



17. South Park

The intent of this plan is to provide guidance for future zoning and development and to preserve the character of the neighborhood by guiding change as rezoning petitions, infill, and new development occur. South Park is a part of a much larger predominantly African American residential area that includes the southeast quadrant of the original city limits. Rich in local African American history, a number of historic buildings and homes in the South Park neighborhood still stand and are recognized as part of the East Raleigh-South Park National Register Historic District. Character is added to the neighborhood through the homes of notable residents and community leaders.

The approximately 263-acre plan area is east of downtown. The South Park plan boundary noted on the attached map includes Shaw University, the John P. "Top" Greene Community Center, and a portion of Chavis Park. The plan area is bounded by Cabarrus Street to the north; Little Rock Creek, Chavis Park, Holmes Street, and Carnage Drive to the east; Peterson Street and Hoke Street to the south; and Garner Road and Wilmington Street to the west.

The 2007 Neighborhood Plan boundary was expanded northward in this plan to include an area bounded by Wilmington Street, Cabarrus Street, East Street, and Lenoir Street. It was also expanded eastward to include portions of Chavis Park, property bounded by Martin Luther King, Jr. Boulevard, Holmes Street, Bragg Street and Little Rock Creek, and property bounded by Martin Luther King, Jr., Boulevard, Blount Street, Bledsoe Avenue, and Wilmington Street. (See **Map AP-SP-1**).

Policy AP-SP 1

South Park Downtown Transition

Encourage mixed-use development (small-scale Office, Retail, and/or Residential uses) in the area bounded by Cabarrus, East, Lenoir, and Wilmington streets.

Policy AP-SP 2

South Park Focal Point

Encourage commercial, office, and residential uses in the area defined by Person Street, Bragg Street, Hammond Road, and Hoke Street in order to create a neighborhood focal point and economic development opportunity for the South Park area.

Policy AP-SP 3

South Park Owner Occupancy

Encourage increased owner-occupied housing in South Park by encouraging housing that accommodates a mixture of income levels through public and private housing programs.

Policy AP-SP 4

Character of South Park Infill

Infill residential development should reflect the existing historic building types in the South Park study area.

Policy AP-SP 5

South Park Historic Preservation

Emphasize the historic significance of the South Park neighborhood through the promotion and protection of contributing historic elements.

Policy AP-SP 6

South Park/Downtown Overlay Overlap

Where the South Park plan overlaps the Downtown Overlay District, the intent of the Downtown Overlay District shall prevail.

Action AP-SP 3

South Park Redevelopment

Ensure that South Park redevelopment efforts respect the lot size and setback requirements of the NCOD, as well as the Residential Rehabilitation Design Guidelines.

Action AP-SP 1

South Park Pedestrian Improvements

Allocate Capital Improvement Program (CIP) dollars for pedestrian crossing improvements at the intersection Martin Luther King, Jr. Boulevard and Wilmington/Salisbury streets, and for sidewalks along Bloodworth Street (between Worth Street and Martin Luther King Jr., Boulevard), Blount Street (between Bragg and Hoke streets), Person Street (between Lenoir and Martin Luther King, Jr. Boulevard), Hoke Street, and South Street (between Blount and Person streets).

Action AP-SP 4

South Park Zoning Amendment

Amend the zoning map to reflect the land use recommendations and policies of the South Park Area Plan.

Action AP-SP 2

Garner Road Pedestrian Improvements

Improve pedestrian safety crossings along Garner Road at McMakin Street and Hoke Street by installing sidewalks and clearly marking crosswalks (CIP implementation item).

