

WEST IDLEWILD REDEVELOPMENT PLAN

An amendment to the New Bern/Edenton Redevelopment Plan



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I. INTRODUCTION

This amendment to the *New Bern/Edenton Redevelopment Plan* follows as part of a series of plans emphasizing redevelopment by addressing the removal of substandard conditions and incompatible uses presently existing in the New Bern/Edenton area. This redevelopment area was certified by the Raleigh Planning Commission on February 27, 1991 in Certified Action No. 195. This amendment will address in more detail the issues of blight originally identified in the New Bern /Edenton Plan. The redevelopment activities proposed in this plan seek to create a more secure and stable environment in order to foster new investment and promote a sense of neighborhood involvement within the West Idlewild plan area.

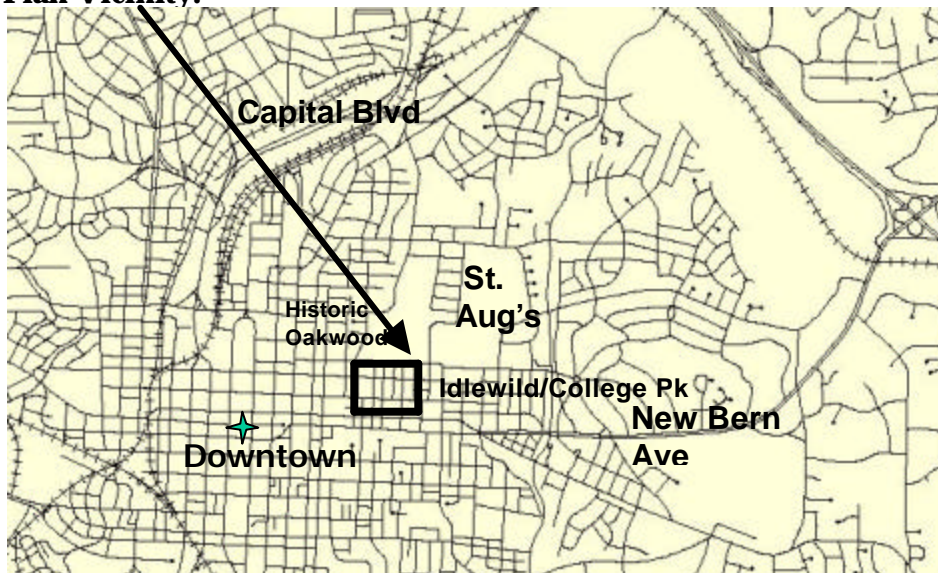
This redevelopment plan was created as a result of hours of effort and input by residents and property owners from the neighborhood and adjacent communities. The goals and actions specified herein seek to create stability and investment that will benefit not only the neighborhood, but the central core of the City as a whole. Members of the redevelopment planning committee were:

Liz Biss	Johnny Blaylock
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This amendment 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, Idlewild Avenue on the east, East Edenton Street on the south, and Swain and Cooke Street on the west (for more detailed description of the area, see "Project Description and Boundary" below and the location map on page 14). This area is found on Wake County Property maps numbered 1713-05, and 1714-17 and 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 22 as amended).

II. PROJECT DESCRIPTION AND BOUNDARY

Plan Vicinity:



The West Idlewild project area is approximately 30 acres. The West Idlewild area contains primarily residential land uses that were established in the early part of this century. However, there are several sizeable, vacant parcels (see Existing Land Use Map). Though most of the residential uses are in single family units, there are three apartment complexes within the plan area that contain a high concentration of dwelling units. The remaining housing units are smaller scale multi-family units. Building conditions within the area vary from sound to dilapidated. The area is zoned Residential-10, Residential-20 and Neighborhood Business. In addition, the entire plan area is located within the New Bern/Edenton Conservation District (see Existing Zoning Map).

The project area boundary is shown on the Location Map, and is described as follows:

Beginning at the northeast corner of the project area, at the intersection of the centerlines of Oakwood Avenue and Heck Street and proceeding thence southward along the centerline of Heck Street to the intersection of this centerline with southern property boundary of Map number 1714 Block 10 parcel 2600 and moving in a westward direction along the southern property boundary of parcel 2600 to the intersection of this property line with that of the east property boundary of parcel 1553 and thence moving in a southern direction along the east property boundary lines of parcels 1447, 1442, 1347, 1332, crossing the centerline of E. Lane Street and continuing south along the eastern property lines of parcels 1231, 1135, 1130, 1026, 1023, 1031, 1928, 1925, 1819, 1814 to the intersection of the centerline of E. Jones

Street and then in an eastern direction along the centerline of E. Jones Street to the intersection of the centerlines of E. Jones and Heck Streets, thence southerly along the centerline of Heck Street to the intersection of the centerline of Heck Street and the southern property boundary of map 1714 block 19 parcel 2448 and thence in a westward direction along the southern boundary of parcel 2448 to the intersection of the centerline of Idlewild Avenue, thence southward along the intersection of the centerline of Idlewild Avenue and the southern property boundary of map 1713 Block 09 parcel 8474 thence westward along the southern property of parcel 8474 to the west boundary of parcel 8474 thence northerly to the intersection of parcel 8474 and the southern parcel boundary of parcel 6551, thence westward along the southern boundary of parcel 6551 to the intersection of the centerline of Seawell Avenue, thence southward to the intersection of the centerline of Seawell Avenue and the southern property line of parcel 4446, thence westward along the southern property boundary of 4446 to the west property boundary of 4446 and thence north to the intersection of the west property boundary of 4446 and the southern property boundary of 3541, thence westward along the southern boundary of 3541 to the intersection of the centerline of Cooke Street, thence south to the intersection of centerline of Cooke Street and the southern property boundary of parcel 2429, thence westward along the southern property boundary of parcel 2429 and 1520 to the intersection of the centerline of Swain Street and parcel 1520, thence northward along the centerline of Swain Street crossing the centerline of E. Jones Street, thence north along the west property lines of Map 1713 Block 09 parcels 0997, 0196, Map 1714 Block 00 parcels 1402 and 1509 to the intersection of the western property line of parcel 1509 and the centerline of Oakwood Avenue, thence eastward along the centerline of Oakwood Avenue to Beginning. The area thus described being 33 acres, more or less.

III. GOALS AND OBJECTIVES

The principal goal of this redevelopment plan amendment is to improve the housing stock in the West Idlewild area. Other general objectives contained in the *New Bern/Edenton Redevelopment Plan* are applicable to this amendment. Specific objectives are as follows:

- To eliminate blighted conditions that are detrimental to sound residential growth and development in the neighborhood.
- To encourage the rehabilitation of existing structures which are representative of the original architecture of the neighborhood.
- To ensure that new construction respects the historic value of the area and is of a scale and character compatible with the original architecture of the neighborhood.

- To provide new housing opportunities that reasserts the area as a stable residential neighborhood that will attract a mix of populations including families, professionals, singles, and seniors.
- To create investment opportunities through land assemblage and public streetscape improvements.
- To improve the exterior appearance of lots and to eliminate or screen unsightly garbage and trash receptacles.
- To create safe open-space that takes advantage of the natural features that exist within the neighborhood.
- To preserve natural features that are important in defining the values of the residents within the neighborhood.

IV. LAND USE PLAN

A. INTENT

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.

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, disabilities or age in the sale, lease or occupancy thereof.

B. PERMITTED LAND USES AND ZONING

The project area shall accommodate a mix of existing rehabilitated structures and new infill development. New infill development should be predominantly single-family residential, respect the scale of existing dwellings that will remain in the area, and be developed in accordance with 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 Plan Map. No new high density apartment buildings should be built within the neighborhood. A mix of unit types should be provided for owner and renter occupancy.

All properties located within the plan area that are currently zoned R-20 should be rezoned to R-10 to fully reflect the intent of this plan to provide a mix of low-to-medium residential densities and to prevent further proliferation of high density apartment complexes. In addition, the property located at the southwest corner of Lane and Idlewild should be rezoned from Neighborhood Business to Residential-10. The established neighborhood conservation overlay district guidelines should remain in effect. This zoning will support the development shown on the site plan map #2.

General development guidelines for the project area are contained within the *New Bern/Edenton Redevelopment Plan* under section entitled "Redevelopment and Relocation" and "Workings of the Redevelopment Plan."

C. SPECIFIC LAND USE ACTIONS

- The large Oak tree on the northeast corner of E. Jones Street and Cooke Street should be nominated as a Capital Tree. Nominations should be made for the next award cycle in 2000.
- Several houses within the plan area have historic and architectural integrity that should be studied further. (See Significant Structures Map) Work with the Historic Districts Commission to identify potential district or individual registry status should continue.
- Entry features marking the transition from the Oakwood neighborhood to West Idlewild should be created on E. Jones, E. Lane and Oakwood Avenue.
- Consider removing, and making more visible, the stone columns located on the north end of the 200 block of Seawell. Utilize these columns as part of the entry feature to the neighborhood or relocate them in the planned greenway along the 200 and 300 block of Cooke Street as greenway feature.
- Amend City of Raleigh Parks and Recreation Master Plan to incorporate the greenway connector concept showing the Cooke Street link. These connections meet the goals of the adopted downtown plan and corresponding urban design guidelines for encircling the downtown with greenway trails.

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. There are two preliminary site plans for two distinct block faces within the plan area. The two site plans address problem locations that have been the source of deleterious activity and neglect by property owners.

Site Plan Map #1 provides redevelopment guidelines for the 200 and 300 block of Cooke Street. This map shows a complete redevelopment of the units in the 200 block of Cooke Street and redrawn lot lines and layouts of the west side of the 300 block of Cooke Street. In implementing this scheme, existing units that are structurally sound should be preserved and set back onto the redrawn lot locations, if feasible.

The concept in this site plan stems from the *New Bern/Edenton Plan* recommendation to extend Swain Street and a greenway in some fashion to Oakwood Avenue. This plan would accomplish this scheme through creation of a public greenway along the 200 and 300 blocks of Cooke Street that would include reopening the stream that exists between Cooke and Linden. This piped stream would be redirected and “daylighted” for use as a greenway.

This greenway would become a link in the overall greenway system. Beyond providing an additional link in the downtown greenway concept, this could also create a link from Buckeye Greenway to the Walnut Creek greenway connecting Lions Park, Oakwood Park, Oakwood Cemetery, City Cemetery, and Chavis Park along the way.

The site plan also shows the properties on the east side of the 200 Cooke block-face being acquired, torn down and rebuilt with a mixture of townhouses, duplexes and triplexes targeted for a mix of owners and renters. The map demonstrates the layout of units, but does not display the precise number of units to be built in this block. This number will be determined by R-10 zoning and overlay restrictions.

Site Plan Map #2 provides redevelopment guidelines for the southwest corner of East Lane Street and Idlewild Avenue. This plan recommends that the portion of the block now owned by the City be redeveloped with housing and tot lot. Alternatively, if the City of Raleigh Police Department were considering a sub-station within proximity of this neighborhood, this corner should be considered as a potential site.

Properties not specifically shown in the site plan maps, including vacant lots, should be redeveloped according to other guidelines contained within this plan.

VI. ESTIMATED COSTS AND METHODS OF FINANCING

FY 1998/1999	\$345,000 Acquisition, relocation, demolition
FY 1999/2000	\$509,090 Acquisition, relocation, demolition
FY 2000/2001	\$560,000 Acquisition, relocation, demolition
FY \$2001/2002	\$595,700 Acquisition, relocation, demolition
FY \$2002/2003	\$400,000 Public Improvements Activities

Total Redevelopment Cost FY 1998 to FY 2002: \$2,409,790

The source of funding for the above redevelopment costs will be from Community Development Block Grants.

VII. REDEVELOPMENT ACTIONS

In order to achieve the objectives listed in Section III of this Plan, the City will undertake the following redevelopment activities:

- Acquire, clear of encumbrances and dispose of real property within the project area as described in this Plan.
- Relocate individuals from acquired property as provided in this Plan.
- 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 Plan's standards.
- The City and/or inspectors will notify and explain the redevelopment process to owners, of the units to be inspected for potential acquisition, prior to entering the property.

A. ACQUISITION OF PROPERTY

1. Property Designated to be Acquired.

The City will acquire fee simple absolute title to property in the project area identified on the Property Acquisition Map. 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.

Whenever possible, property will be acquired through negotiation with the owner. The basis for negotiation will be the fair market value as determined by competent appraisers and approved by the City. Where negotiations do not result in a mutually satisfactory agreement, the property will be acquired through eminent domain and just compensation awarded in accordance with the laws.

2. Conditions Under Which Properties Not Designated For Acquisition May Be Acquired.

It may be necessary for redevelopment to acquire through purchase or condemnation 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 Section VIII of the 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.

B. 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 a suitable program and resources for providing relocation assistance to persons in the project area. There is housing available in areas not less desirable in regard to public utilities and commercial facilities, at rents or prices within the means of families or individuals displaced, units of housing for project area displacees. The relocation of site occupants will be made in accordance with the Uniform Relocation Act (URA).

C. SITE 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.

D. REHABILITATION

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 Section VIII 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 Section VIII of this Plan.

E. DURATION OF RESTRICTIONS

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.

F. PROPERTY DISPOSITION

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. Reference should be made to sections entitled "Redevelopment and Relocation" and "Workings of the Redevelopment Plan" of the *New Bern/Edenton Redevelopment Plan*.

G. PUBLIC IMPROVEMENTS

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.

H. SCHEDULE OF ACTIVITIES

Redevelopment activities will be carried out as follows:

- Acquisition, relocation, clearance activities, site preparation and public improvements.
- Rehabilitation activities
- Property disposition and rehabilitation.

I. REDEVELOPER'S OBLIGATIONS

Redevelopers will be required to observe the land use and development requirements of this Plan under appropriate contractual agreements, deeds or other instruments between the redeveloper and the City and all applicable City codes and ordinances. The redeveloper obligations are more fully described in the *New Bern/Edenton Redevelopment Plan* and shall be applicable to this plan amendment. The duration of said agreements and requirements will be until the year 2028.

VIII. DESIGN AND DEVELOPMENT CRITERIA

A. DESIGN AND SITE DEVELOPMENT GUIDELINES FOR NEW CONSTRUCTION

1. 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 blocks are oriented on their lots.

2. 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. This distance is typically five to fifteen feet from the right-of-way in residential areas. Side yards should also be similar to those existing in the area subject to the location of adjacent buildings and other development regulations.

3. Parking

Parking and service drives should be well landscaped and screened from nearby streets. Parking areas should be located principally at the interior of the lot rather than along the street frontage. Parking should be located in small bays, driveways, covered facilities or garages rather than expansive single lots, wherever feasible.

4. 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.

5. Service Areas

Service areas, including loading and unloading facilities, trash storage and collection facilities and exterior mechanical equipment, shall be screened from view of adjoining properties and public rights-of-way.

6. Scale and Height

The size and mass of new buildings should relate well to existing older structures in the area. The apparent ratio of building width to height should be comparable to that typically seen in older neighborhoods. 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.

7. 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.

8. Facades

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

Rhythm and Proportion. 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.

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

Fenestration. 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.

9. 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.

10. Architectural Details

New construction should incorporate the existing level of architectural detail found on older buildings in the surrounding area. Attention should be given to finishing details such as corner trims, window and door trims, moldings, railings, cornices, etc.

11. Materials and Colors

Facing materials used in construction should be the same as that found in the majority of older, original 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.

12. Accessibility

Within multi-family development complexes, lower level units should be equipped for handicapped persons and abide by the Fair Housing standards, as amended.

B. DESIGN AND DEVELOPMENT GUIDELINES FOR REHABILITATION

1. Neighborhood Architectural Traditions

Any exterior alteration shall preserve and respect the structure's original architectural details. Rehabilitation shall be of a quality and to a degree that improves 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.

2. Interior Rehabilitation

Interior rehabilitation should include replacing outmoded and insufficient plumbing, heating, air conditioning, and electrical systems, and providing kitchens equipped with modern conveniences. General construction standards delineated in the attached "Property Rehabilitation Standards" shall be complied with.

3. 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 storefront 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 or to make a brick addition uniform with the main portion of the existing structure. If painted to protect against deterioration, 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, canopies and mansard roofs are discouraged because they are inconsistent with the original architecture of the neighborhood.

4. Parking & Service Areas

Service areas, including loading and unloading facilities, trash storage and collection facilities, and exterior mechanical equipment, shall be screened from view of adjoining properties and public rights-of-way. Parking area 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.

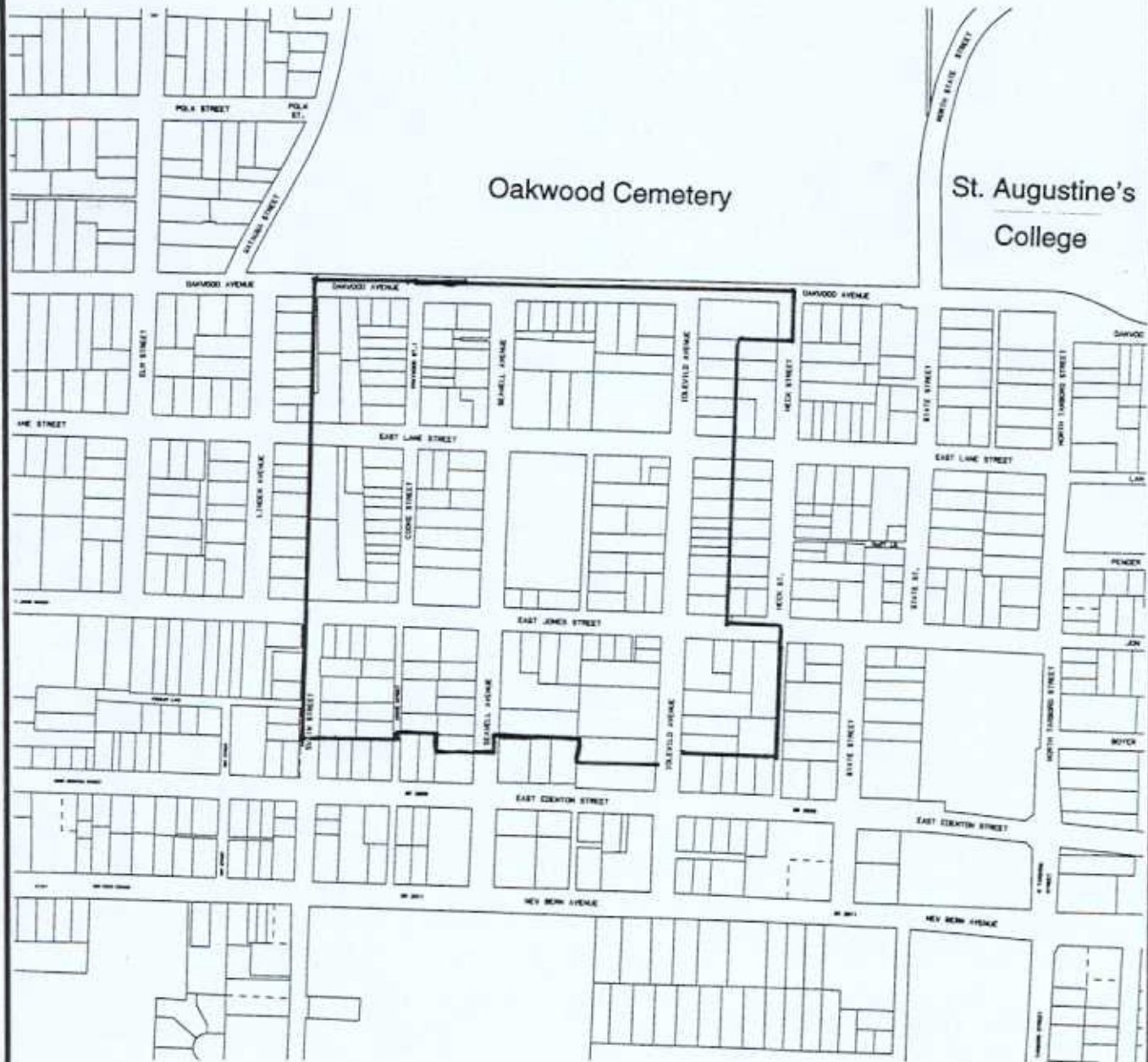
5. Maintenance Requirements

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.

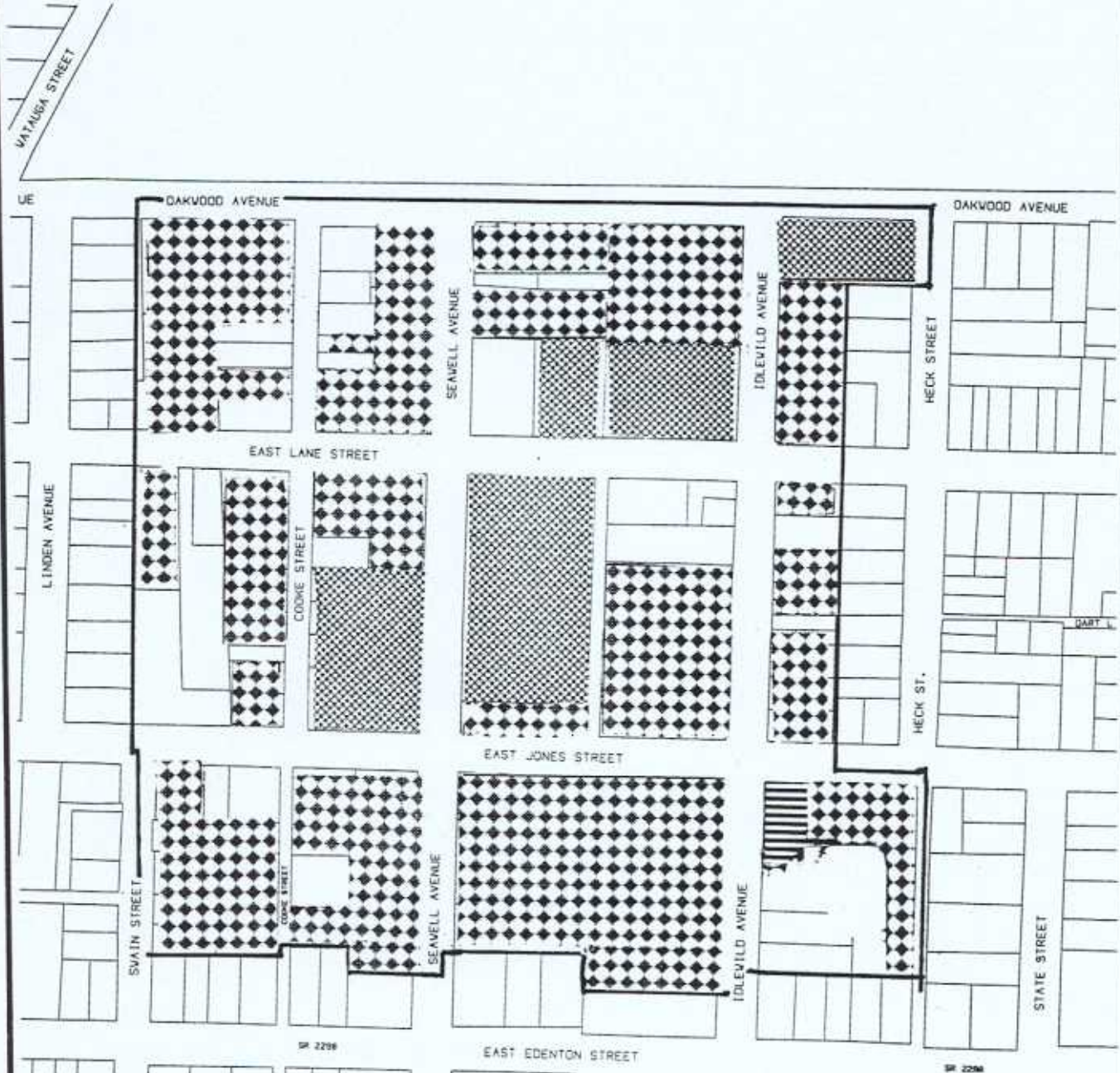
IX. PROCEDURES FOR CHANGES TO THE PLAN

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 and the applicable provisions in Section IX of the *New Bern/Edenton Redevelopment Plan*. If at all possible, members of this planning committee should be consulted prior to major modifications of this plan.

LOCATION MAP

City of
Raleigh

EXISTING LAND USES



□ Vacant

◆ Low-Medium Density Residential

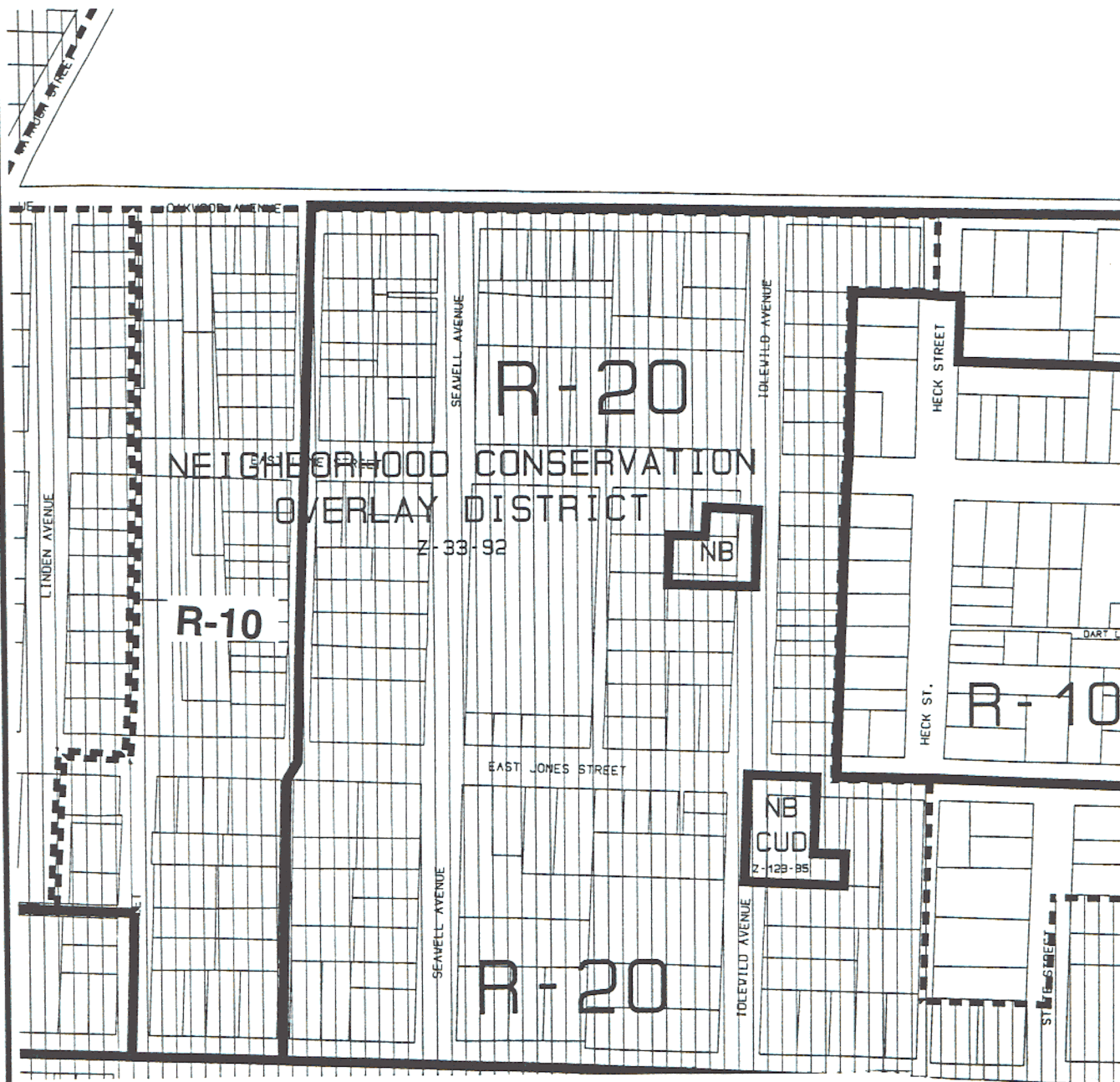
▣ Medium - High Density Residential

▨ Commercial

City of
Raleigh



EXISTING ZONING



NB – Neighborhood Business

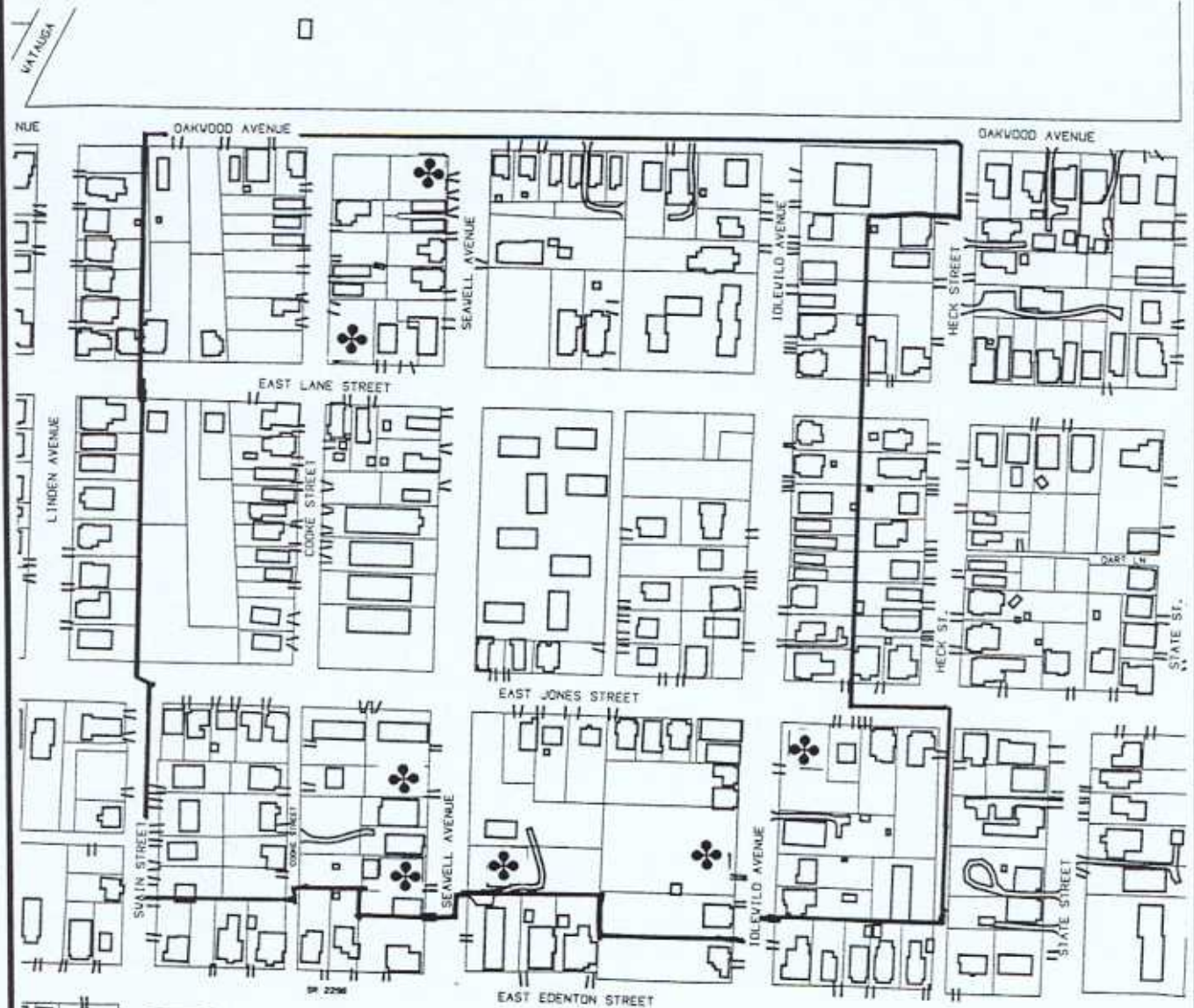
CUD – Conditional Use District (conditions unique to each zoning case)

R-10 – Residential, 10 units per acre

R-20 – Residential, 20 units per acre

➔ See New Bern/Edenton Plan for specifications of Neighborhood Conservation Overlay District

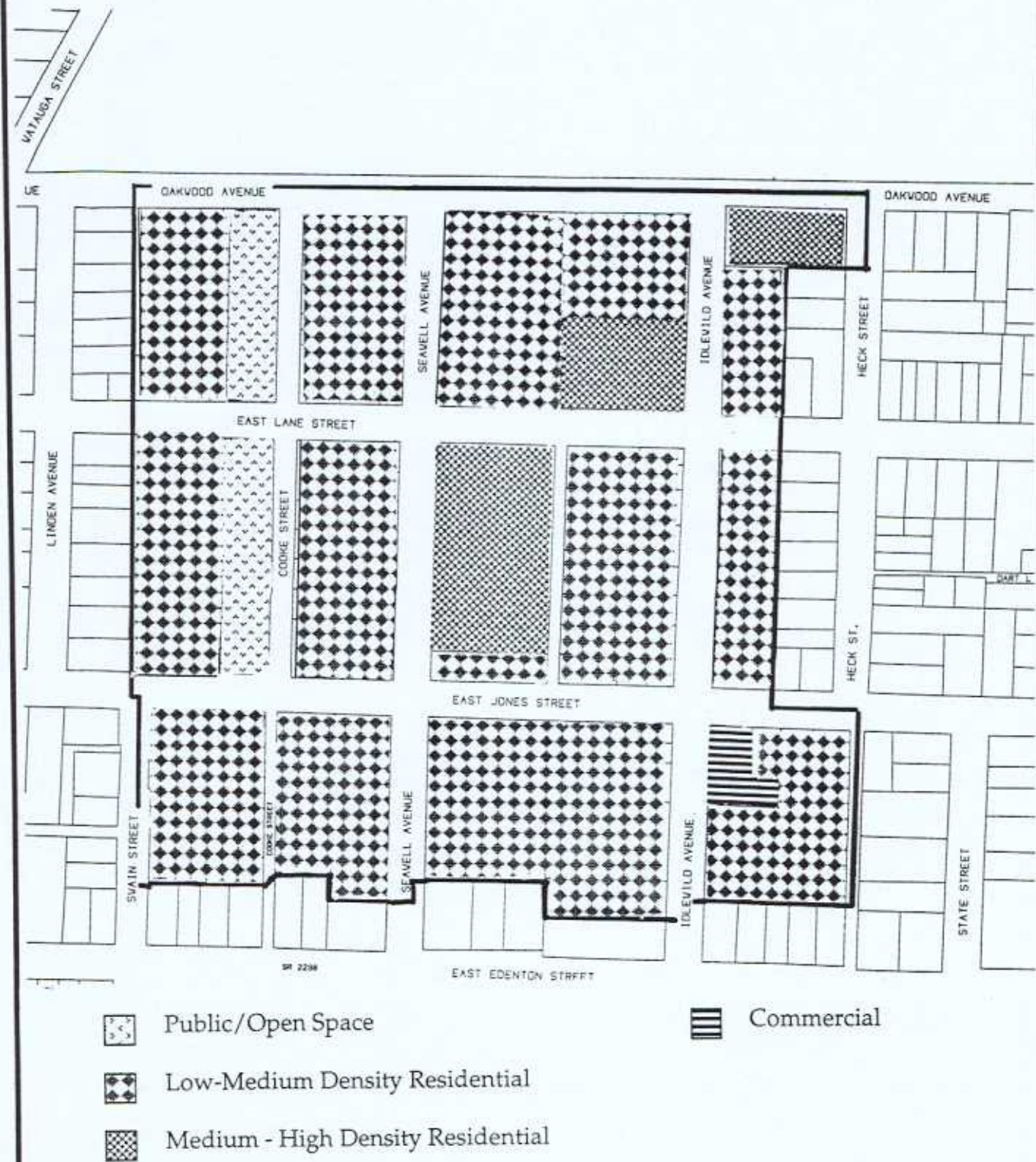
SIGNIFICANT HOUSES



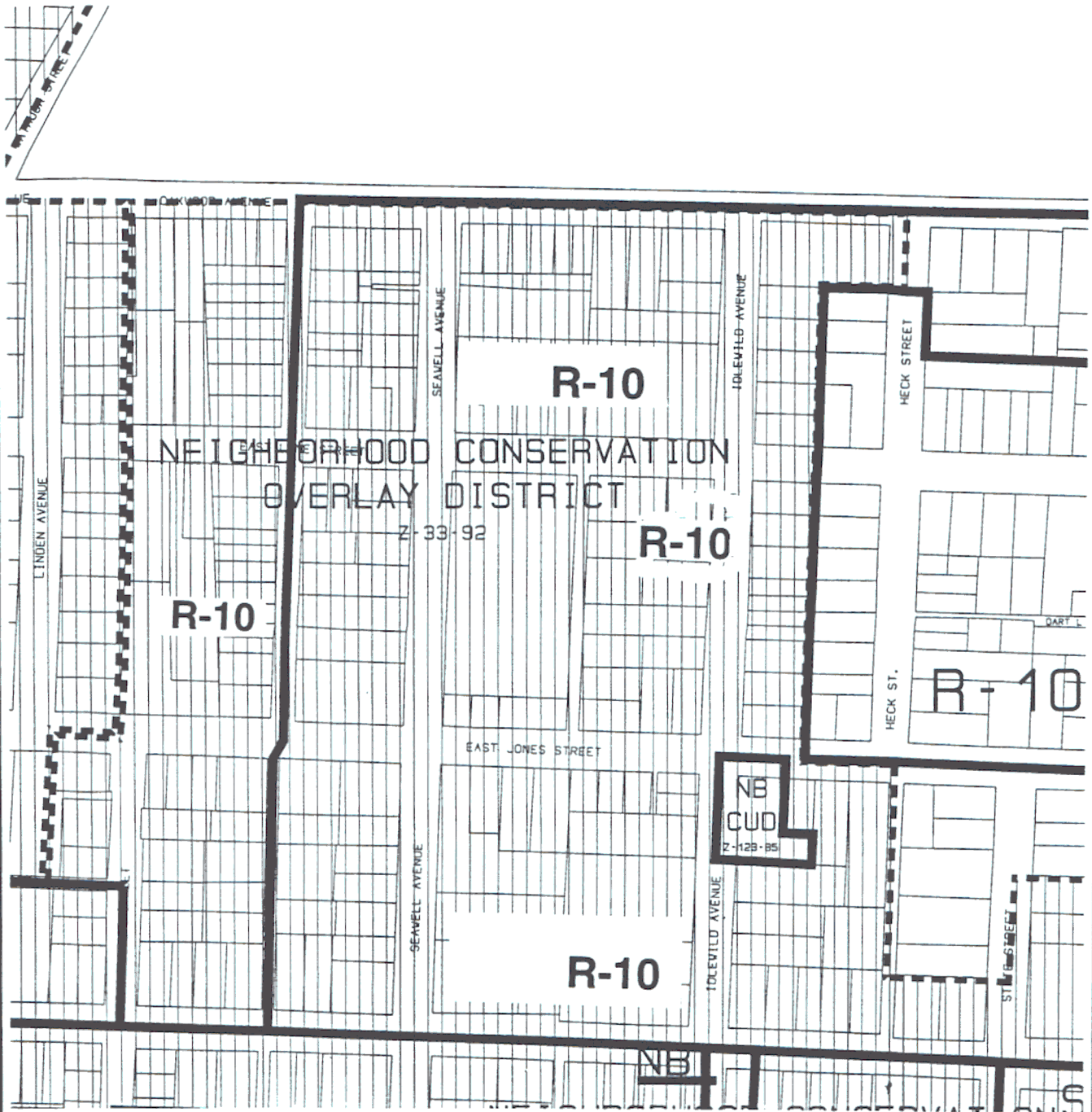
❖ Houses that have historical and/or architectural significance to residents. These and others should be studied further by Historic Districts Commission



PLANNED LAND USES



PROPOSED ZONING



NB – Neighborhood Business

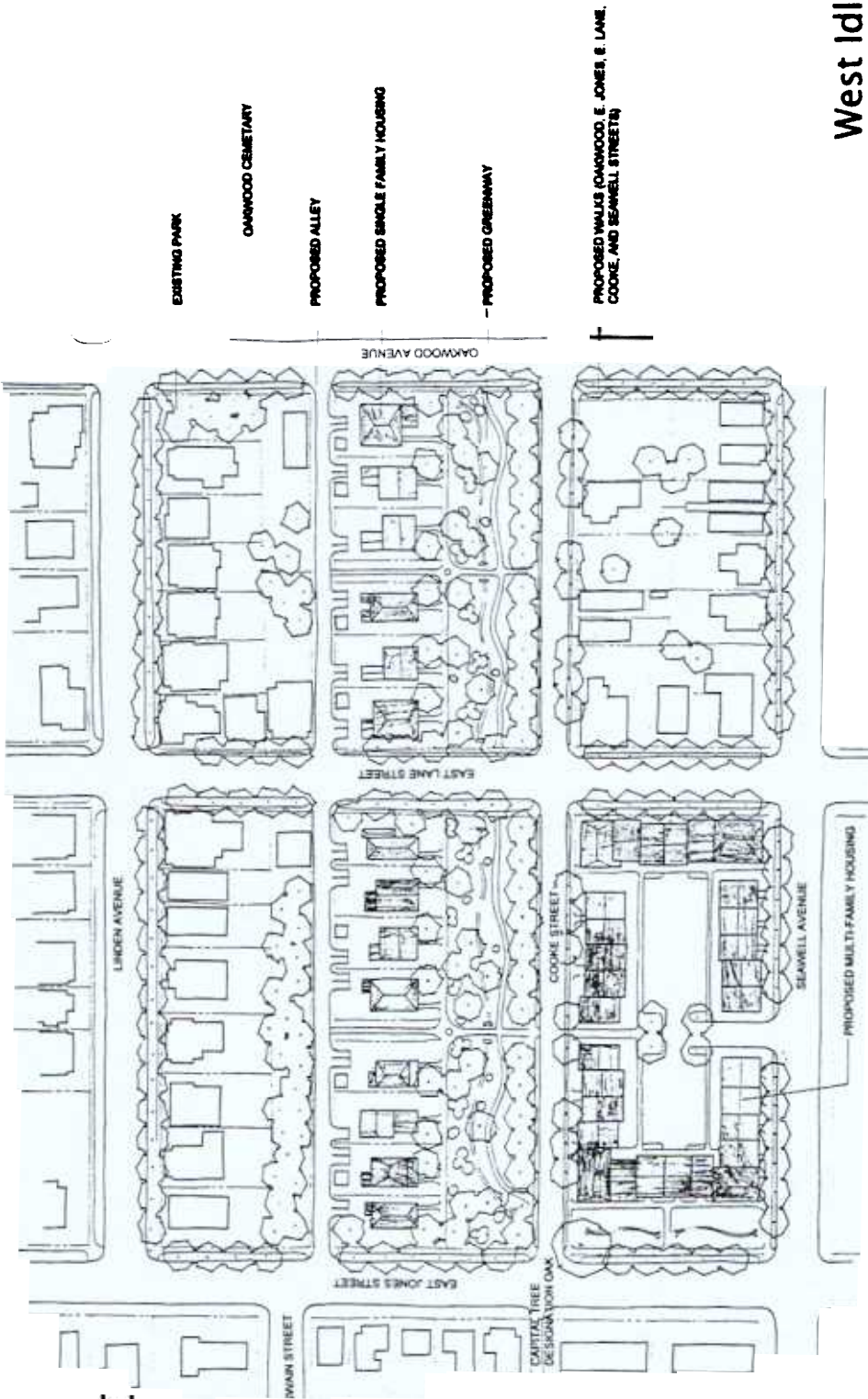
CUD – Conditional Use District (conditions unique to each zoning case)

R-10 – Residential, 10 units per acre

☛ See New Bern/Edenton Plan for specifications of Neighborhood Conservation Overlay District



PRELIMINARY SITE PLAN MAP #1



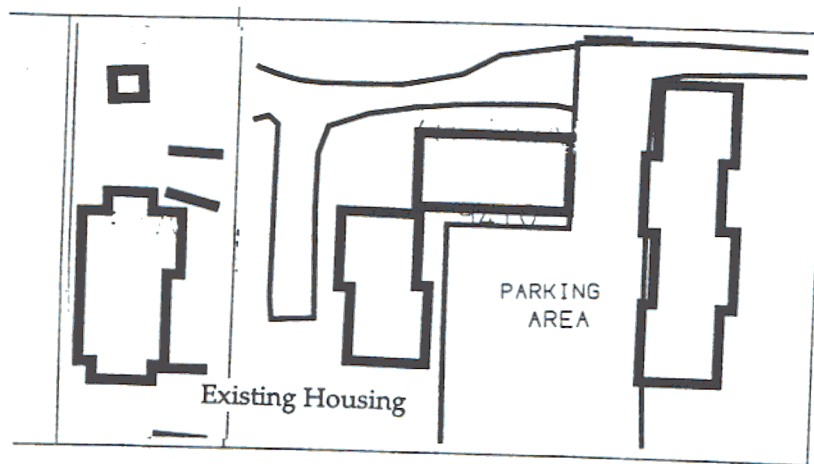
West Idlewild Redevelopment Plan Cooke Street Area Improvements

Prepared by:
the office of
urban & energy
landscape architects /
landscape planners

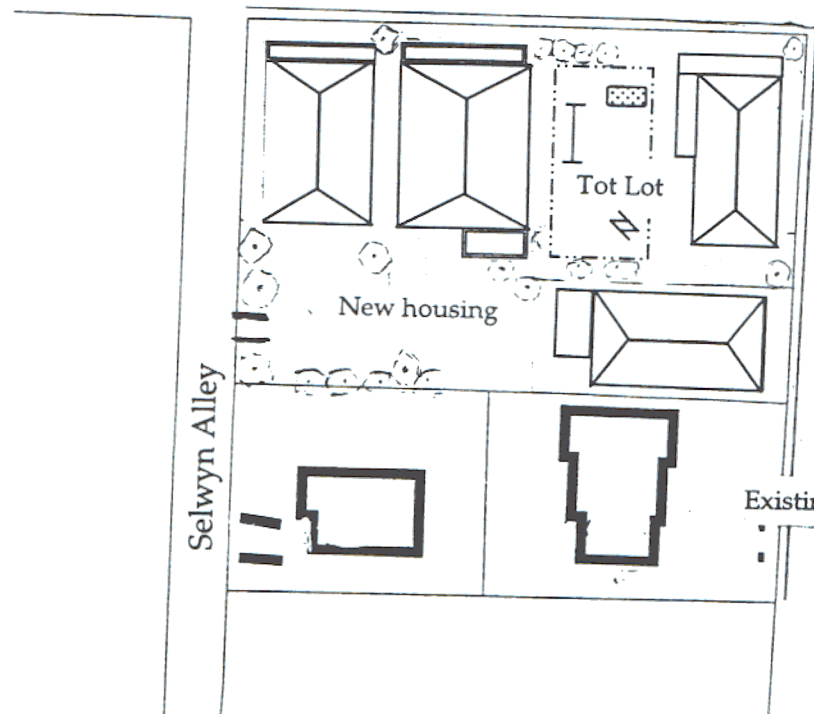
October 1, 1998



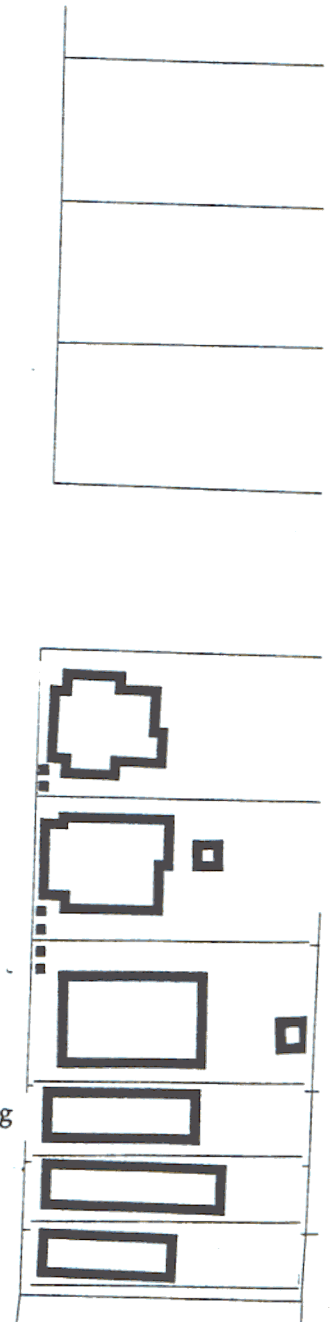
PRELIMINARY SITE PLAN MAP #2



E. Lane Street



Idlewild Avenue



PROPERTY ACQUISITION MAP



* City Owned Property

↔ Planned Acquisition Areas

