



Heritage Park

Design Workshop 101

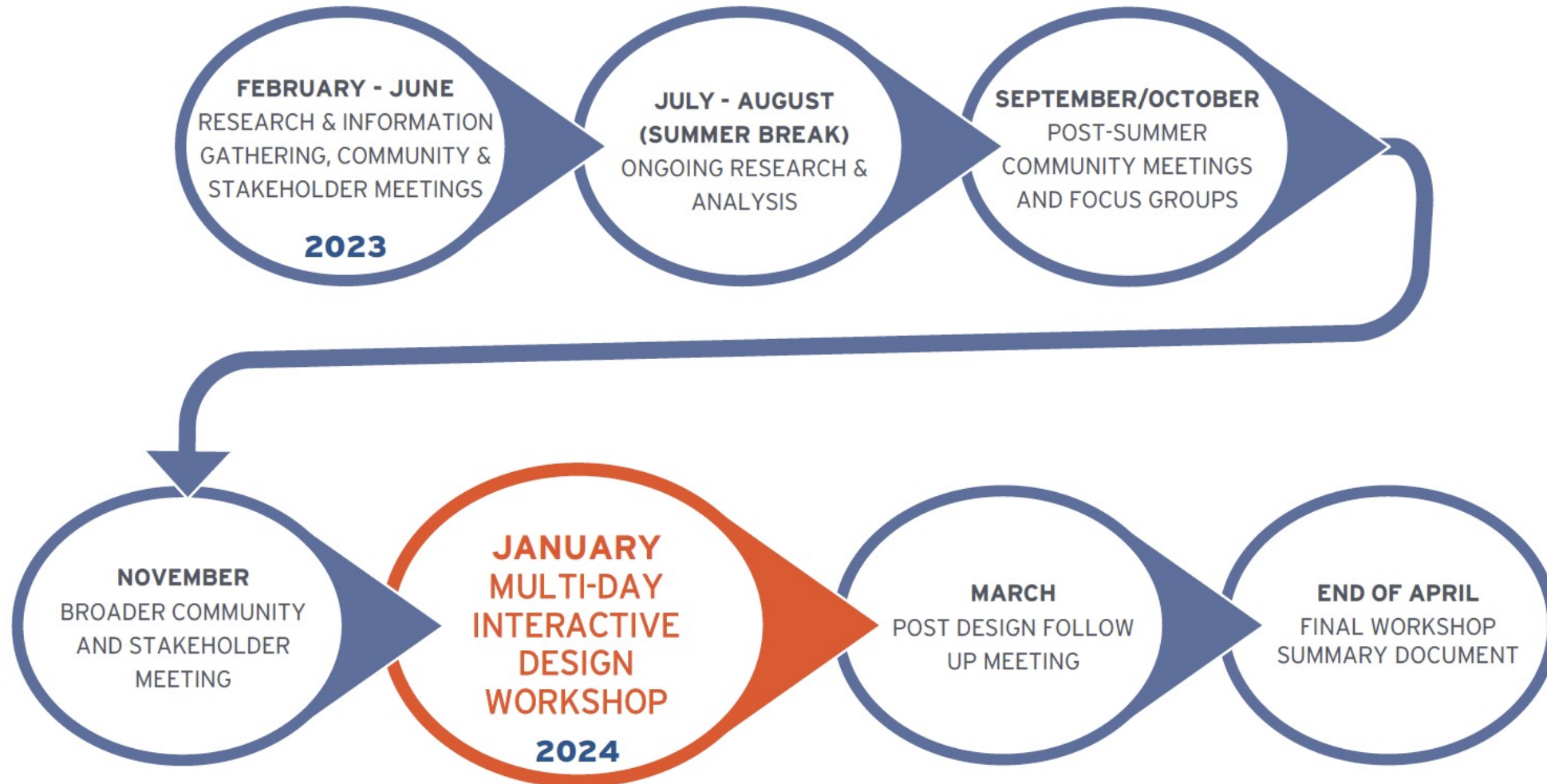
January 2024



# HERITAGE PARK INTRODUCTION

- The Raleigh Housing Authority (RHA) owns Heritage Park, a 122-unit garden-style apartment community built in the 1970s
- Property sits on approximately 13 acres located in the heart of downtown Raleigh
- RHA may not use federal funding to renovate the property because the cost of the required rehabilitation exceeds HUD guidelines
- RHA is not able to obtain funding to fix homes, so we must redevelop
- This is a unique opportunity to rebuild and better serve families with new energy-efficient, more spacious and modern apartments.

# HERITAGE PARK DESIGN PROCESS – WHERE ARE WE?



# WHAT WE'VE HEARD

## **Frequent themes:**

- Residents' right to return
- More affordable housing units
- Access to support services
- Onsite resources (childcare, healthcare, grocery)
- 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 included:**

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

# REDEVELOPMENT VISION STATEMENT FOR HERITAGE PARK (DRAFT)

The new Heritage Park will be a vibrant and thriving community incorporating five core components:

- 1. Housing:** The new community will address the growing need in Raleigh for housing, especially quality affordable housing.
- 2. Walkable:** This 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.

# DESIGN 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

# DESIGN WORKSHOP PROCESS

## LARGE GROUP MEETINGS IN THE EVENINGS (MON, TUES, THURS)

- At these meetings, the planning and design team will make presentations and give updates about the progress of the workshop.

## DROP-IN DESIGN WORK SESSIONS IN THE MORNINGS AND AFTERNOONS (MON, TUES, WED, THURS)

- At these sessions, residents and stakeholders can come to the Heritage Park community center to observe the design process.

- Participants can and should:**
- Ask questions
  - Give thoughts and critiques
  - Express concerns
  - Contribute your own ideas

# HERITAGE PARK DESIGN WORKSHOP

## What is the design workshop?

- **A focused period of design** or interactive planning activity that brings together a group of designers **to draft design options and solutions for a project.**

## Why are we having a design workshop?

- A design workshop **invites our diverse group** of residents, stakeholders, designers, and developers **to work together** on the building design and amenities at the future Heritage Park redevelopment. This collaboration leads to a more comprehensive and inclusive design solution **that reflects the needs and desires of the community.**



# BENEFITS OF A DESIGN WORKSHOP

- There are many benefits to a design workshop. Here are some examples:
  - Provides an **opportunity for residents and stakeholders to engage in the design process** and provide feedback on the proposed design solutions in real time.
  - Fosters **open dialogue and transparency.**
  - Encourages participants to **think outside the box** and produce creative solutions to complex projects.

# DESIGN WORKSHOP PARTICIPATION

## What can a resident or stakeholder expect at the drop-in sessions? Do they need to stay for the whole time?

- In a drop-in session, members of the design and planning team will be working on generating ideas and designs for the neighborhood. **Residents and stakeholders are encouraged to give feedback.** The design and planning team will incorporate input, **allowing the residents and stakeholders to see the neighborhood design evolve in real time.**
- **Residents and stakeholders are encouraged to participate as many days and as much as possible.** We are eager to hear from you so we are providing multiple windows of time so that you **can attend when and for as long as you are able.**

# DESIGN WORKSHOP EXPERIENCE

Here are some photos of what this might look like: (these are just examples)



# DAY 1: MONDAY, JANUARY 22, 2024

## KICK-OFF MEETING | RHA AUDITORIUM, 971 HARP STREET

### Multi-day workshop will begin with an evening "Kick-off Meeting"

#### ■ Proposed Agenda:

- What we have heard in previous meetings
- The workshop process:
  - ✓ Timeline
  - ✓ Locations
  - ✓ Opportunities for giving feedback
- Overview of identified strengths, weaknesses, opportunities, and threats
- Highlight goals, principles, and expectations of design workshop and redevelopment
- Q&A session



DAY 2: TUESDAY, JANUARY 23, 2024

## DROP-IN SESSIONS | HERITAGE PARK COMMUNITY ROOM

- Using feedback from the previous day's evening meeting, the design team will start to generate concept design schemes.
- Design goals:
  - Streets: Determine how streets should be laid out
  - Open Spaces: Identify options for open spaces like parks, plazas, or gardens
  - Buildings: Review layout, arrangement and type of buildings that will be located onsite (i.e. townhomes or apartments)

# DAY 2: TUESDAY, JANUARY 23, 2024

## EVENING MEETING | RHA AUDITORIUM, 971 HARP STREET

- Planning team will present the findings and feedback received to date
- Review concept designs and determine which options best meet needs and desires
- The design team will outline the next steps and events for the remainder of the week
- Q&A



# DAY 3: WEDNESDAY, JANUARY 24, 2024

## DROP-IN SESSIONS | HERITAGE PARK COMMUNITY ROOM

- On day three, the design team will add more detail to the concept designs.
- These site plans will start to show where different buildings might be located.
- Design Goals:
  - Clear idea of where the streets will be
  - Determine the size of our open spaces
  - Begin to shape our buildings and what their uses will be (townhomes or apartments)
  - Review other design items, like building style and materials, unit floorplans

# DAY 4: THURSDAY, JANUARY 25, 2024

## DROP-IN SESSIONS | HERITAGE PARK COMMUNITY ROOM

- Using feedback from the previous day, the design team will begin to draft the proposed site plan for the new Heritage Park neighborhood.
- Here are some of our design goals for the preliminary plan:
  - Clear picture of the # of homes, their sizes and locations on site
  - Final locations and sizes of open spaces and amenities
  - An understanding of where alleys will be and how parking will work
  - Clearer idea of neighborhood character and unit floorplans



# DAY 4: THURSDAY, JANUARY 25, 2024 EVENING MEETING | RHA AUDITORIUM, 971 HARP STREET

## Planning team will present the findings and draft design plan

- Examples of a preliminary plan and 3D views of neighborhood\*



*\*Note: Images are only examples and do NOT represent Heritage Park*

# DESIGN WORKSHOP SCHEDULE - RECAP

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

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