

# WELCOME!

## Heritage Park Redevelopment Tuesday Evening Meeting

RHA Auditorium  
January 23, 2024

# AGENDA

**WELCOME, INTRODUCTION, AND PROCESS**

**VISION FOR THE FUTURE**

**OUR WORKSHOP SCHEDULE**

**WHAT WE HAVE HEARD**

- WHAT WE HAVE HEARD IN THE PAST
- WHAT WE HEARD LAST NIGHT
- WHAT WE HEARD TODAY

**LOOKING FORWARD - OUR RESPONSE**

- RESILIENCY
- UPDATE ON OUR CONSTRAINTS
- BLOCK FRAMEWORK IDEAS

**Q&A SESSION**

**UPCLOSE REVIEW OF PLANS**

# OUR VISION FOR THE FUTURE

The new Heritage Park will be a vibrant, healthy community incorporating five core components and attributes:

- 1. Housing.** The new community will address the growing need in Raleigh for housing, especially quality affordable housing.
- 2. Walkable.** The community will incorporate a range of accessible amenities, services and spaces activated and supported by residents and visitors.
- 3. Connected.** Residents will be physically, socially, economically and digitally connected to the broader community.
- 4. Diverse.** The community will reflect broad economic, cultural and social diversity.
- 5. Safe.** All households will feel safe in and outside of their homes.

# WORKSHOP SCHEDULE

## Monday 1/22

**Kick off meeting**  
**6:30pm-8:30pm**  
RHA Auditorium  
971 Harp Street

## Tuesday 1/23

**Design Session**  
**8:30am-12pm**  
&  
**Drop-in Design**  
**Work Session**  
**1:30pm-4:30pm**  
Heritage Park  
Community Room  
416 Dorothea Drive

**Presentation**  
**6:30pm-8:30pm**  
RHA Auditorium  
971 Harp Street

## Wednesday 1/24

**Design Session**  
**8:30am-12pm**  
&  
**Drop-in Design**  
**Work Session**  
**1:30pm-6:30pm**  
Heritage Park  
Community Room  
416 Dorothea Drive

## Thursday 1/25

**Design Session**  
**8:30am-12pm**  
&  
**Drop-in Design**  
**Work Session**  
**1:30pm-4:30pm**  
Heritage Park  
Community Room  
416 Dorothea Drive

**Plan Presentation**  
**6:30pm-8:30pm**  
RHA Auditorium  
971 Harp Street

# WHAT WE HAVE HEARD

# LISTENING - WHAT WE HAVE HEARD IN THE PAST

## FREQUENT THEMES

- Right to return
- More affordable housing with options for seniors
- On-site resources and amenities like childcare, healthcare, grocery store, small businesses, community spaces
- Public and safe green space, community gardens
- Safe connections to surrounding communities
- Modern amenities in homes, like in-unit washer/dryers and dishwashers

## SHARED CONCERNS

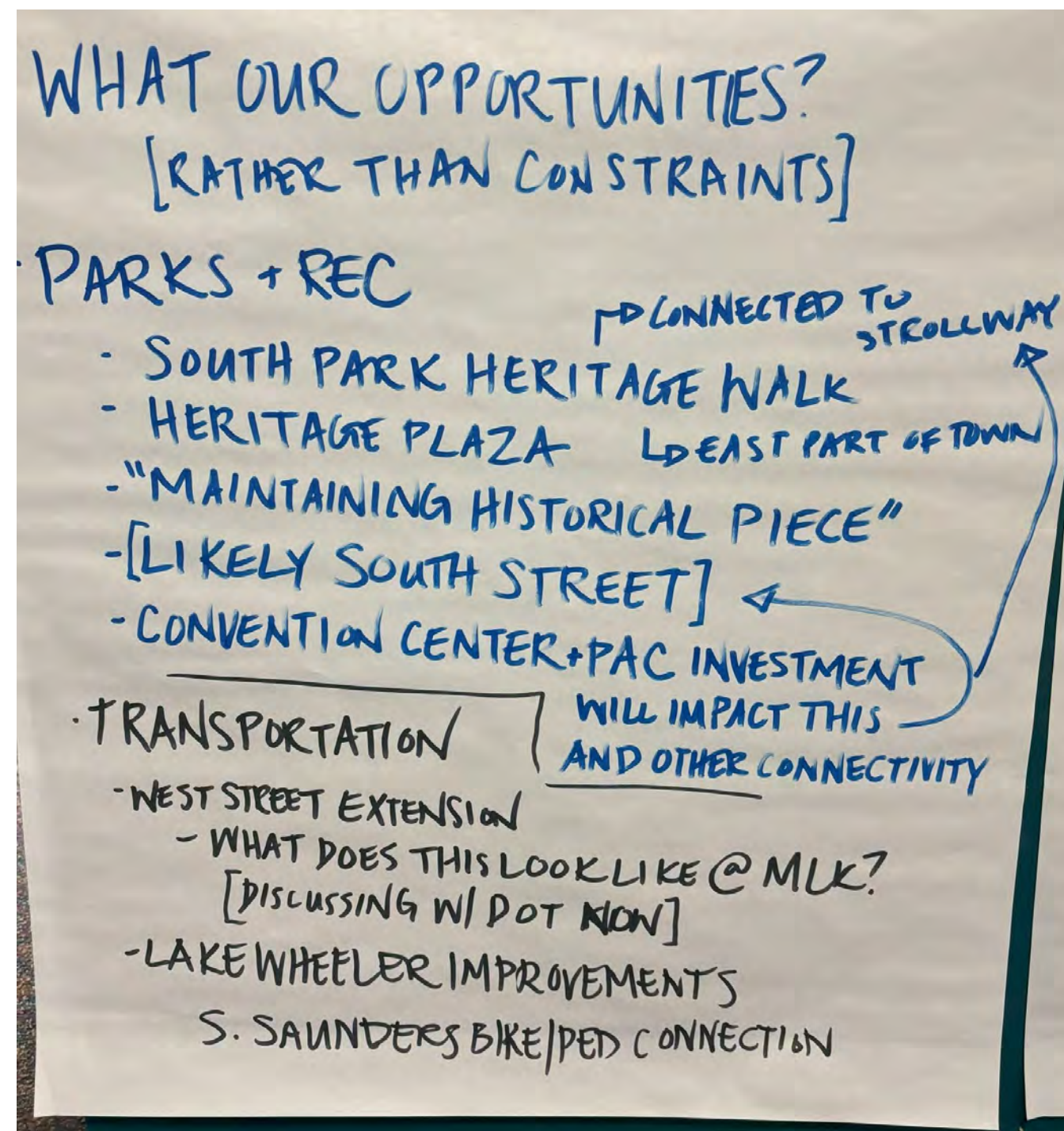
- Displacement and gentrification
- Range of affordability
- Safety and security
- Loss of connection and community

# LISTENING - WHAT WE HEARD LAST NIGHT

- 1. Heritage Park aims to connect with the city while preserving its own uniqueness.** The uniqueness will depend on the residents' input and the community features.
- 2. The development team is committed to promoting Black businesses in the future development.** We plan to do this by offering affordable rents and other forms of support.
- 3. The redevelopment will prioritize housing but will also provide spaces for small business, supportive services and other amenities.** While these spaces slightly reduce the number of homes we can provide, we believe these spaces will help create a holistic community where residents can thrive.
- 4. The development team is confident in their commitment to provide more quality affordable housing.** We cannot control outside development and gentrification, but we assure you that this is RHA land it will not be used for anything else.

# LISTENING - WHAT WE HEARD TODAY

## CITY, AGENCY, UTILITY



### Topics discussed:

1. Strollway and South Park Heritage Walk
2. City's plans for West Street extension
3. Planned enhancements for Saunders connection to Dix Park
  - Extending the multi-use path
4. Existing utilities and plans for the future
  - Sewer line upgrade
5. Future BRT station
6. The interchange at MLK Jr Blvd and Dawson St – NCDOT ongoing conversation

### Representatives from:

- Department of Planning
- Department of Transportation
- Raleigh Water
- Duke Energy
- Department of Parks, Recreation, and Cultural Resources



# LISTENING - WHAT WE HEARD TODAY

## CULTURAL RESOURCES AND FOURTH WARD

1. The history of Heritage Park and Fourth Ward are important and part of the identity of the community
  - Naming opportunity
  - Historic branding
2. What are the best ways to connect to our past and embrace our identity?
  - Acknowledging our history in our public spaces and our art
  - Design and style of the buildings
3. Remembering the neighborhood before urban renewal of the 60s
4. Being honest about our past challenges

# LISTENING - WHAT WE HEARD TODAY

## PROGRAMMING AND SERVICES

1. Existing relationship with Arts Together - exploring the potential spaces that can be incorporated into the project
  - What Arts Together offers:
    - Dance, theater, visual arts, etc. – for all generations
    - Preschool opportunity
    - Outdoor recreation programming
2. Continuing to identify:
  - Potential partners
  - The sizes and locations of spaces we need
  - Creating flexible spaces
3. Job training and mentorship programs, all ages (CETA model)

# LISTENING - WHAT WE HEARD TODAY

## HOMES AND SUSTAINABILITY

- In unit washer and dryer
- Dishwashers
- Taller ceilings
- Durable walls
- Inclusive pet policies
- Dog parks
- Exterior building lighting
- Tankless water heater opportunities
- Fresh air and ventilation to homes

# LOOKING FORWARD

1. RESILIENCY
2. UPDATE ON OUR CONSTRAINTS
3. BLOCK FRAMEWORK IDEAS

# WHAT IS RESILIENCE?

Living today by planning for tomorrow



## Predict

*anticipate* the impact of a changing climate on your buildings and community.



## Defend

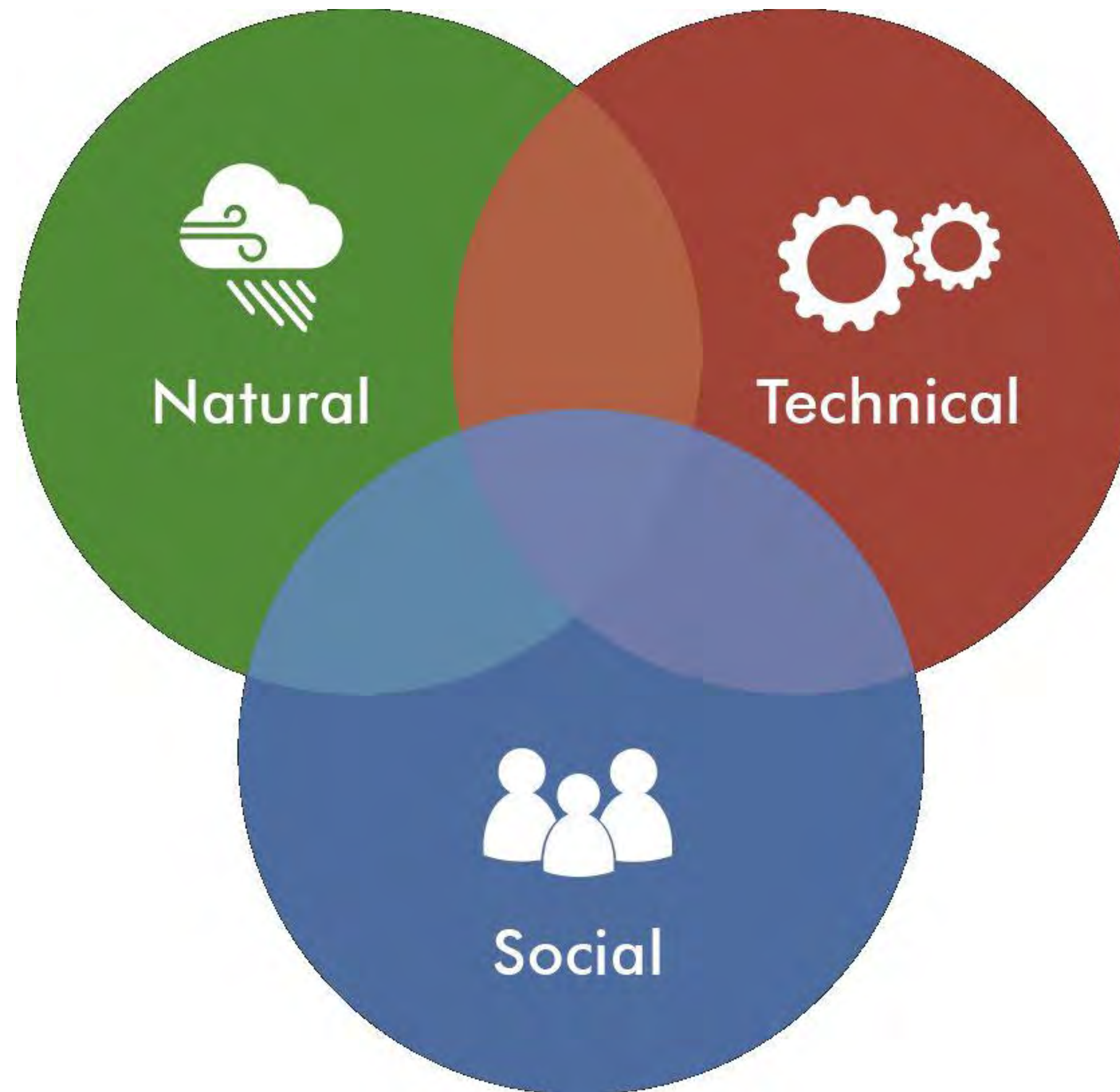
identify the right strategies to **protect critical systems** during natural or manmade disruptions.



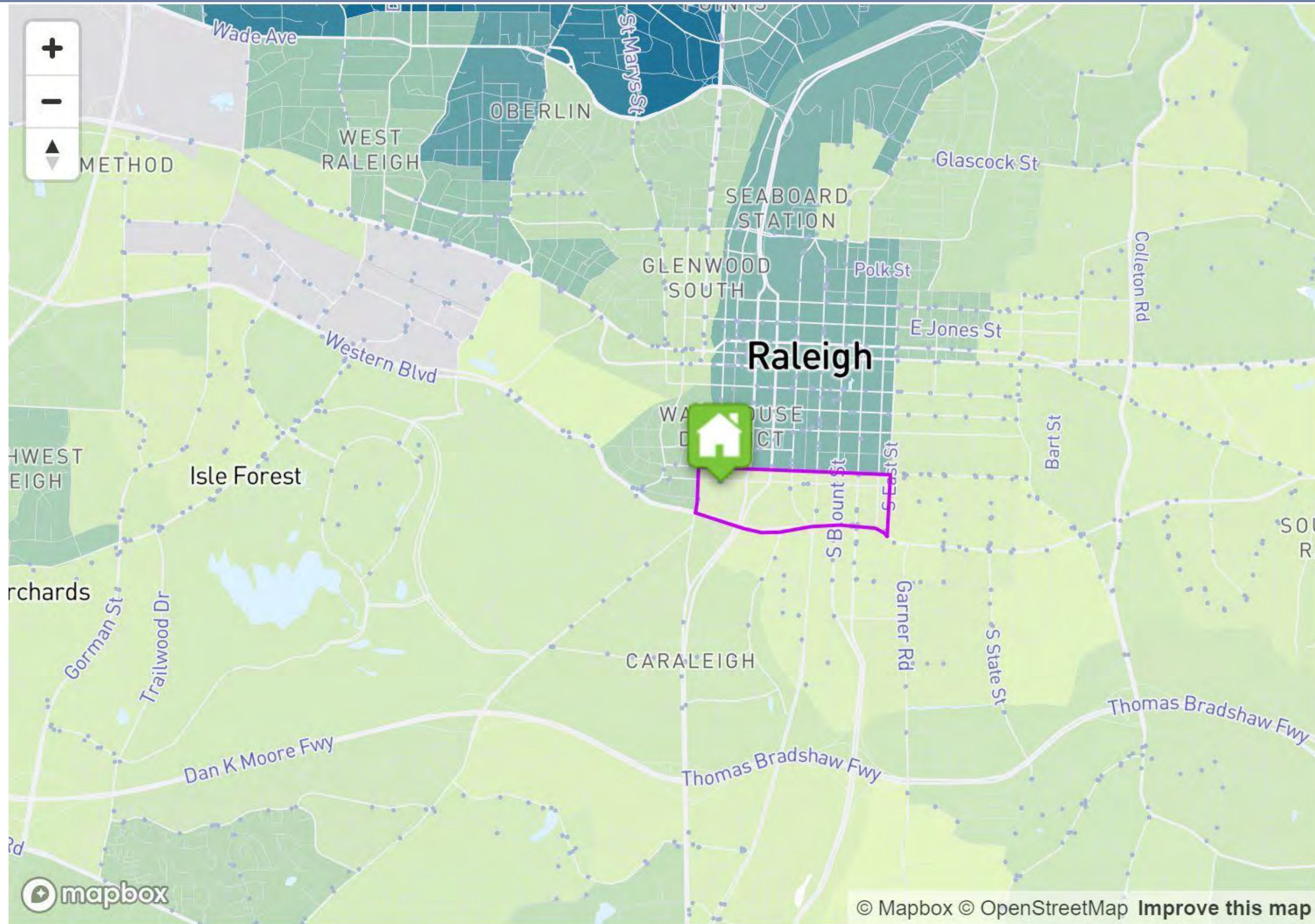
## Recover

equip your buildings to **rebound quickly** after a disruption and continue serving your stakeholders.

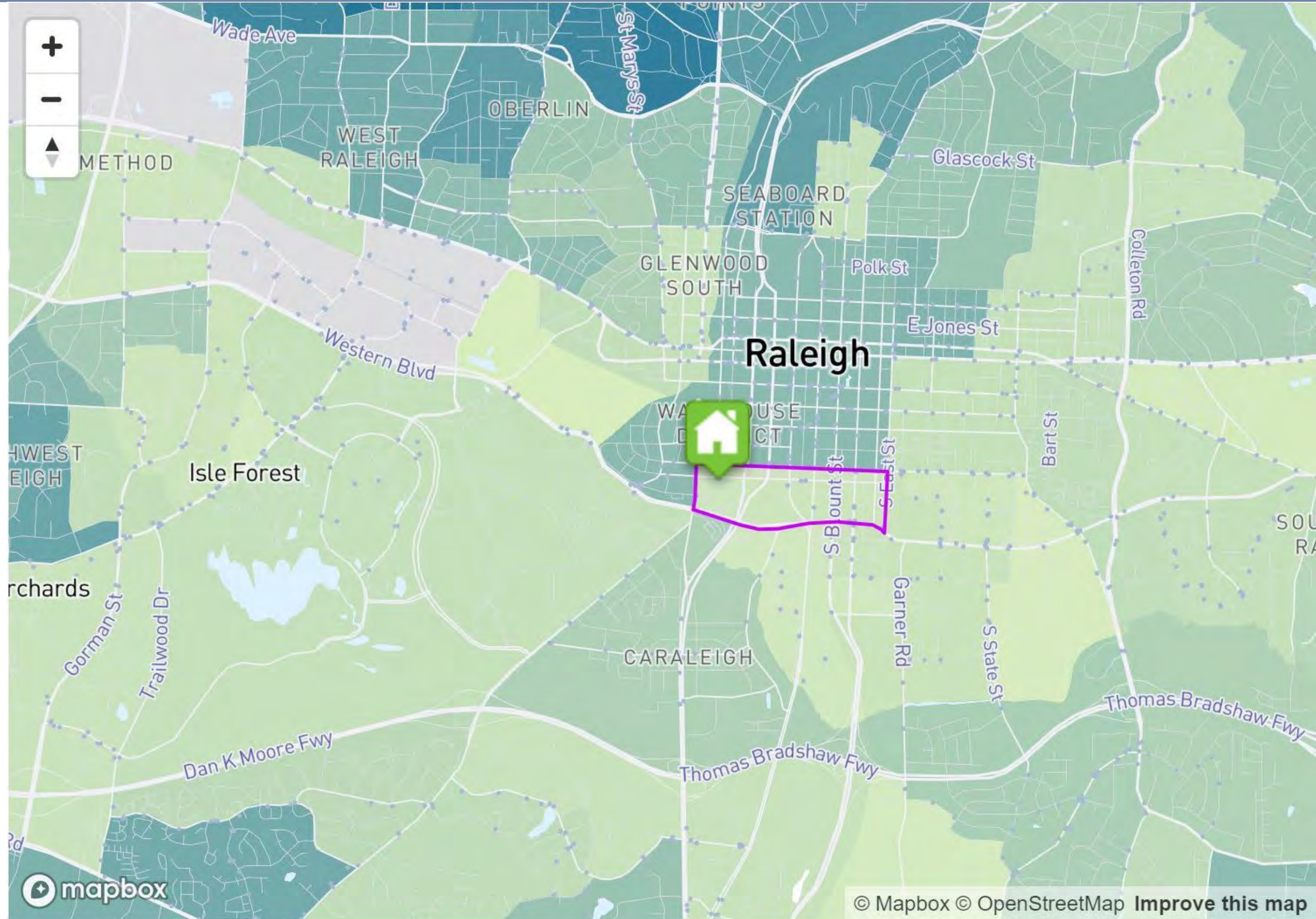
# WHAT IS RESILIENCE?



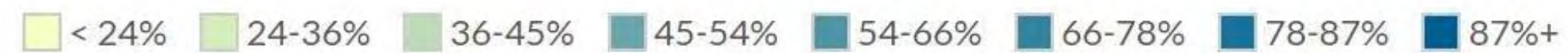
# SITE DATA - TESTING WHAT WE THINK WE KNOW



# SITE DATA - TESTING WHAT WE THINK WE KNOW



Housing + Transportation Costs % Income **30%**





# SITE DATA - TESTING WHAT WE THINK WE KNOW

Current zoom: 13

Select Year:

2024  2023

Select Layer(s):

LIHTC Projects (Zoom 11+)

FMR Outlines (Zoom 4+)

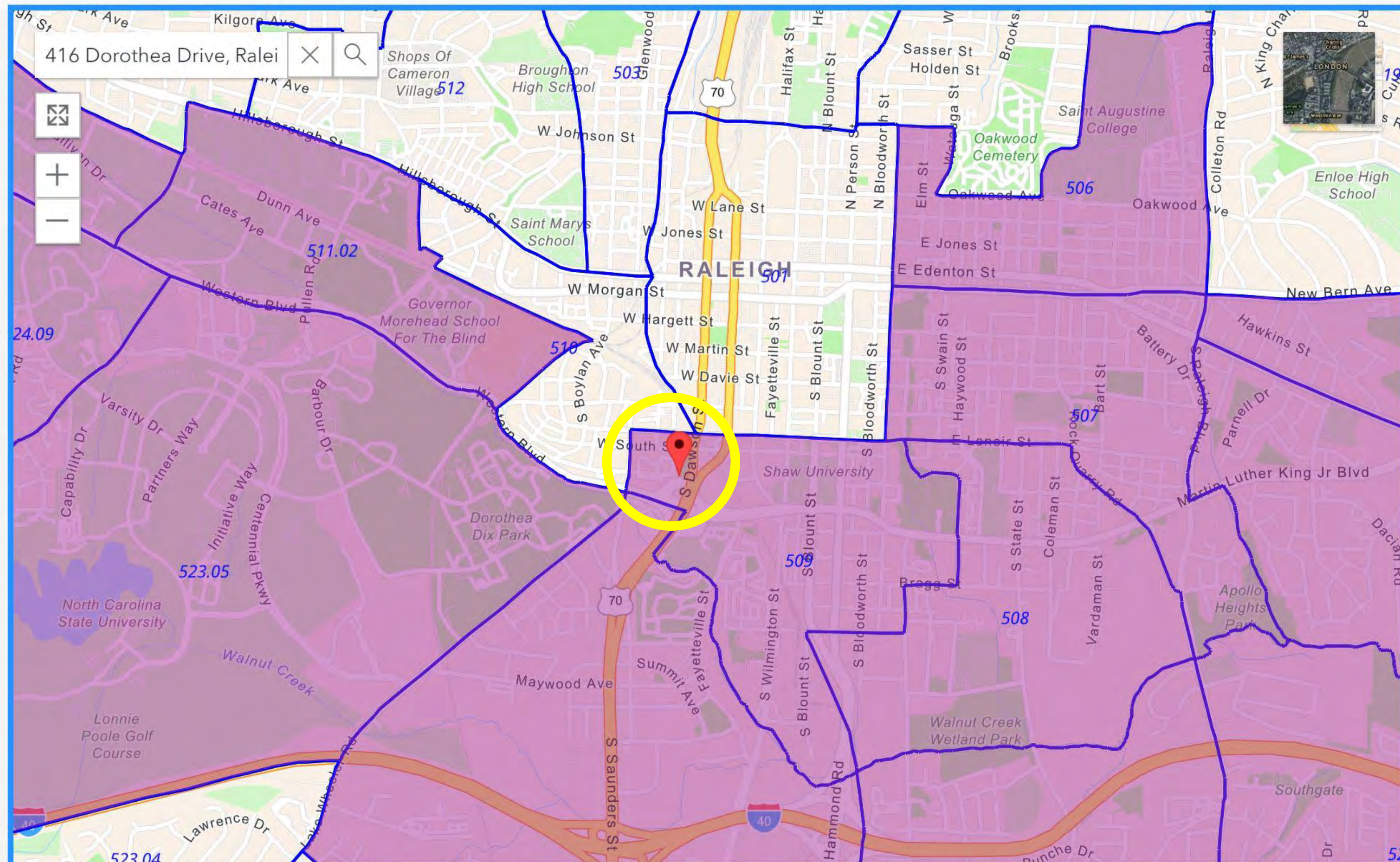
Difficult Development Areas (Zoom 7+)

Non-Metro Difficult Development Areas

Small Difficult Development Areas

Color QCT Qualified Tracts (Zoom 7+)

Tracts Outline (Zoom 11+)



City of Raleigh, Wake County, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Cens... Powered by Esri

# SITE DATA - TESTING WHAT WE THINK WE KNOW

**EPA EJScreen** EPA's Environmental Justice Screening and Mapping Tool (Version 2.2)

[EJScreen Website](#) | [Mobile](#) | [Glossary](#) | [Help](#)

Please note: Territory data (except Puerto Rico) is not available as comparable to the US. It is only comparable to the territory itself by using the 'Compare to State' functionality. Likewise, some of the indicators may not be available for territories.

Compare to US
 Compare to State

**Environmental Justice Indexes**

**Supplemental Indexes**

**Pollution and Sources**

**Socioeconomic Indicators**

Demographic Index

Supplemental Demographic Index

People of Color

**Low Income**

Unemployment Rate

Limited English Speaking

Less Than High School Education

Under Age 5

Over Age 64

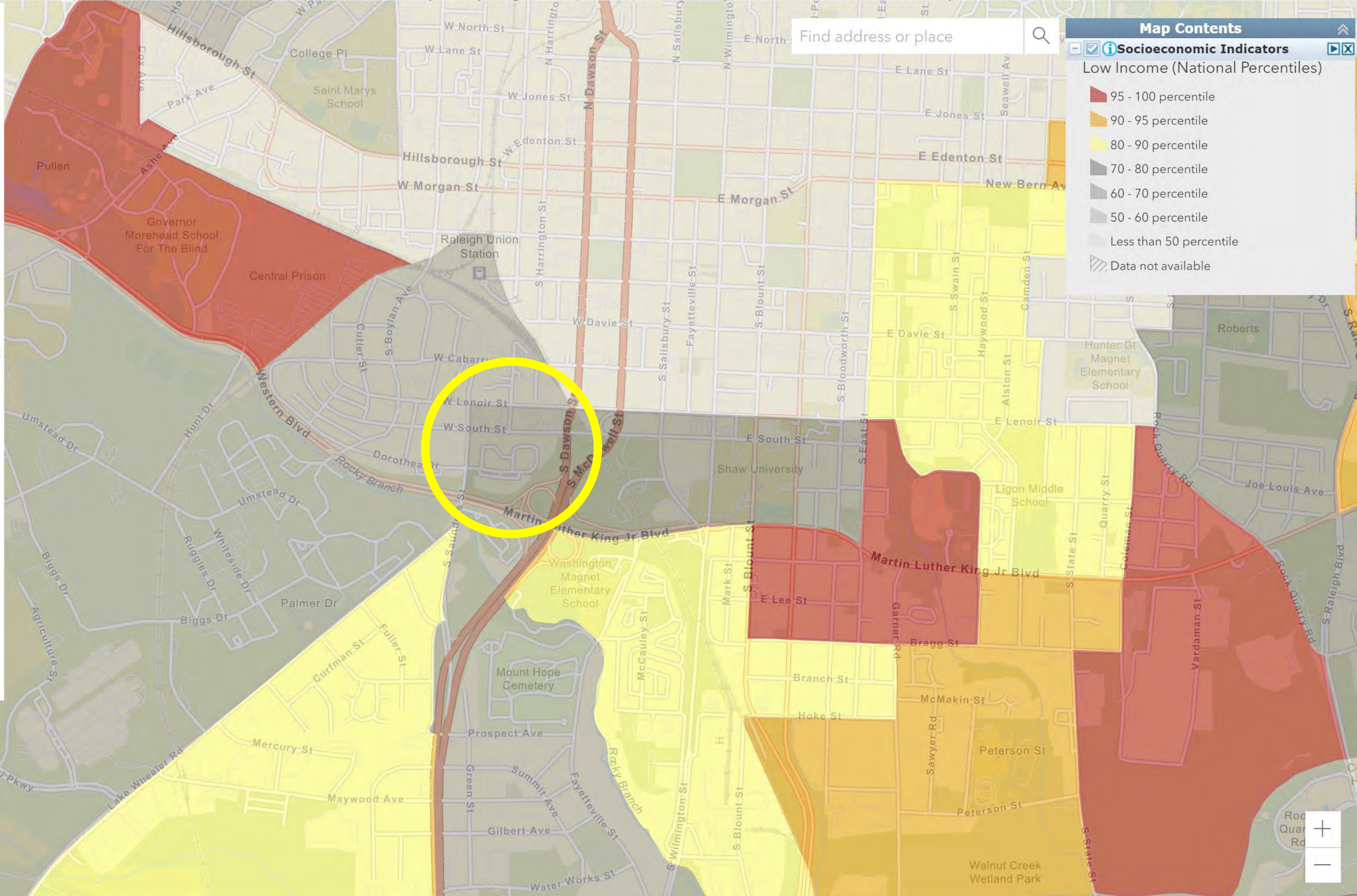
Health Disparities

Climate Change Data

Critical Service Gaps

Additional Demographics

Threshold Map



EnviroMapper®

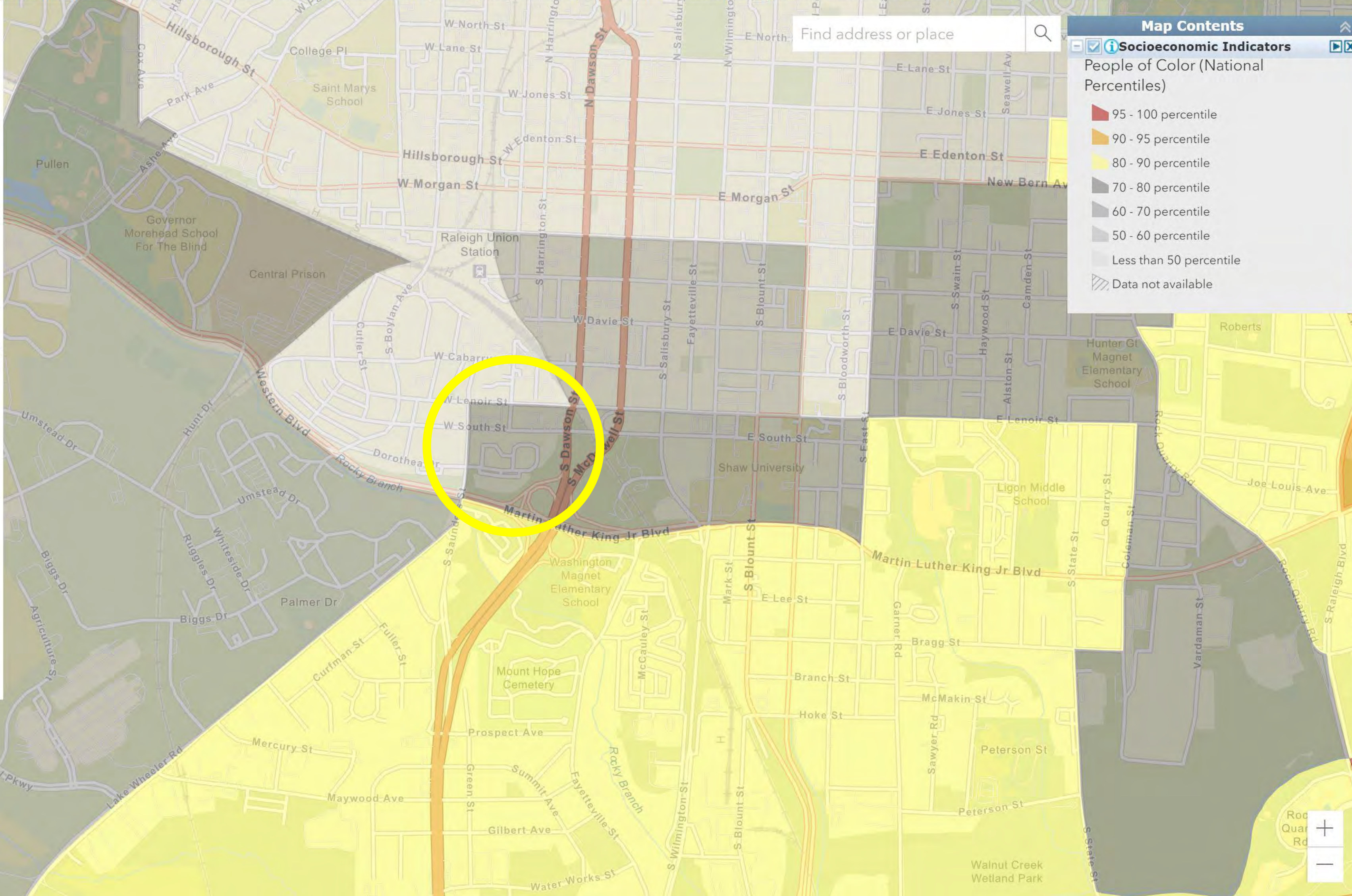


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Compare to US  Compare to State

- Environmental Justice Indexes
- Supplemental Indexes
- Pollution and Sources
- Socioeconomic Indicators**
  - Demographic Index
  - Supplemental Demographic Index
  - People of Color**
  - Low Income
  - Unemployment Rate
  - Limited English Speaking
  - Less Than High School Education
  - Under Age 5
  - Over Age 64
- Health Disparities
- Climate Change Data
- Critical Service Gaps
- Additional Demographics
- Threshold Map



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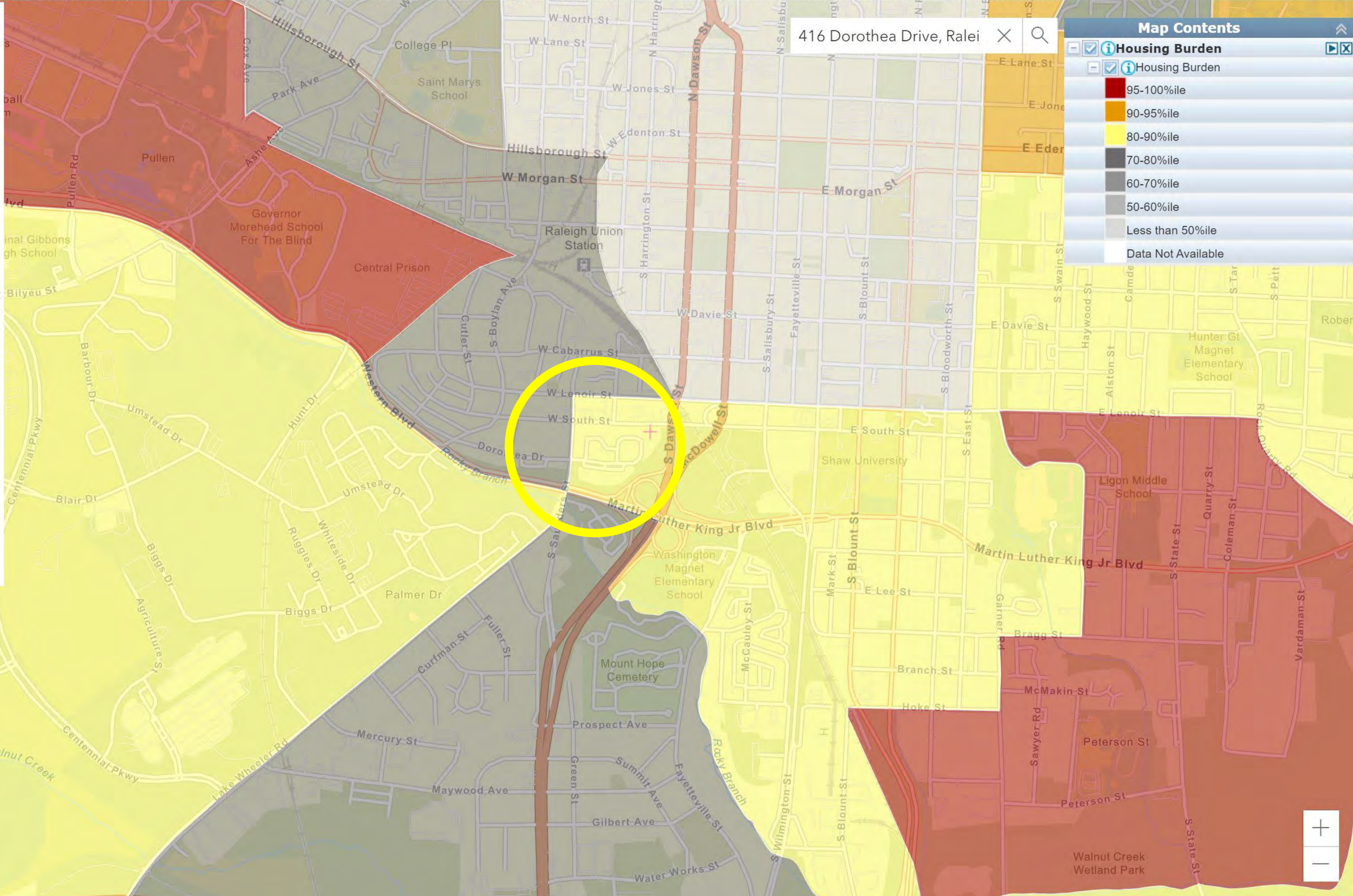
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- Pollution and Sources
- Socioeconomic Indicators
- Health Disparities
- Climate Change Data
- Critical Service Gaps**
  - Broadband Gaps
  - Lack of Health Insurance
  - Housing Burden**
  - Transportation Access
  - Food Desert
- Additional Demographics
- Threshold Map



# SITE DATA - TESTING WHAT WE THINK WE KNOW

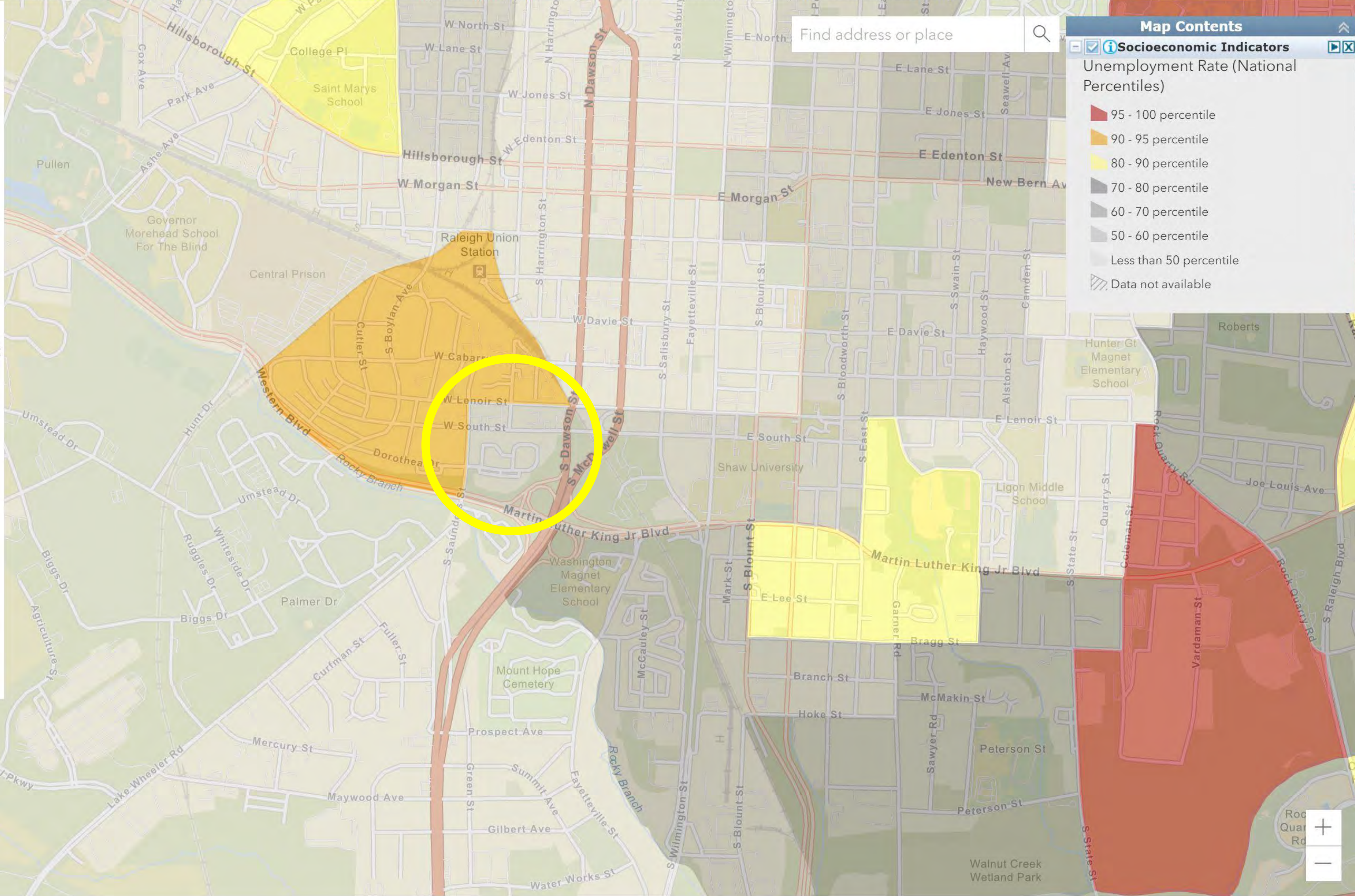
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EnviroMapper®



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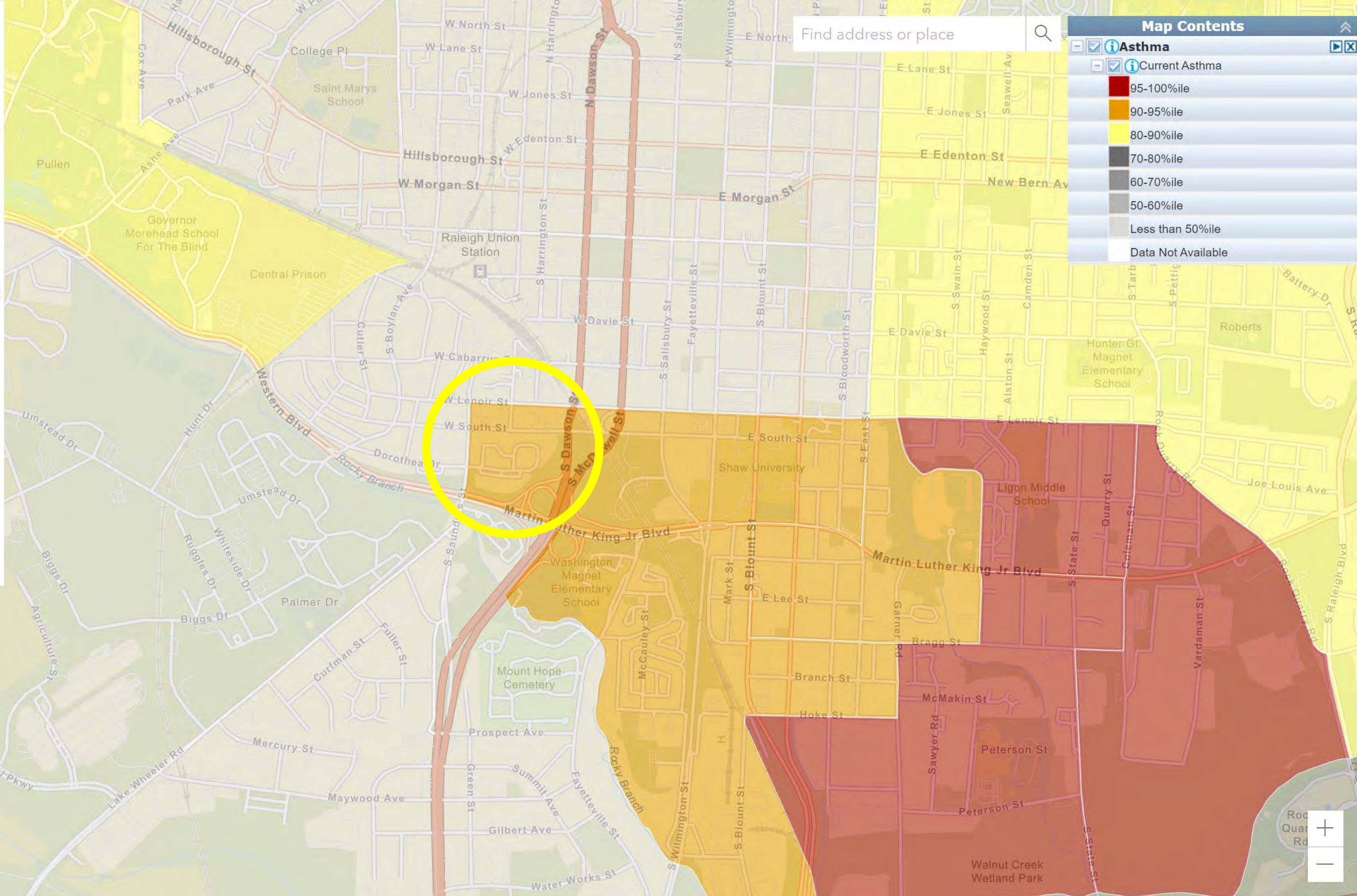
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Compare to US  Compare to State

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- Pollution and Sources
- Socioeconomic Indicators
- Health Disparities**
  - Low Life Expectancy
  - Heart Disease
  - Asthma**
  - Cancer
  - Persons with Disabilities
- Climate Change Data
- Critical Service Gaps
- Additional Demographics
- Threshold Map



EnviroMapper®



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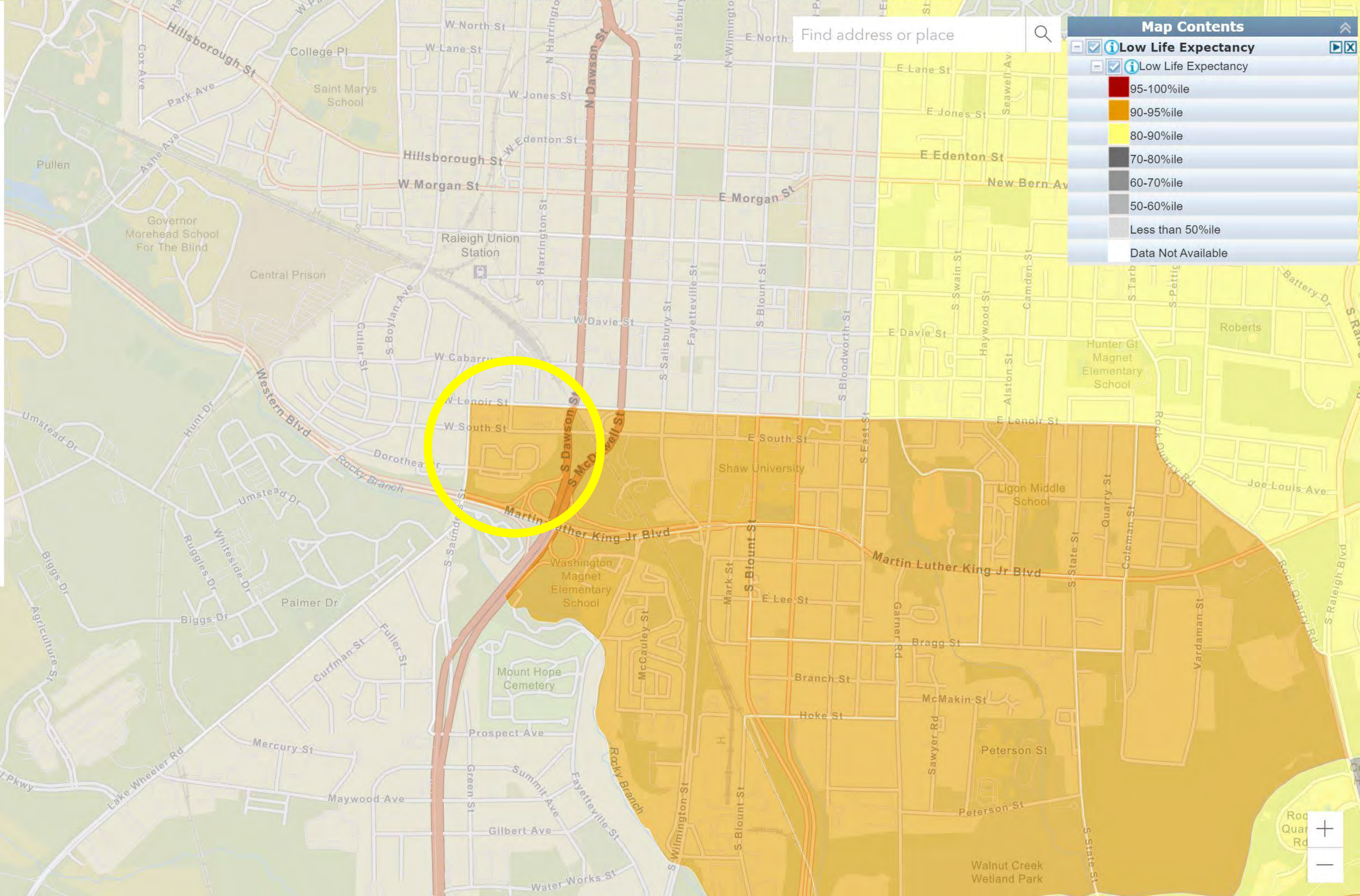
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EnviroMapper®



# SITE DATA - TESTING WHAT WE THINK WE KNOW

## City of Raleigh

This location is in the city of Raleigh, NC. Raleigh has an average Walk Score of 31 and has 403,892 residents.

### 416 Dorothea Drive

[Add scores to your site](#)

Raleigh, North Carolina, 27601

Commute to **Downtown Raleigh**

4 min 23 min 9 min 33 min [View Routes](#)

**Favorite**

**Map**

**Nearby Raleigh Apartments on Redfin**

[Looking for a home for sale in Raleigh?](#)

Walk Score  
**65**

#### Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score  
**68**

#### Good Transit

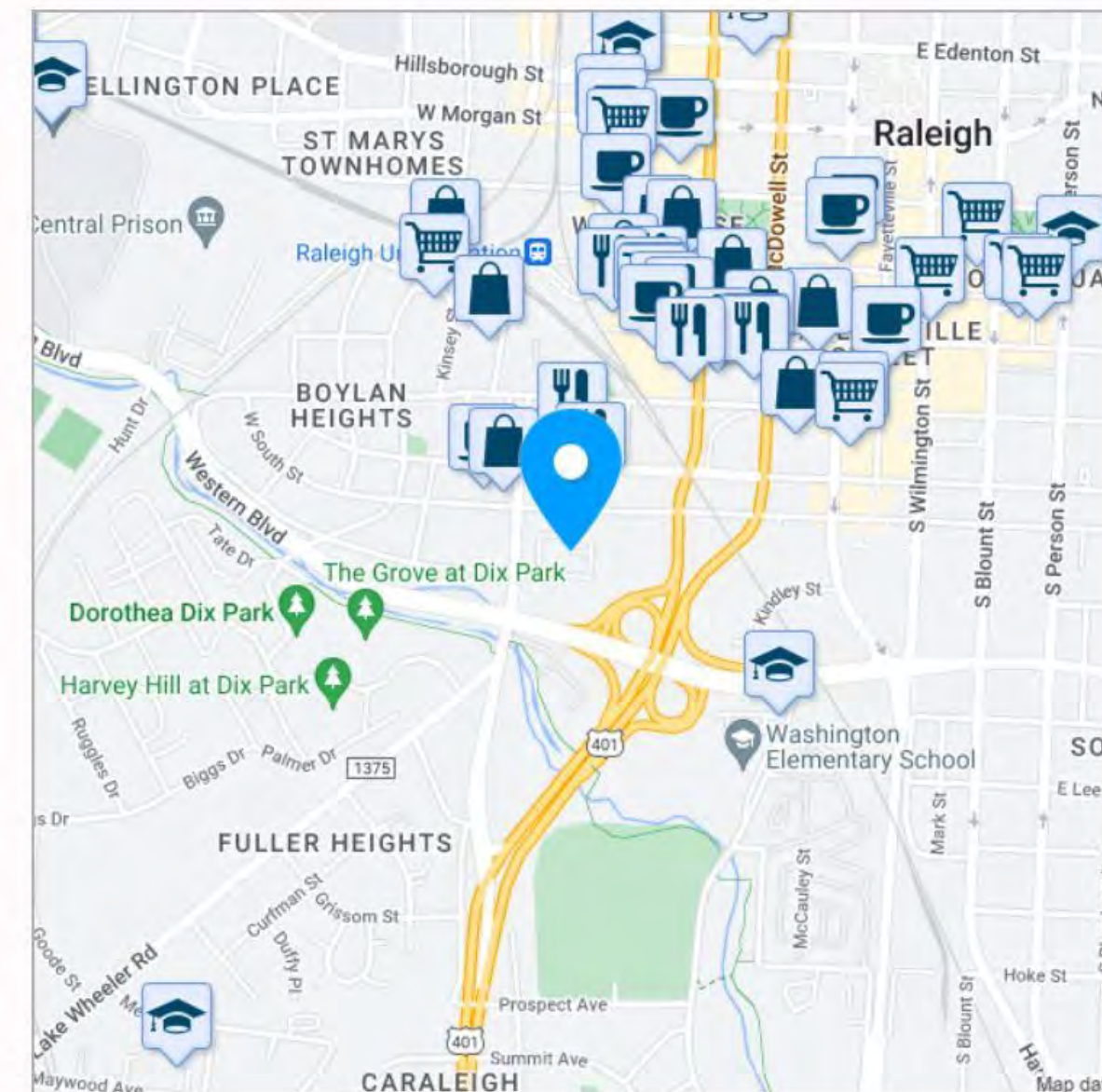
Many nearby public transportation options.

Bike Score  
**65**

#### Bikeable

Some bike infrastructure.

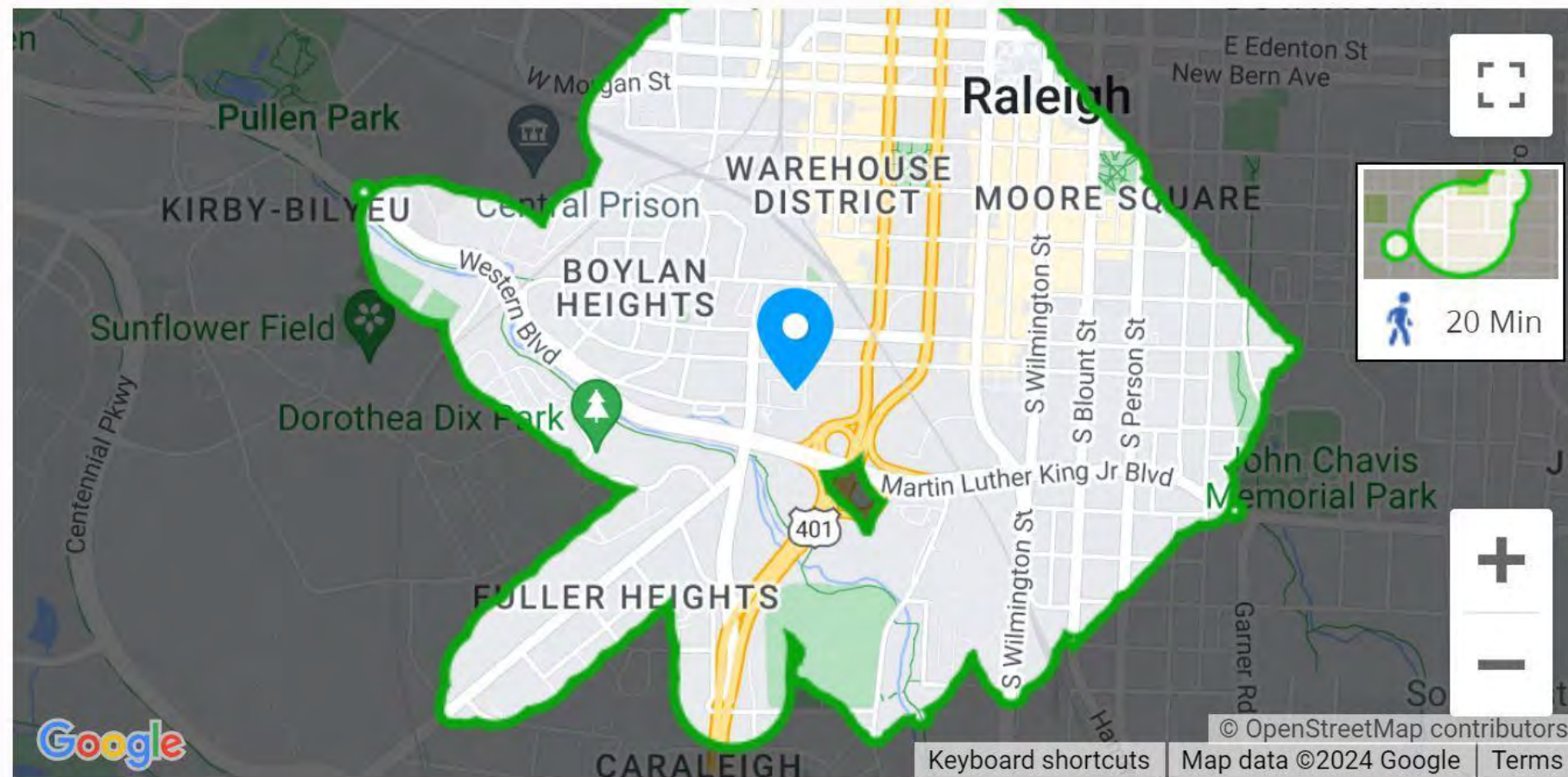
[About your score](#)





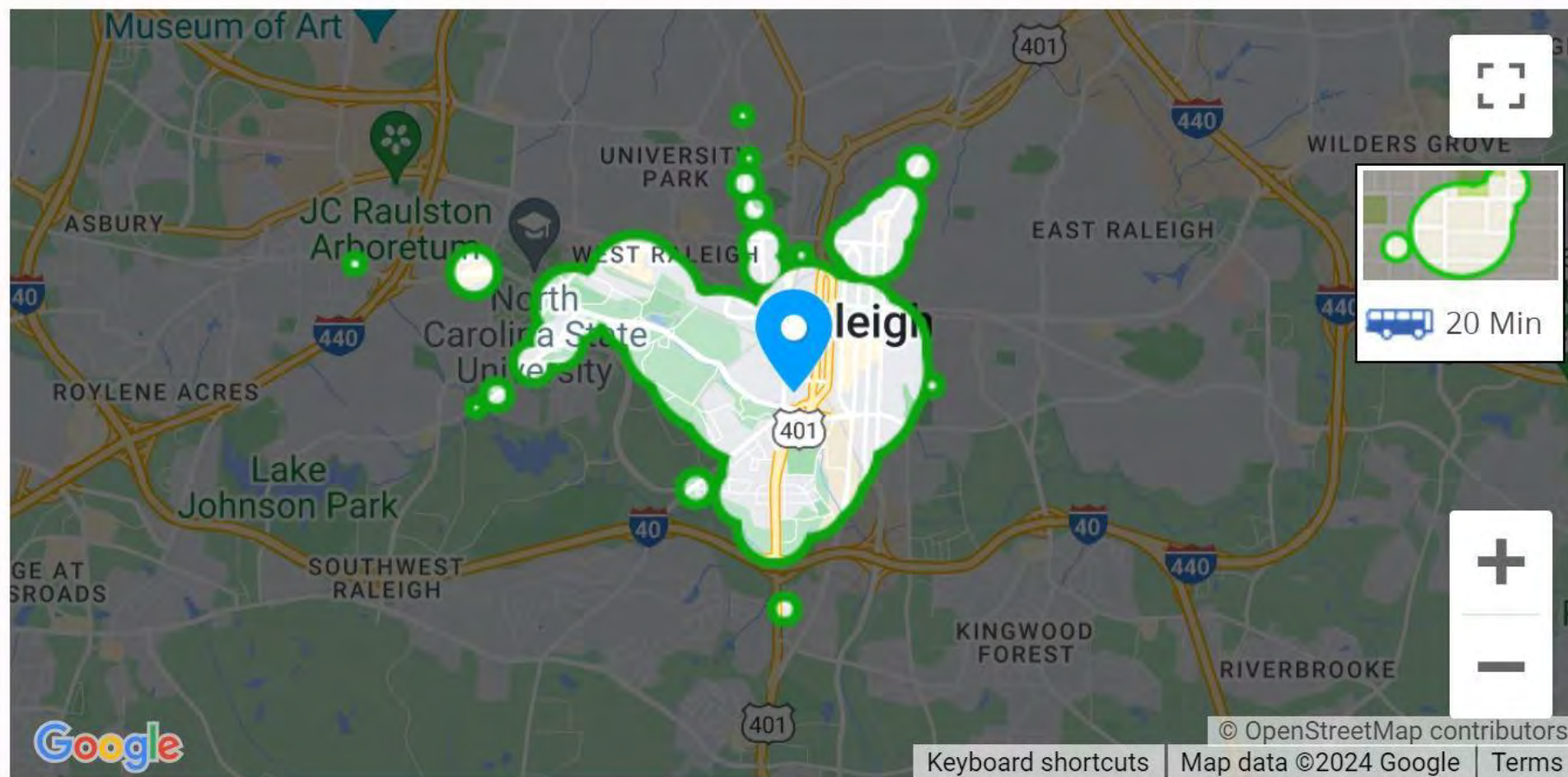
# SITE DATA - TESTING WHAT WE THINK WE KNOW

Explore how far you can travel by car, bus, bike and foot from 416 Dorothea Drive.



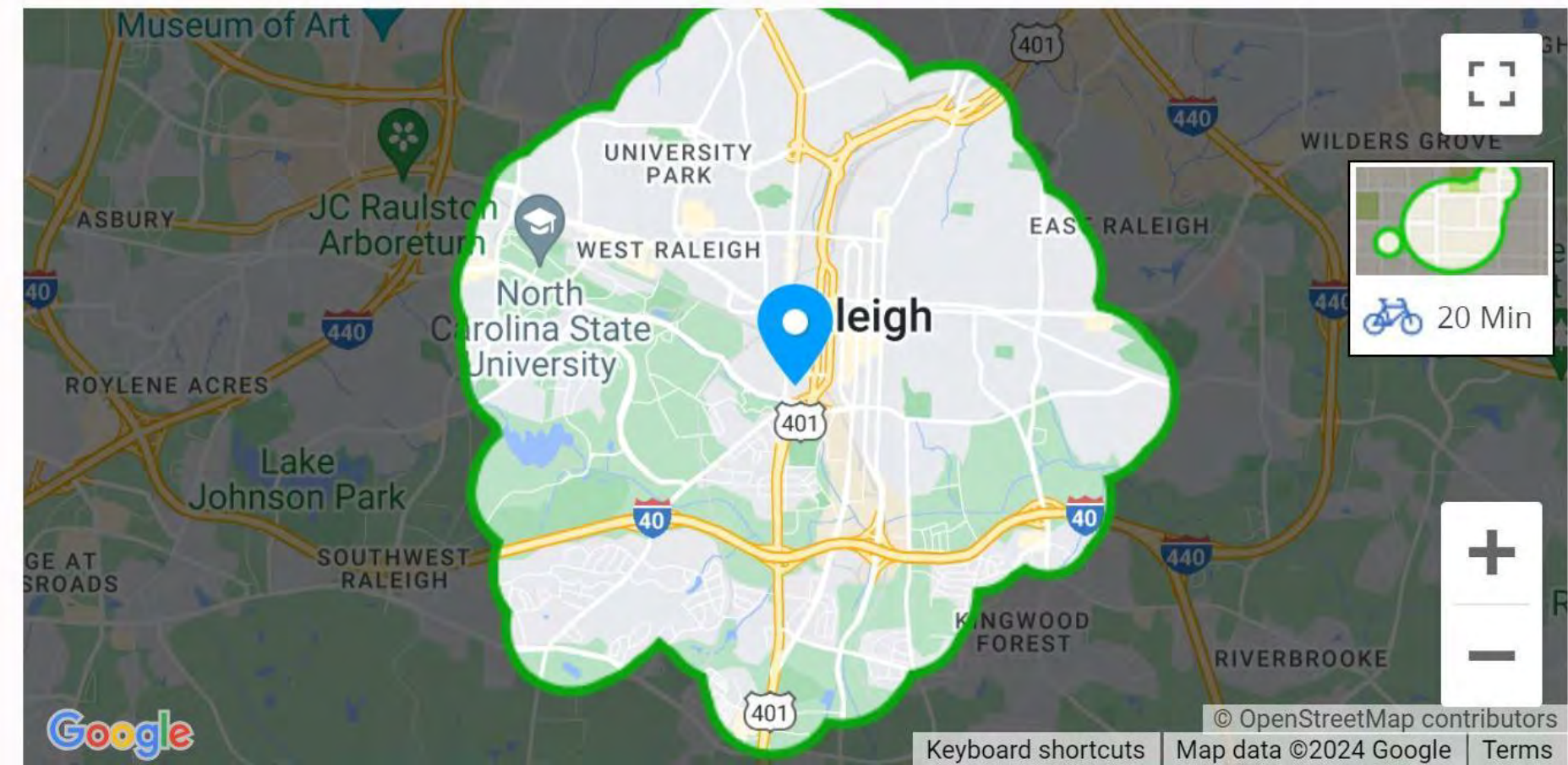
## WALK

Explore how far you can travel by car, bus, bike and foot from 416 Dorothea Drive.



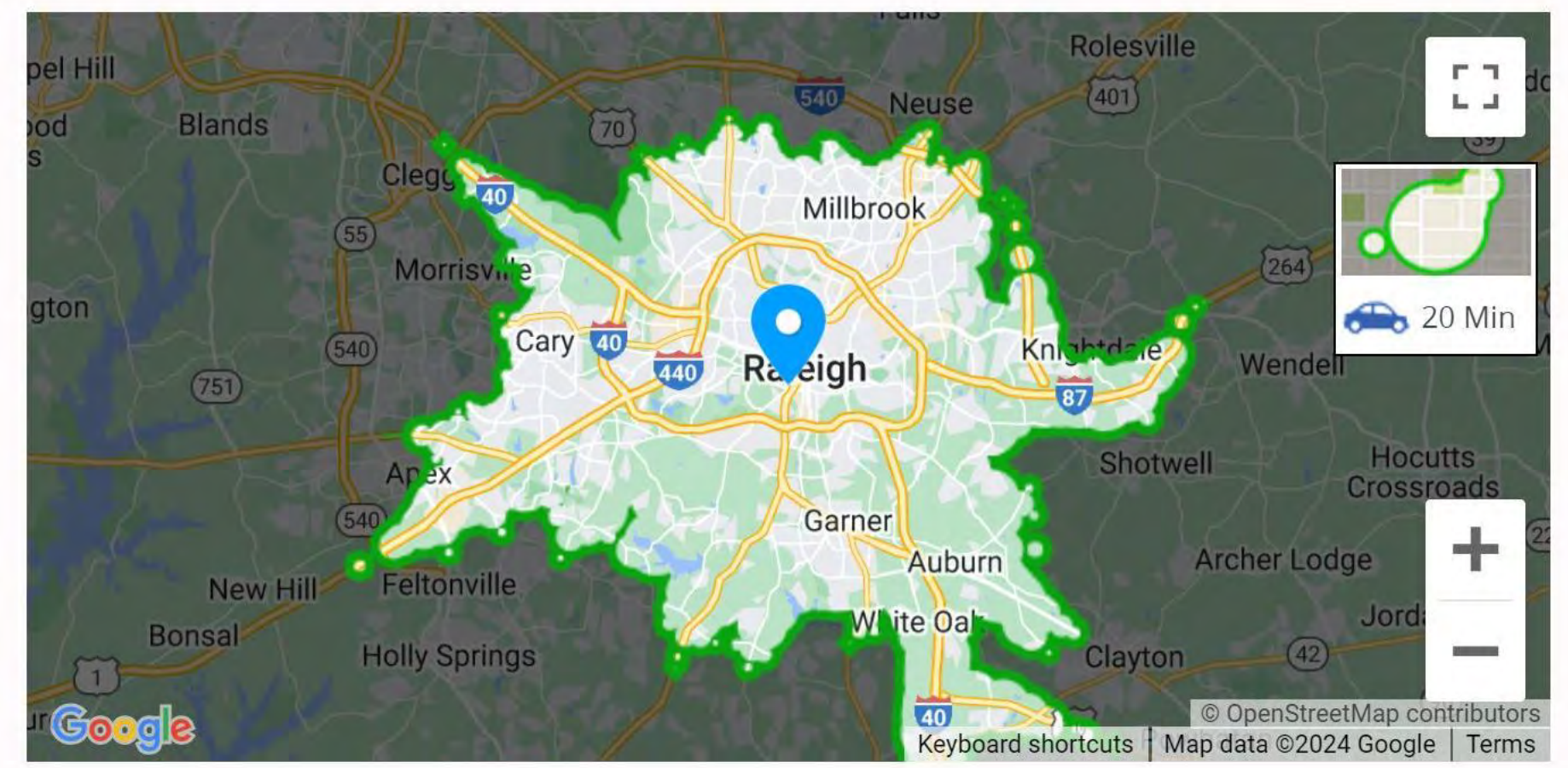
## BUS

Explore how far you can travel by car, bus, bike and foot from 416 Dorothea Drive.



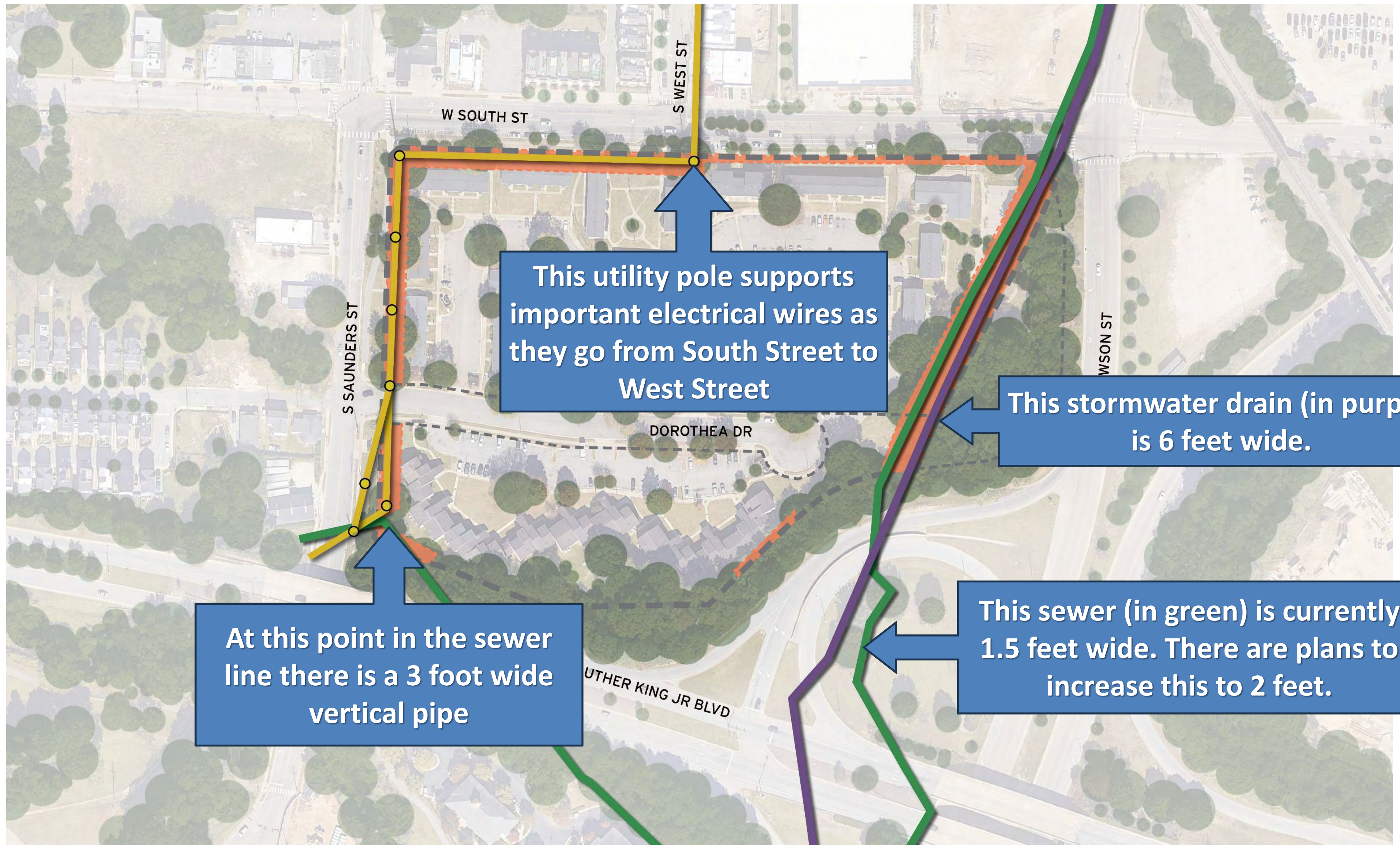
## BIKE

Explore how far you can travel by car, bus, bike and foot from 416 Dorothea Drive.



## CAR

# UTILITY CONSTRAINTS



# FUTURE STREET PLANS

The city of Raleigh is interested in exploring alternatives to this interchange between Dawson Street and MLK Jr Boulevard



Google Earth  
Image Landsat / Copernicus

# FUTURE STREET PLANS



Depending on the solution for the interchange, we could place more housing on this land

# PLANNING 101

**Site plan** – a drawing of how buildings will be placed on a piece of land

**Block** – a group of buildings that are surrounded by streets on all sides

**Node** – area for a specific use

MULTIFAMILY

– apartment buildings

LOW DENSITY  
HOUSING

– townhouses

COMMUNITY  
SPACES

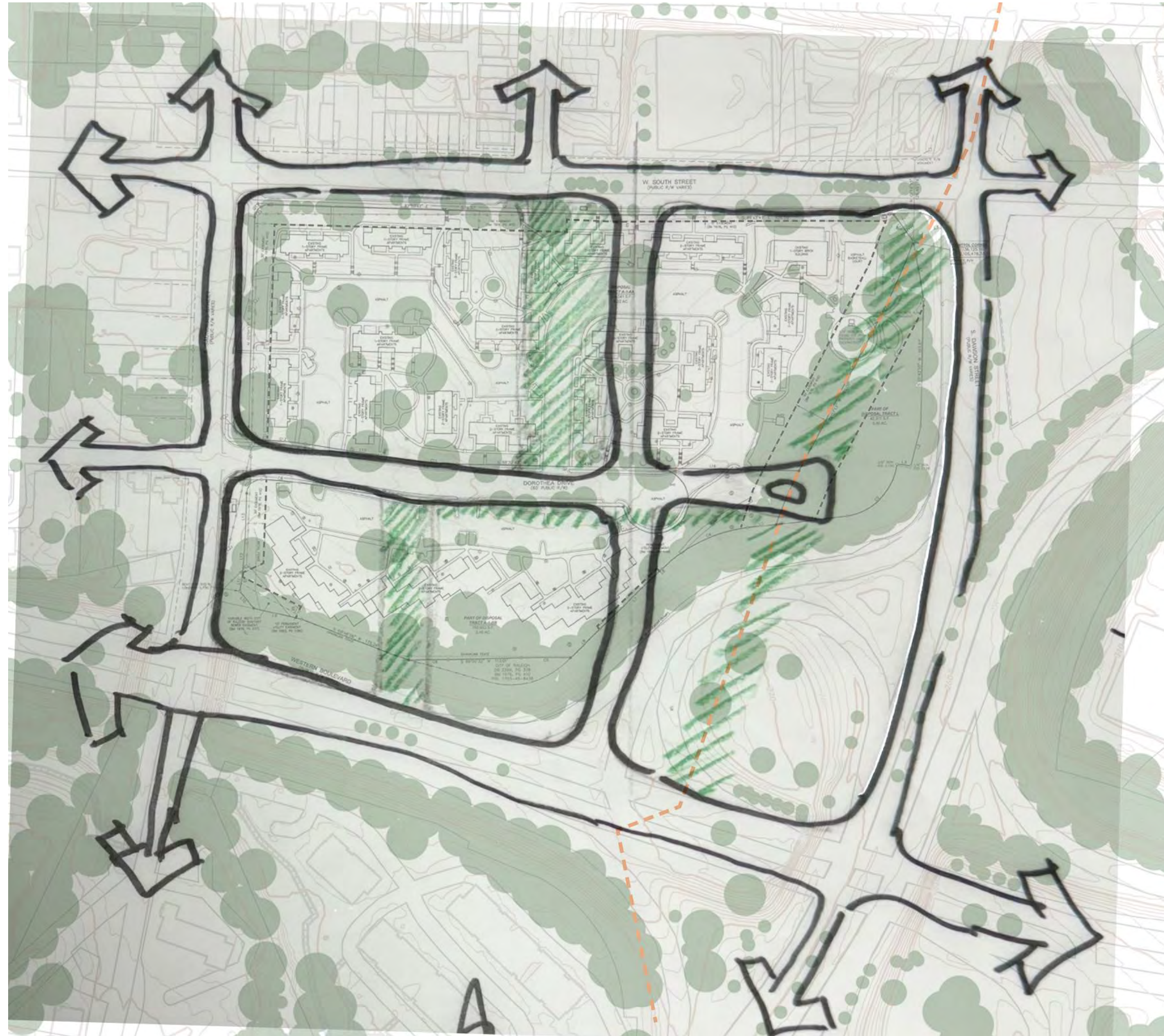
OPEN SPACE

– parks, gardens

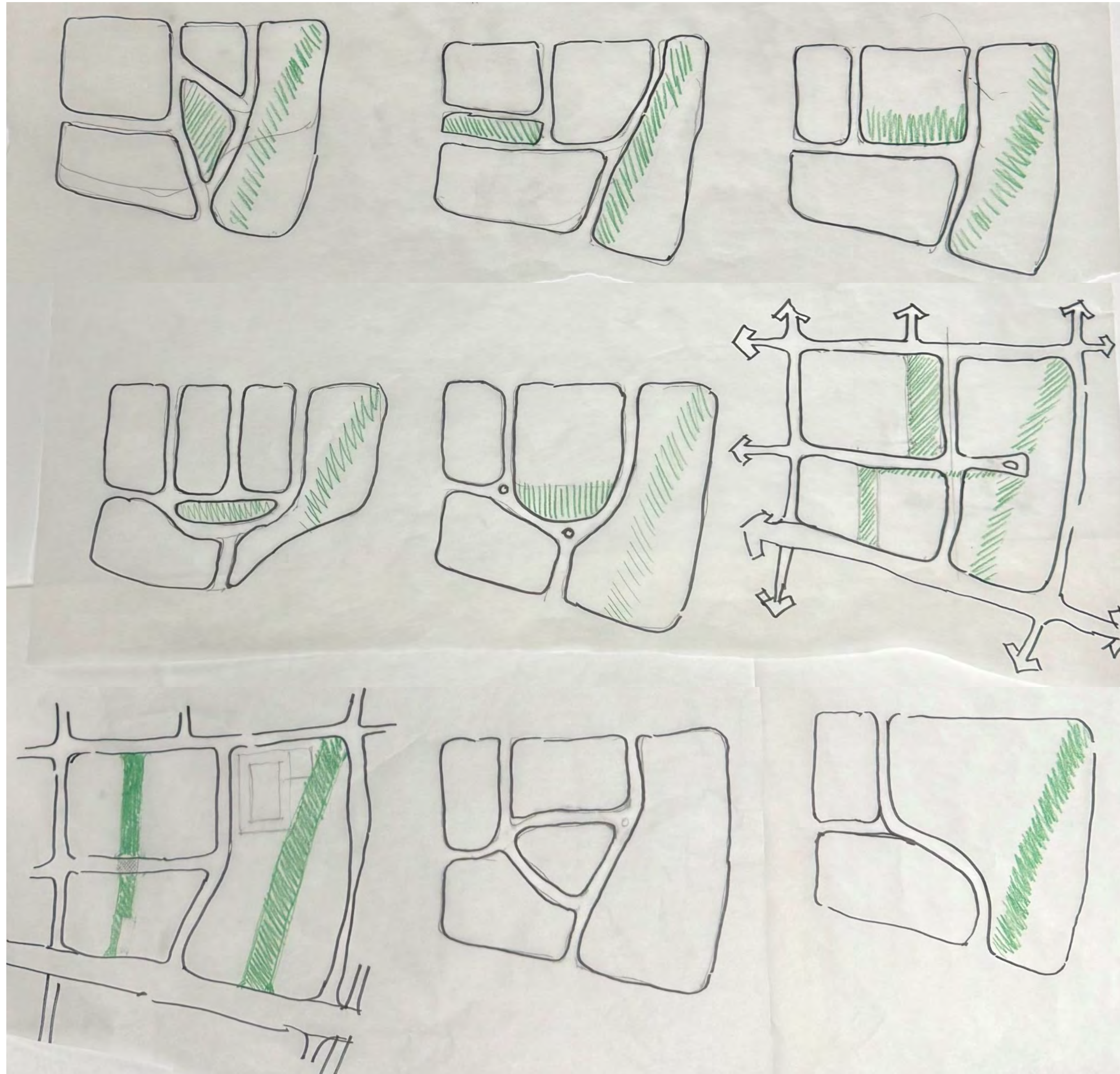
RETAIL

– shops

# ANALYSIS DIAGRAMS

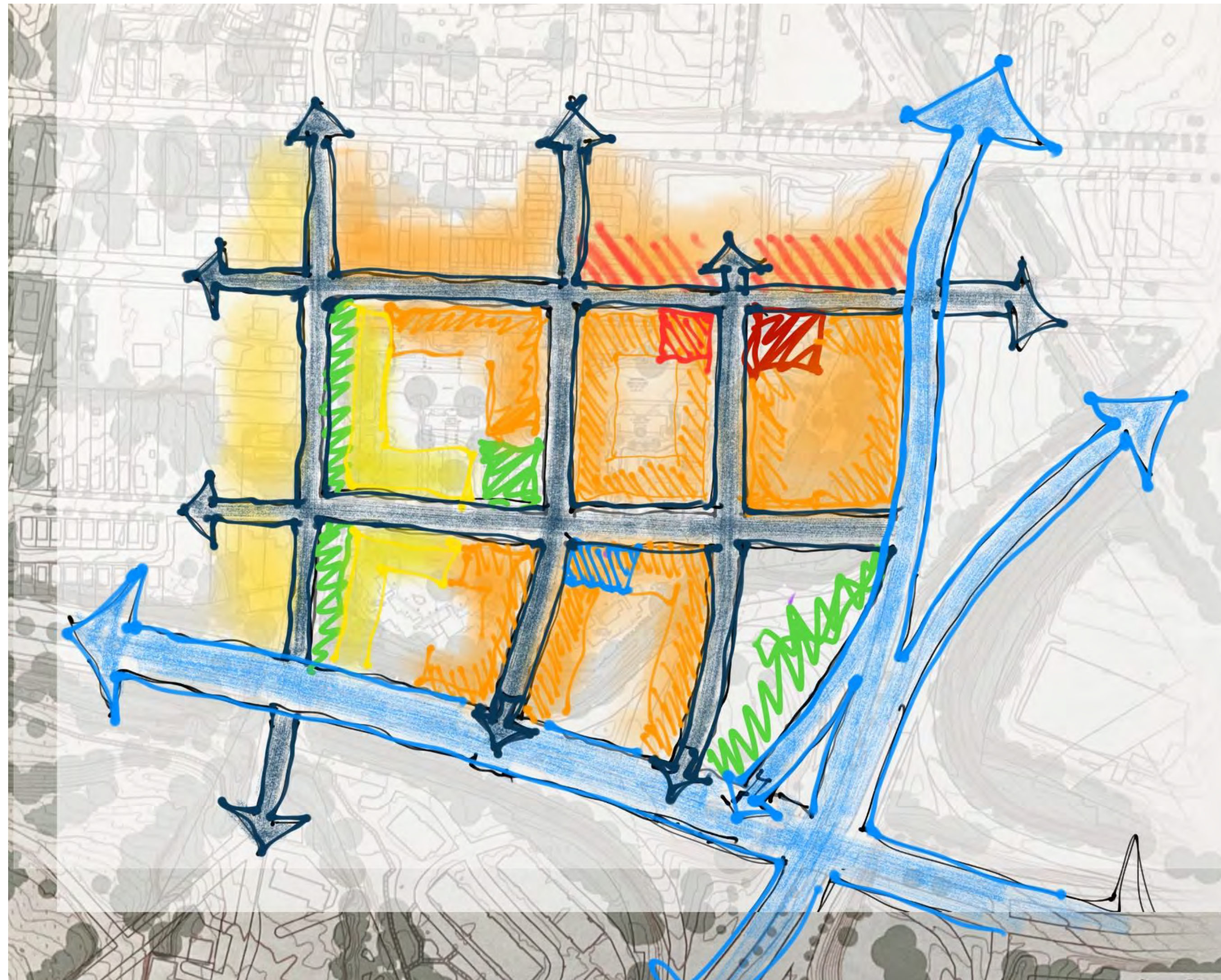


# ANALYSIS DIAGRAMS



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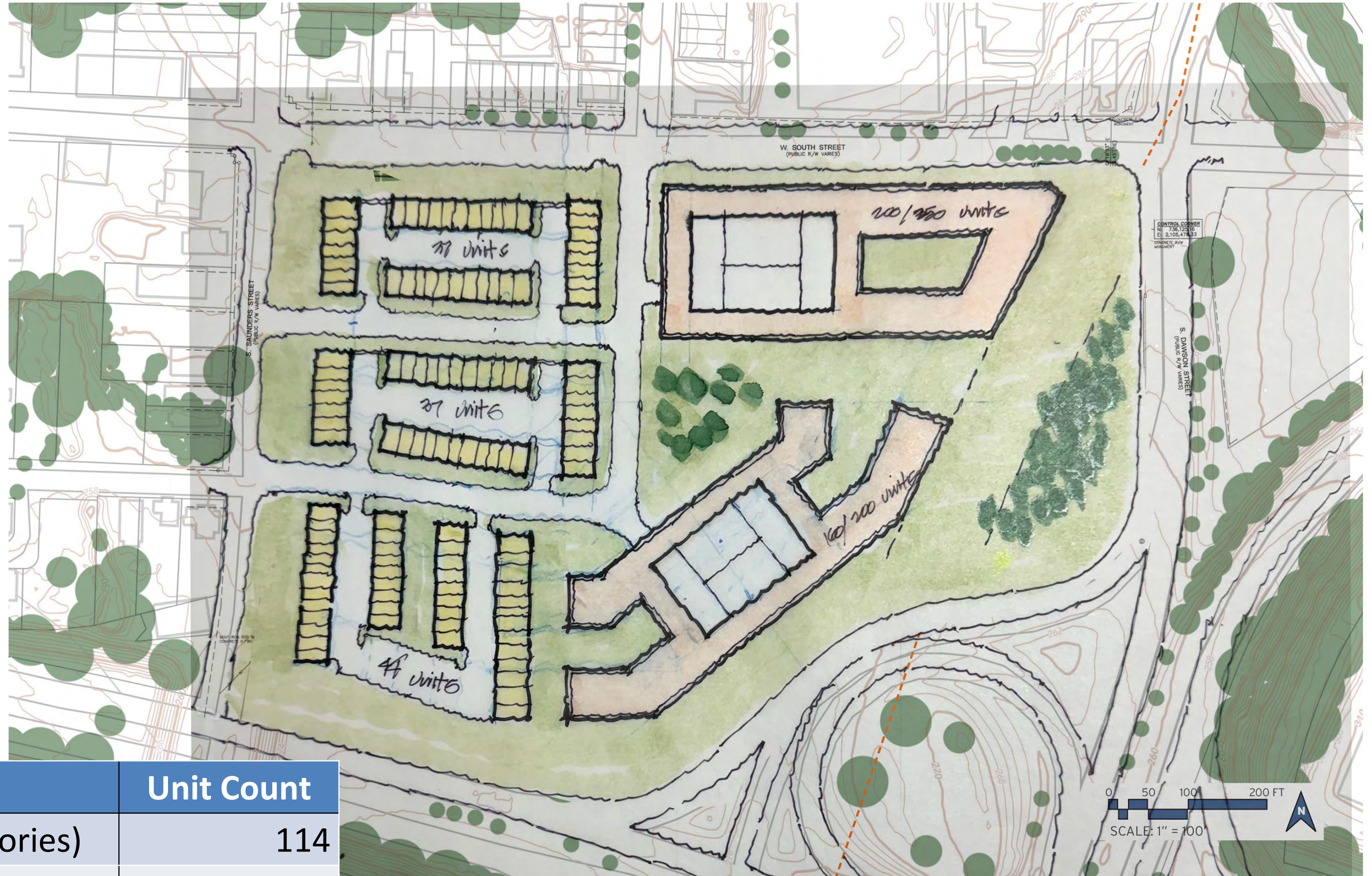
- APARTMENTS
- TOWNHOUSES
- SHOPS
- COMMUNITY
- PARKS





# POTENTIAL SCHEMES

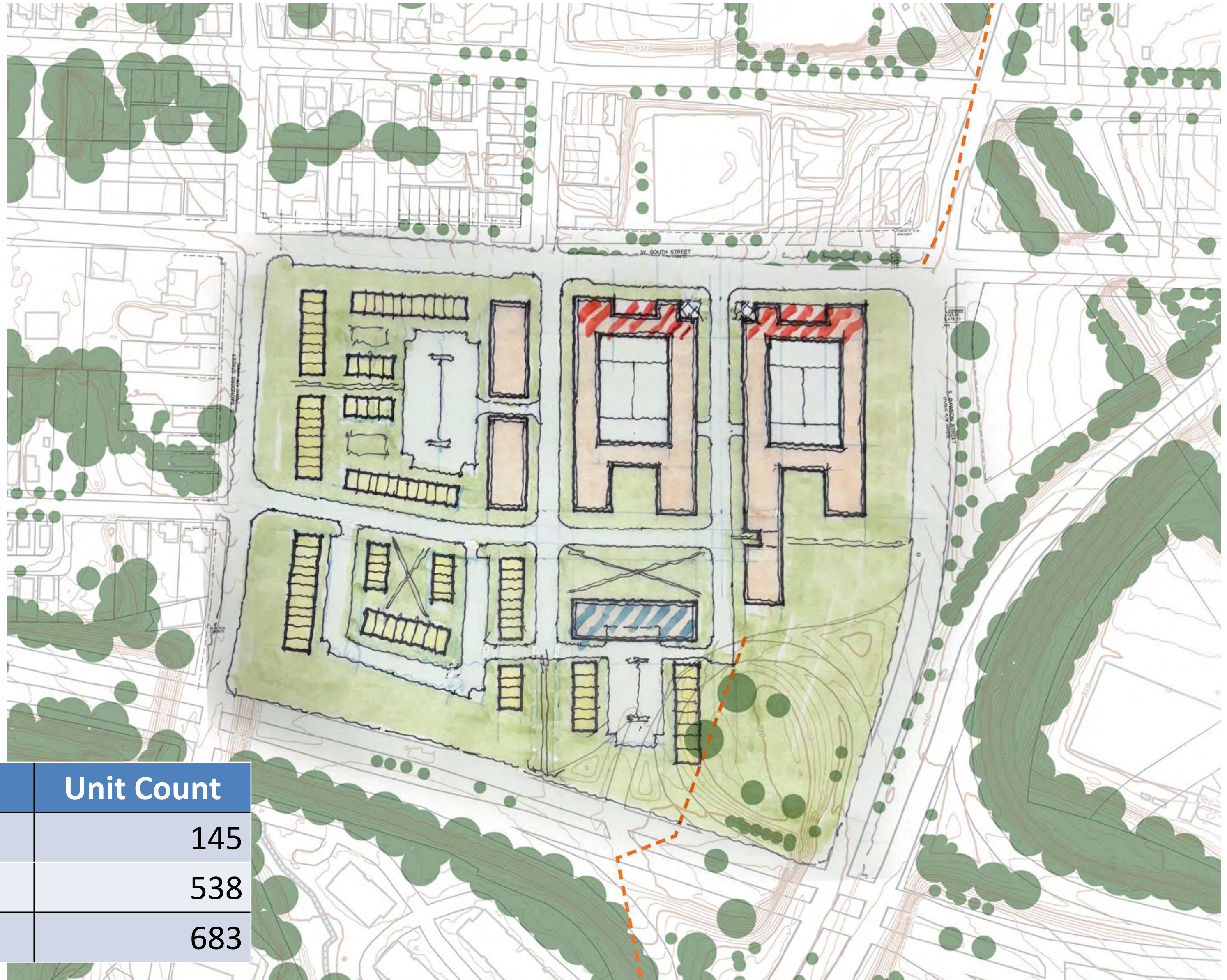
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Type	Unit Count
Townhouse (2-3 stories)	114
Apartment (5 stories)	450
<b>TOTAL</b>	<b>564</b>

# POTENTIAL SCHEMES

- APARTMENTS
- TOWNHOUSES
- SHOPS
- COMMUNITY
- PARKS



Type	Unit Count
Townhouse (2-3 stories)	145
Apartment (5 stories)	538
<b>TOTAL</b>	<b>683</b>

# POTENTIAL SCHEMES

- APARTMENTS
- TOWNHOUSES
- SHOPS
- COMMUNITY
- PARKS



Type	Unit Count
Townhouse (2-3 Stories)	60
Stacked Flats (3 Stories)	35
Standard Apt (4 Stories)	80
Wrap Apt (4-5 Stories)	300
<b>TOTAL</b>	<b>475</b>

# POTENTIAL SCHEMES

- APARTMENTS
- TOWNHOUSES
- SHOPS
- COMMUNITY
- PARKS



Type	Unit Count
Townhouse (2-3 Stories)	45
Walkups (3 Stories)	27
Standard Apt (3-4 Stories)	140
Wrap Apt (4-5 Stories)	494
<b>TOTAL</b>	<b>706</b>

# Q&A

# UPCLOSE REVIEW OF PLANS

## THANK YOU FOR YOUR TIME!

Visit our website to learn more and sign up for email updates:

**[bit.ly/HeritageParkRHA](https://bit.ly/HeritageParkRHA)**

If you have any questions, please contact RHA:

Katie (919) 508-1313 | Kenya (919) 508-1302