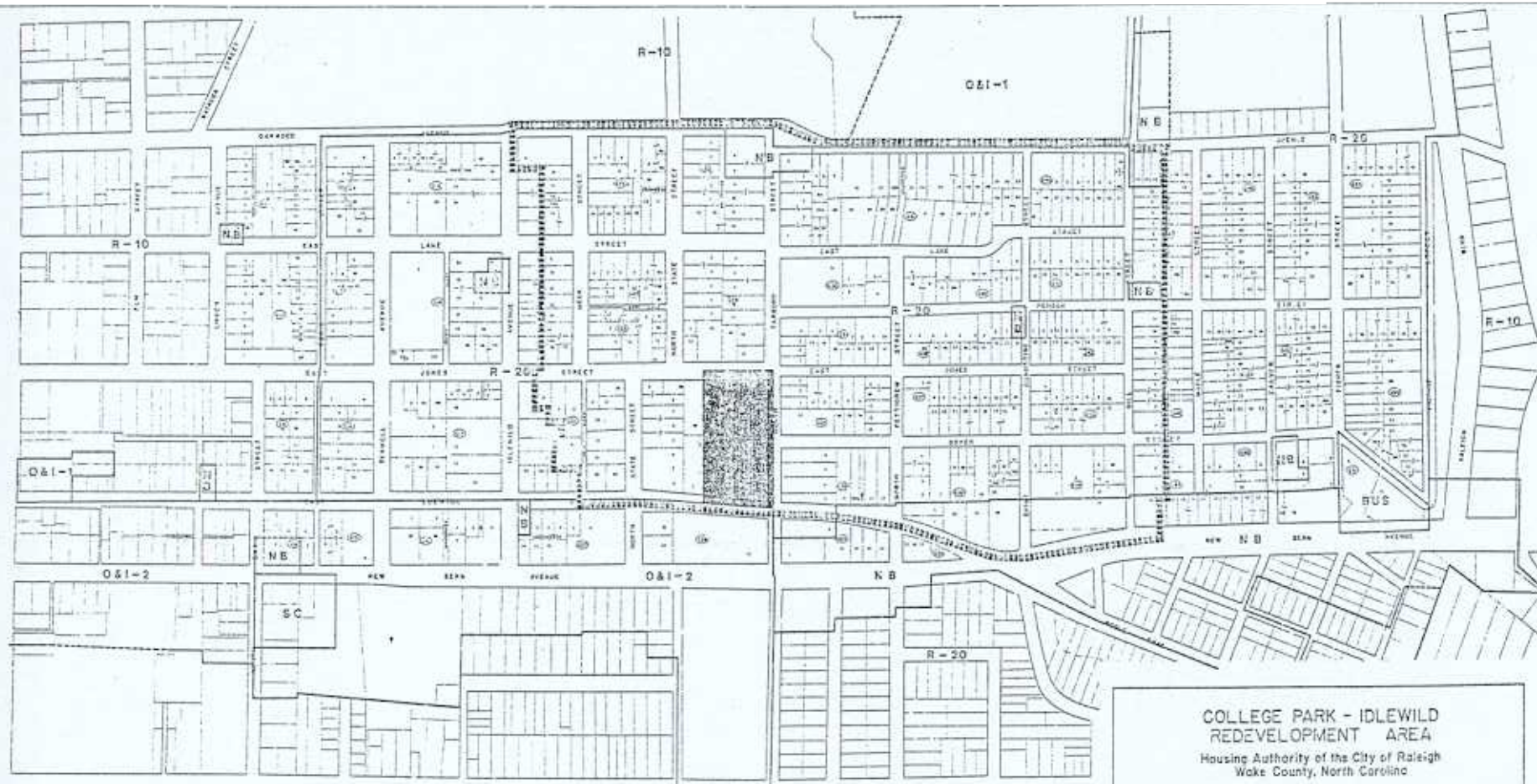
COLLEGE PARK, IDLEWILD NEIGHBORHOOD CONSERVATION
PROGRAM PROJECT AREA
RALEIGH, NORTH CAROLINA

RESOLUTION NO. 19 (1977)

WHEREAS, the HOUSING AUTHORITY OF THE CITY OF RALEIGH, a municipal corporation organized and existing under the provisions of Chapter 160 of the General Statutes of North Carolina (hereinafter referred to as "Housing Authority") and the CITY OF RALEIGH, a municipal corporation organized and existing under the laws of the State of North Carolina (hereinafter referred to as "City"), have approved a Redevelopment Plan providing for the clearance of blight and slums within the Idlewild, College Park Neighborhood Conservation Project Area, the disposition of same, and have adopted certain land controls and restrictions as to redevelopment that will prohibit like conditions from recurring in said areas; that the City has designated the Housing Authority as the agency for the City to administer the Redevelopment Plan approved by City Council, and funded under the Housing and Community Development Act of 1975, by an Agreement between the Housing Authority and the City dated June 20, 1975.

WHEREAS, the City and the Housing Authority believe that the redevelopment of the property within the Idlewild, College Park Neighborhood Conservation Project Area is vital to and for the best interests of the City, the health, safety, morals, and welfare of its residents, and in accord with the finding and policies adopted by the General Assembly of the State of North Carolina as to the public purpose and the provisions applicable to State and Federal laws; and

WHEREAS, the Housing Authority on the basis of the foregoing will sell said land for redevelopment subject to the land controls and restrictions hereinafter set forth.



LEGEND

ALLEY
 ELECTRIC POWER
 GAS
 SEWER
 WATER
 STORM DRAIN
 STREET
 TRANSIT BOUNDARY

EXISTING ZONING

R-10 RESIDENTIAL IN DISTRICT
 R-20 RESIDENTIAL IN DISTRICT
 NB NEIGHBORHOOD BUSINESS DISTRICT
 SC SHOPPING CENTER DISTRICT

O&I-1 OFFICE & INSTITUTION - DISTRICT
 O&I-2 OFFICE & INSTITUTION - DISTRICT
 BUS BUSINESS DISTRICT
 SC SHOPPING CENTER DISTRICT

PROPOSED ZONING CHANGES

PROPOSED ZONING CHANGE

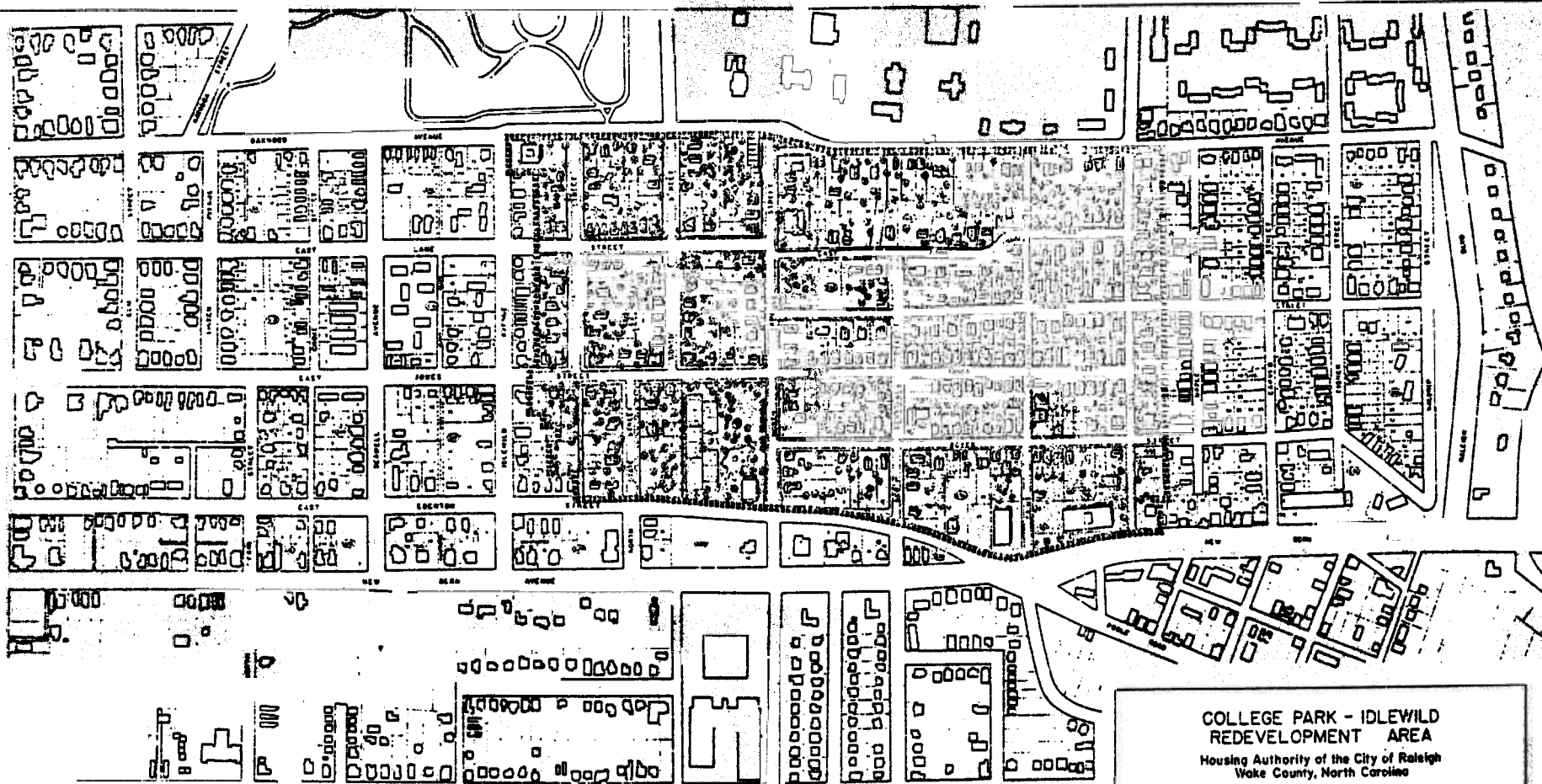
COLLEGE PARK - IDLEWILD REDEVELOPMENT AREA Housing Authority of the City of Raleigh Wake County, North Carolina

Drawn by: [Signature]
 Date: [Date]
 RPE

City of Raleigh Planning Department



EXISTING AND PROPOSED ZONING MAP



LEGEND

- ② BOUNDARY
- ③ PROJECT BOUNDARY
- ④ PROJECT BOUNDARY
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PROJECT BOUNDARY

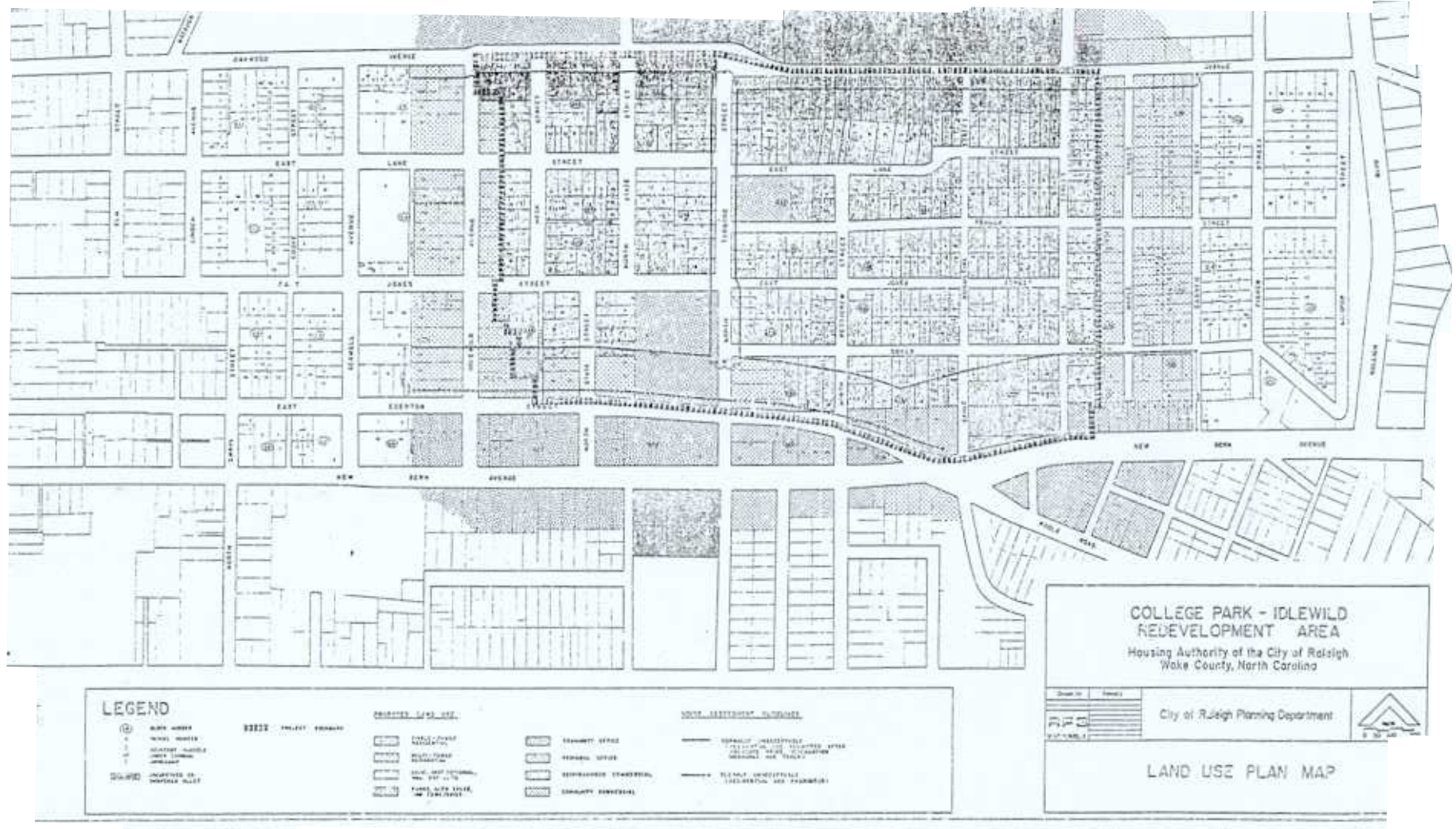
COLLEGE PARK - IDLEWILD
REDEVELOPMENT AREA
Housing Authority of the City of Raleigh
Wake County, North Carolina

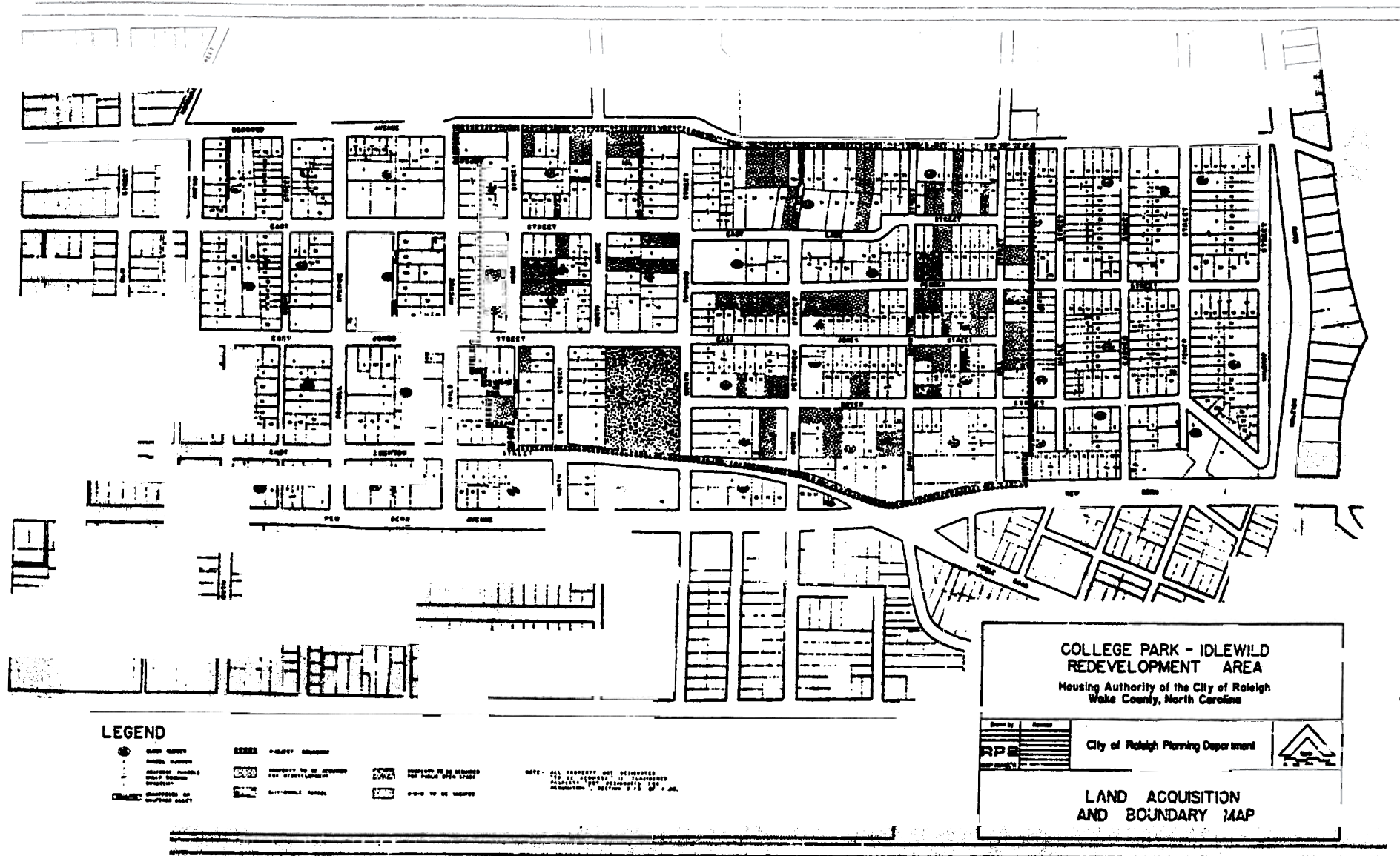
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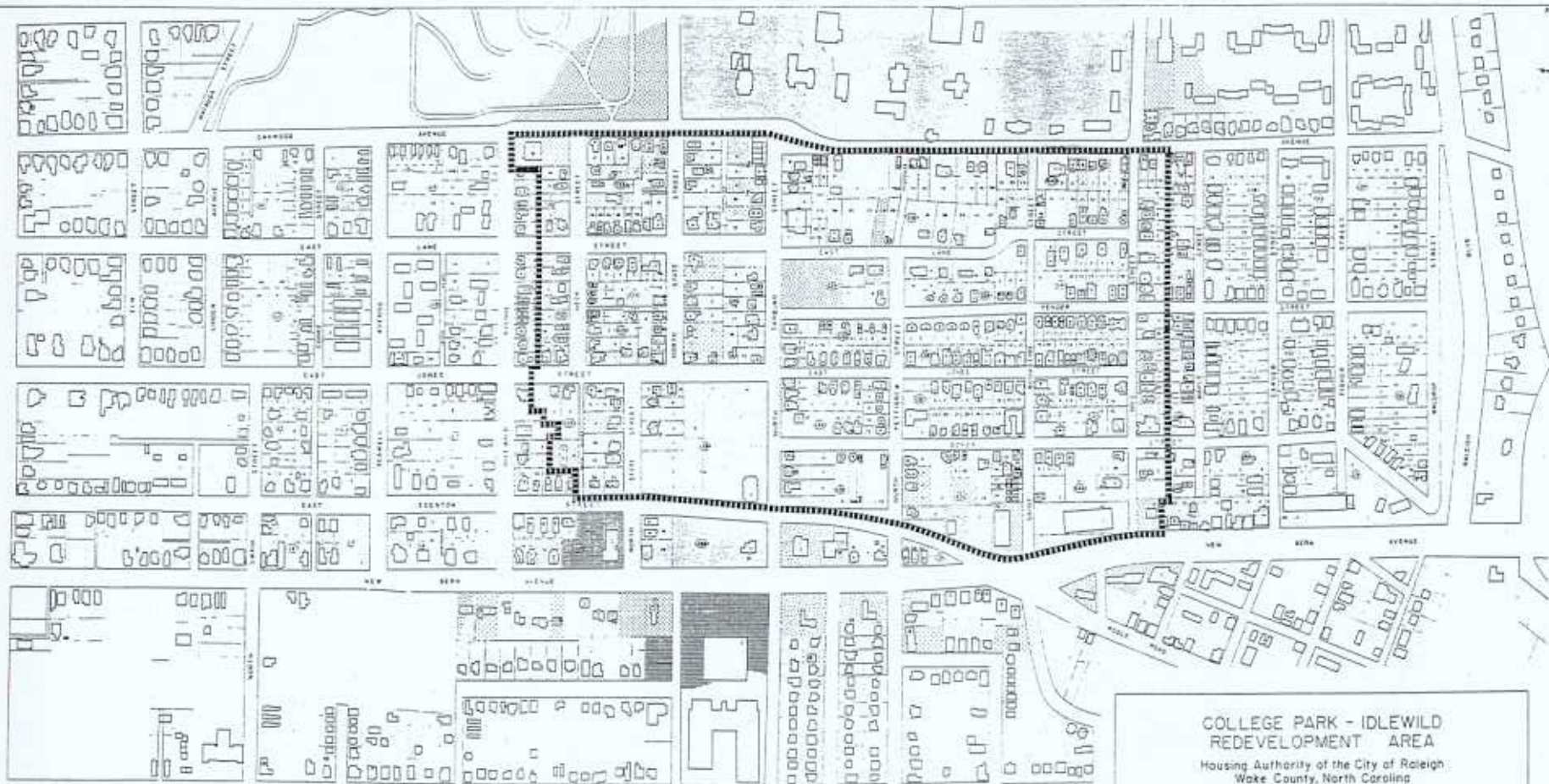
City of Raleigh Planning Department



PRELIMINARY SITE PLAN







LEGEND

- 1. LOT NUMBER
- 2. STREET NUMBER
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- 100. LOT AREA

EXISTING LAND USE

- 1. SINGLE FAMILY RESIDENTIAL
- 2. MULTIFAMILY RESIDENTIAL
- 3. INDUSTRIAL
- 4. COMMERCIAL
- 5. OFFICE
- 6. PUBLIC
- 7. PARK
- 8. OPEN SPACE
- 9. WATER
- 10. OTHER

- 1. SINGLE FAMILY RESIDENTIAL
- 2. MULTIFAMILY RESIDENTIAL
- 3. INDUSTRIAL
- 4. COMMERCIAL
- 5. OFFICE
- 6. PUBLIC
- 7. PARK
- 8. OPEN SPACE
- 9. WATER
- 10. OTHER

CONDITION OF STRUCTURE

- 1. EXISTING OR IN NEED OF REPAIR
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COLLEGE PARK - IDLEWILD REDEVELOPMENT AREA

Housing Authority of the City of Raleigh
Wake County, North Carolina

RP1
MAP NUMBER

City of Raleigh Planning Department



PROJECT AREA MAP