

# EAST COLLEGE PARK REDEVELOPMENT PLAN

## CONTENTS

I.	Introduction	p. 1
II.	Project Description and Boundary	p. 1
III.	Goals and Objectives	p. 2
IV.	Land Use and Zoning Plan	p. 2
V.	Preliminary Site Plan	p. 3
VI.	Estimated Costs and Methods of Financing	p. 3
VII.	Redevelopment Actions	p. 4
VIII.	Design and Development Criteria	p. 13
IX.	Procedures for Changes to the Plan	p. 16
<b>Maps</b>	Location Map	p. 17
	Existing Land Use Map	p. 18
	Existing Zoning Map	p. 19
	Proposed Land Use Map	p. 20
	Proposed Zoning Map	p. 21
	Preliminary Site Plan	p. 22
	Property Acquisition Map	p. 23

## I. INTRODUCTION

The City of Raleigh adopted the College Park/Idlewild Neighborhood Plan in 1994 as an amendment to the Raleigh Comprehensive Plan. The neighborhood plan contains several recommendations that require implementation through the City's redevelopment programs. The majority of the area studied in the neighborhood plan had previously been designated as a redevelopment area, but the East College Park area had never been so designated. To implement the neighborhood plan, the City requested that the East College Park area be designated a redevelopment area. The Raleigh Planning Commission certified this area for redevelopment in July 1998.

This East College Park Redevelopment Plan implements recommendations made in the neighborhood plan to remove substandard conditions and incompatible uses. The redevelopment activities proposed in this plan will provide a more secure and stable environment for continued investment in the neighborhood.

Generally, this plan describes activities to be undertaken by the City of Raleigh, North Carolina (in this plan referred to as the "City") in the area generally bounded by Oakwood Avenue on the north, Waldrop Street on the east, Boyer Street and the rear lot lines of properties fronting New Bern Avenue on the south, and the middle of the blocks between Maple Street and Hills Street on the west (for more detailed description of the area, see

"Project Description and Boundary" below). This area is found on Wake County Property maps numbered 1713-6 and 1714-18, and is in this plan referred to as the "project area". The activities will be undertaken in accordance with North Carolina Urban Redevelopment Law (General Statutes of North Carolina, Chapter 160A, Article 11 as amended).

## **II. PROJECT DESCRIPTION AND BOUNDARY**

The East College Park project area is an approximately 30 acre site. Currently, the area contains residentially developed tracts and several vacant parcels (see Existing Land Use Map). Building conditions within the block vary from sound to dilapidated. The area is zoned Residential-10, Residential-20 and Neighborhood Business. (see Existing Zoning Map.)

The project area was certified by the Raleigh Planning Commission on July 16, 1998 in Certified Action No. 648. The project area boundary is shown on the Location Map, and is described as follows:

Beginning at the northwest corner of the project area, at the intersection of the centerlines of Oakwood Avenue and Waldrop Street, and proceeding thence southward along the centerline of Waldrop Street to the intersection of the centerlines of Waldrop Street and Boyer Street, and thence northwestward along the centerline of Boyer Street to the intersection of the centerlines of Boyer Street and Fisher Street, thence southward along the centerline of Fisher Street to the rear property line of properties fronting onto New Bern Avenue, thence westward along the rear property lines of properties fronting onto New Bern Avenue to the rear property line of properties fronting onto Hill Street, thence northward along the rear property lines of properties fronting onto Hill Street, these property lines forming the center of the blocks between Hill Street on the west and Maple Street on the east, to the centerline of Oakwood Avenue, thence eastward along the centerline of Oakwood Avenue to the point of beginning, the area thus described being 30 acres, more or less.

## **III. GOALS AND OBJECTIVES**

The principal goal of this redevelopment plan amendment is to improve the housing stock in East College Park. Specific objectives are as follows:

- To perpetuate the primary land use of the area as single family, detached dwellings.
- To reduce crime to ensure the safest neighborhood possible with cooperation of residents and City police.

- To upgrade deteriorated structures.
- To develop better communication with area landlords.
- To investigate new methods of housing rehabilitation and neighborhood development, focusing on vacant and dilapidated properties.
- To encourage the protection of natural and historic features of the neighborhood.
- To engage in cooperative programs with area institutions and businesses.
- To improve neighborhood spirit and pride.
- To promote more cooperative efforts between the City of Raleigh and area residents.
- To eliminate blighted conditions which are detrimental to sound economical growth and development in the neighborhood.
- To encourage the rehabilitation of existing structures where such development is economically feasible.
- To ensure that new construction is of a scale and character compatible with the surrounding area.
- To support redevelopment efforts on nearby blocks.
- To create investment opportunities through land assemblage and public streetscape improvements.

#### **IV. LAND USE AND ZONING PLAN**

In order to achieve the objectives of this plan, the use of land acquired by the City within the project area will be made subject to the requirements and restrictions specified in this land use plan. These requirements and restrictions will be made effective by recording them as restrictive covenants in the Office of the Register of Deeds, Wake County, North Carolina, to which reference will be made in the deeds of project area properties or by including the applicable restrictions in instruments of conveyance.

The project area shall accommodate a mix of existing rehabilitated structures and new infill development. New infill development should be residential, respect the scale of existing buildings to remain in the area, and be in accordance with any other design guidelines in this plan. The predominant uses of land and public right-of-way areas within the project area are shown on the Land Use Map. All properties located in the project area should conform to the proposed zoning. (see Proposed Zoning Map) In particular, 36 N. Carver Street, on the southeast corner of Carver and Boyer, should be rezoned to R-10 for development of residential units.

Uses existing in the area prior to plan adoption, and not on properties identified for City acquisition, which carry nonconforming status under the applicable zoning classifications shall be allowed to continue under present City zoning code provisions if the uses do not create objectionable conditions for surrounding residential uses because of excessive noise,

odor, traffic, lighting, storage or refuse areas, on-street parking, hours of operation, overcrowding, or other negative impacts.

## **V. PRELIMINARY SITE PLAN**

The Preliminary Site Plan is intended as a general design guide for redevelopment in the project area. It illustrates a conceptual layout for new construction, existing rehabilitated properties, and public streetscape improvements. Modifications to the site plan will be allowed according to individual needs of redevelopers provided they do not conflict with the land use and development provisions of this plan.

The conceptual site plan included in this version of the plan deals mainly with the properties in the 0-100 block of Carver Street, which is one of the main entries into the neighborhood. This site plan focuses on this area because of the number of units and lots that are proposed for purchased by the City. The plan calls for redevelopment of these buildings for medium density residential development at their current R-10 zoning. Because this is one of the major entries into the neighborhood from New Bern Avenue, it is important that an adequate street treatment is provided in this area. This should include sidewalks on both sides, sidewalk plantings and new construction that is compatible with and representative of the historic architectural character of the neighborhood.

## **VI. ESTIMATED COSTS AND METHODS OF FINANCING**

A.	Property Acquisition/Assemblage	\$750,178
B.	Relocation	\$200,048
C.	Moving and Demolition	\$50,012
D.	Planning	\$25,000
E.	Rehabilitation	\$450,000
F.	Public Improvements	\$70,000

Total Redevelopment Cost:	\$1,545,238
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The source of funding for the above redevelopment costs is as follows:

FY1998-99	\$231,738	Community Development Block Grant
FY1999-2000	\$281,500	Community Development Block Grant
FY2000-01	\$315,000	Community Development Block Grant
FY2001-02	\$350,000	Community Development Block Grant
FY2002-03	\$367,000	Community Development Block Grant

## **VII. REDEVELOPMENT ACTIONS**

### **Intent**

This section explains those actions which the City intends to use in the redevelopment area to implement the objectives and land use proposals in this plan. These are activities that are authorized under the Urban Redevelopment statutes, actions which the City may take under other North Carolina laws, and activities that the City may elect to undertake by expanding its involvement in and encouragement of neighborhood revitalization.

In order to achieve the objectives listed above in Section III of this plan, the City will undertake the following redevelopment activities over a five year period:

- Acquire, clear of encumbrances and dispose of real property within the project area.
- Relocate individuals from acquired property.
- Convey real property to qualified and willing redevelopers under the conditions described in this plan.
- Construct certain improvements to public rights-of-way and City property.
- Carry out a program of rehabilitation involving inspection of structures and identification of actions necessary to bring property into compliance with standards specified in this plan.

### **Proposed Actions**

It is the intent of the City and of this plan to provide appropriate incentives for redevelopment as are necessary to fulfill the objectives of this plan. These incentives may include any or all of the actions described below permitted under current and pending North Carolina Statutes. The specific type and extent of public action will be determined by the needs of each development opportunity or program and will be detailed in amendments to this plan and/or other publications.

### **Planning & Administration**

The City will continue efforts to access and respond to changed conditions, needs, and desires of residents, businesses, property owners and potential developers. The City will also continue to respond to the economy of the area and the City, and to coordinate and manage resources to achieve plan objectives. This effort may result in the publication of additional reports, regulations, guidelines, plans, project proposals or other documents which aid in achieving the objectives of this plan. In addition, the City may hold public meetings to elicit additional information on the public needs and desires for the redevelopment area. The City may also participate in planning efforts with other public and private interests to accomplish plan objectives. The City will

coordinate planning and implementation activities and bring zoning and other regulations and public facility plans into conformance with the basic objectives and intent of this plan.

### **Assistance and Counseling**

The City or its designated agent will provide technical assistance and counseling to property owners and occupants within the redevelopment area regarding the methods and impacts of the implementation of this plan. The City or its agent may assist in the preparation of development proposals, coordinate development proposals with other agencies or interests on a formal or informal basis, counsel property owners and tenants on available assistance, and prepare informational or promotional documents which aid in the achievement of the objectives of this plan.

### **Provision of Public Services, Improvements and Facilities**

The City will undertake public improvements within the project area, including sidewalk construction or repair, street tree plantings, and replacement of curbing where necessary. These improvements are intended to support private investment and to aid in changing the image of the project area. The City or its agent will also provide the highest available levels of public services throughout the redevelopment area. These may include police, fire, sanitation, social service, inspections and other service functions which support plan objectives. In addition, the City will take appropriate administrative actions which expedite the review and implementation of redevelopment project proposals. The City may also arrange or contract for the furnishing or repair, by persons or agencies, public or private, for services, privileges, streets, utilities or other facilities or public amenities to achieve plan objectives.

### **Preparation of Land for Redevelopment**

The City will prepare land for development or reuse. The following actions are commonly associated with urban redevelopment and will be used as necessary to implement key projects.

#### **Acquisition**

The City may purchase, obtain options upon, acquire by gift, grant, bequest, devise, eminent domain or otherwise, any real or personal property or any interest therein, necessary or incidental to a redevelopment project. Whenever possible, property will be acquired through negotiation with owners. The basis for negotiation will be the fair market value of the property as determined by competent appraisers and approved by the City. Where negotiation does not result in a satisfactory agreement, or where the City may require immediate possession to carry out projects and/or

clear title, the property may be acquired by eminent domain proceedings and just compensation awarded in accordance with the law.

Within the redevelopment area, property may be acquired for the following purposes:

- To remove buildings which are structurally substandard;
- To remove other buildings in order to effectively remove blighting influences which are exerted on the area. Such blighted influences include, but are not limited to, incompatibility of use with the land use provisions of the plan and obsolete buildings not suitable for improvement or conversion;
- To provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities or improvements;
- To expedite and ensure the improvement of underutilized property, vacant or vacated land, to meet the objectives of this plan;
- To clear sound and deficient buildings to the extent necessary to assemble land into parcels of adequate shape and size to meet contemporary development needs and standards and to allow new construction of key development opportunities;
- To clear, move, hold, rehabilitate, restore, or otherwise improve for resale substandard properties which, after due process as described herein or in plan amendments, are not improved under an approved publicly subsidized or funded program or rehabilitation and repair.

#### Property Designated for Acquisition

The City will acquire fee simple absolute title to property in the project area identified on the Property Acquisition Map. Parcels in the 100 and 200 blocks of Maple Street and 300 block of Fisher Street will be acquired. The acquisition is necessary to achieve conformance with the land use provisions of this plan, to assemble tracts for new development, and to carry out other general objectives of this redevelopment plan.

#### Acquisition of Properties Not Designated For Acquisition

It may be necessary to acquire by purchase or condemnation for redevelopment purposes fee simple interest in properties in the project area not designated for acquisition on the Property Acquisition Map in order to insure that redevelopment takes place in a timely manner and in accordance with the land use provisions and development requirements of the plan. Such properties may be acquired by the City if the owners do not bring them into compliance with the land use and rehabilitation requirements contained in this plan.

Properties will be inspected by the City and the owners notified of all improvements necessary to bring the property into compliance with standards of this plan. If compliance cannot be obtained, the City may take such actions as is necessary to acquire the property.

### Clearance and Land Preparation

The City will, as appropriate under the provisions and objectives of this plan, clear, demolish, remove, hold or otherwise improve for redevelopment any property acquired in the project area, including as necessary, the preparation of property for new construction.

### Disposition and Dedication

The City may sell, exchange, transfer, assign, subdivide, mortgage, pledge, hypothecate or otherwise encumber or dispose of any real property or any interest therein; provided that the City finds that the sale or other transfer of any such part will not be prejudicial to the sale of other parts of the redevelopment area.

The transfer of land or interest therein will be in accordance with this plan, subject to such agreements, covenants, conditions and restrictions and other continuing controls as may be deemed to be in the public interest and to carry out the objectives of this plan. The plan may be amended from time to time to add additional land use controls, standards and regulations for project areas. These additional requirements will provide the basis for design review and control by the City and the City for any and all real property disposed of by the City for private development in the area.

The methods of property disposition in the redevelopment area will vary in accordance with current redevelopment statutes. These may include:

- sale to the highest responsible bidder after required advertisements and bidding procedures, for the purposes under this plan, or for a specific purpose designated after required hearings and plan amendment;
- sale to a lesser bidder, after required hearings and City approval, where the City finds that the general public welfare and proper development of the community will be better served by the accepted bid;
- convey at private sale particular properties, at not less than fair market value, to any redeveloper where the City finds the proposed redeveloper is the only known available, qualified and willing redeveloper for the contemplated use and that: the proposed project is necessary to facilitate the relocation of displace; or that the project is necessary to assure development which will have the desired effect upon neighboring properties and the redevelopment area; or that the project will assure that the property will not be unused and off the tax rolls for an undue length of time.
- sale at private sale or without consideration to the municipality real property as, in accordance with the plan, is to be laid out into streets, alleys, and public ways;
- convey at private sale, grant, or dedicate, with or without consideration, easements and right-of-way for public utilities, sewers, streets, and other similar facilities, in accordance with the redevelopment plan;



- convey at private sale, with or without consideration to the municipality or other appropriate public body such real property as, in accordance with the plan, is to be used for parks, schools, public buildings, facilities or other public purposes as defined and authorized under the City's Charter;
- convey to a non-profit association or corporation operated exclusively for educational, scientific, literary, cultural, charitable or religious purposes of such associations or corporations, after a public hearing and approval of the City and for not less than fair market value.

The City will dispose of property as permitted under North Carolina Redevelopment Law, special enabling legislation for the City of Raleigh and other applicable State legislation.

### **Funding, Estimated Costs and Method of Financing Redevelopment**

The City will actively pursue all possible sources of funding to achieve the objectives of this plan. This may include, but not be limited to, bond issues, loans, grants, general fund expenditures, special assessments, participation in Federal programs, County and State assistance, joint exercises with other units of government, cooperation and coordination in joint development mixed-use projects with private and public agents, sale of property or services and any and all other authorized legal actions.

The City may engage in special economic development actions within the area. It may package development proposals and coordinate and solicit such proposals for redevelopment projects. The City may provide or contract to provide special counseling and technical assistance to businesses within and locating in the redevelopment area. The City intends to support the economic development of minority and small business firms in the area, including assistance in building renovations, in accordance with the land use and development guidelines and the overall objectives for area redevelopment.

The method that the City will use to undertake area redevelopment precludes a precise and comprehensive estimation of redevelopment costs and revenues at the beginning of this program. The levels of public redevelopment activity will depend upon the relative interest and ability of redevelopers, investors, property owners and tenants to pursue the project proposals and programs outlined in this plan.

The City will provide financing for this plan from a variety of sources, including advances loans, grants and contributions and such other legally available funds, as may be determined and specifically applied to the financing of designated projects and programs in plan amendments, grant applications, and City budgets.

Community Development Block Grant entitlement funds will be used for redevelopment activities primarily benefiting area residential and commercial property

owners under such programs as housing rehabilitation, business rehabilitation and as necessary limited acquisition and relocation assistance. Block Grant funding will be used insofar as possible to leverage private funds and to supplement other revenue sources for these rehabilitation, and economic development activities in the area. The future level of Community Development Grant expenditures in the redevelopment area will not be such as to jeopardize home improvement efforts under the loan and grant program in this area or other Community Development neighborhoods with prior rehabilitation commitments.

### **Rehabilitation**

It is the intent of this plan that all buildings to remain in the redevelopment area, not subject to acquisition and clearance under the aforementioned provisions, will be rehabilitated and repaired to a safe, sanitary, functional, and attractive condition. The City will undertake and participate in formal rehabilitation programs of assistance to businesses and homeowners. Refer to the specific guidelines for rehabilitation beginning on page 15 of this plan. Programs of rehabilitation will be approved and implemented under approval processes as is deemed appropriate by the City.

All existing structures within the project area not specifically designated for acquisition by the City will be subject to compliance with the rehabilitation standards of this plan. To assure compliance, existing structures shall be inspected by the City and property owners subsequently notified of all improvements necessary for adequate rehabilitation. Following this notification, the City will offer assistance and advice, and establish a time frame for carrying out necessary improvements. Failure to make substantial progress rehabilitating the property within the established time frame may subject the property to acquisition by the City. Where structures are in such deteriorated or inadequate condition to make any substantial rehabilitation efforts unfeasible, the City may acquire subject properties, demolish existing structures, and pursue new development according to the land use and development requirements set forth in this plan.

### **Relocation**

The City will assist in the relocation of residents, businesses, and individuals displaced from properties acquired by the City in the project area in accordance with applicable State and Federal laws. The City has, in compliance with State and Federal law, a feasible method for relocation of families and individuals to be displaced from the plan area, in areas not generally less desirable in regard to public utilities and public commercial facilities, at rents or prices within the financial means of the families or individuals displaced, as many units of standard housing decent as there are families to be displaced from the plan area. Such units will be available to those displaced within the plan area, whenever feasible, or otherwise will be reasonable accessible to their places of employment. Every family and individual displaced by the project who is eligible for admission will, in accordance with

Federal and State law, be given priority of vacancies or turnover in existing or new public housing. All possible relocation services will be extended to single persons and to nonresidential establishments displaced by project actions. The relocation of site occupants in accordance with the Uniform Relocation Act (URA).

The City considers a dwelling unit to be “standard housing” and to be decent, safe and sanitary when:

- It is in compliance with Raleigh City Building, Housing, Fire and Sanitary Codes;
- It is in good repair and is weathertight, with no leakage or dampness;
- It has no health, fire or safety hazard within the structure or in the immediate vicinity;
- It has safe running water, a private flush toilet, and a bathroom with tub or shower with hot and cold running water, all within the dwelling unit;
- It has permanent, reasonably efficient kitchen facilities, including sink, cooking stove connections, shelves and storage space for food and utensils;
- It has facilities for washing and drying clothes;
- It is large enough to accommodate a family without overcrowding;
- It is equipped with adequate heating equipment, and it is adequately ventilated in every room by at least one opening which is screened or has screens available;
- It is safely and adequately wired for electricity;
- It is located in a neighborhood which is free from nuisances, is supplied with community facilities of the standard neighborhood, and is accessible to transportation, schools, churches and stores.

It is intended that all dwellings into which plan area displaced persons relocate will be inspected by the City’s relocation staff. If the dwellings are not found to be decent, safe and sanitary, the move will be considered as a temporary relocation only, and the City will then undertake to offer such families an opportunity to move into suitable standard housing. Families or individuals who move without notifying the City of their new address will be traced and similarly followed up.

A relocation office in the vicinity of the plan area will be made suitable for effective interviewing, and will be equipped for the usual office function, with a telephone, typewriter, desk and facilities for filing or records necessary; for relocation work. The relocation officer of the City will be in charge of the relocation activity, and will maintain contact with the occupants, look after applications for public housing, locate suitable standard housing available in the community and extend every assistance within the City’s power for relocation of occupants of the project area.

No family or individual would be required to move from a home in the plan area unless they have an opportunity to obtain suitable standard housing. As property is acquired, the occupants will be advised in writing and by personal interview in regard

to their relocation, and information will be furnished as to suitable accommodations available. A file will be maintained by the City listing available dwellings which have been evaluated through the inspection of the relocation staff.

The relocation method is intended to remove any necessity to resort to eviction proceedings which would be a last resort only if a family or individual completely fails to cooperate with the City, or rejects relocation service or accommodations available without reason, or maintains a nuisance, or fails to recognize his or her obligation for rent due. Relocation will follow acquisition in an orderly manner, giving families or individuals sufficient time to choose a new home and prepare to relocate and that acquired property will not be operated and managed longer than necessary except in unforeseen circumstances.

In the opinion of the City, the relocation of all site occupants of the plan area in accordance with State and Federal relocation requirements will be feasible.

### **Redevelopers' Obligations**

The redevelopers will be required by contractual agreement to observe the land use requirements of this plan and applicable amendments and disposition supplements. These instruments will spell out in detail provisions, standards, and criteria for achieving the development and design objectives and requirements set forth in the plan. Redevelopers will be selected on the basis of their proposals, a determination of their ability to carry out such proposals and their conformance to the plan. The City, in disposing of land in the plan area which will be redeveloped, within its contracts, deeds or other instruments with such parties, include such terms and conditions as in the judgment of the City will be necessary or advisable to ensure the redevelopment of the plan area, and to prevent a recurrence of conditions of blight in the area. Such provisions will be contained in such contracts, deeds, or other instruments irrespective of whether or not they duplicate in whole or in part the requirements of existing or proposed zoning ordinances or other local laws or regulations with respect to the project area zoning and other laws or regulations. Such contracts, deeds and other instruments, in addition to including other terms and conditions as the City may find desirable in order to implement and effectuate the objectives of this Redevelopment Plan, will obligate the purchasers of property in the project area and their successors in interest to the following:

- Devote the parcels owned by them to and only to the uses specified in the Redevelopment Plan;
- Diligently pursue the construction of improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable length of time as determined in the contract. (This obligation, however, will not be made applicable to mortgages and their successors in interest.)

- Make no change in such improvements, after completion of the construction, that are not in conformity with this plan.
- Not to assign contract rights, or to resell or otherwise transfer the land (or interest therein) purchased by them, prior to the completion of the improvements thereof, without the approval of the City and except on a basis satisfactory to the City and not to speculate in or with respect to such land.
- Not to effectuate or execute any agreement, lease, conveyance, or other instrument, whereby any parcels in the Project Area owned by them are restricted upon the basis of race, religion, age, sex, sexual orientation, color or national origin in the sale, lease, or occupancy thereof. (This obligation is to be effective without limitation as to the time, regardless of any termination date provided with respect to any other provision in the Redevelopment Plan.)

The City shall be a beneficiary of all such covenants and obligations, and it (in addition to other appropriate public agency) shall be entitled to represent the interest and to act on behalf of the City and community in enforcing such and any other covenants and obligations as to the redevelopment and continued uses in accordance with this plan. The City shall provide, upon proper completion of the improvements, a Certificate of Compliance which will be available for recording and will represent a determination that the covenants, with respect to the construction of the improvements, have been complied with and that their existence is terminated.

Prior to disposal of property within the plan area the City shall reserve the right to review and approve or reject a prospective redeveloper's plan after review and recommendations as may be provided by another appropriate public agency or board. The proposed plan should include the following features:

- Location of all principal buildings and accessory buildings.
- Location and arrangement of automobile parking, if any.
- Location of all vehicular drives and entrances and exits to public streets.
- Existing and proposed landscaping and other amenities.
- Location of pedestrian walkways and sidewalks.
- Location of all other major site features, such as drainage systems, fences, general landscaping features, and easements.

Building data will include elevations, floor plans, building floor area, and perspective drawings as necessary to describe proposed improvements and their relationship to neighboring properties.

The City shall then consider the development proposal in the light of both compliance with regulations and requirements of this plan and the appropriateness of the proposal in question. A positive finding by the City shall constitute preliminary approval. Prior to beginning construction on the property, the redeveloper shall then

submit final plans to the City for approval. These plans shall receive final approval if they are deemed to be in substantial compliance with, and have not significant variation from, the plans which were given preliminary approval. This final approval shall be in addition to approvals and permits from other public agencies.

### **Management and Implementation of the Redevelopment Plan**

The scope and manner of implementing redevelopment will require ongoing actions over an extended period of time to achieve meaningful and major improvement of the area. A way must be provided to stimulate, expedite, and coordinate these activities to develop and maintain momentum to assure maximum results. Many different public agencies and sources of funding will be involved, and a wide range of private initiatives and participation will be required. Therefore, strong organizational and management resources must be provided.

### **Restrictions and Their Duration**

Any sale, lease, retention or dedication for public purposes of land in the project area will be subject to those restrictions and regulations in applicable public codes adopted and enforced by the City of Raleigh and/or Wake County and/or the State of North Carolina. In case of conflict between the land use and building requirements stated in this plan and applicable public codes, the more restrictive shall apply. No covenant, agreement, lease, conveyance or other instrument shall be affected or executed by the City or the purchasers or lessees from it (or any successors in interest thereto) which restricts the land in the project area upon the basis of race, creed, color, sex, sexual orientation or age in the sale, lease or occupancy thereof. The controls and restrictions provided by the Redevelopment Plan shall be enforced and in effect from the date of approval of this plan by the City and shall remain in effect until the year 2028.

## **VIII. DESIGN AND DEVELOPMENT CRITERIA**

As new developments are proposed for this area, the historical patterns existing in the area should be used as a guide for future development. This neighborhood was originally built for single family residential dwelling units. Infill development should provide for new single family units and emphasize the character of the surrounding single family dwellings. Any multi-family dwellings should preserve the scale and character of single family dwellings.

## **Design and Site Development Guidelines for New Construction**

### **Building Orientation**

The prevailing continuity of building fronts in the area should be preserved. The principal facades of new buildings should be oriented to the street. The placement of buildings should be similar to the manner in which older buildings in the adjacent residential units are oriented on their lots.

### **Building Setbacks**

The distance between the principal facade and the street it faces should be compatible with the front yard setbacks common to older neighborhoods and structures remaining in this area. Side yards should also be similar to those existing in the area subject to the location of adjacent buildings and other development regulations.

### **Parking**

Any residential parking areas established for multifamily dwellings should be located principally at the interior of the lot and behind or alongside the structure rather than along the street frontage. Parking should be located in small bays, driveways, covered facilities or garages rather than expansive lots wherever feasible. Parking that consists of multiple spaces should be well landscaped and screened from nearby streets.

### **Landscaping**

The massing and character of landscaping should be similar to that typically found in older central neighborhoods. For example, ornamental shrubs should line the building foundation walls that are visible from the street. Earth berms, very tall hedges, chain link fencing, or wood split rail fences are inappropriate.

### **Waste Storage**

Dumpsters or other trash storage and collection facilities and exterior mechanical equipment, shall be screened from view of adjoining properties and public rights-of-way.

### **Scale and Height**

The size and mass of new structures should relate well to existing older structures in the area. The apparent ratio of building width to height should be comparable to the older houses within the neighborhood. The overall height of new buildings should not be greater than thirty five feet from the grade level curb elevation. The horizontal architectural elements on the principal facade (porch cornices, balconies, roof cornices, etc.) should be generally the height of that in existing older residences.

### Dwelling Unit Size.

Individual housing units should be spacious. Efficiency units should be a minimum of 500 square feet. Depending on the number of bathrooms, one-bedroom units should be at least in the range of 700 to 800 square feet and two-bedroom units, 900 to 1,200 square feet.

### Facades

Facades of residential and nonresidential uses, including their fenestration patterns, materials and other architectural features, should be compatible in appearance with the residential character of the neighborhood. Principal nonresidential facades should be oriented toward public streets and away from interior courtyards, open spaces or parking areas intended to serve occupants.

The alteration of mass and void along the facade should be like that along the streets in older central city areas and neighborhoods. There should be a uniformity of building masses and architectural features.

The plane of the facade should be articulated with protruding or recessed features such as bays, balconies, dormers, gables, porches and other offsetting features.

New construction should display a fenestration pattern of similar proportions and characteristics of those found in existing older residential structures. Windows and doors should exhibit a height-to-width ratio of around 2:1 or 3:1.

### Roof Form and Pitch

The principal roof form should reflect that of existing older nearby structures. Secondary roof forms used for porches or dormers may employ other types, if appropriate to the area and overall architecture of the project. Major pitched roofs should have a minimum 6/12 pitch. Generally, roofs should be well balanced proportionally with the main structure and should include overhangs proportional to the architecture of the building.

### Architectural Details

New construction should incorporate the existing level of architectural detail found on houses that represent the original character of the neighborhood. Attention should be given to finishing details such as corner trims, window and door trims, moldings, cornices, etc.

### Materials and Colors

Facing materials used in construction should be the same as that found in the majority of older structures in the area (wood, clapboard, shingle and brick). Prohibited materials



include synthetic sidings, asphalt siding, exposed plywood siding, concrete or cinder block, or stamped or embossed imitation siding.

#### Accessibility

Within multi-family development complexes, lower level units should provide for handicapped accessibility.

### **Design and Development Guidelines for Rehabilitation**

#### Neighborhood Architectural Traditions

Any exterior alteration shall preserve and respect the structure's original architectural details. Rehabilitation shall be of a quality and extent which aids in upgrading the image of the neighborhood. All additions or accessory buildings incompatible with the structure's original architectural style and visible from public streets shall be removed.

#### Interior Rehabilitation

Interior rehabilitation should include replacing outmoded and insufficient plumbing, heating, air conditioning, and electrical systems, and providing kitchens equipped with modern conveniences.

#### Exterior Appearance and Alteration Guidelines

Orientation of building entrances and exits should not conflict with adjacent residential properties. Basic details of existing facade design should be retained. Materials or design techniques foreign to the area or era of the building should not be employed in facade alterations. Existing building facades should not be covered with contemporary materials such as wood shingles or aluminum siding. Natural brick masonry should be left unpainted unless necessary to protect a deteriorated surface. If painted, colors shall be subtle and unobtrusive. Signs, where allowed, should compliment the building facade rather than dominate. Large signs or advertisement posters which obscure large portions of the glass display area or other architectural elements shall not be permitted. Canvas or vinyl-coated canvas awnings shall be permitted. Aluminum awnings or canopies and mansard roofs are discouraged.

#### Service and Parking Areas

Service areas, including trash storage and collection facilities, and exterior mechanical equipment, shall be screened from view of adjoining properties and public rights-of-way. Parking areas and service drives should be well landscaped and screened from adjacent

right-of-ways and private property. Open yard areas shall be landscaped with plant materials to compliment the building and surrounding streetscape environment.

#### Maintenance Requirements

Repoint, repaint, and repair existing building walls as necessary. Broken window panes should be replaced and deteriorated window or door frames and trim pieces should be repaired or painted. Faulty gutters and downspouts should be repaired. Leaking roofs, copings, and flashings should be repaired. Landscaped areas should be mowed, mulched, weeded, and free of trash.

## **XI. PROCEDURES FOR CHANGES TO THE PLAN**

This plan amendment may be modified by the City at any time provided that proper notice, hearings and opportunities for review by the public are carried out in accordance with North Carolina Urban Redevelopment Statutes.

The general Redevelopment Plan may be modified and amended by the City at any time provided, if modified after the sale of property in the area, the modification must be consented to by the redeveloper or redevelopers of such property or his successors or their successors in interest who are affected by the proposed modification.

Where the proposed modification will substantially change the Redevelopment Plan as previously approved by the governing body, the modification will be approved by the City as required under the Urban Redevelopment Statutes. Substantial modifications will include amendments to this plan for major development projects and programs requiring public financing, acquisition and clearance and other redevelopment actions.

As appropriate, disposition supplements, rehabilitation programs, and other plans, standards of design and development, regulatory controls, procedures and organizational requirements may be added to this plan. When considering modifications or amendments in the plan, the City will provide an opportunity for appropriate review by City agencies and interest groups or boards. The City will recommend procedures and designated groups and/or agencies for coordinating and implementing such review as may be required.

RESOLUTION NO (1998) - 977

A RESOLUTION TO ADOPT THE EAST COLLEGE PARK REDEVELOPMENT PLAN

WHEREAS, the purpose of the a Redevelopment Plan is to give specific guidance to City agencies, other public agencies, private individuals, and organizations as they prepare detailed acquisition, development and rehabilitation plans, programs, or ordinances; and

WHEREAS, it is the intent of the City Council to create redevelopment plans for areas designated as redevelopment areas for the purposes of establishing appropriate land uses, zoning, public improvements and building improvements; and

WHEREAS, the East College Park Redevelopment Plan was prepared with input from the north central citizens advisory commission as well as members from the neighborhood; and

WHEREAS, the East College Park Redevelopment Plan contains careful analysis of the College Park neighborhood and the College Park/Idlewild Neighborhood Plan, in accordance with the redevelopment planning statutes of the State of North Carolina and ordinances of the Raleigh City Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF RALEIGH, NORTH CAROLINA THAT

Section 1. That the East College Park Redevelopment Plan be adopted

Adopted: 10/21/98

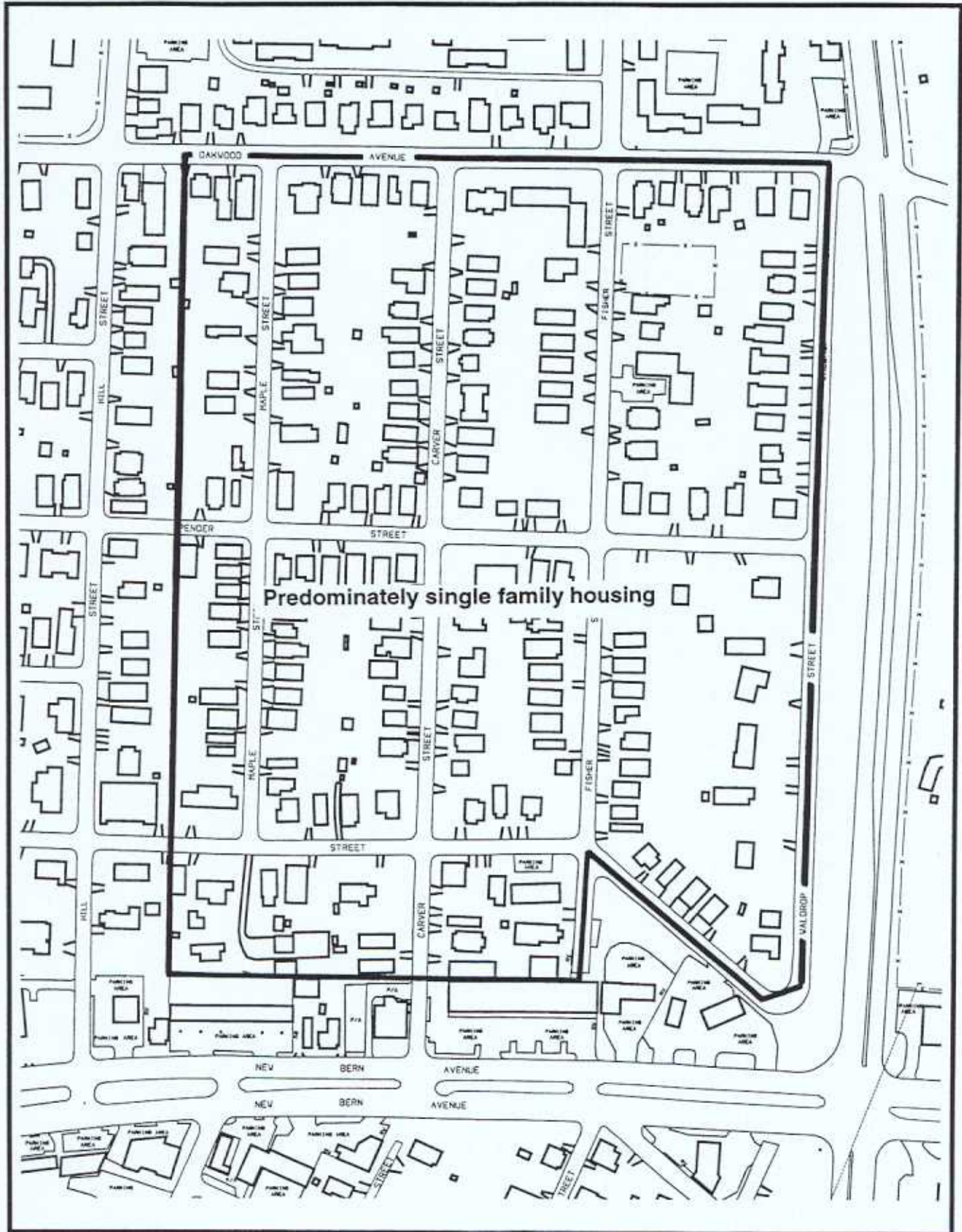
Distribution:   Planning  
                  Inspections  
                  Transportation

## Location Map

City of  
Raleigh



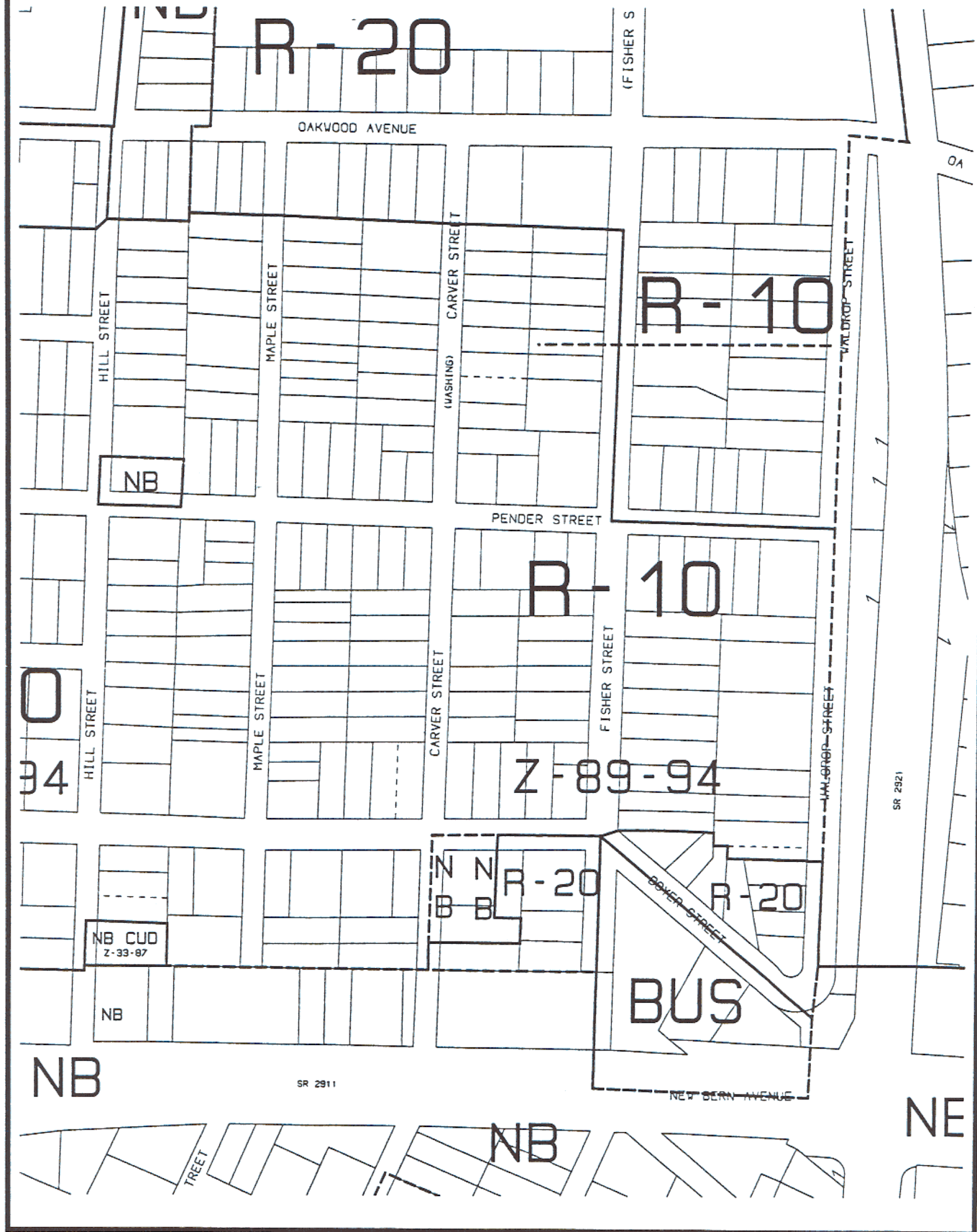
# Existing Land Use Map



City of  
Raleigh



Existing Zoning





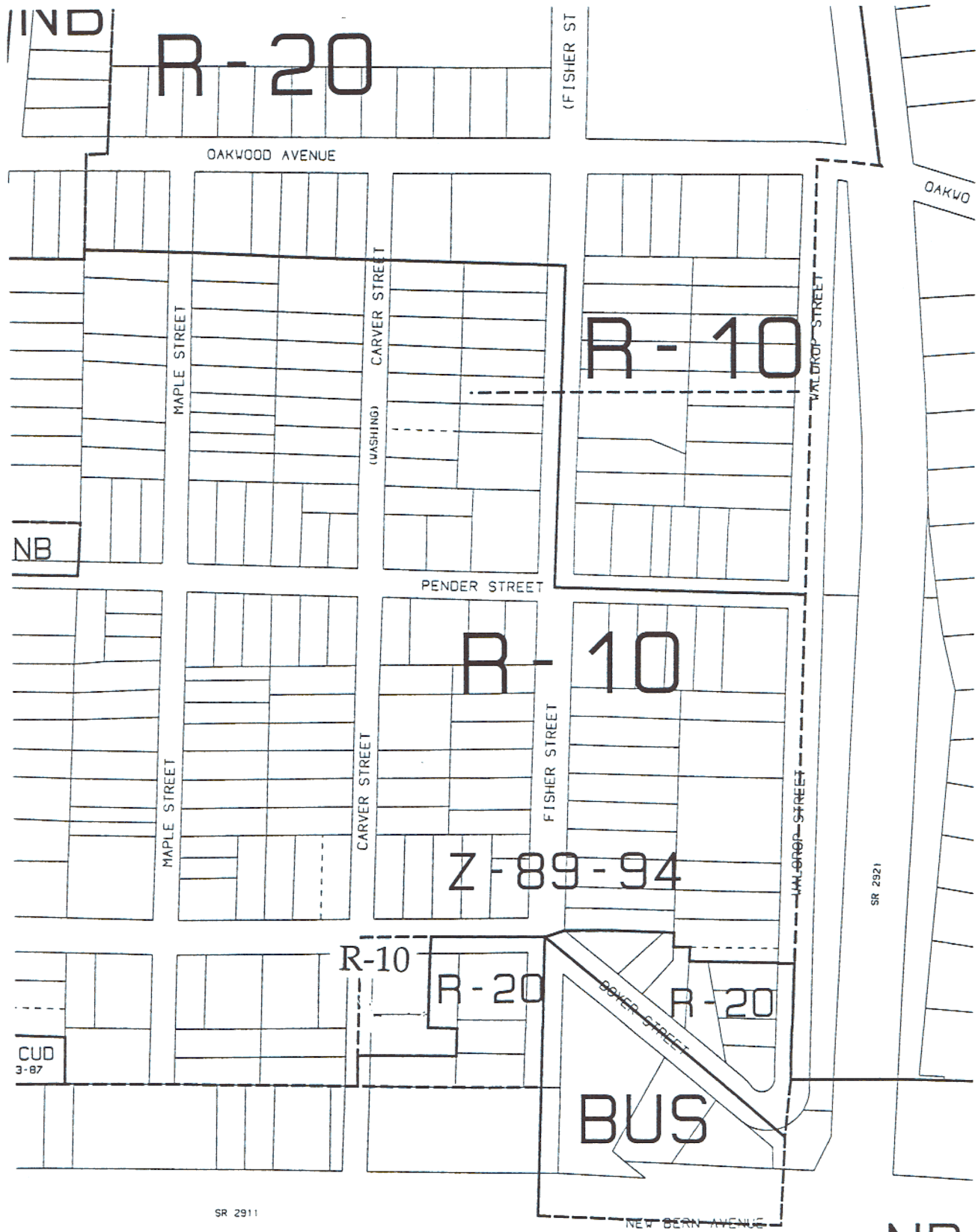
# Proposed Land Use Map



City of  
Raleigh



# Proposed Zoning

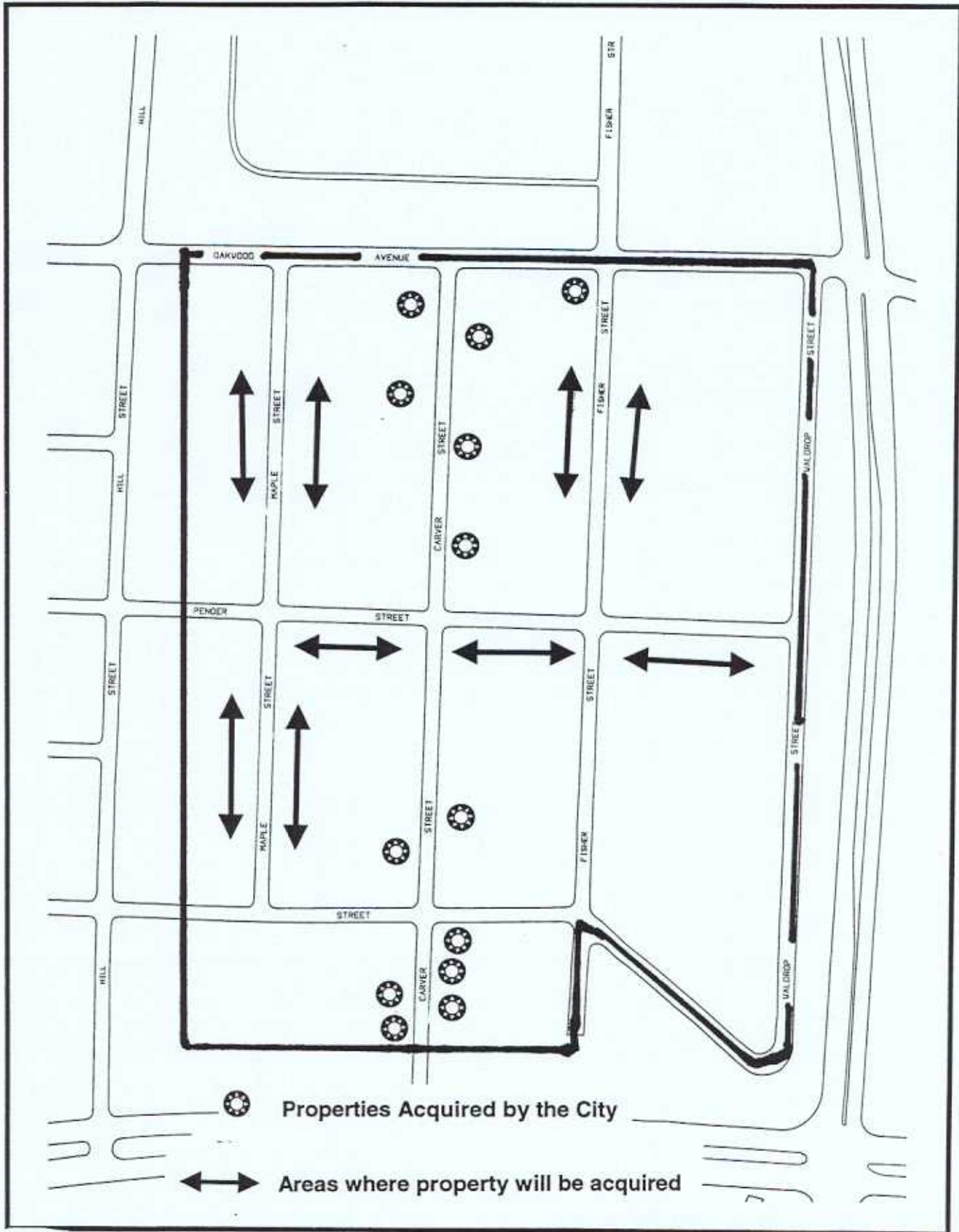




# Preliminary Site Plan



# Property Acquisition Map



City of  
Raleigh

