

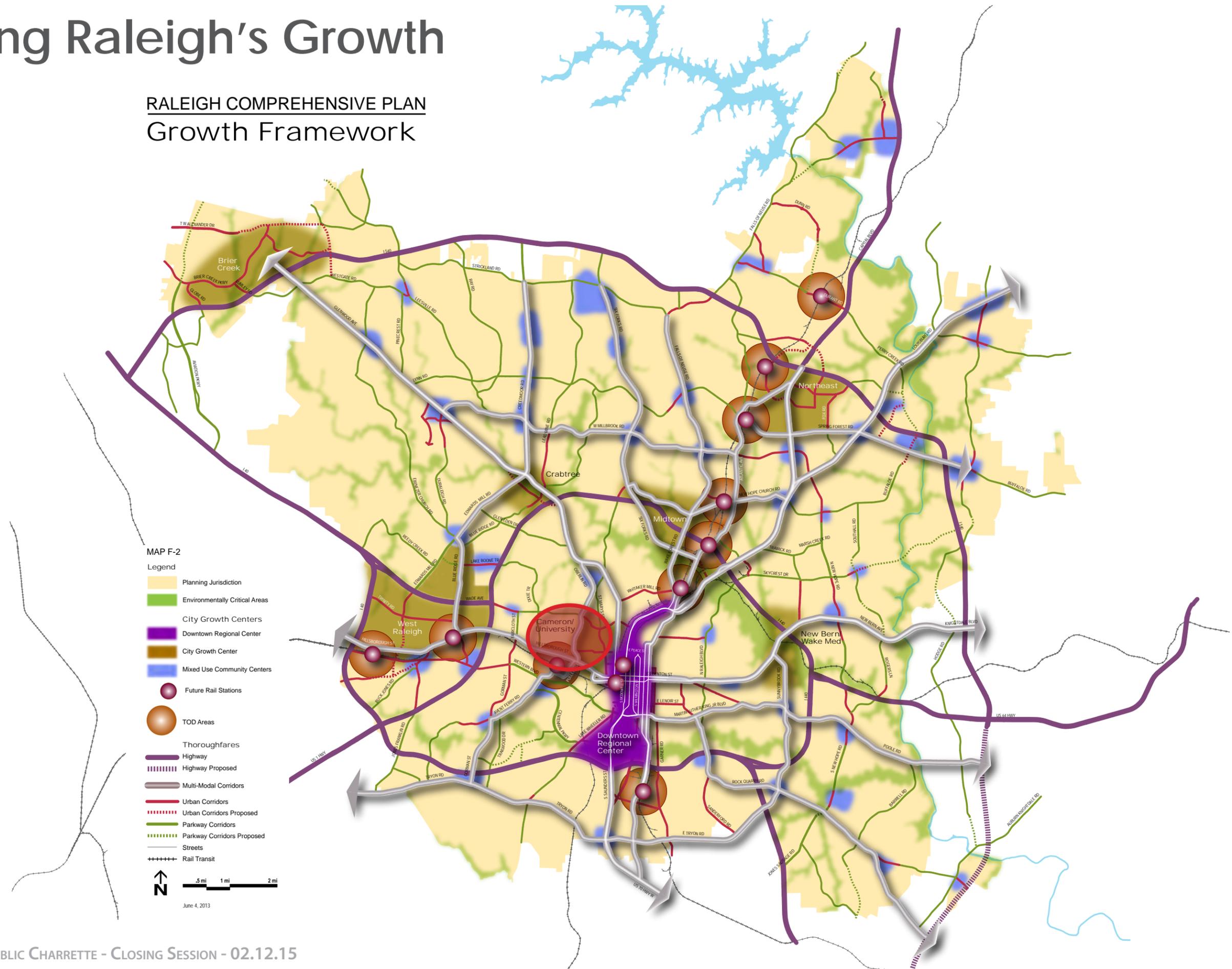
Cameron Village
Hillsborough Street

Public Charrette - Closing Session
FEBRUARY 12, 2015 - ST. MARY'S SCHOOL CAFETERIA

BACKGROUND RECAP OF FEBRUARY 10TH WORKSHOP PLANNING STATIONS

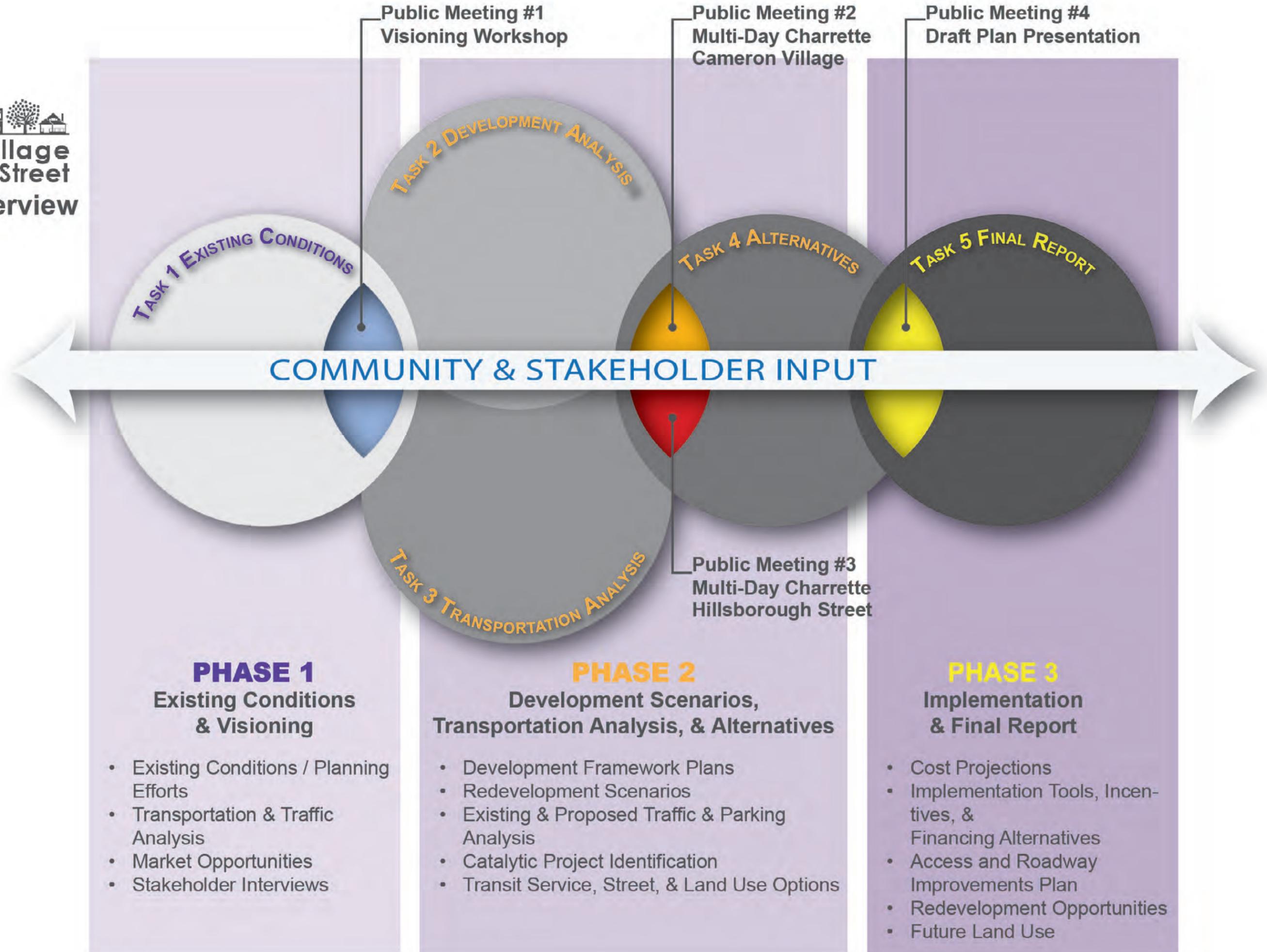
Guiding Raleigh's Growth

RALEIGH COMPREHENSIVE PLAN Growth Framework





Cameron Village Hillsborough Street Process Overview



Major Themes from Public Input

Preserve and enhance existing neighborhoods

Manage and direct new growth

Plan for a first-class public realm

CAMERON VILLAGE STUDY AREA

Historic Features / Districts

- Wilson Temple United Methodist Church
- Morgan House
- Turner House
- Historic Oberlin Cemetery
- Occidental Life Insurance Building
- Plummer T. Hall House
- Willis Graves House
- Isabelle Bowen Henderson House
- Latta House and University Site
- Broughton High School
- Cameron Park Historic District
- Cameron Village Historic District
- Maiden Lane Historic District
- West Raleigh Historic District

Institutions

- Cameron Village Post Office
- Cameron Village Regional Library

Open Space

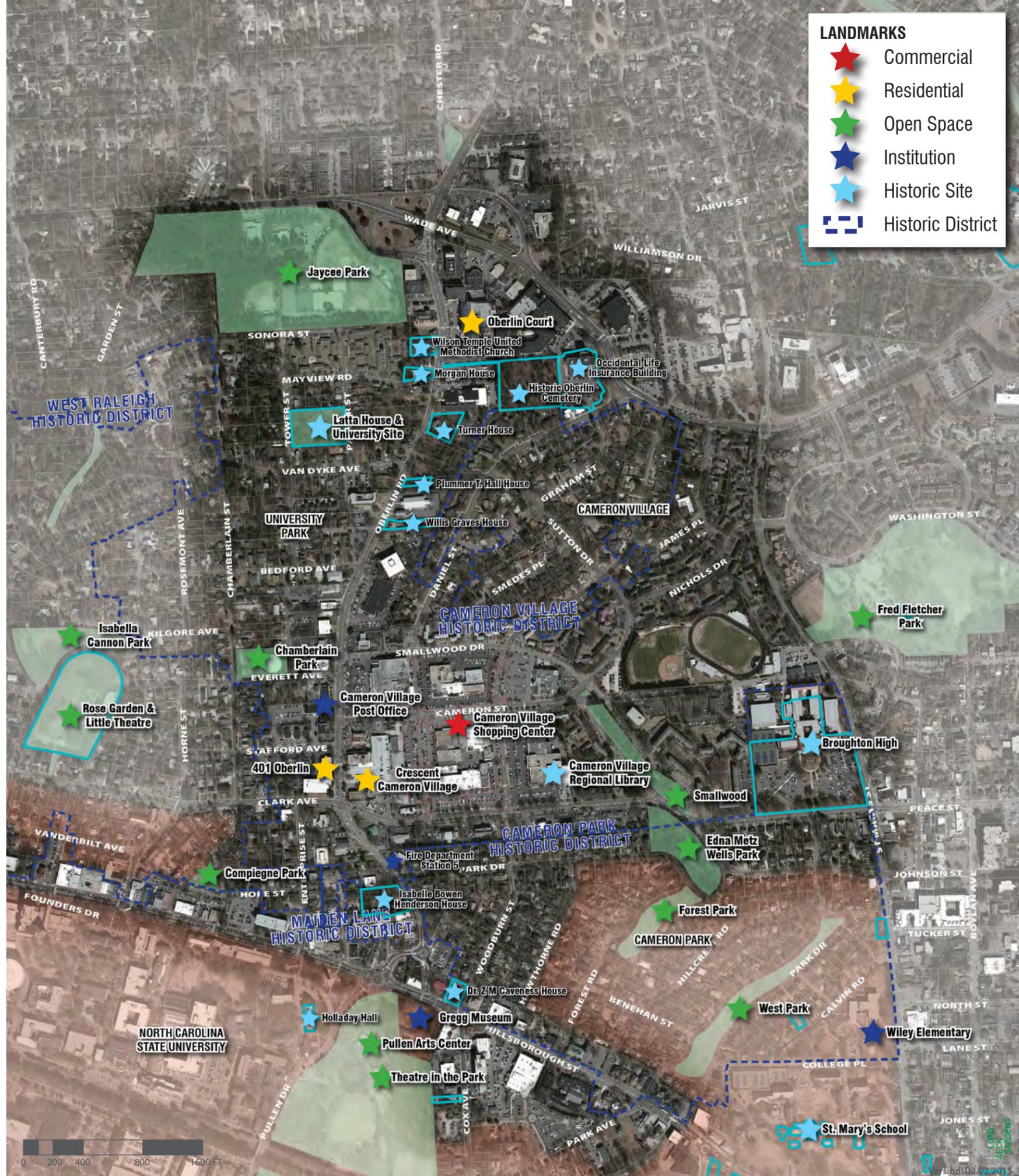
- Jaycee Park
- Latta House & University Site
- Chamberlain Park
- Smallwood Park
- Edna Metz Wells Park

Mixed-Use Development (Commercial and Residential)

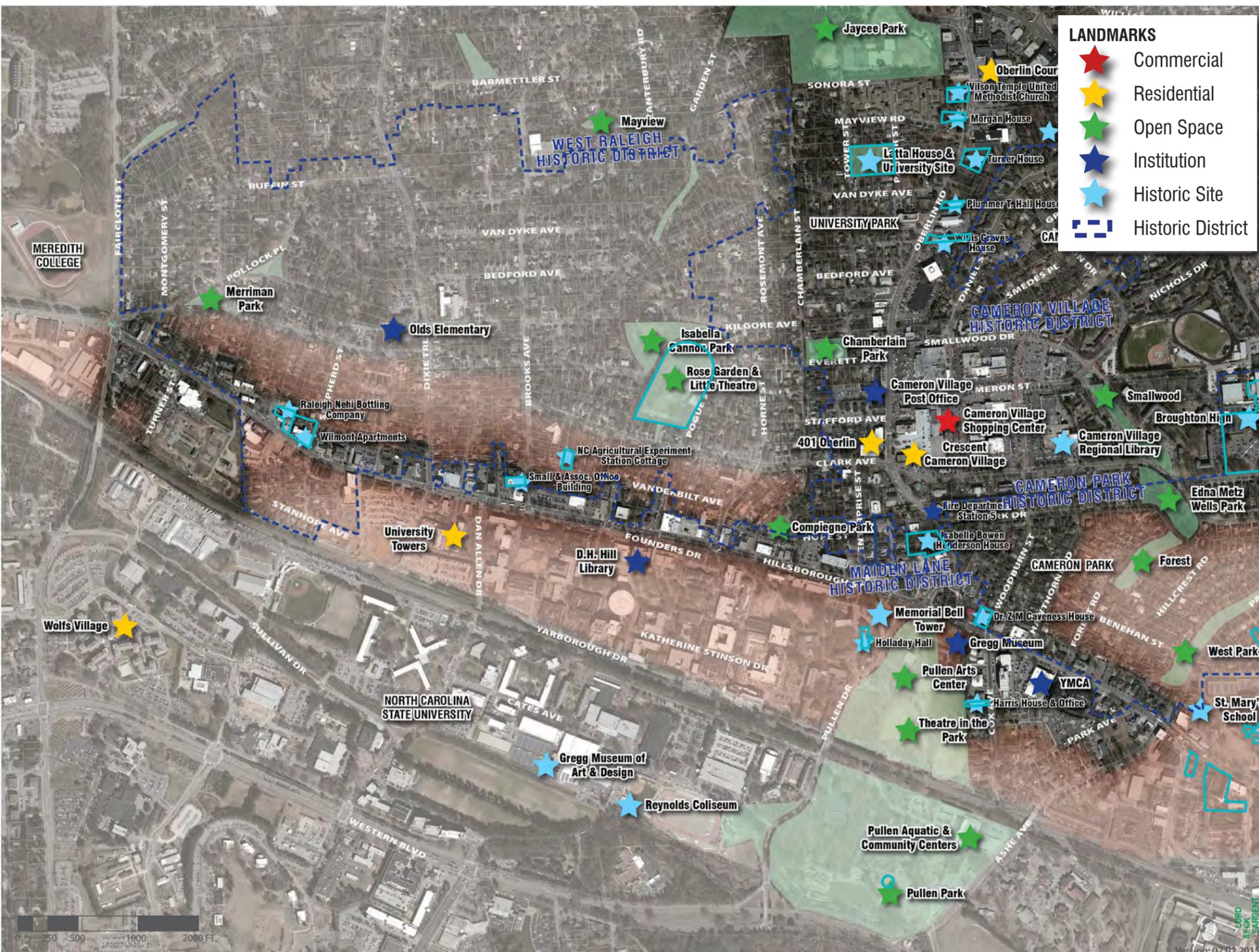
- Cameron Village Shopping Center
- 401 Oberlin
- Crescent Cameron Village
- Oberlin Court

LANDMARKS

- ★ Commercial
- ★ Residential
- ★ Open Space
- ★ Institution
- ★ Historic Site
- ▭ Historic District



Key Features



HILLSBOROUGH STREET STUDY AREA

Historic Features / Districts

- St. Mary's School
- Harris House and Office
- Gregg Museum
- Dr. Z M Caveness House
- Memorial Bell Tower
- Isabelle Bowen Henderson House
- Small & Assoc. Office Building
- Wilmont Apartments
- Raleigh Nehi Bottling Company
- Cameron Park Historic District
- Maiden Lane Historic District
- West Raleigh Historic District

Institutions

- Fire Department Station 5
- YMCA
- Gregg Museum

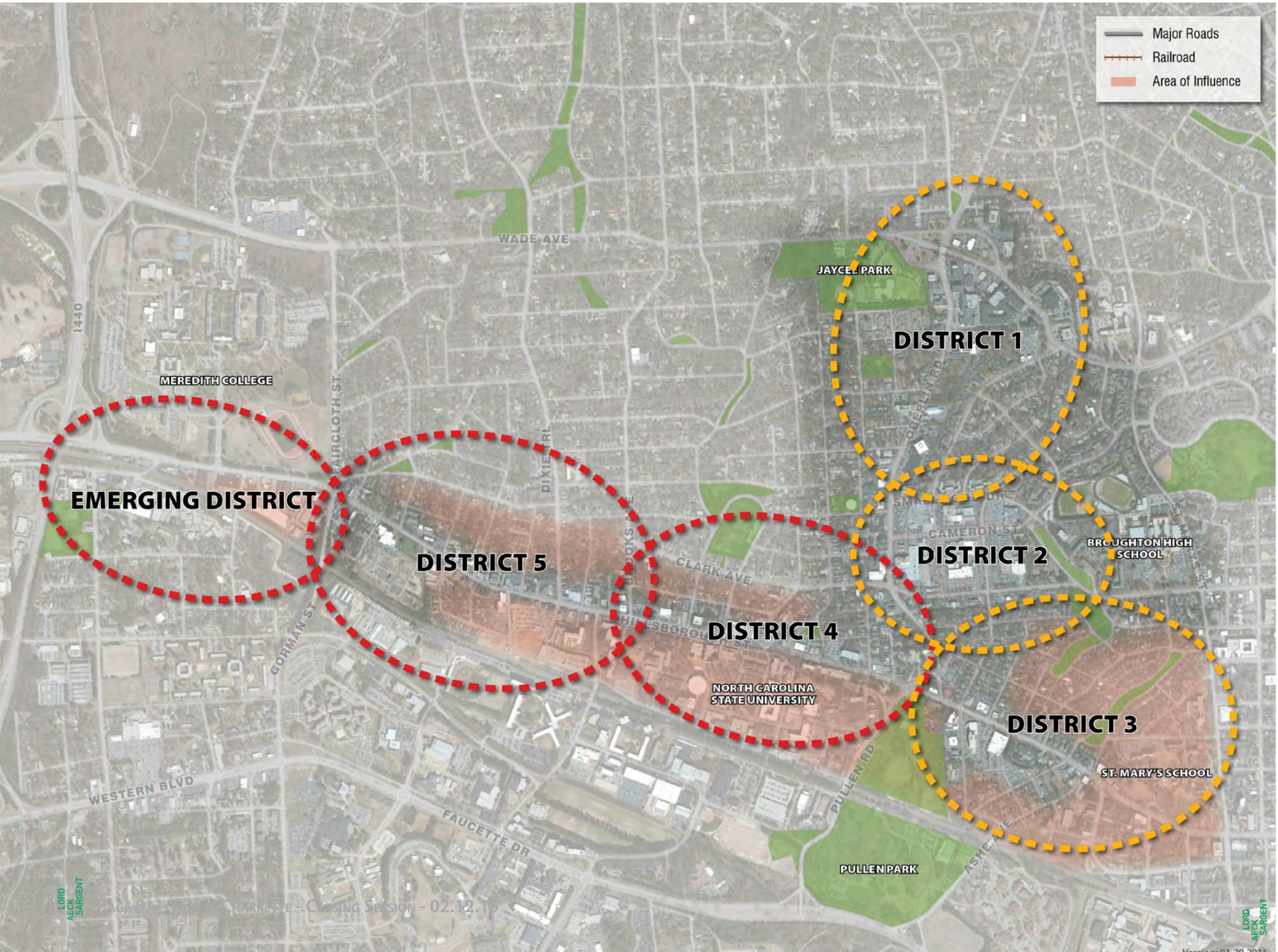
Open Space

- West Park
- Compiegne Park
- Pullen Arts Center / Park

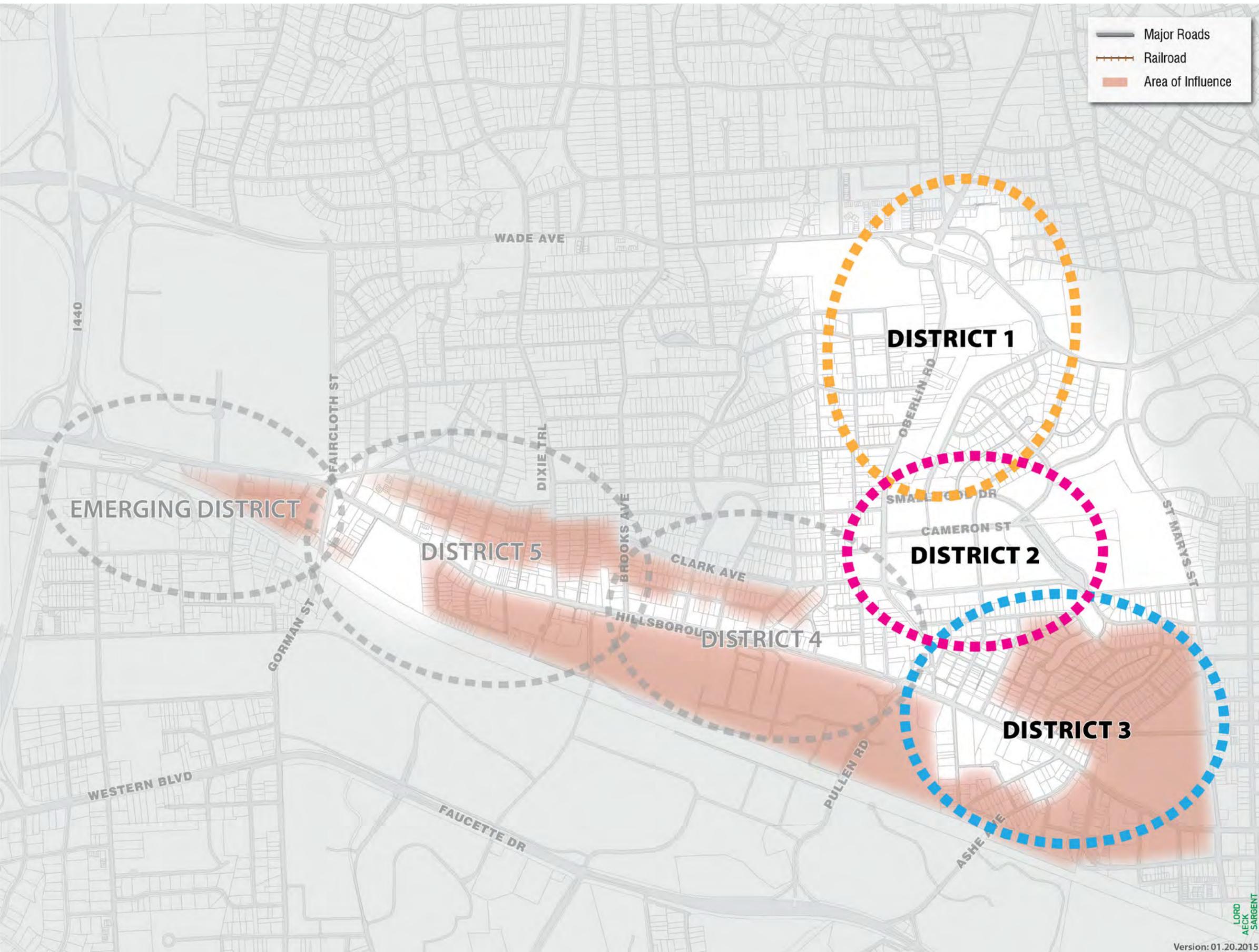
Mixed-Use Development (Commercial and Residential)

- University Towers

DISTRICTS



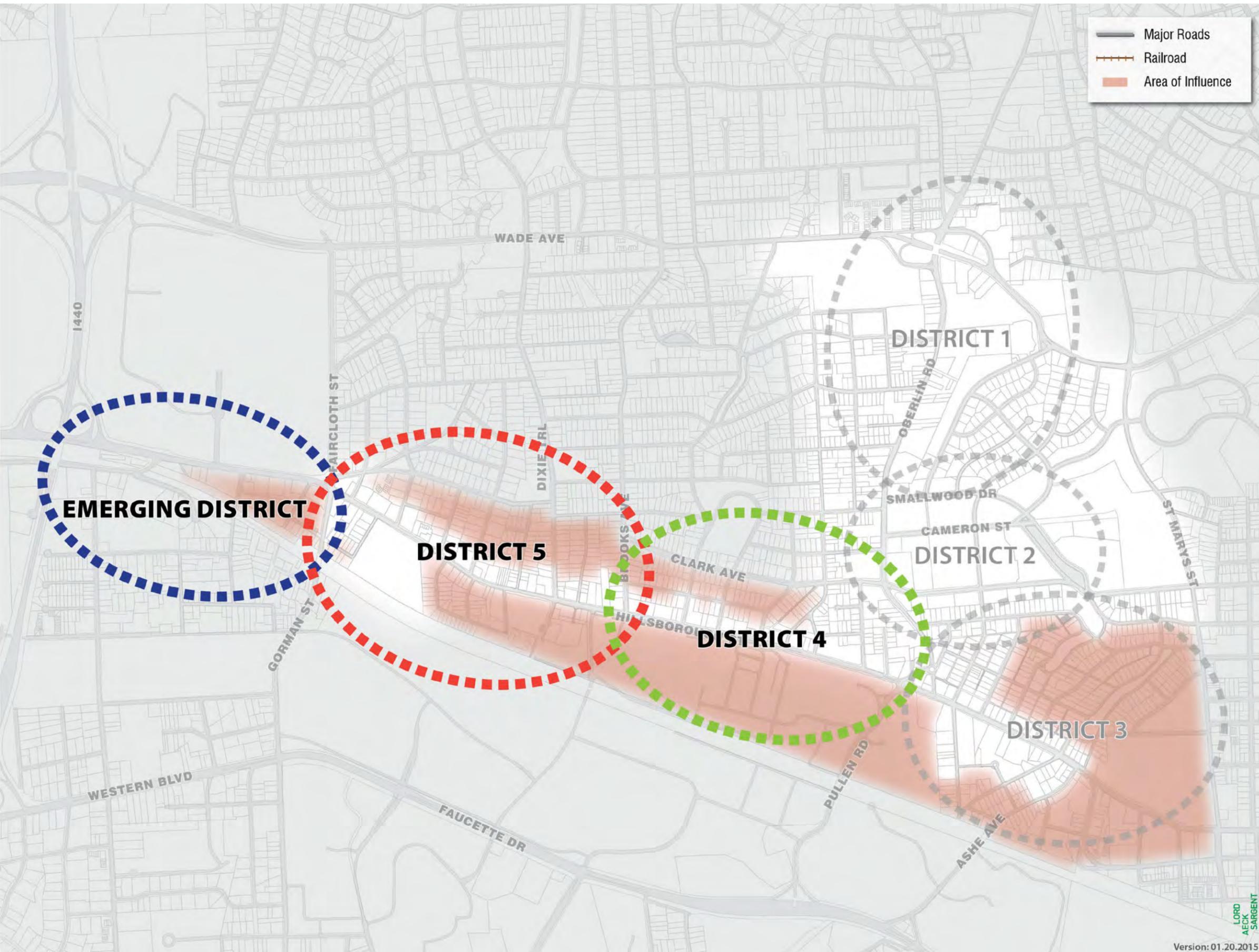
District Analysis



CAMERON VILLAGE CHARRETTE

Discussing Districts 1, 2, & 3
February 10-12, 2015
Location: St. Mary's School

District Analysis



HILLSBOROUGH STREET CHARRETTE

Discussing Districts 4, 5, &
Emerging District

March 24-26, 2015

Location: St. Mary's School

Public Workshop



CAMERON VILLAGE CHARRETTE

Discussing Districts 1, 2, & 3

February 10, 2015

Location: St. Mary's School

Attendees: 70+ people



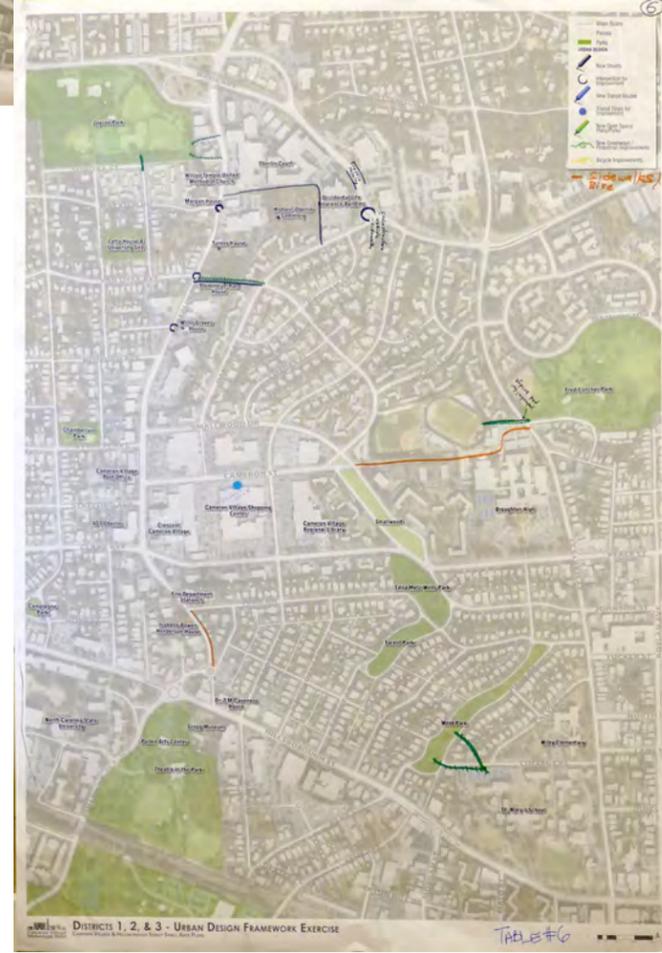
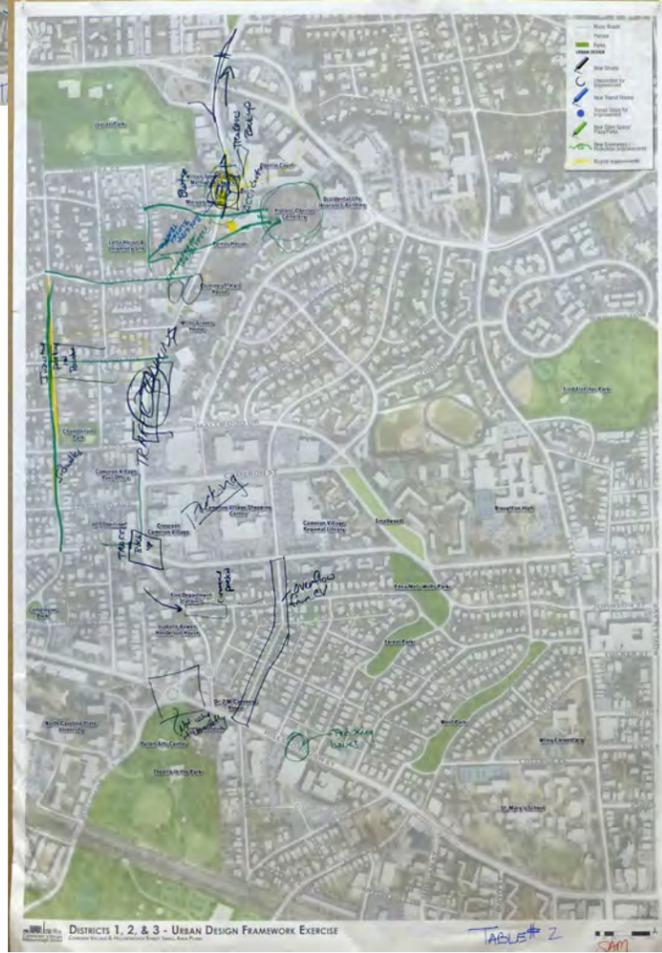
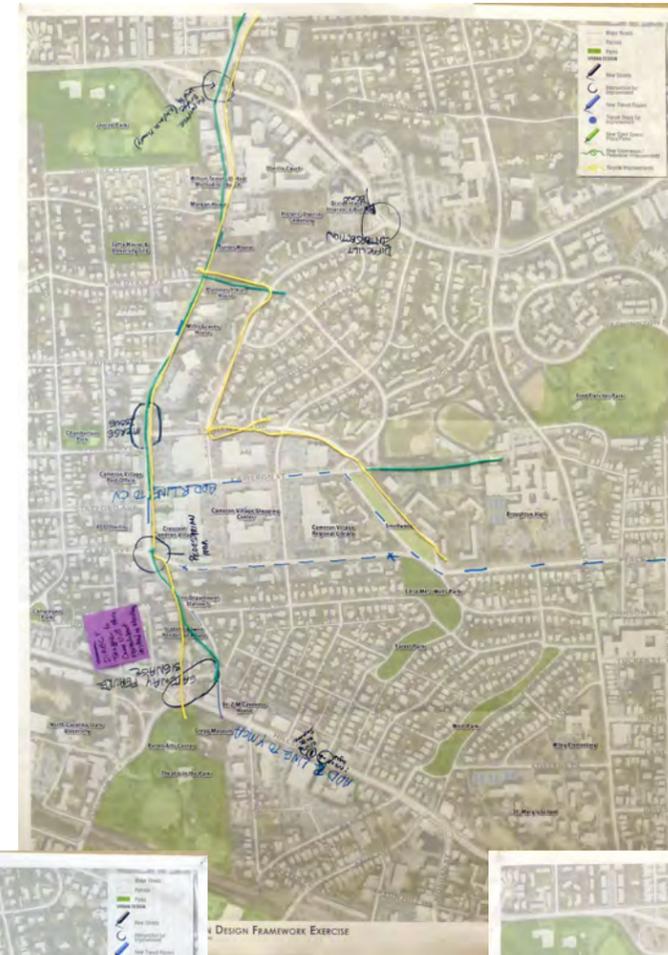
Public Workshop



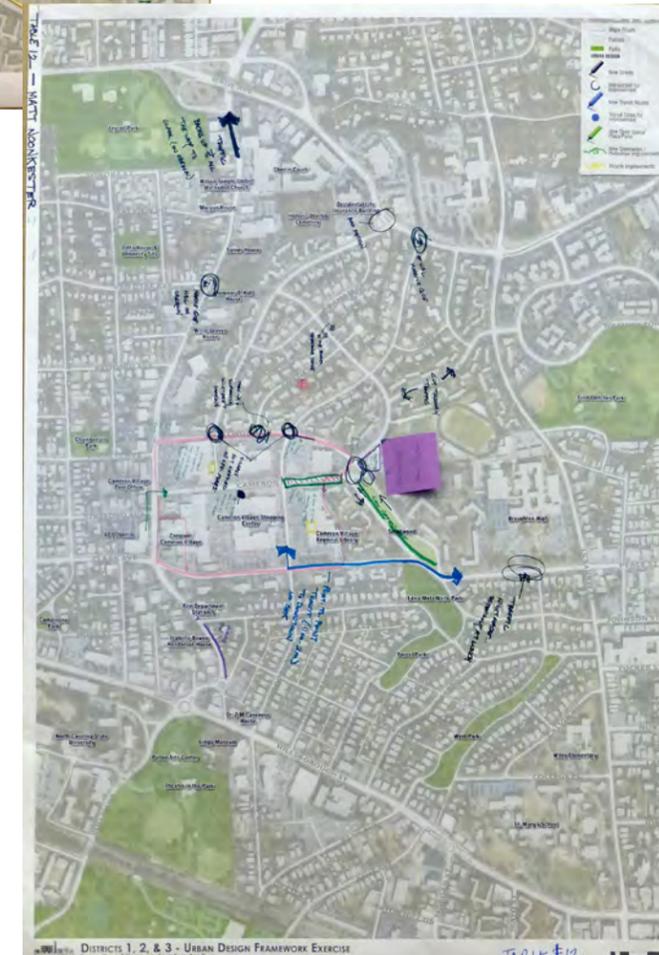
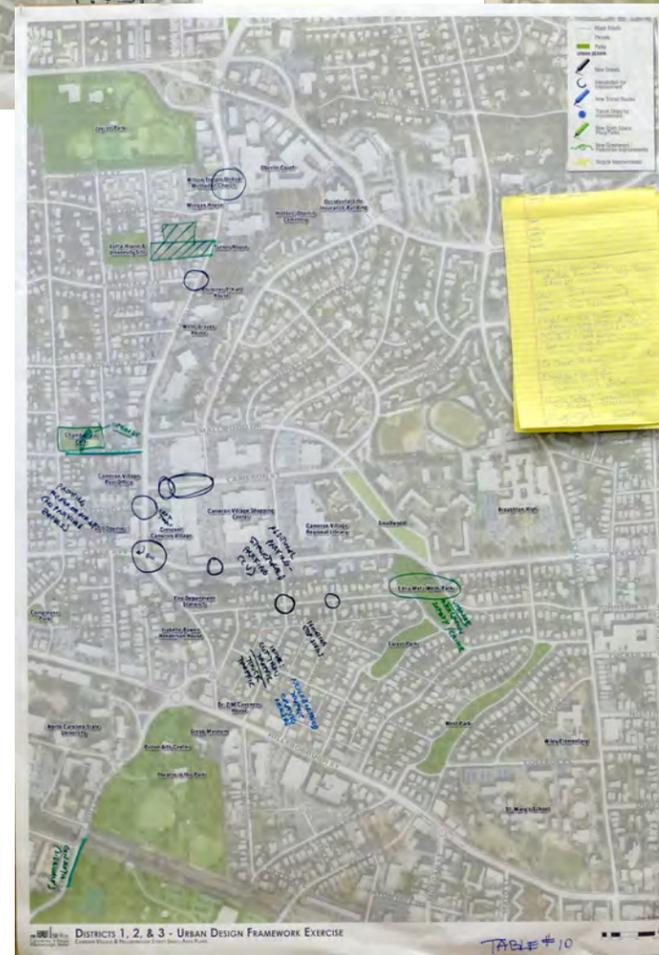
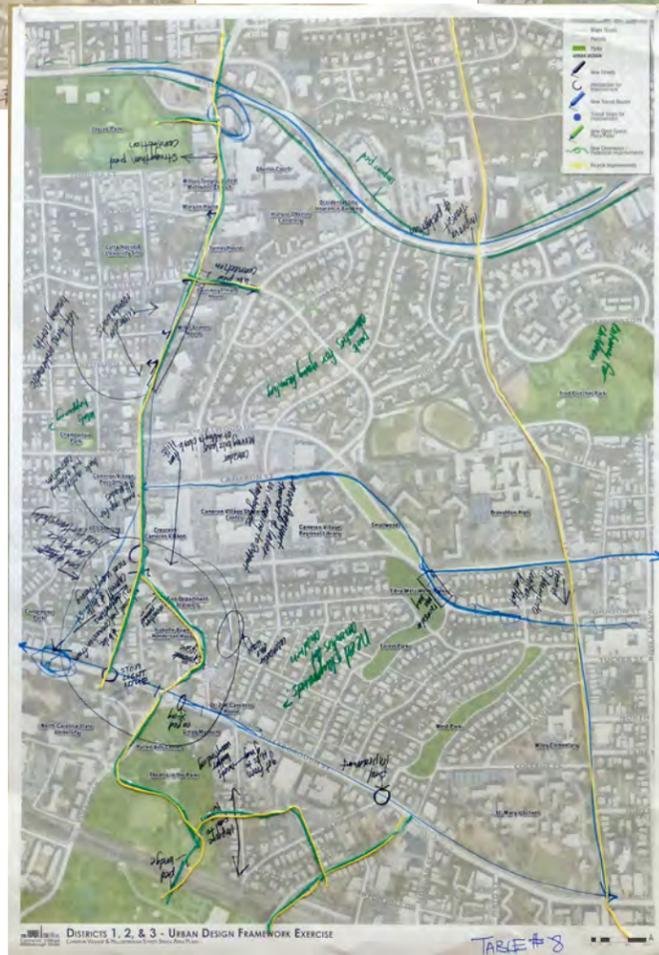
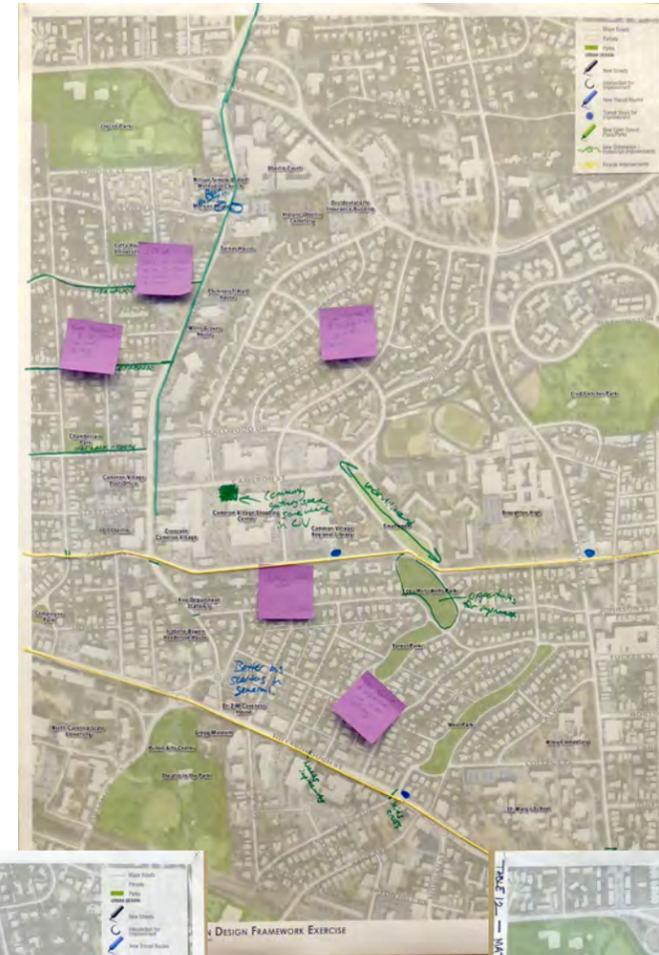
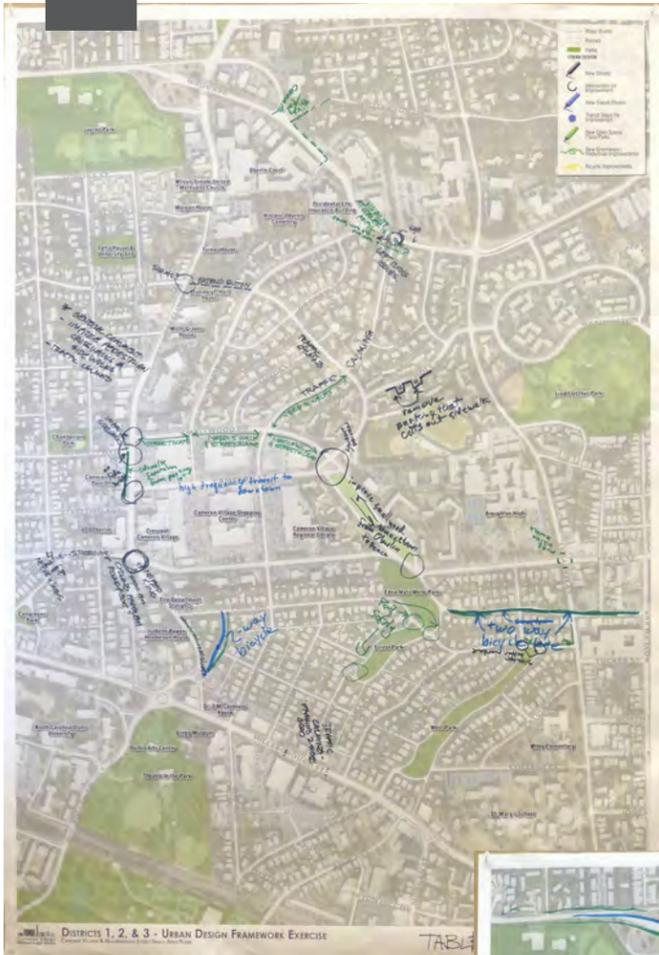
Public Workshop



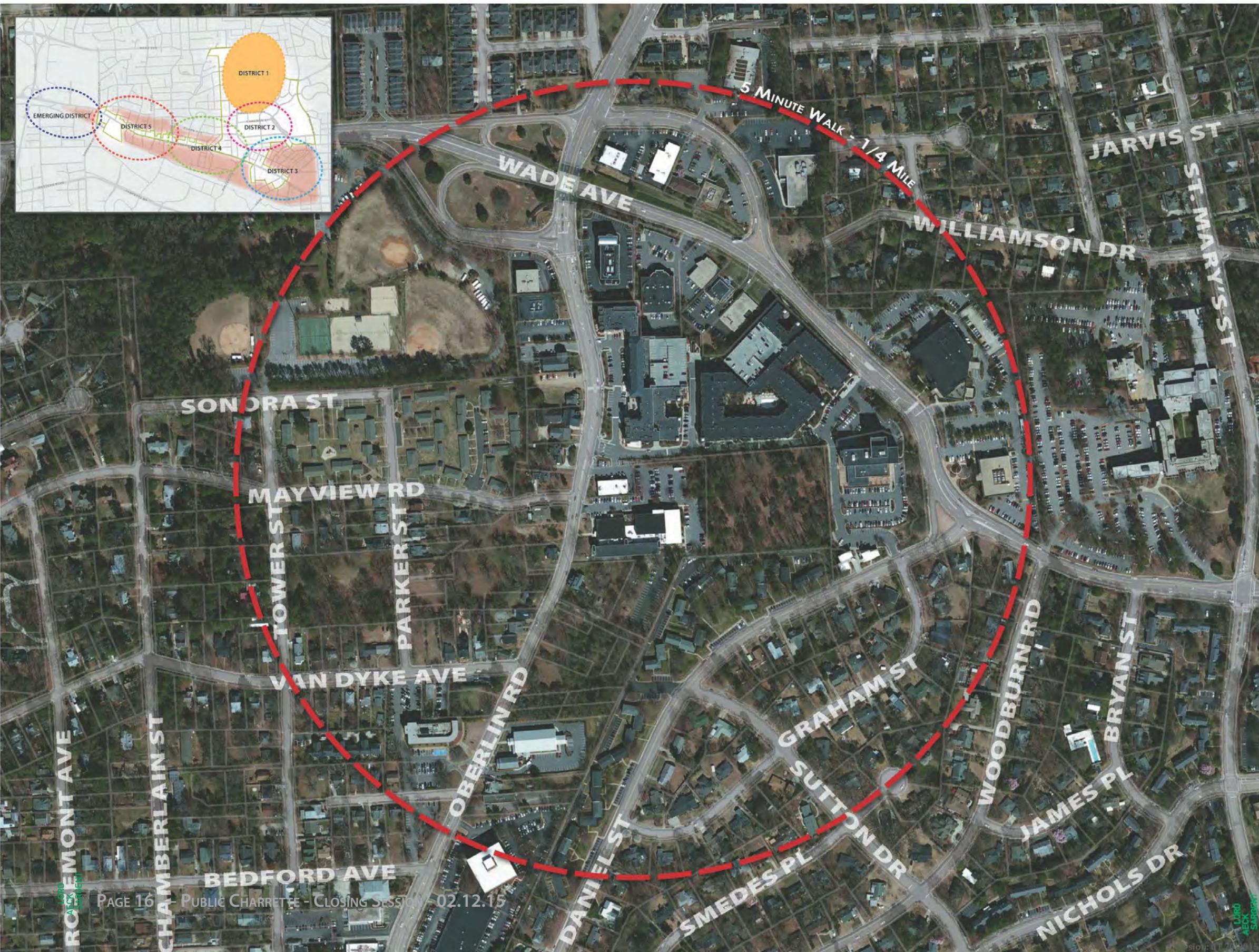
Public Workshop



Public Workshop



District 1



CIRCULATION

- Wade Avenue major arterial
- Oberlin Road and St. Mary's as primary north-south spines
- Network of neighborhood streets

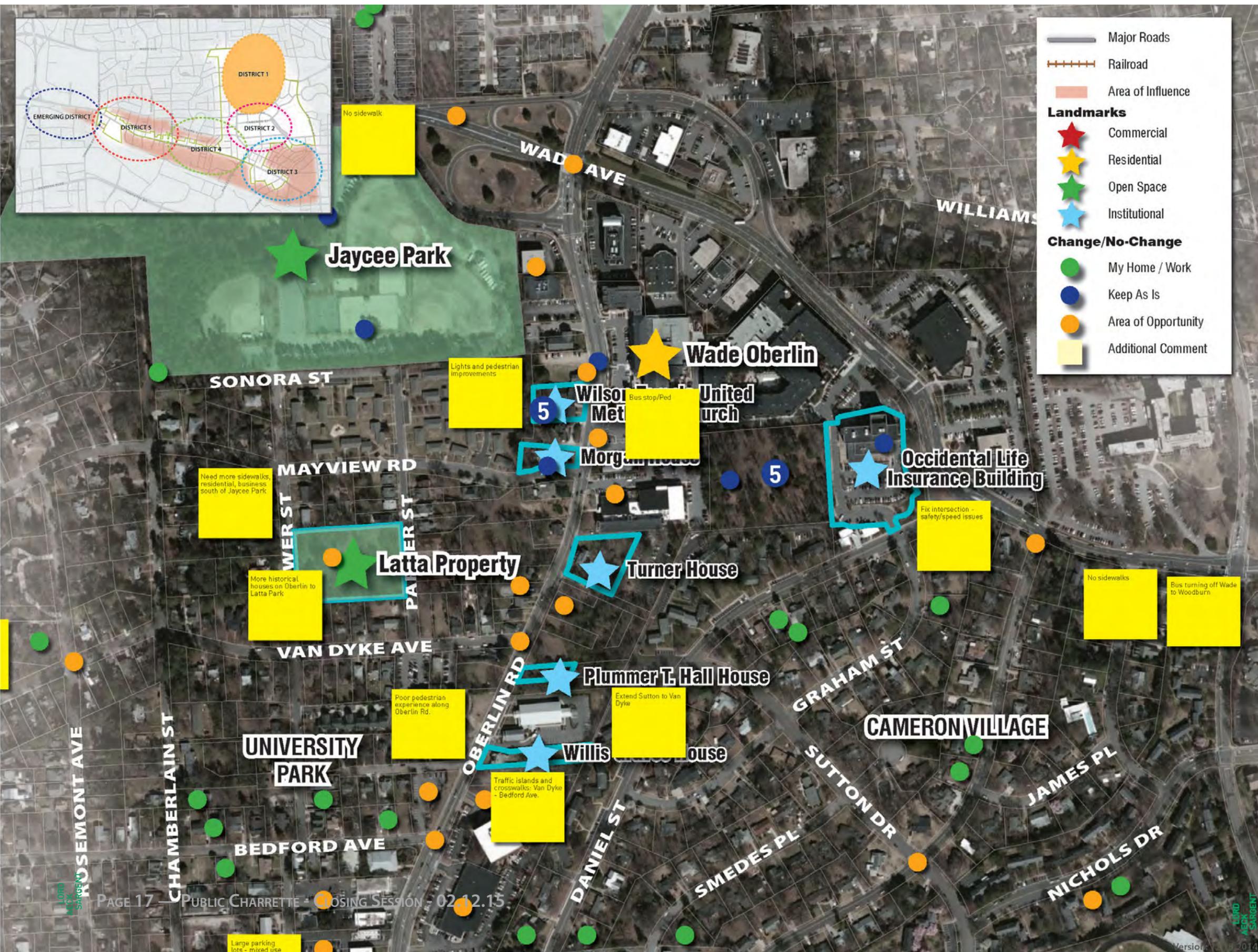
LAND USE

- Office park north of Wade
- Mixed-use node south of Wade and Oberlin
- Historic neighborhoods of Oberlin Village and Cameron Village

KEY AMENITIES/ FEATURES

- Jaycee Park
- Latta House & University Site
- Historic Oberlin Cemetery

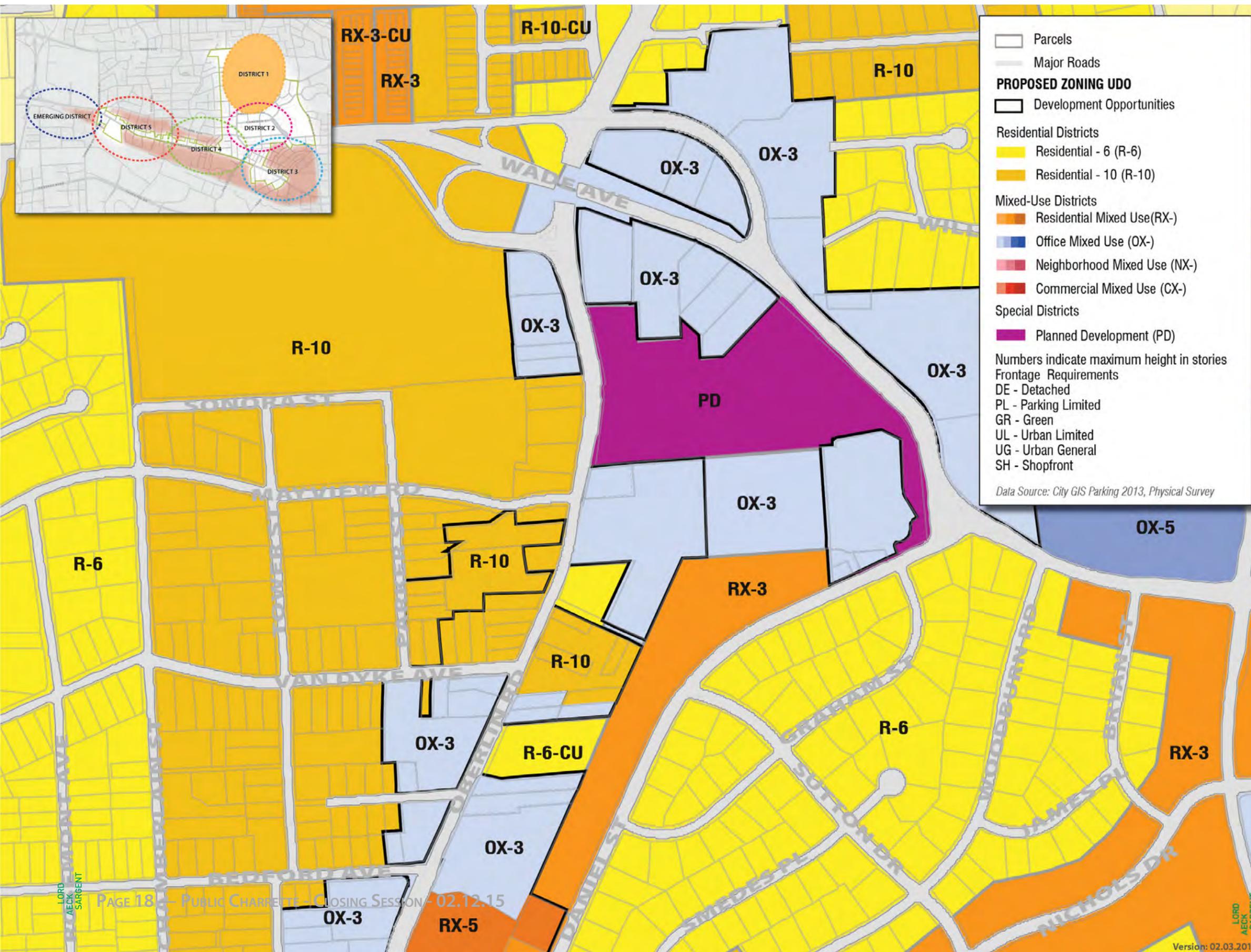
District 1 Change / No-Change Exercise



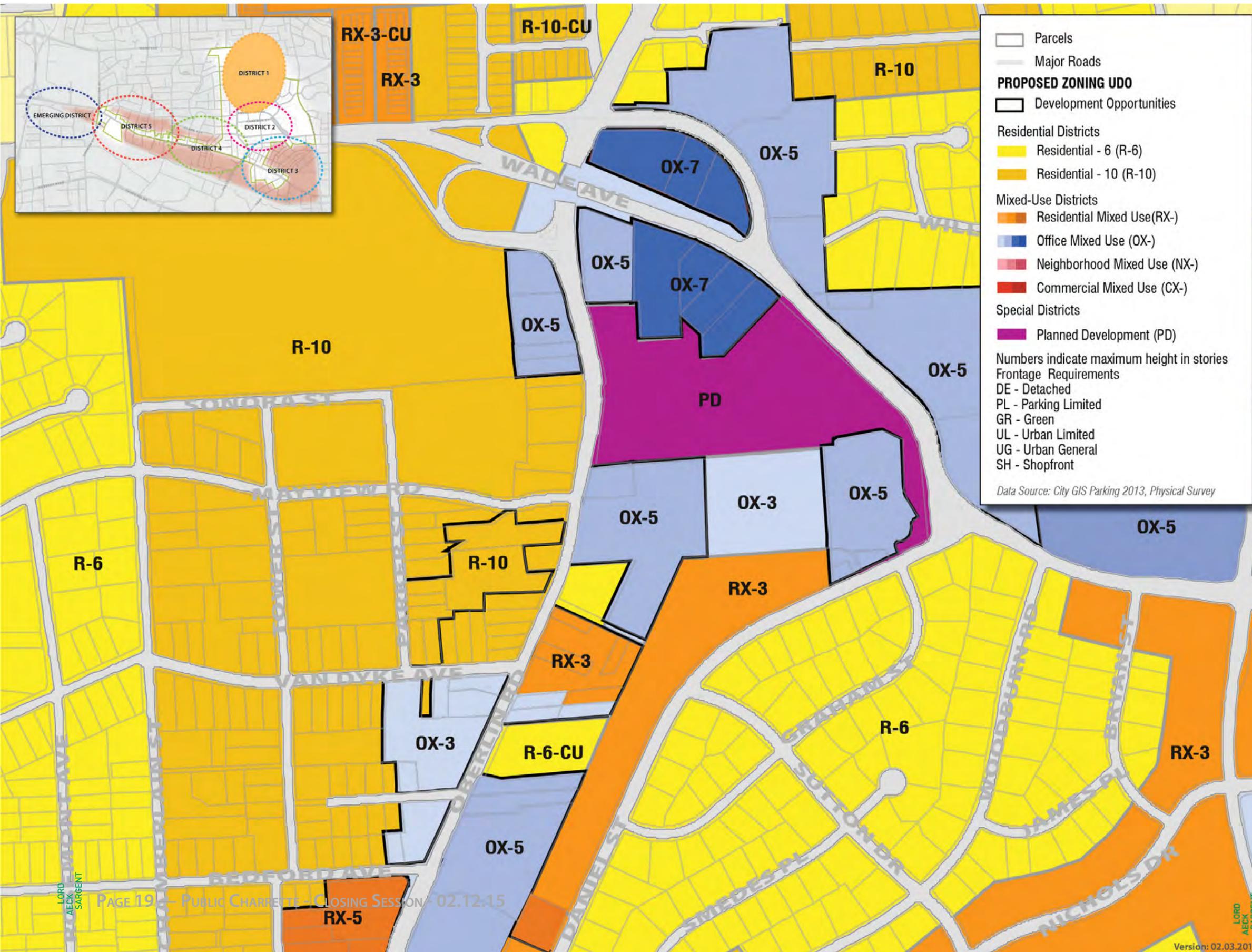
SUMMARY OF PUBLIC COMMENTS

- Pedestrian improvements throughout
- Consider connection from Sutton to Van Dyke
- Sidewalks along Wade Ave.
- More sidewalks, residences and businesses south of Jaycee Park
- Lights and pedestrian improvements south of Jaycee Park
- Bus stop/pedestrian improvements on north Oberlin Road
- Consider historic context of Oberlin Road
- Poor pedestrian experience along Oberlin Road
- Call for traffic islands and crosswalks along Van Dyke - Bedford Ave.
- Bus turning off Wade Ave. to Woodburn
- Fix intersection on Wade Ave. and Daniel - safety/speed issues

District 1 Moderate Growth



District 1 High Growth



District 1 Parks and Open Space



PARKS

- Potential enhancements to Latta House & University Cultural Site
- Community space at Historic Oberlin Cemetery

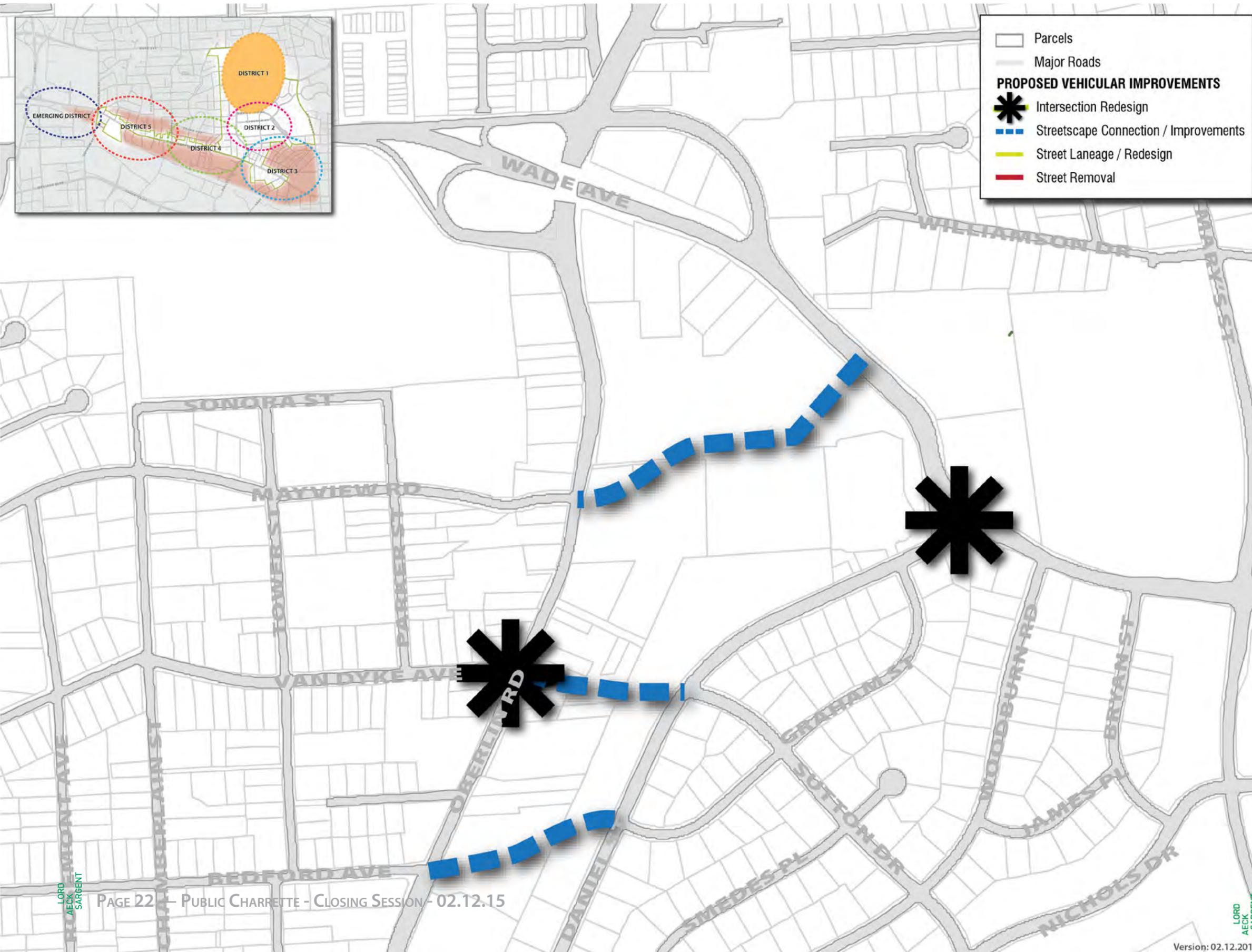
Additional improvement options:

- Improved connection to Oberlin Cemetery
- Connection between Latta House and Oberlin Cemetery
- More direct connection from Jaycee Park to Oberlin Road

District 1 Connections



District 1 Vehicular Improvements



VEHICULAR IMPROVEMENTS

- Roadway connection from Mayview Road to Wade Avenue
- Intersection improvements at Daniels Street and Wade Avenue
- Intersection improvements at Van Dyke Avenue and Oberlin Road
- Roadway connection from Sutton Drive to Van Dyke Avenue
- Roadway connection from Bedford Avenue to Graham Street

District 2



CIRCULATION

- Oberlin Road and Clark Avenue as primary north-south and east-west spines
- Smallwood Drive and Cameron Avenue as alternate routes to Peace Street
- Network of neighborhood streets

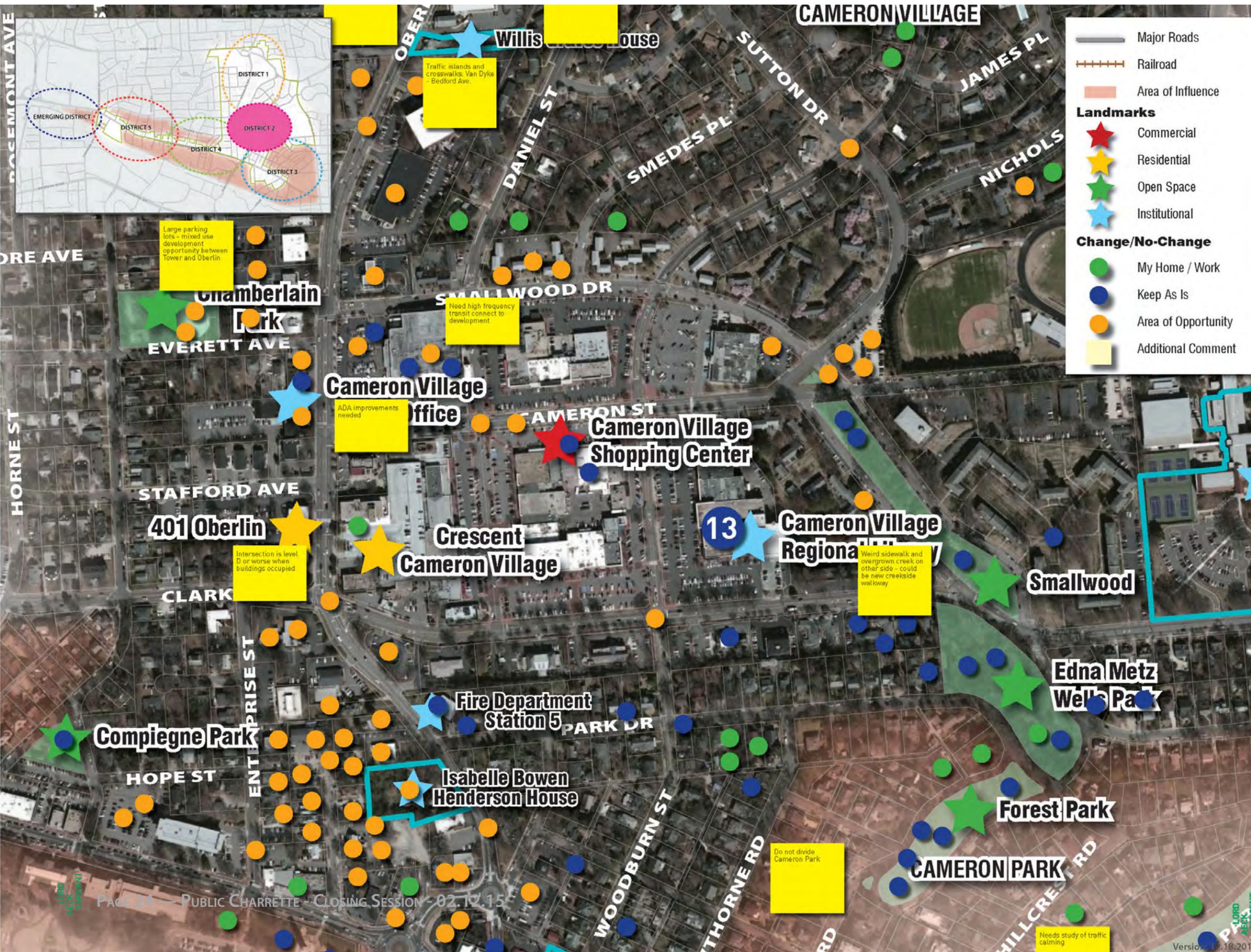
LAND USE

- Major regional commercial center at Cameron Village Shopping Center
- Mixed-use and office along Oberlin Road and Clark Avenue
- Historic neighborhoods of Cameron Village and Cameron Park

KEY AMENITIES/ FEATURES

- Cameron Village Post Office
- Cameron Village Library
- Broughton High School

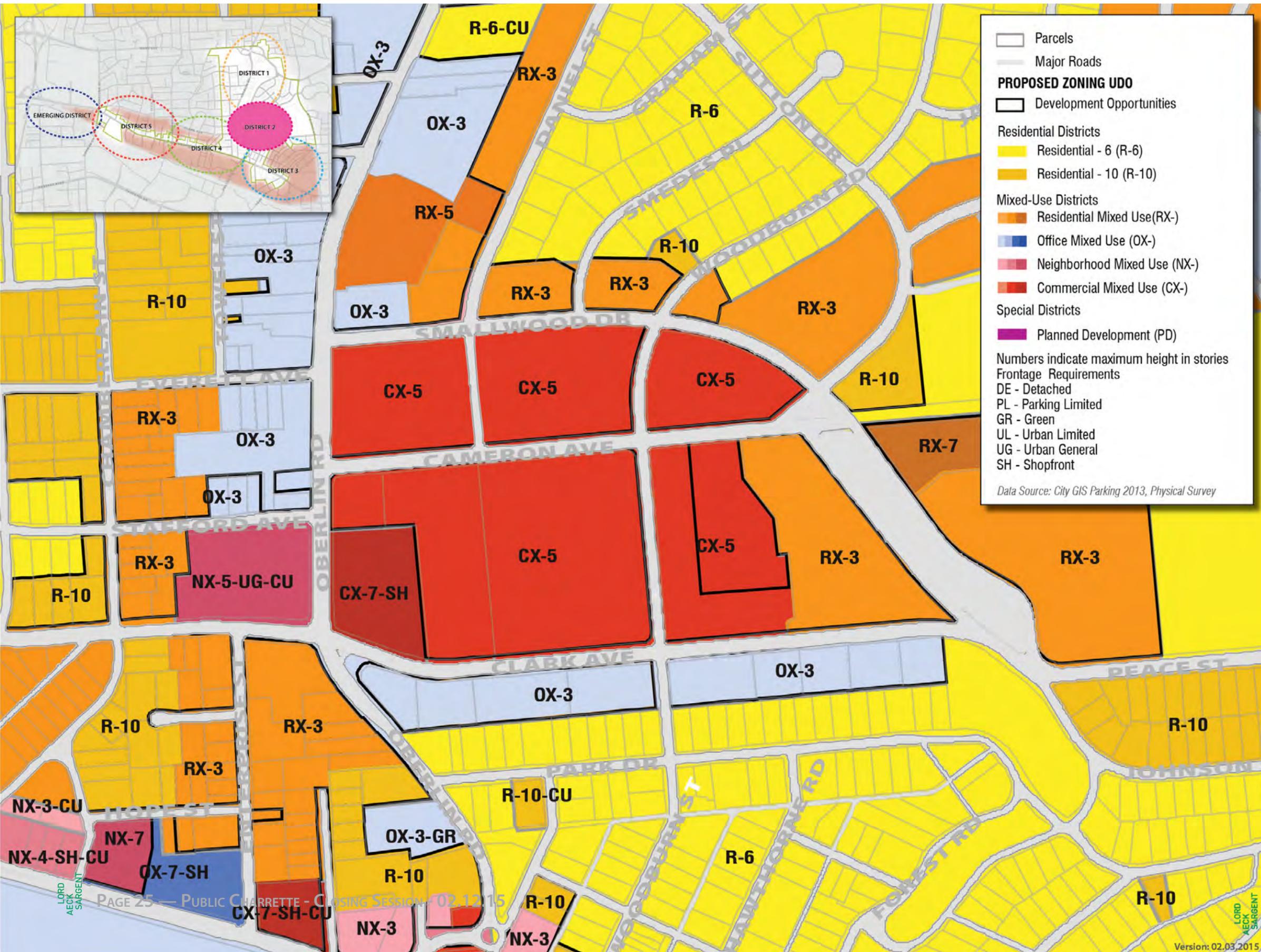
District 2 Change / No-Change Exercise



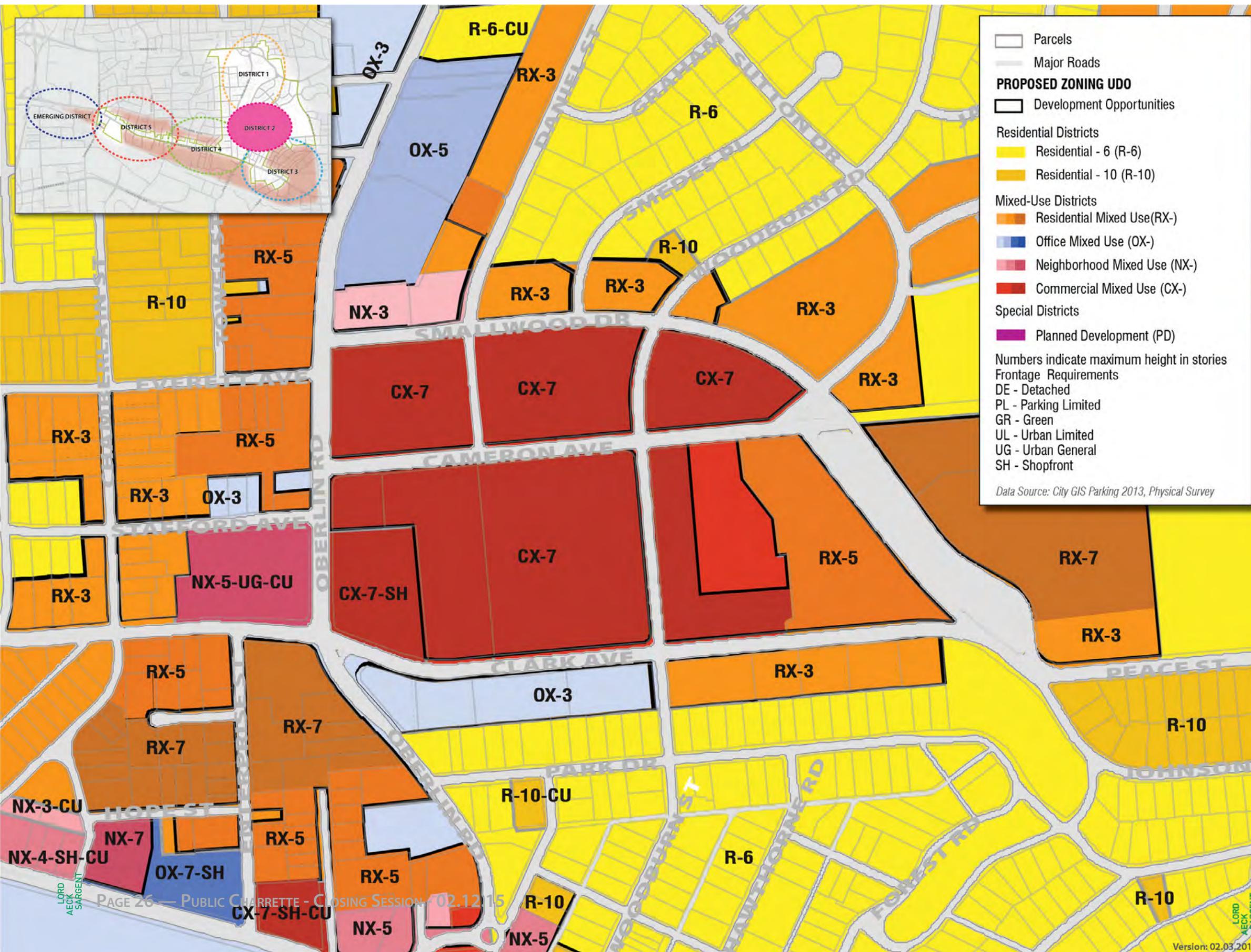
SUMMARY OF PUBLIC COMMENTS

- Numerous areas of opportunity marked between Enterprise and Oberlin
- Preservation of properties within Cameron Park, Cameron Village Library and Shopping Center
- Mixed-use development opportunity between Tower and Oberlin - large parking lots
- Need high frequency transit to connect to development
- ADA improvements
- Intersection improvement on Clark and Oberlin
- Potential for creekside walkway along northern side of Clark Ave.
- Traffic calming study in and around Cameron Park

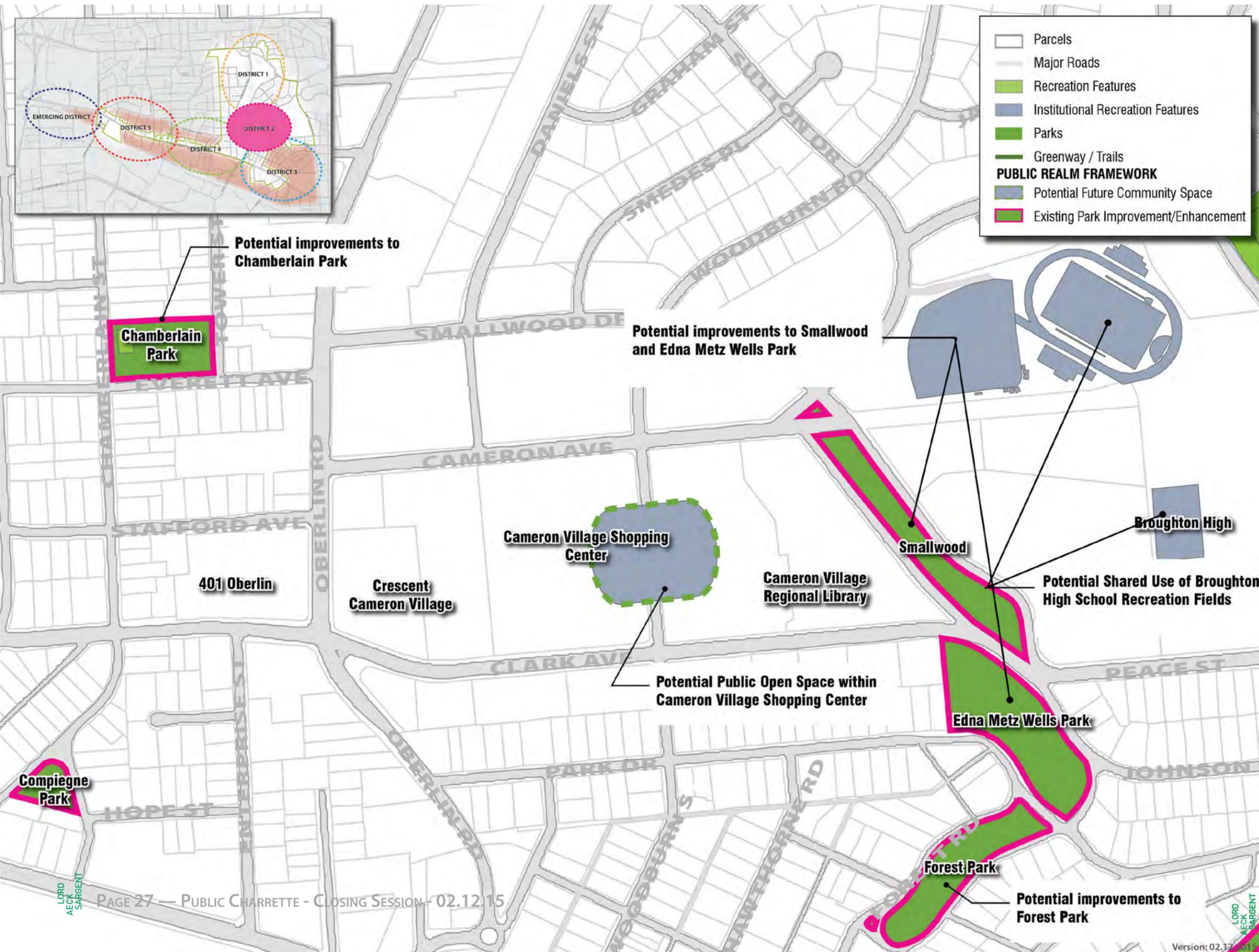
District 2 Moderate Growth



District 2 High Growth



District 2 Public Realm



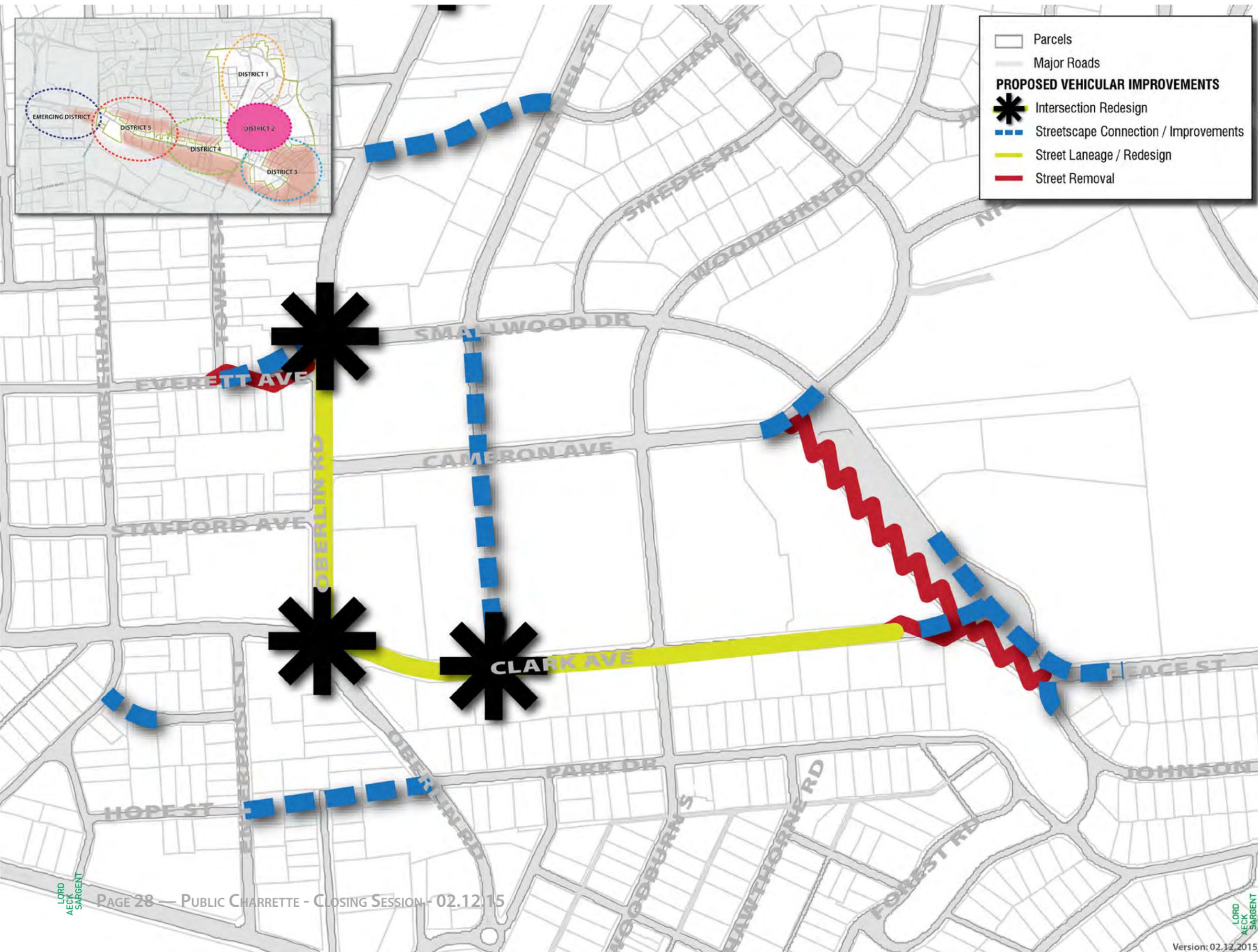
PARKS

- Potential improvements to Chamberlain Park
- Potential future community space in Cameron Village Shopping Center
- Potential improvements to Smallwood, Edna Metz Wells, and Forest Park

Additional improvement options:

- Potential shared use of Broughton High School Recreation Fields

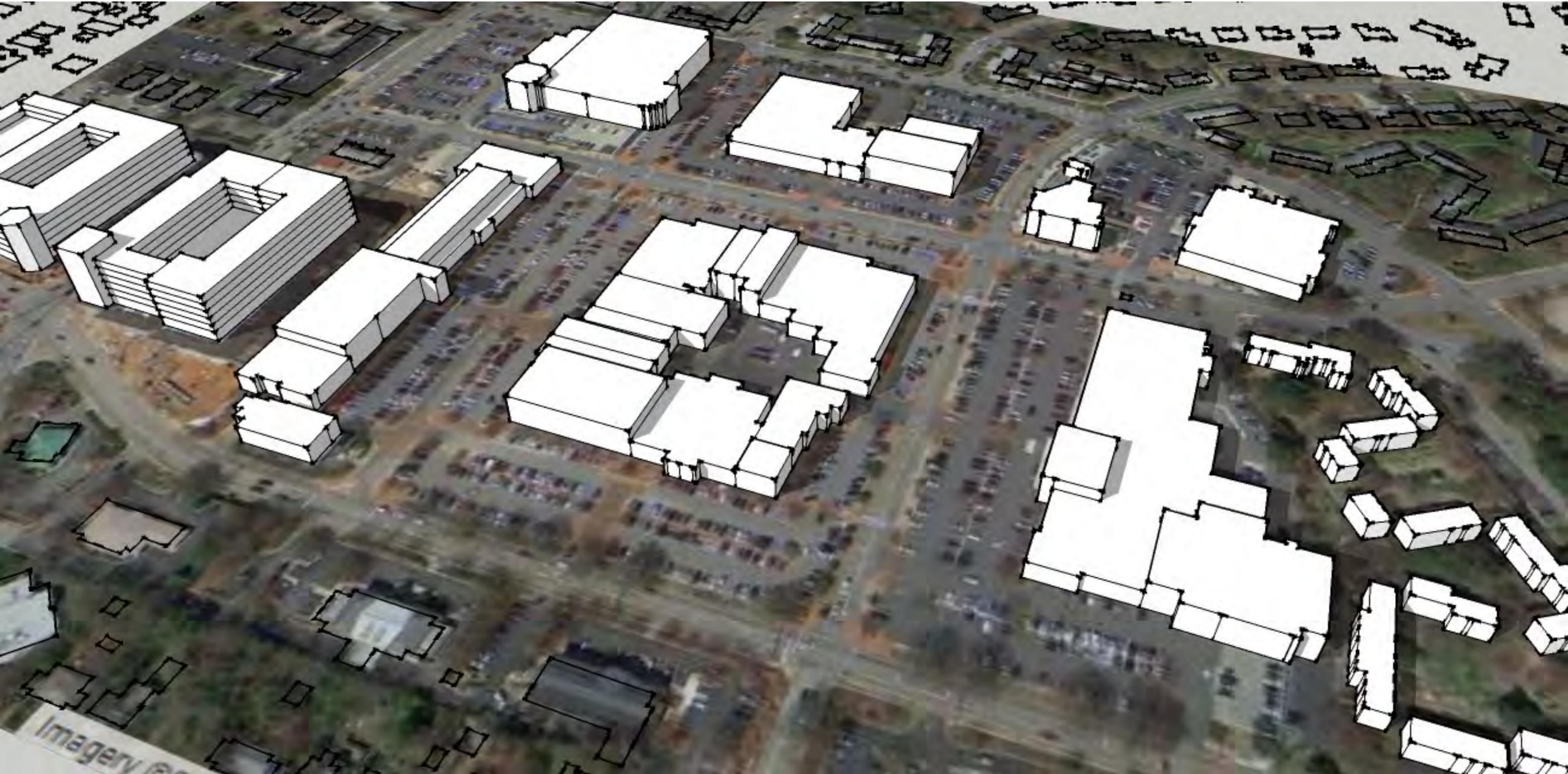
District 2 Vehicular Improvements



VEHICULAR IMPROVEMENTS

- Roadway connection from Bedford Avenue to Graham Street
- Refined connection and intersection improvements between Everett Avenue, Smallwood Drive, and Oberlin Road
- Intersection improvements along Clark Avenue
- Realignment of Clark Avenue and Peace Street
- Removal of Bellwood
- Street redesign of Oberlin Road and Clark Avenue
- Connection between Hope Street and Park Drive

Development Study



Cameron Village Shopping Center

Development Study



Cameron Village Shopping Center

Development Study



Cameron Village Shopping Center

Development Study



Cameron Village Shopping Center

Development Study



Cameron Village Shopping Center

Development Study



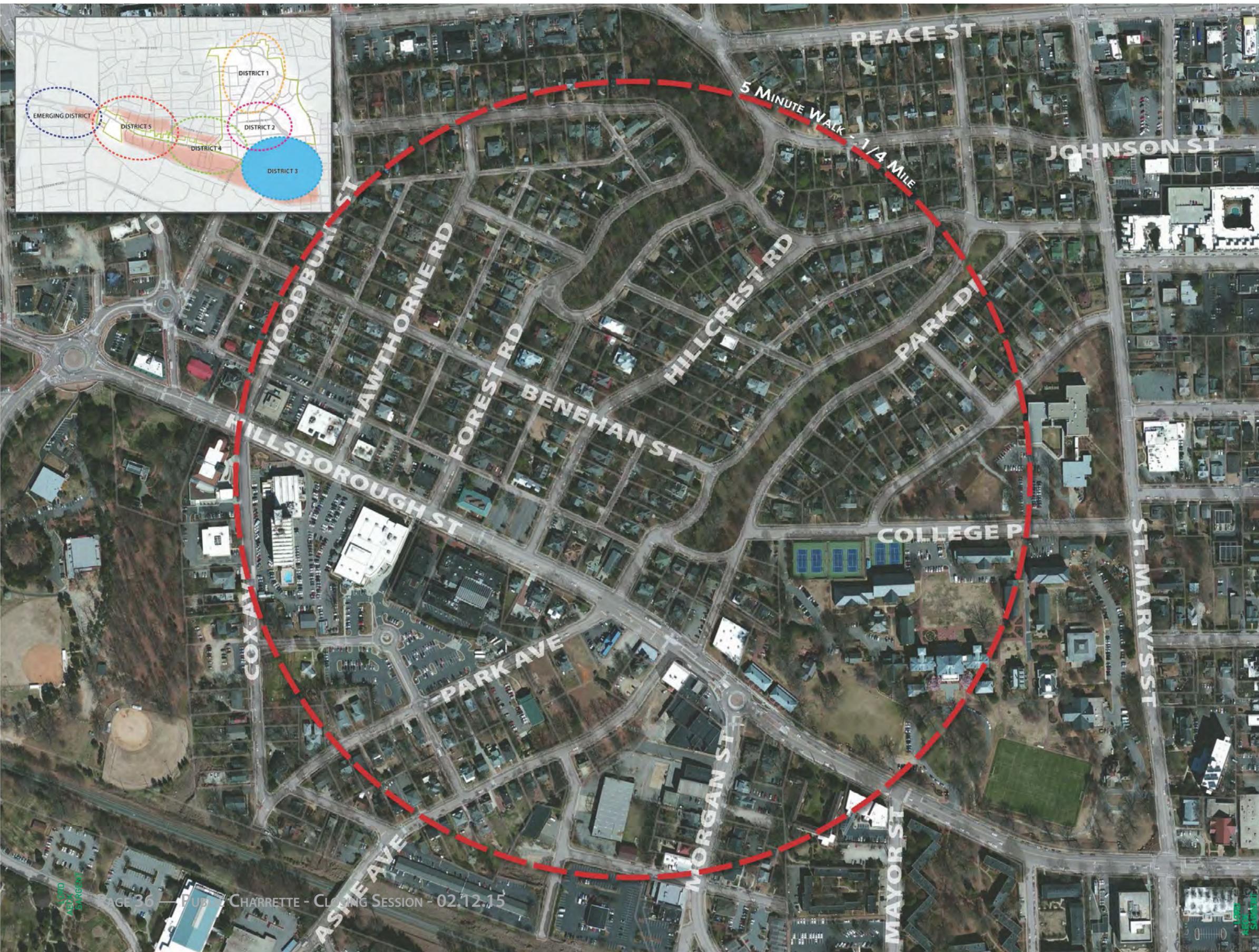
Cameron Village Shopping Center

Development Study



Cameron Village Shopping Center

District 3



CIRCULATION

- Hillsborough Street is both a major east-west connector and a local serving street
- Oberlin Road and St. Mary's as primary north-south spines
- Network of neighborhood streets

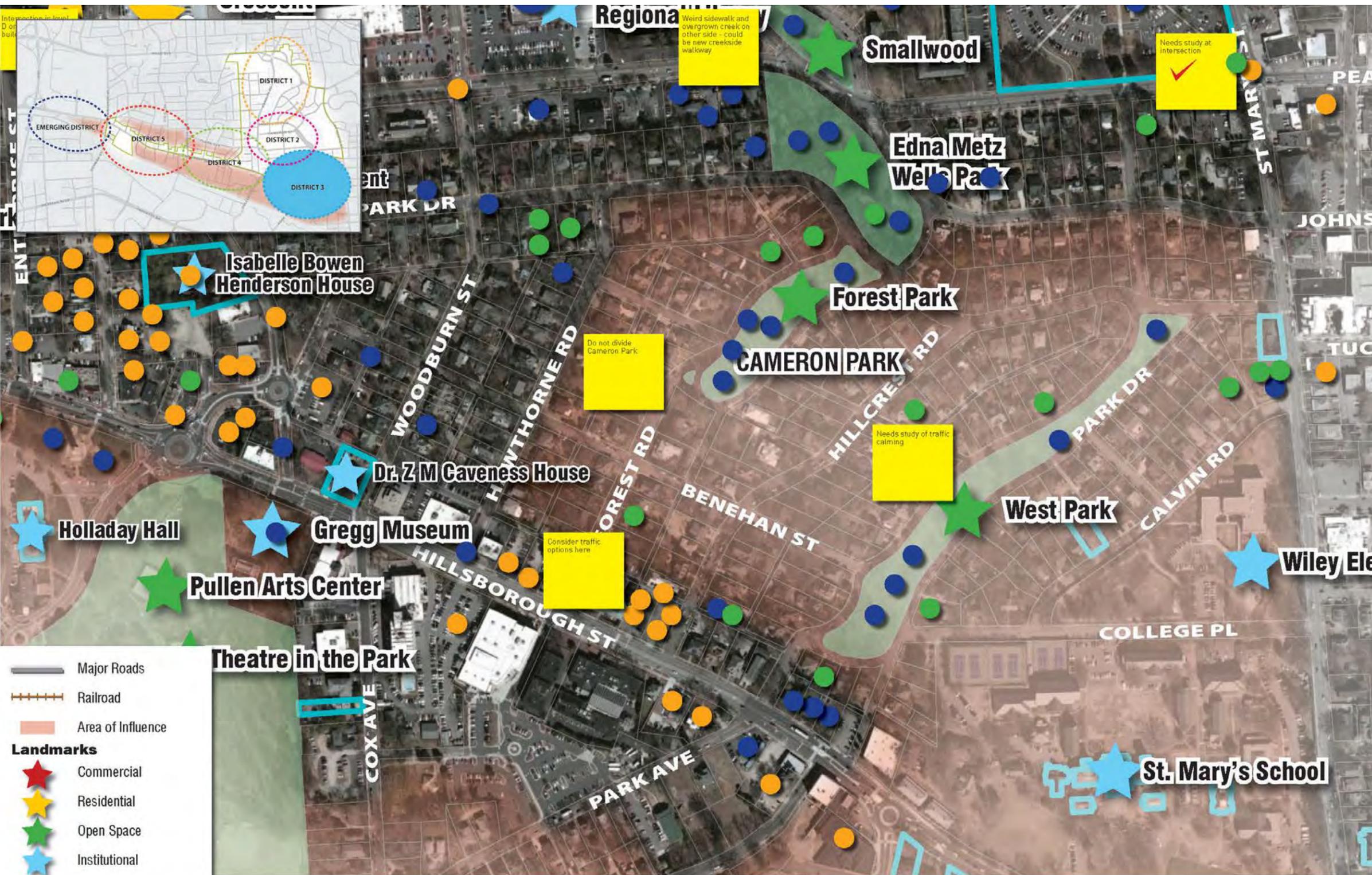
LAND USE

- Office and institutional along Hillsborough Street
- Historic neighborhood Cameron Park

KEY AMENITIES/ FEATURES

- Pullen Park
- YMCA
- St. Mary's School

District 3 Change / No-Change Exercise



SUMMARY OF PUBLIC COMMENTS

- Preservation of properties within Cameron Park
- Areas of opportunity marked along Hillsborough
- Need for study of traffic in and around Cameron Park
- Study needed at intersection of St. Marys St. and Peace St.
- Consider traffic options along Hillsborough St. and Forest Rd.

Major Roads
 Railroad
 Area of Influence
Landmarks
 Commercial
 Residential
 Open Space
 Institutional
Change/No-Change
 My Home / Work
 Keep As Is
 Area of Opportunity
 Additional Comment

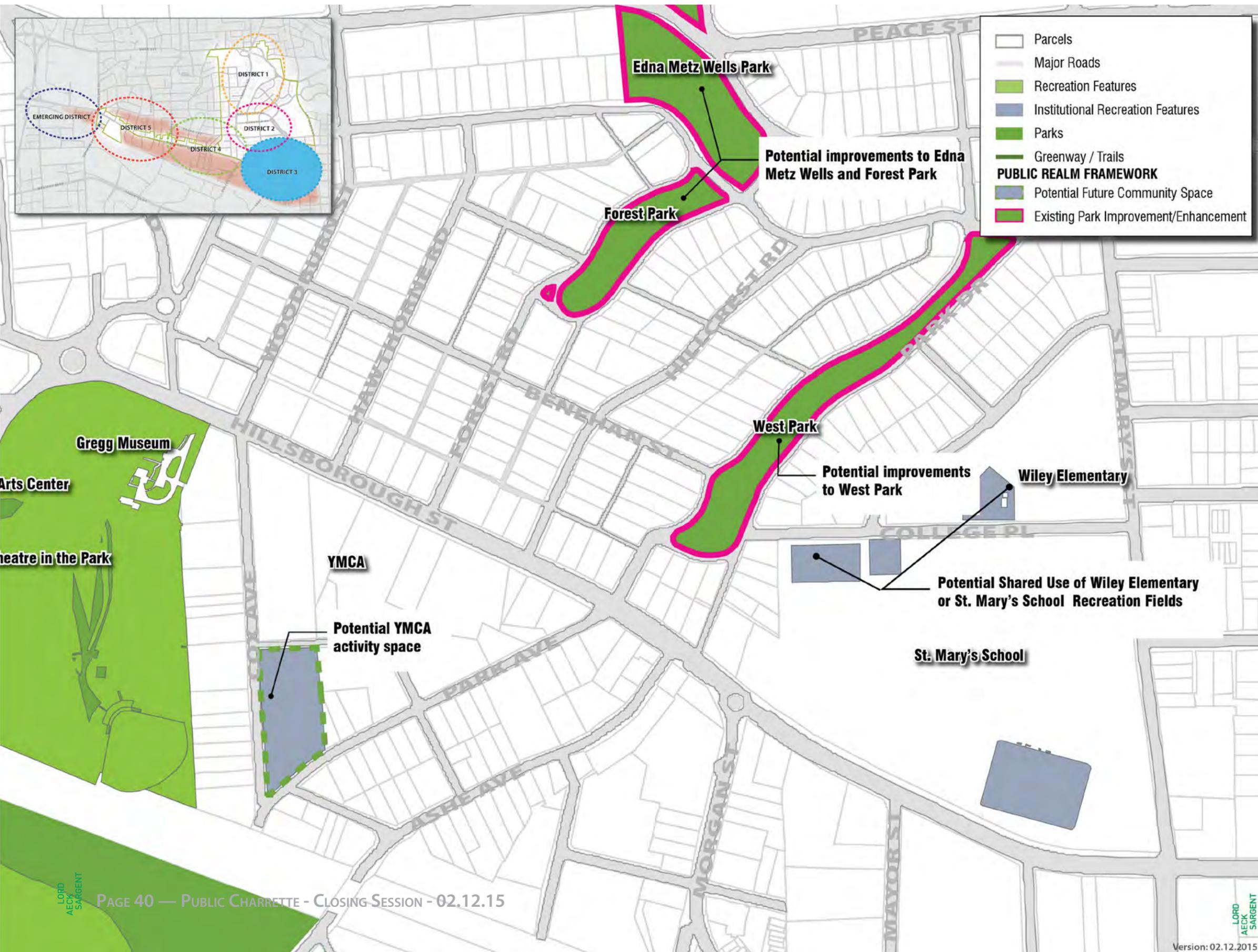
District 3 Moderate Growth



District 3 High Growth



District 3 Public Realm



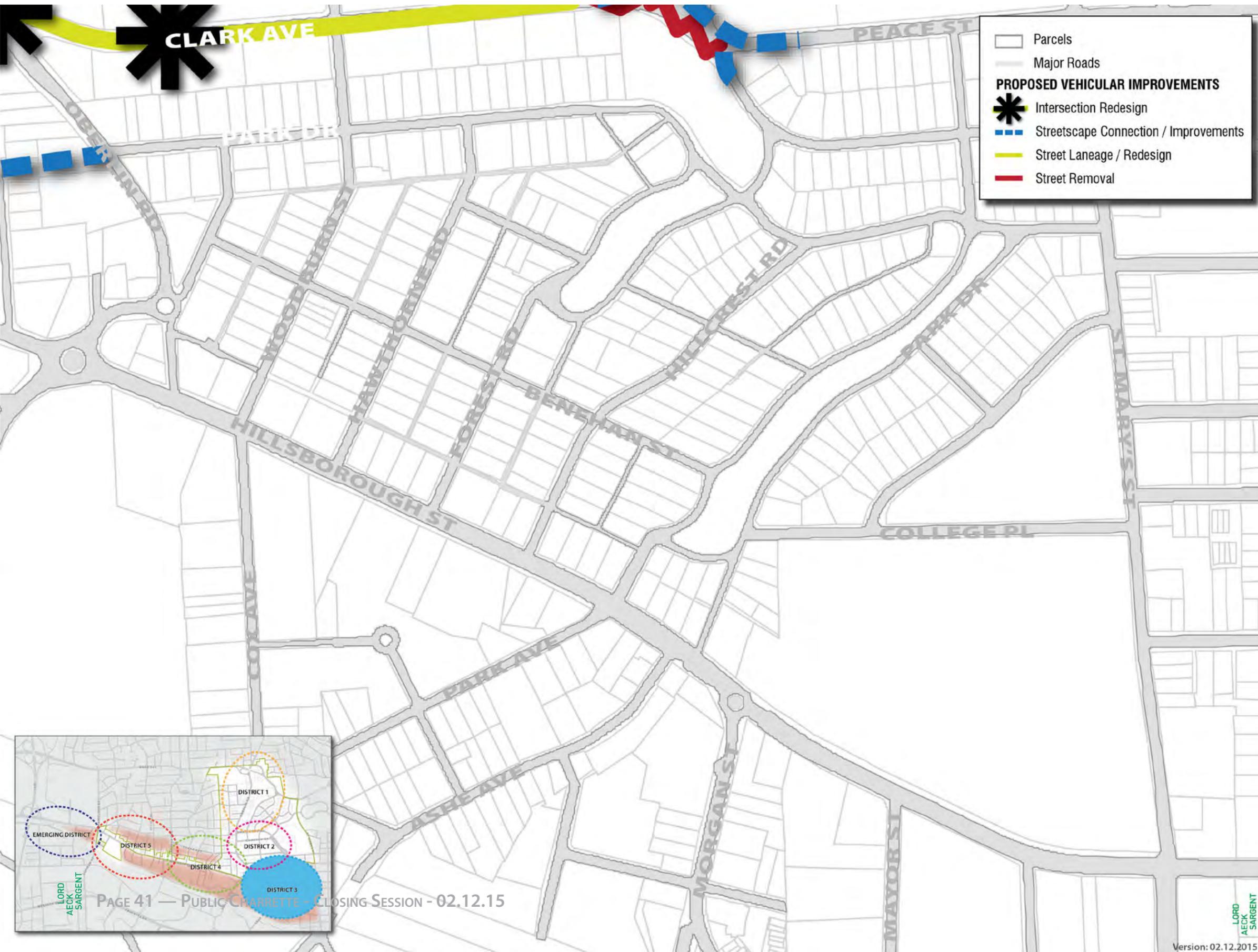
PARKS

- Potential improvements to Edna Metz Wells, Forest, and West Park
- Potential YMCA activity space

Additional improvement options:

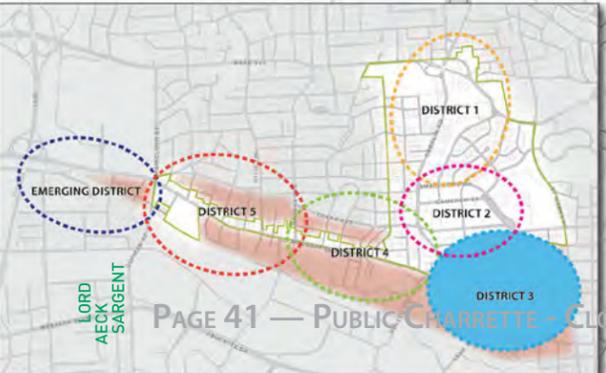
- Potential shared use of Wiley Elementary or St. Mary's School recreation fields

District 3 Vehicular Improvements

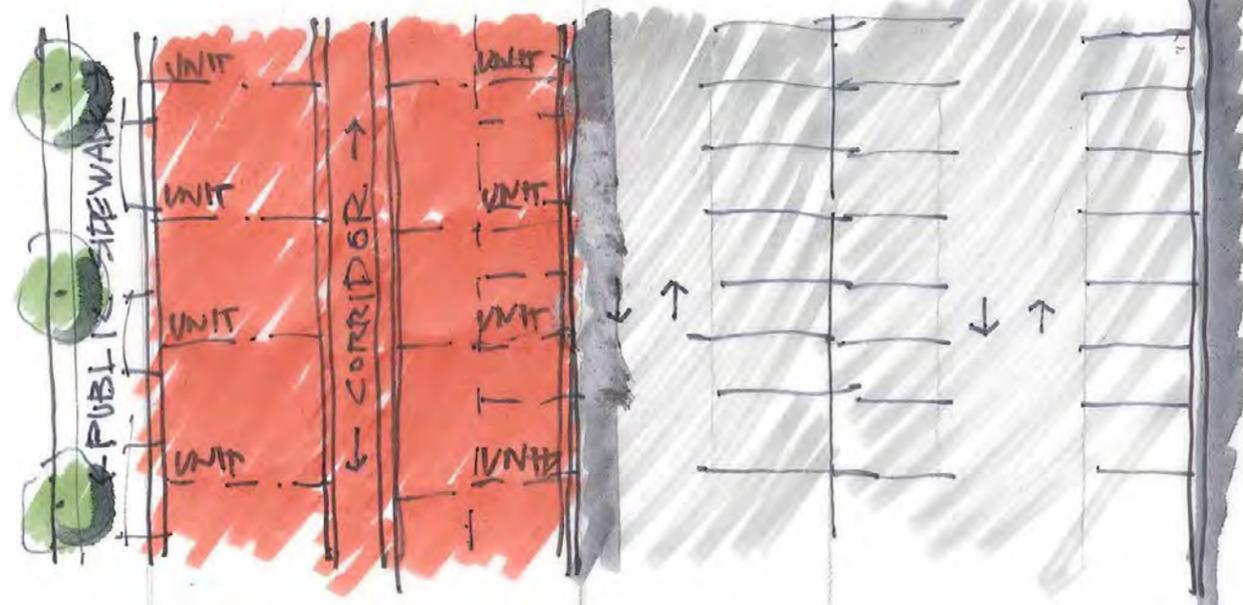


VEHICULAR IMPROVEMENTS

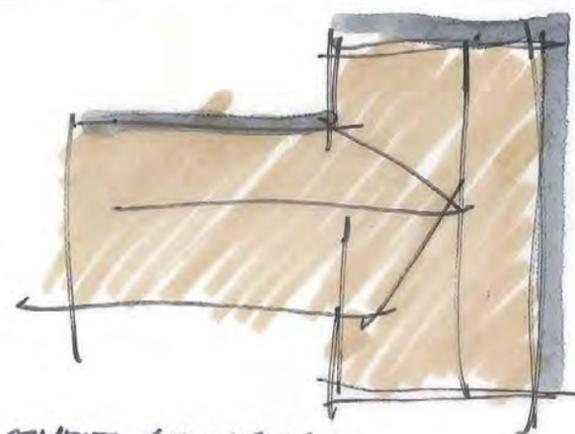
- Roadway connection from Bedford Avenue to Graham Street
- Refined connection and intersection improvements between Everett Avenue, Smallwood Drive, and Oberlin Road
- Intersection improvements along Clark Avenue
- Realignment of Clark Avenue and Peace Street
- Removal of Bellwood
- Street redesign of Oberlin Road and Clark Avenue
- Connection between Hope Street and Park Drive



18' 24' 18' 18' 24' 18'



* DEVELOPMENT LIMITED DUE TO HEIGHT OF DECK W/IN TRANSITION ZONE; 3 LEVEL DECK POSSIBLE WHICH WOULD INCREASE HEIGHT/DENSITY DEPENDING ON UNIT MIX



DEVELOPMENT SCENARIOS:

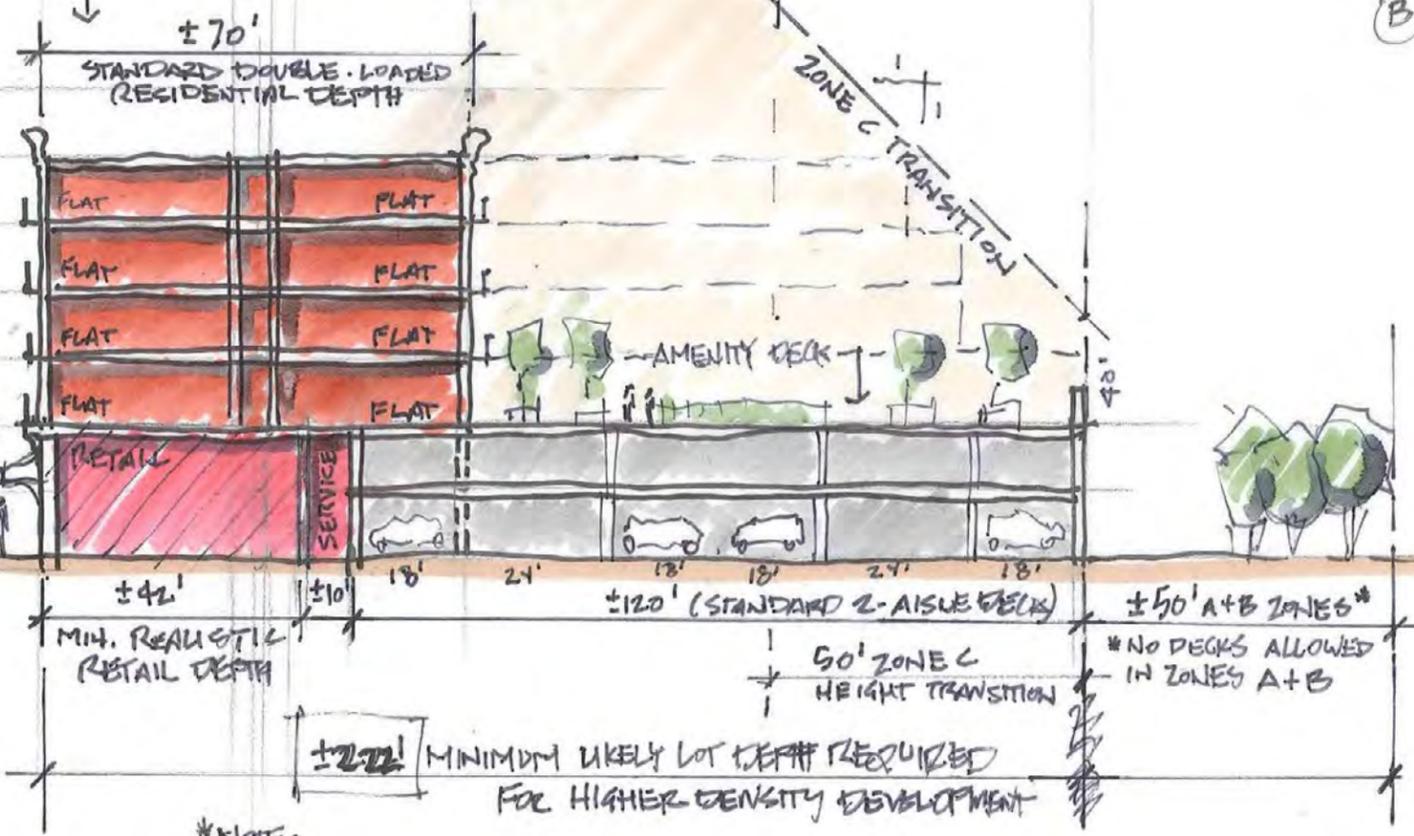
(A) AGGRESSIVE:

- GROUND FLOOR RETAIL
- 6 FLOORS OF HOUSING OVER RETAIL; 7 STORIES TOTAL
- 2 STORY PARKING DECK
- ASSUME 100% 1 BR UNITS (±)
- PARKING @ 1 SPACE/BR
- ± 100 UNITS/ACRE DENSITY

(B) CONSERVATIVE:

- GROUND FLOOR RETAIL
- 4 FLOORS OF HOUSING OVER RETAIL; 5 STORIES TOTAL
- 2 STORY PARKING DECK
- ASSUME 50% + 50% 1BR + 2BR MIX
- PARKING @ 1 SPACE/BEDROOM
- ± 70 UNITS/ACRE DENSITY

± 5 STORY DEVELOPMENT;
 * 7 STORY POSSIBLE DEPENDING ON UNIT SIZE/MIX - ONE MORE LEVEL OF DECK POSSIBLE WITHIN TRANSITIONAL HEIGHT REQUIREMENTS



* NOTE: WHERE TRANSITIONAL REQUIREMENTS DO NOT APPLY, MINIMUM LIKELY LOT DEPTH = ± 172' (E.G. W/O ZONE A+B 50')



DEVELOPMENT ANALYSIS:

PROTOTYPICAL HIGHER DENSITY (USING STANDARD DECK) (@ TRANSITION AREAS ONLY)

Planning Stations

DEVELOPMENT FRAMEWORK

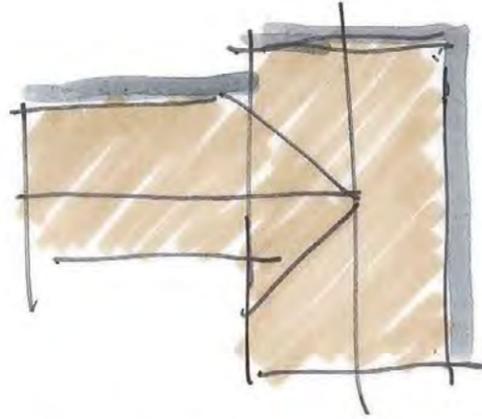
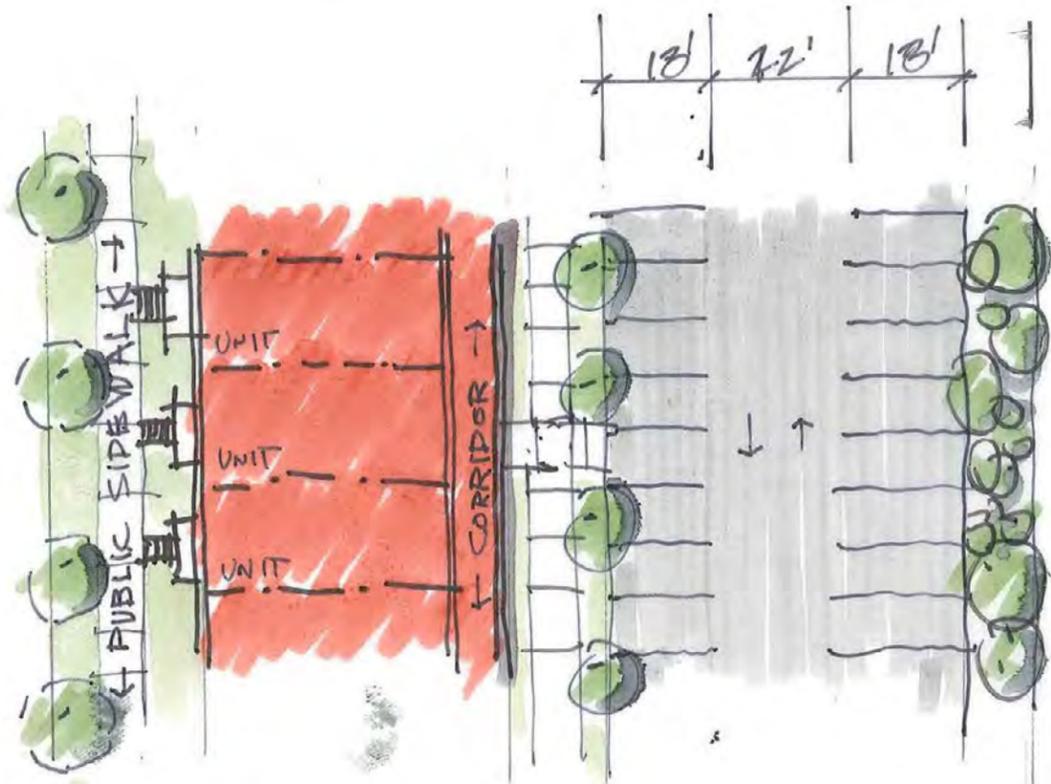
- Moderate Growth Scenario Map
- High Growth Scenario Map
- Transition Areas

PUBLIC REALM IMPROVEMENTS

- Vehicular Improvements
- Park / Community Space Improvements
- Bicycle / Pedestrian / Transit Improvements

SPECIAL STUDIES

- Conceptual Development Studies / Transition Areas
- Character Studies



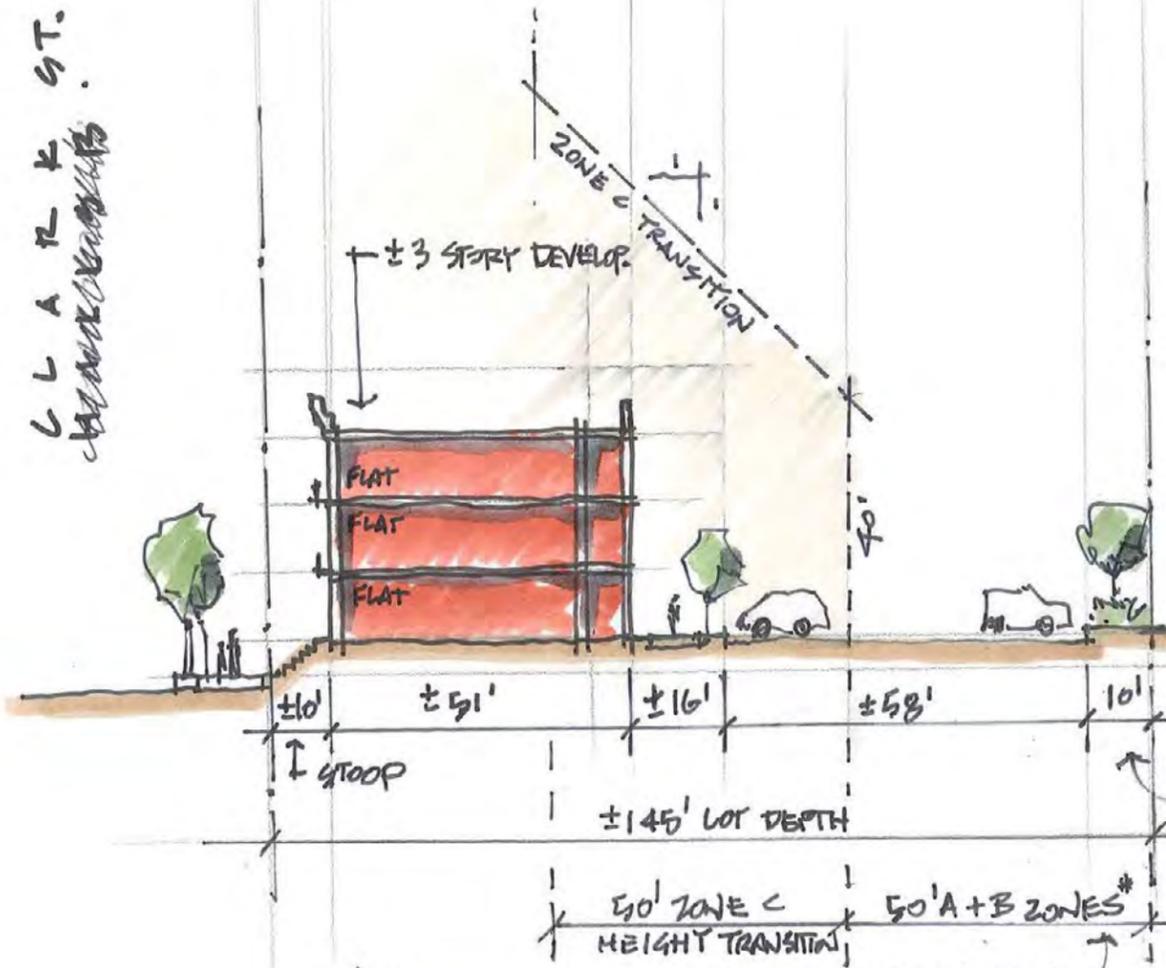
DEVELOPMENT SCENARIO:

- WALK-UP FLATS @ 3 FLOORS
- ASSUME 50% MIX OF 1BR+2BR UNITS (PRIVATE MARKET NORM)
- PARKING @ 1 SPACE/BR. (NO PARKING REDUCTIONS APPLIED)
- ± 25 UNITS/ACRE DENSITY

* DEVELOPMENT LIMITED DUE TO INABILITY TO FIT A DECK WITHIN M.V. DISTRICT & ZONE C.
 4 STORIES POSSIBLE W/ 100% 1B.R. UNIT MIX (& PKG. REDUCTION)

CLARK ST.
 CAMERON PARK

PARK DR.



EXISTING SINGLE-FAMILY

DEVELOPMENT ANALYSIS:

• PROTO TYPICAL - CLARK AVE.
 (SOUTH SIDE OF STREET @ CAMERON PARK)

* NO PARKING DECKS ALLOWED IN ZONES A+B



HILLSBOROUGH

ALLEY

EXIST. SINGLE-FAMILY

DEVELOPMENT SCENARIOS:

- (A) AGGRESSIVE:
- GROUND FLOOR RETAIL
 - 4 FLOORS OF HOUSING OVER RETAIL
 - ASSUME 100% 1BR UNITS (STUDENT MIX)
 - PARK @ 1 SPACE/BR. (NO PKG. FOR 1ST 16 UNITS)
 - NO PARKING FOR 1ST 19,000 sq' RETAIL
 - ± 80 UNITS/ACRE

- (B) CONSERVATIVE:
- NO GROUND FLOOR RETAIL
 - 3 FLOORS OF HOUSING TOTAL (OR OFFICE)
 - ASSUME 50% MIX OF 1BR + 2BR UNITS (PRIVATE MARKET NORM)
 - PARKING @ 1 SPACE/BR (NO PARKING REDUCTION)
 - ± 60 UNITS/ACRE DENSITY

* DEVELOPMENT LIMITED DUE TO INABILITY TO FIT A STANDARD 2-AISLE DECK WITHIN M.U. DISTRICT & ZONE C

* SINGLE-LOADED SCENARIO

DEVELOPMENT ANALYSIS:

• PROTOTYPICAL - HILLSBOROUGH ST. (NORTH SIDE OF ST. @ CAMERON PARK)

* NO PARKING DECKS ALLOWED IN ZONES A & B
 * CURRENT U.D.O ASSUMES THAT ALLEY NULLIFIES TRANSITION REQUIREMENTS... THIS EXERCISE ASSUMES IT SHOULD APPLY