

THINKING AHEAD



# Envision the Future

COMMUNITY WORKSHOP

Thursday, Nov. 3, 2016  
Highland Presbyterian Church Fellowship Hall  
111 Highland Av.  
5:30 PM – 7:00 PM

# Tonight's Presenters Include:

- Eloise Sahlstrom - Urban Designer
- Melissa Robb - Historic Resources Planner
- David Winslow - NC Civil War History Center Consultant

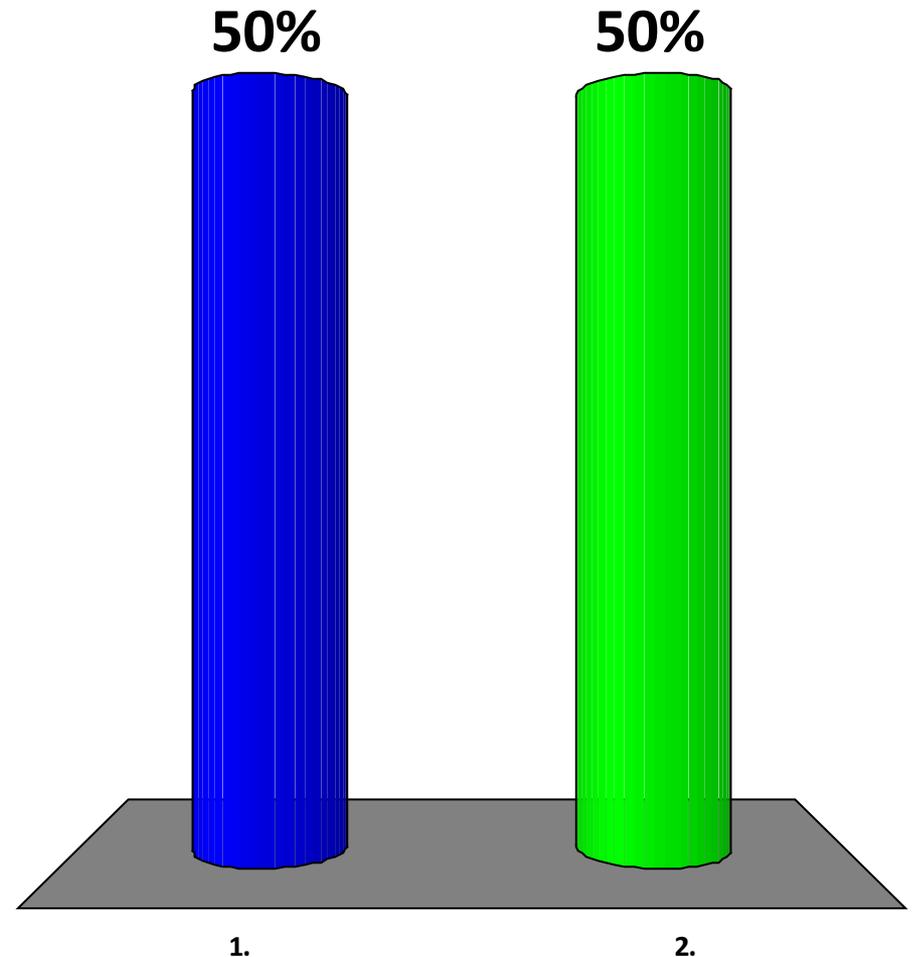
Also assisting are from the City are:

Karen Hilton, Will Deaton, and David Nash

# Q-1: Let's Getting Started!

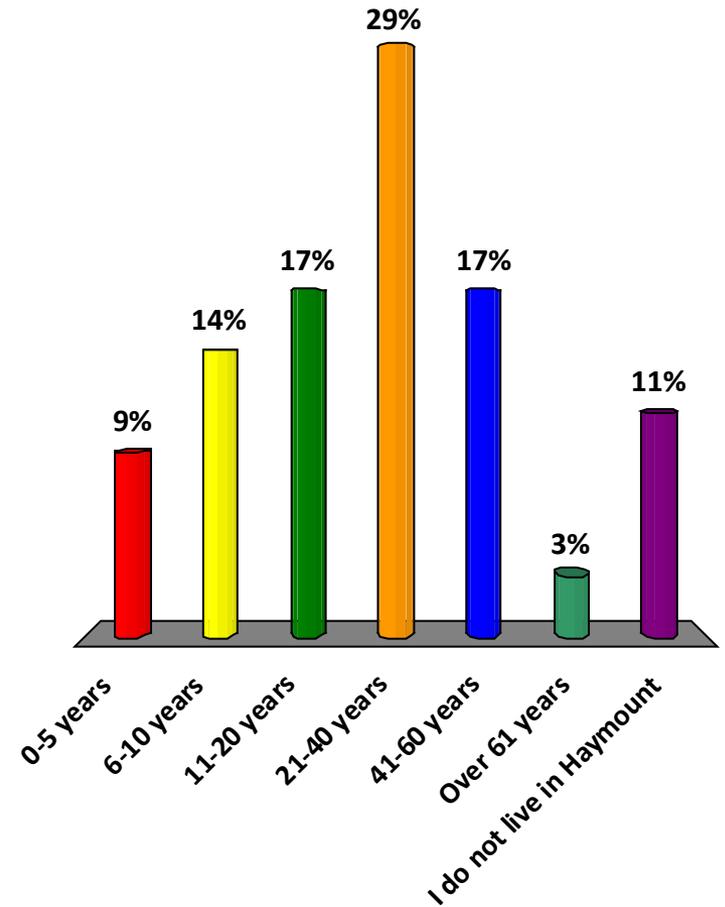
We appreciate you coming tonight!

1. I was in attendance at the Oct. 6<sup>th</sup> Workshop.
2. I am new tonight. I was NOT here at the previous Workshop Meeting.



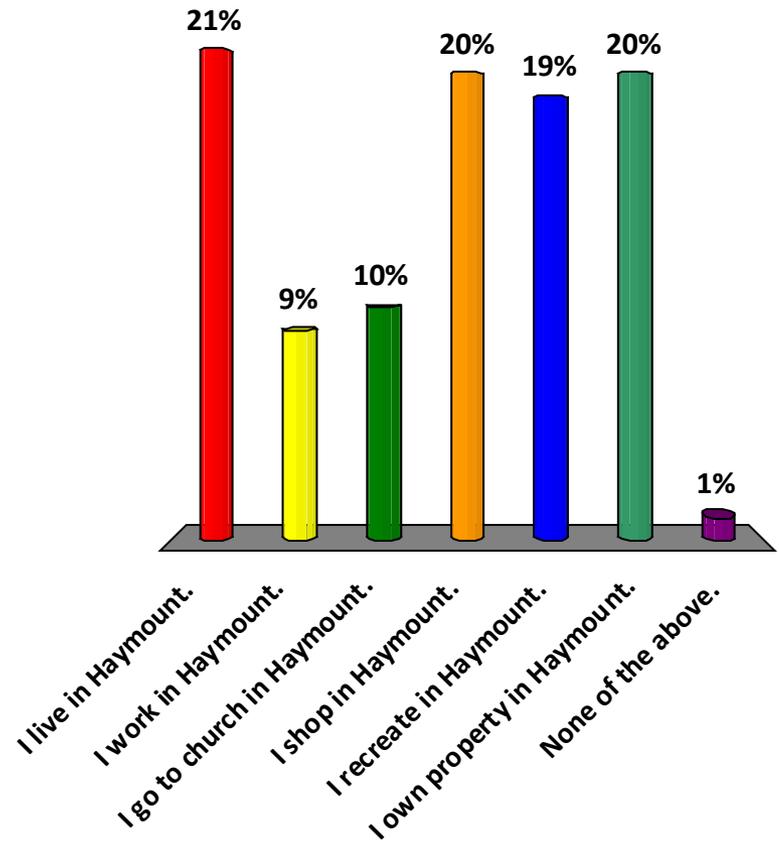
# Q-2: How long have you lived in Haymount?

1. 0-5 years
2. 6-10 years
3. 11-20 years
4. 21-40 years
5. 41-60 years
6. Over 61 years
7. I do not live in Haymount



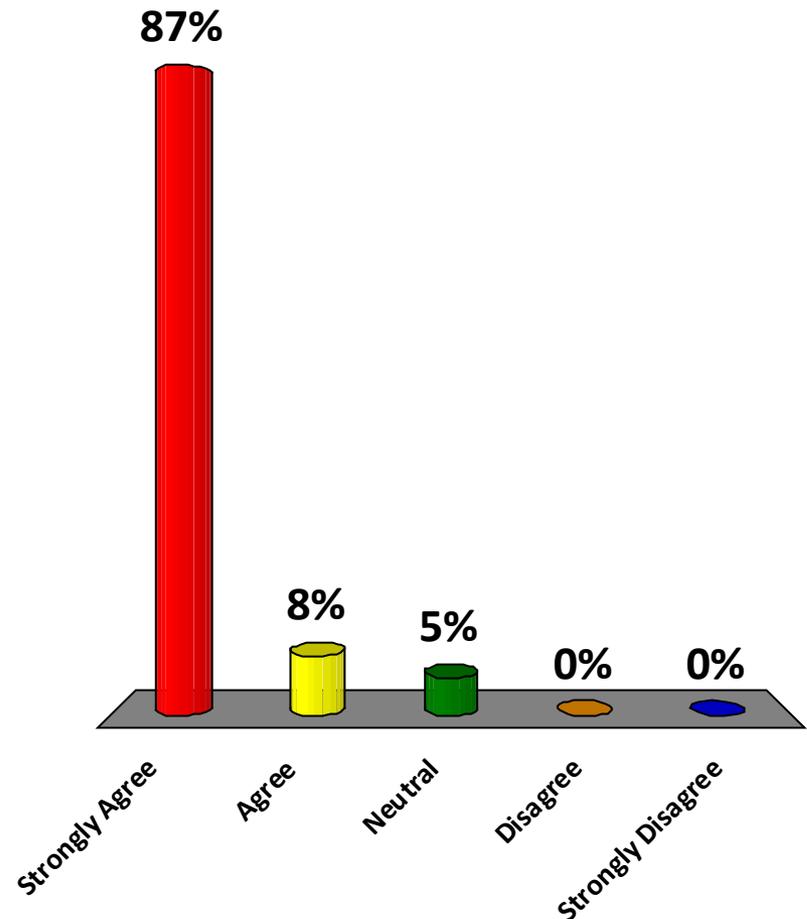
# Q-3: Please check all that apply:

- A. I live in Haymount.
- B. I work in Haymount.
- C. I go to church in Haymount.
- D. I shop in Haymount.
- E. I recreate in Haymount.
- F. I own property in Haymount.
- G. None of the above.



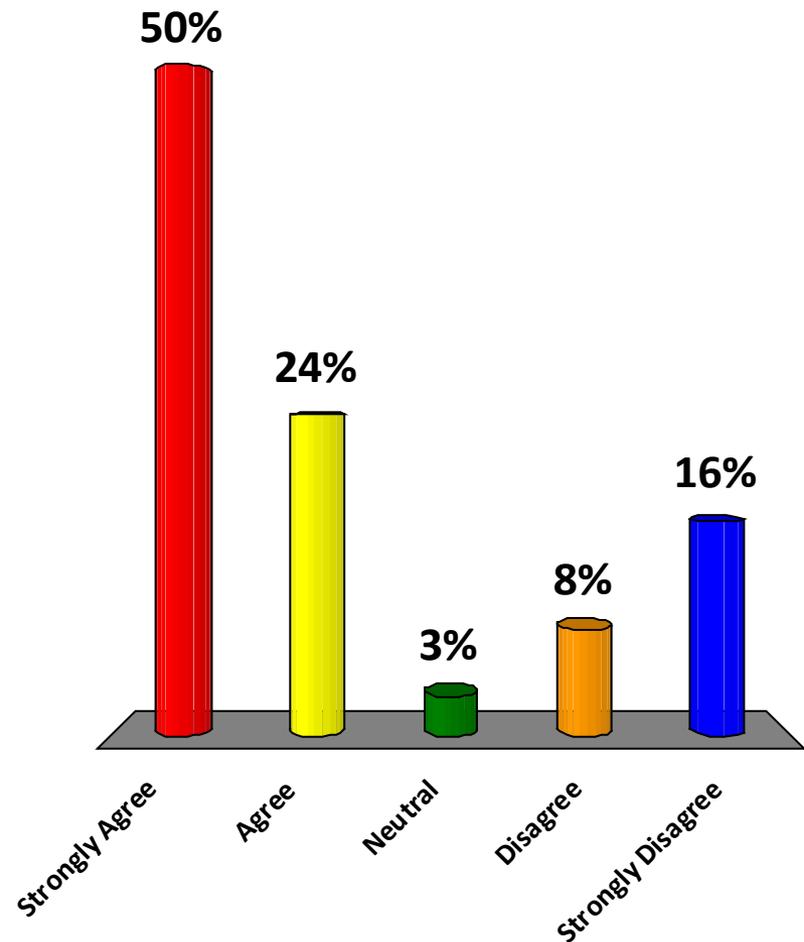
# Q-4: Preservation of Haymount's Neighborhood Character is strongly desired.

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree



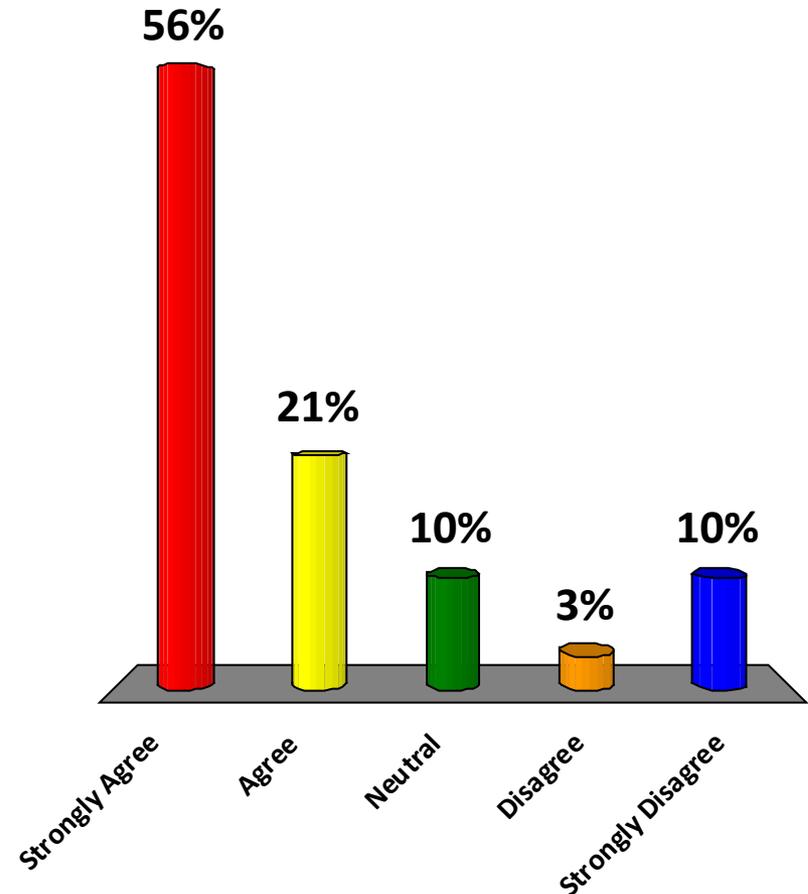
# Q-5: Lots in Haymount should not be divided up into smaller lots without a Public Hearing.

- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree

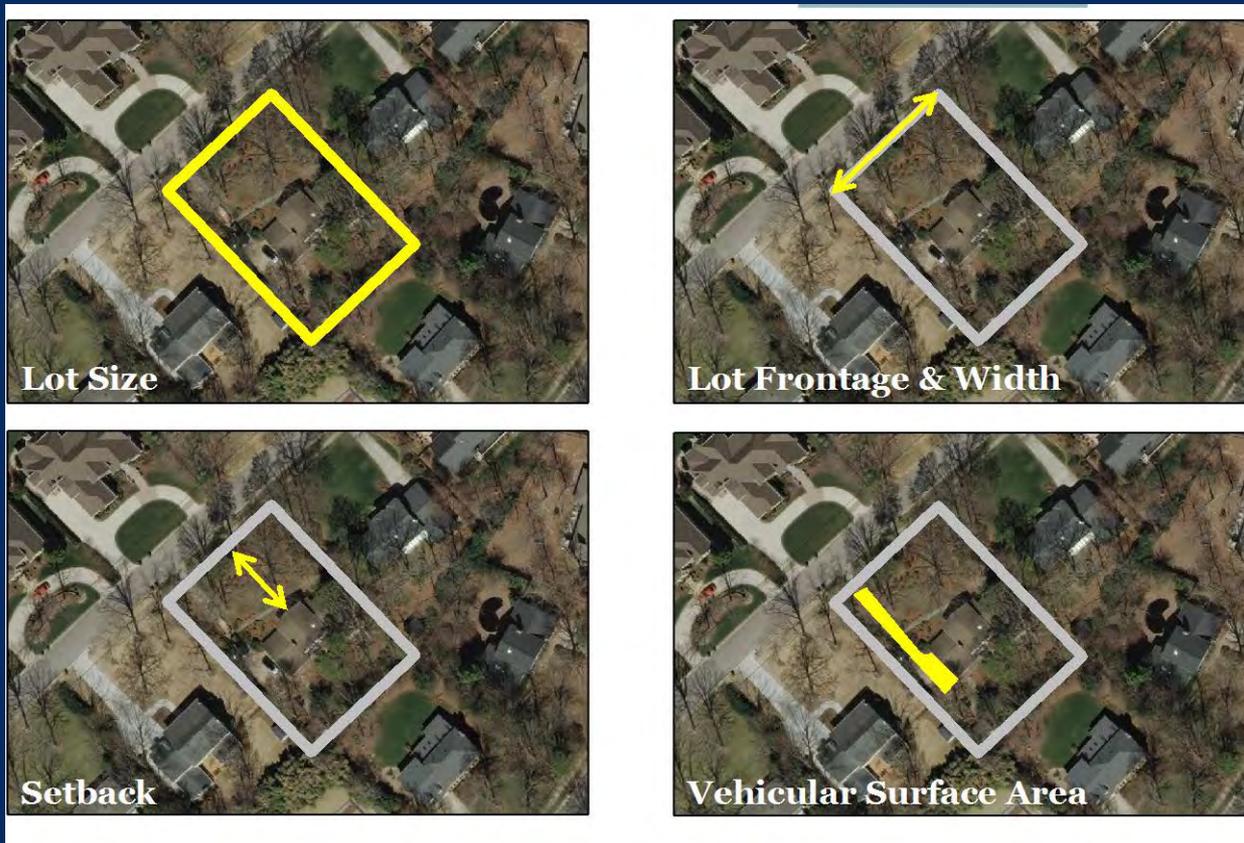


# Q-6: Houses are being built that do not fit the character of the neighborhood.

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



# What is a Neighborhood Conservation Overlay District (NCOD)?



Also regulates max. residential density and height.

# However, NCODs Cannot Regulate:



Qualitative features

Tree preservation and landscaping

Building style or character

Materials

# How to Create an NCOD

## 3-Part Process

1. Citizen Petition Request:  
**Built Environmental Characteristics Study**

2. Text Change - Define the NCOD and add to city code

3. Rezone – apply to property  
Application signed by more than 50% of affected property owners



### Built Environmental Characteristics and Regulations Report North Ridge South



#### Background

In early December, residents of the North Ridge South neighborhood in North Raleigh submitted a petition to City Council requesting consideration for a neighborhood built environmental characteristics and regulations analysis. This analysis is the first step in the potential creation of a Neighborhood Conservation Overlay Zone (NCOZ). NCOZs are zoning overlays that preserve and enhance the general quality and appearance of neighborhoods by regulating built environmental characteristics such as lot size, setbacks, residential density, building height, and vehicular surface area. NCOZs generally apply more restrictive standards than base zoning districts. As stated in the citizens' petition, the intent behind the request is to maintain the current built character of the area and prevent subdivision of existing lots.

Per City Council's direction, Planning staff has completed an analysis of the particular built characteristics requested by the North Ridge South residents for size, lot footage or lot width, front yard setback, and vehicular surface area. The petition also requested analysis of lot width or the building setback line, but this characteristic was removed from the analysis with consent from the author of the petition since the city's zoning code already requires that minimum lot width extend for the entire depth of a parcel. This report presents results of the analysis.

# NEIGHBORHOOD CHARACTER

## Historic Pattern

The historic neighborhood pattern in Haymount includes a strong relationship between the house and the street:

- The front of the house faces the street and usually includes a porch or a stoop.
- Driveways are narrow and located to the side of the house.



Part of the relationship between the house and the street in Haymount is based on a low % of front impervious area extending out from the house to the front property line.

# DEVELOPMENT TRENDS

Front yards with larger % of impervious surfacing than neighborhood average, wide driveways;

Front of house dominated by car.

NCOD could address this type of concern.



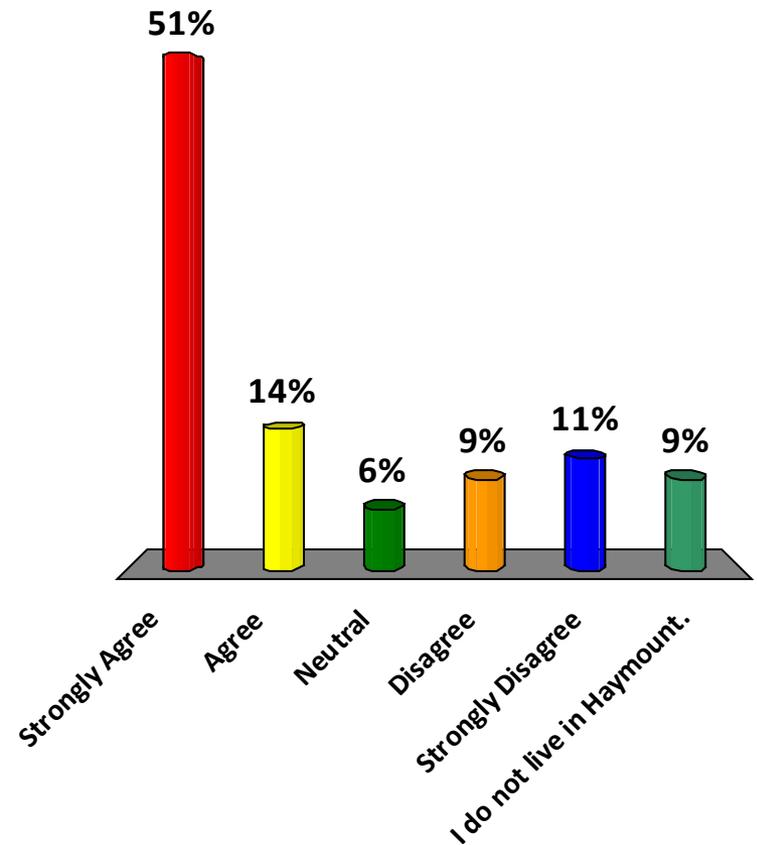
100% of front is impervious



73% of front is impervious

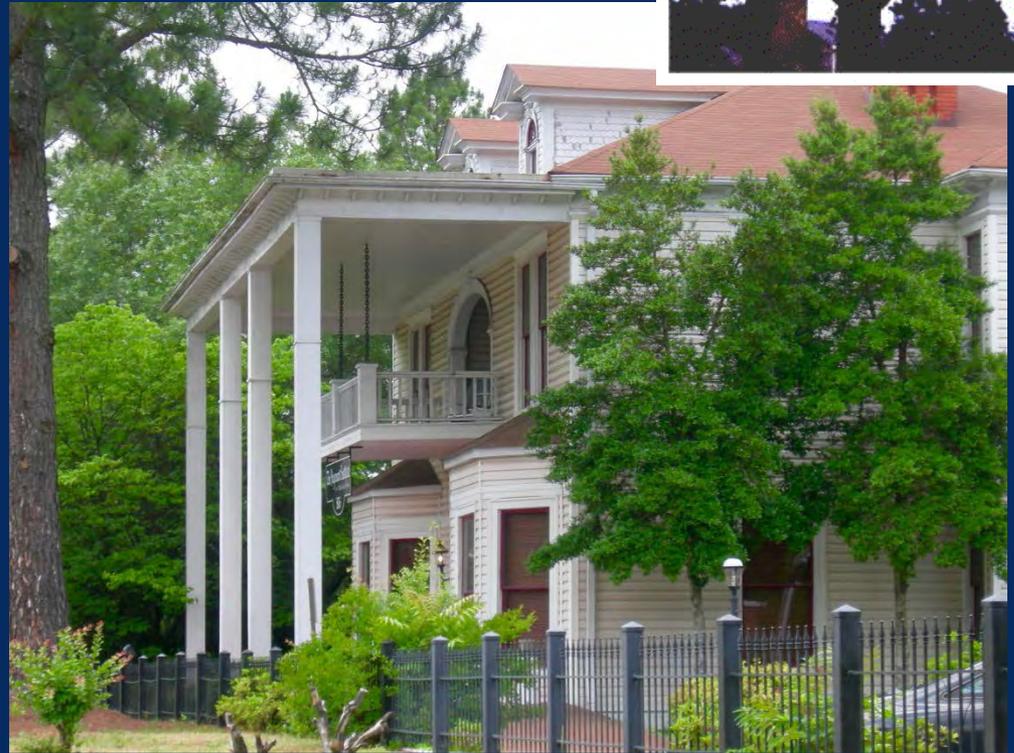
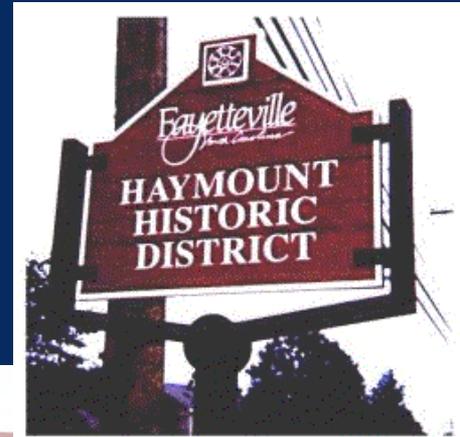
Q-7: I believe that my neighborhood would be in favor of Rezoning into a Neighborhood Conservation Overlay District (NCOD).

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. I do not live in Haymount.



# Tell me about Historic Overlay Districts (HODs) & other protections...

Presenter- Melissa Robb,  
Historic Properties Planner



# Tell me about the proposed NC Civil War History Center.



Sherman's March thru Haymount





# MASTER PLAN

## MUSEUM, ARSENAL PARK + HISTORIC HOUSES

This aerial rendering shows the elements of the Master Plan once built.

- 1 - ENTRY / MAIN PARKING LOT
- 2 - PEDESTRIAN BRIDGE
- 3 - PLAZA / OUTDOOR EVENT SPACE
- 4 - MUSEUM
- 5 - ARSENAL RUINS WITH BOARDWALKS
- 6 - PICNIC SHELTER
- 7 - HISTORIC HOUSES
- 8 - SOUTHERN PARKING LOT
- 9 - POE HOUSE



Presenter:  
David Winslow, Sr. Consultant

# Proposed Civil War History Center

# WALKABLE? Not Really.

What Factors  
Contribute to  
Walkability?



(select all that apply)



# 1. Wide Sidewalks

# Intersections/Square Mile

## Street Maps at the Same Scale

Venice, Italy  
1,500 intersections/square mile



Los Angeles, CA  
150 intersections/square mile



Irvine, CA  
15 intersections/square mile



Source: Allan B. Jacobs, *Great Streets*, MIT Press, Cambridge, MA, 1993, pp. 221, 225, 249. Reprinted in Reid Ewing, *Pedestrian and Transit-Friendly Design: A Primer for Smart Growth*, Smart Growth Network, August 1999, p. 4. <[http://www.epa.gov/dced/pdf/ptfd\\_primer.pdf](http://www.epa.gov/dced/pdf/ptfd_primer.pdf)>

## 2. Lots of Connecting Streets & Short Blocks



### 3. Turn Lanes



## 4. Porches & Street Trees



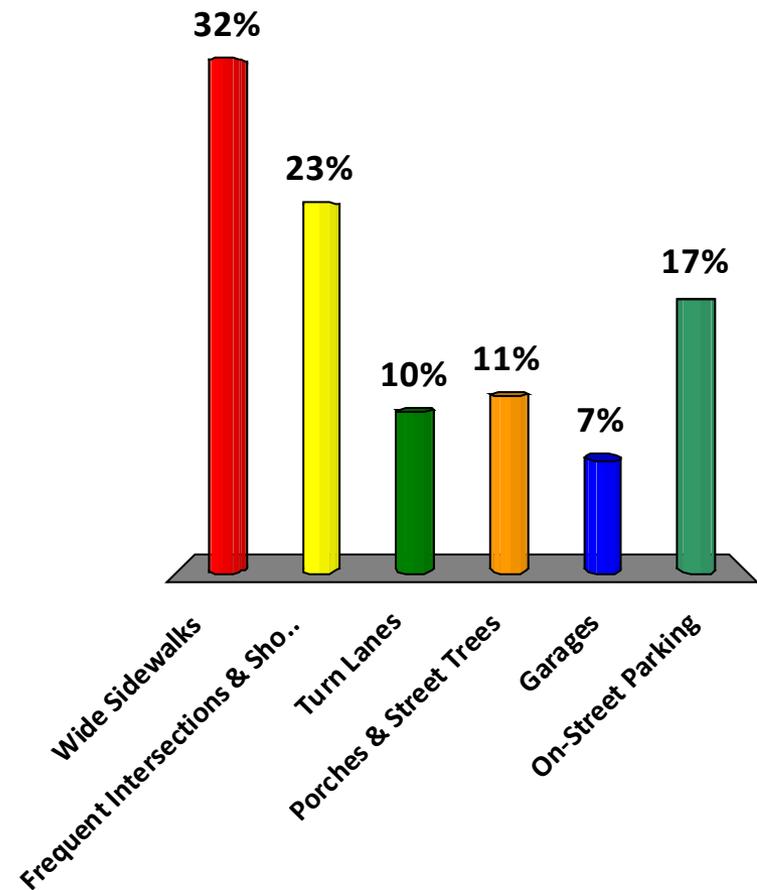
## 5. Garages



## 6. On-Street Parking

# Q-8: What Contributes to Walkability? (select all that apply)

1. Wide Sidewalks
2. Frequent Intersections & Short Blocks
3. Turn Lanes
4. Porches & Street Trees
5. Garages
6. On-Street Parking



Current road capacity is auto-dominated. To achieve walkability, the roads need to provide for all users.





Existing



Desired



Existing



Desired





Existing



Desired



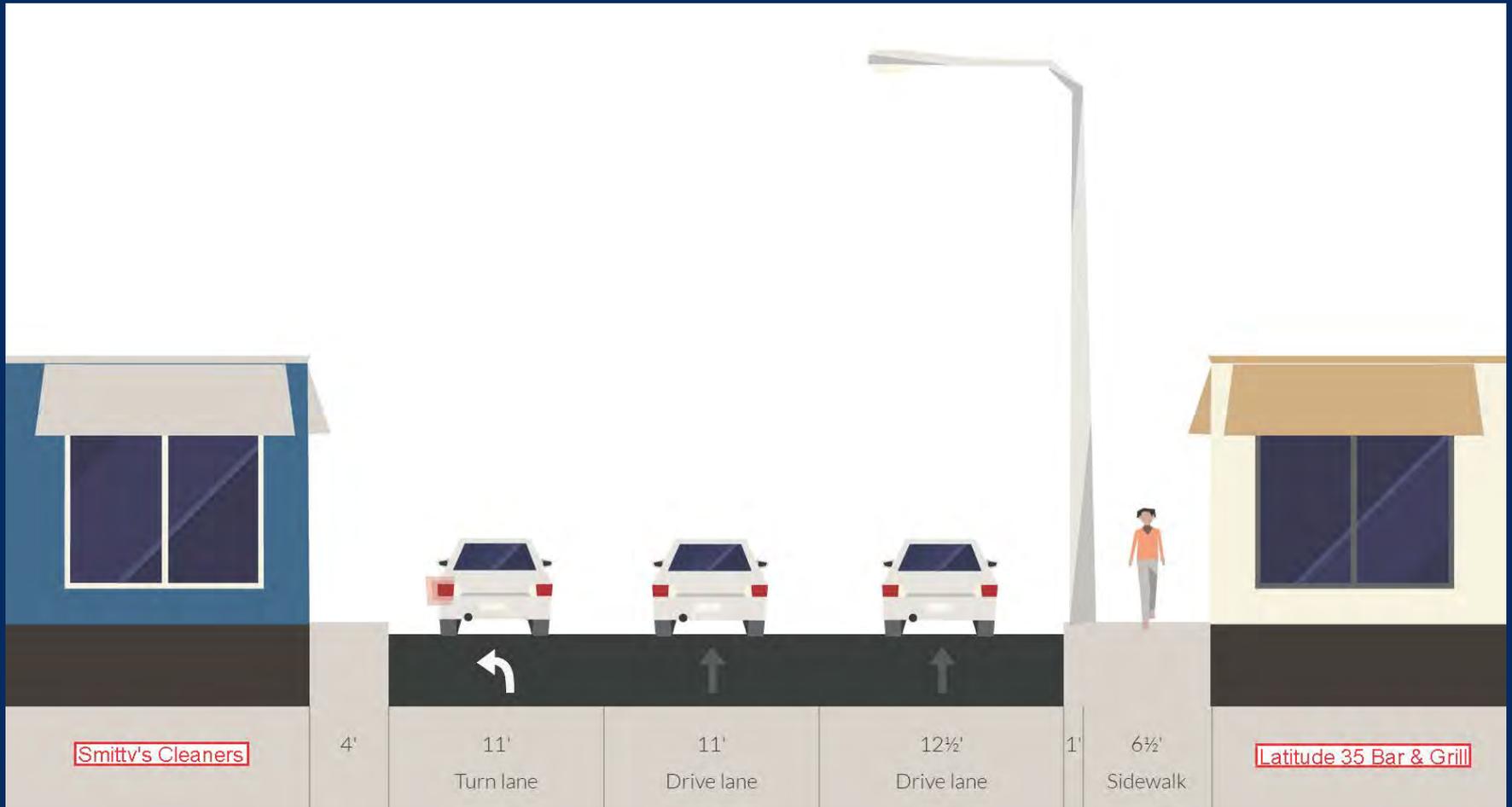
Desired



Existing



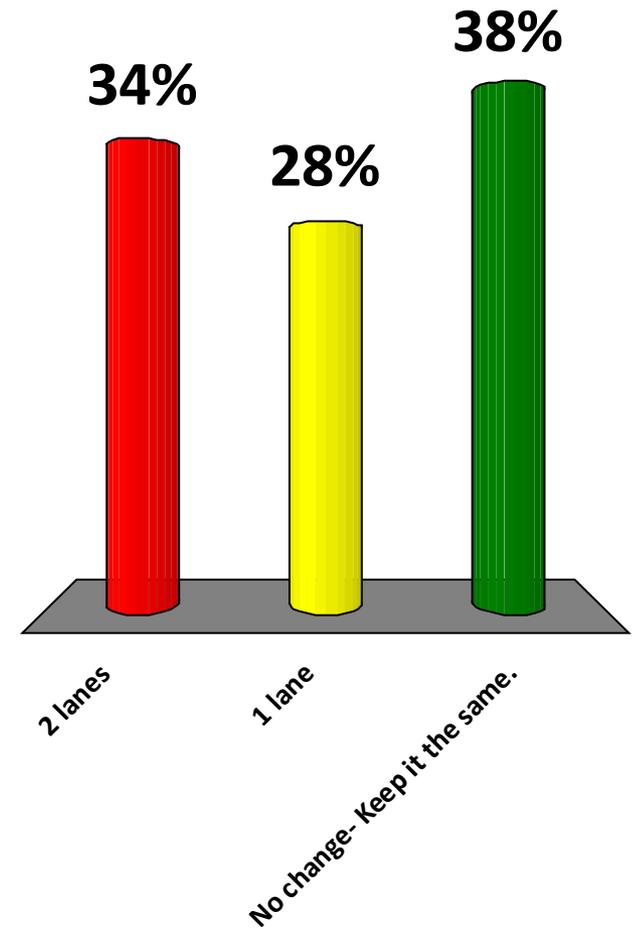
Desired

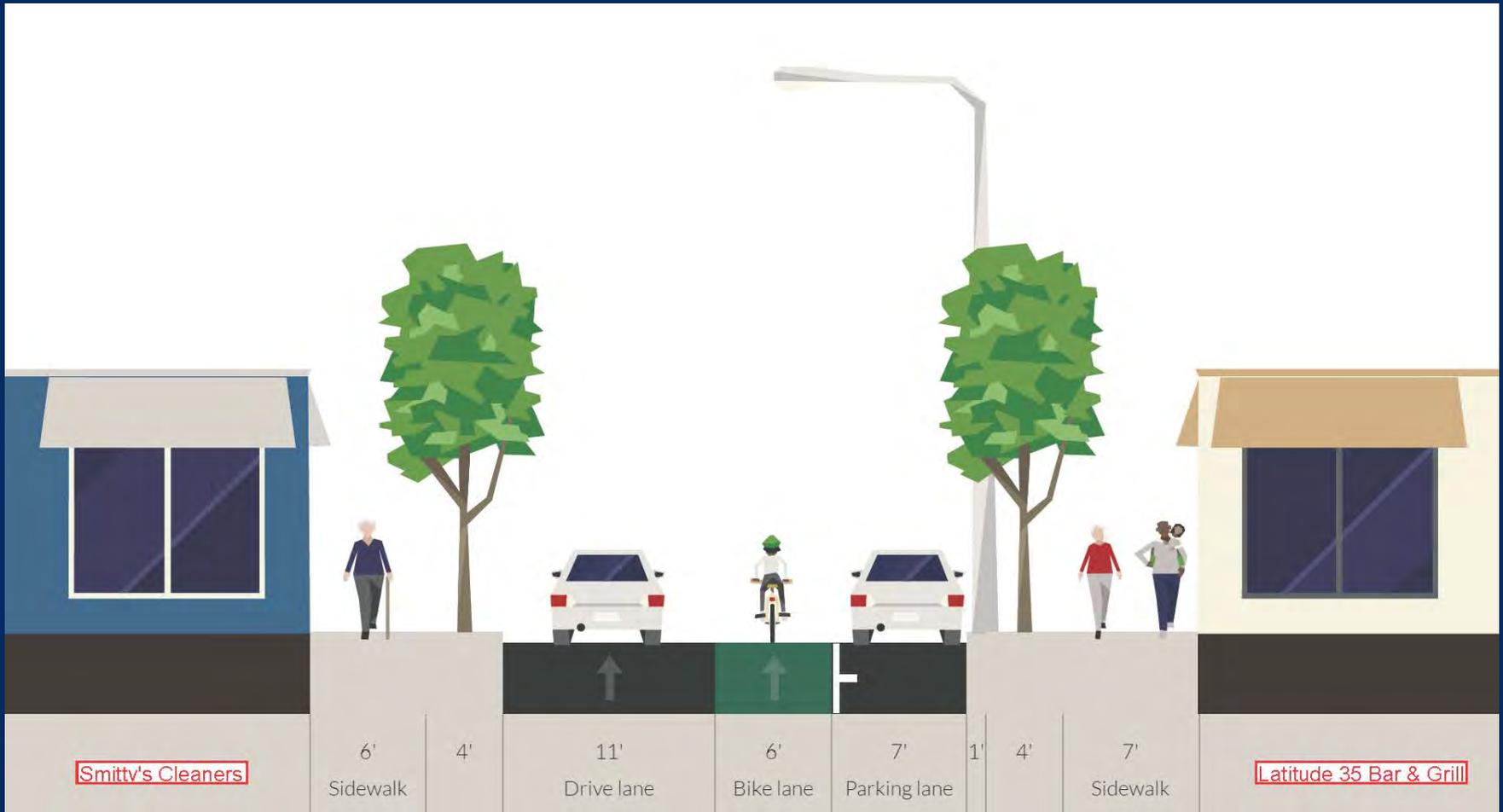


Existing Conditions  
Street Width – 46' (building to building)

# Q-9: I support travel lane reduction in this area to:

1. 2 lanes
2. 1 lane
3. No change- Keep it the same.



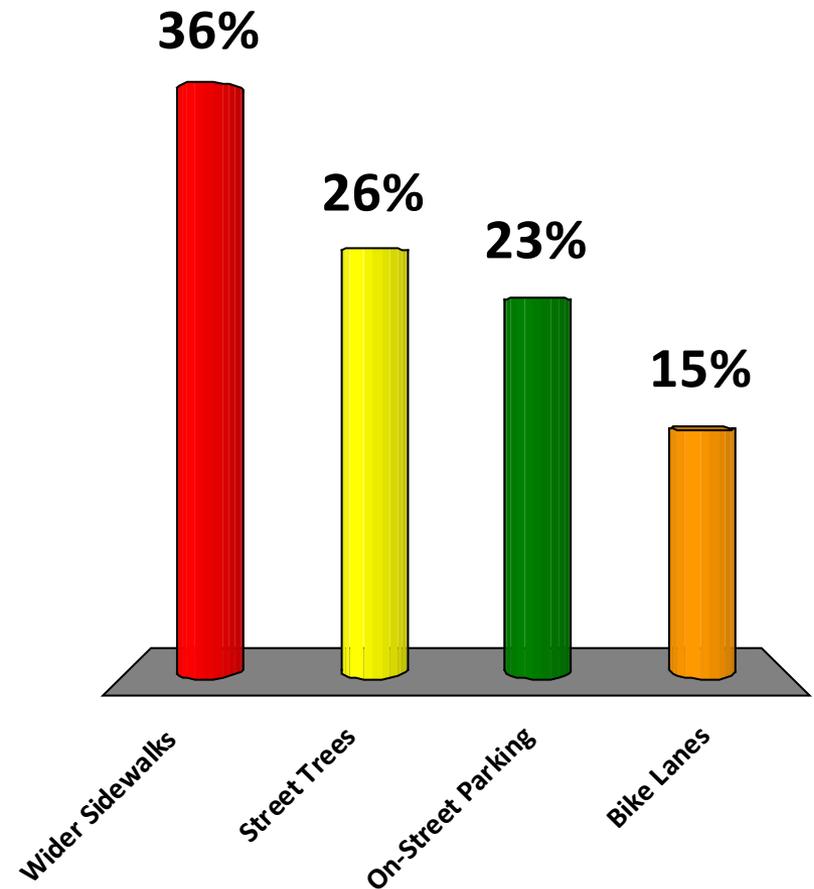


# Alternative A

Street Width – 46' (bldg to bldg)

Q-10: Please rank the following features in order of importance, IF the number of travel lanes are reduced.

1. Wider Sidewalks
2. Street Trees
3. On-Street Parking
4. Bike Lanes





Existing



1

Humanizing the space,  
slowing the traffic speed,  
making streets walkable



2

Proposed



Turn lane or pedestrian refuge?





Desired



Desired

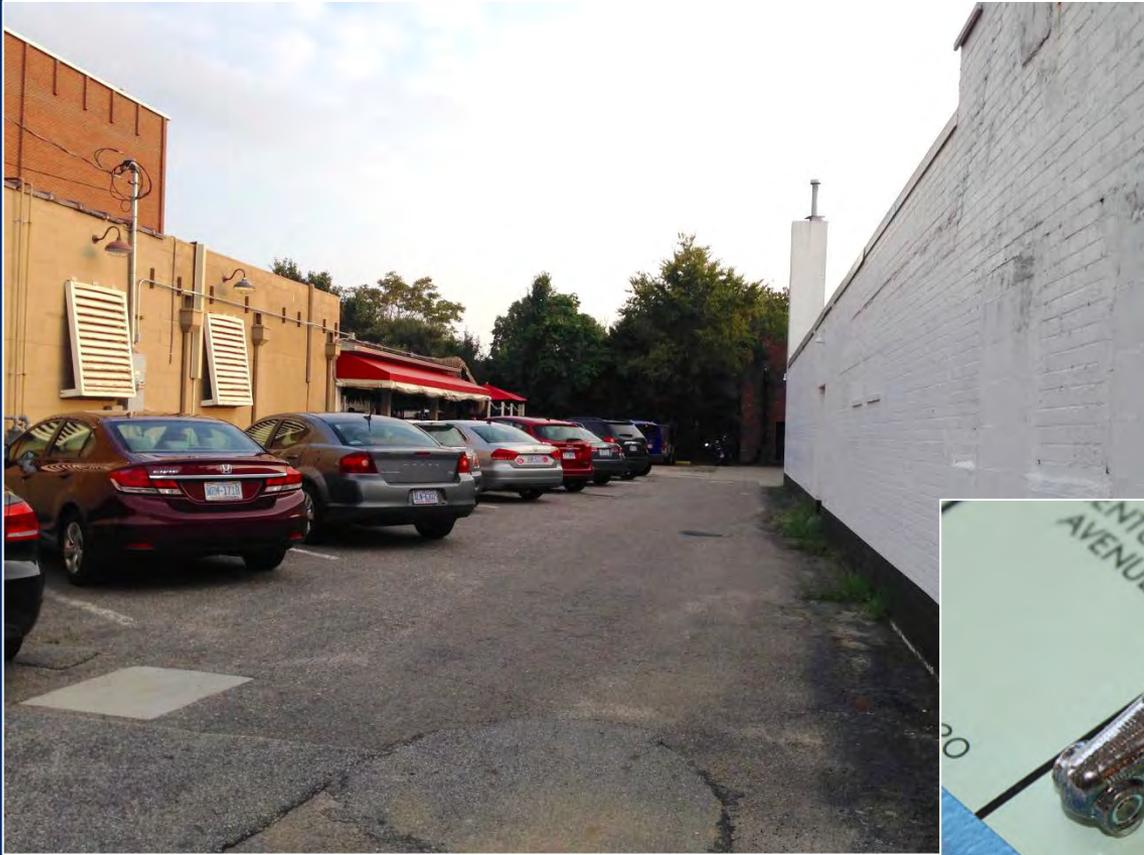


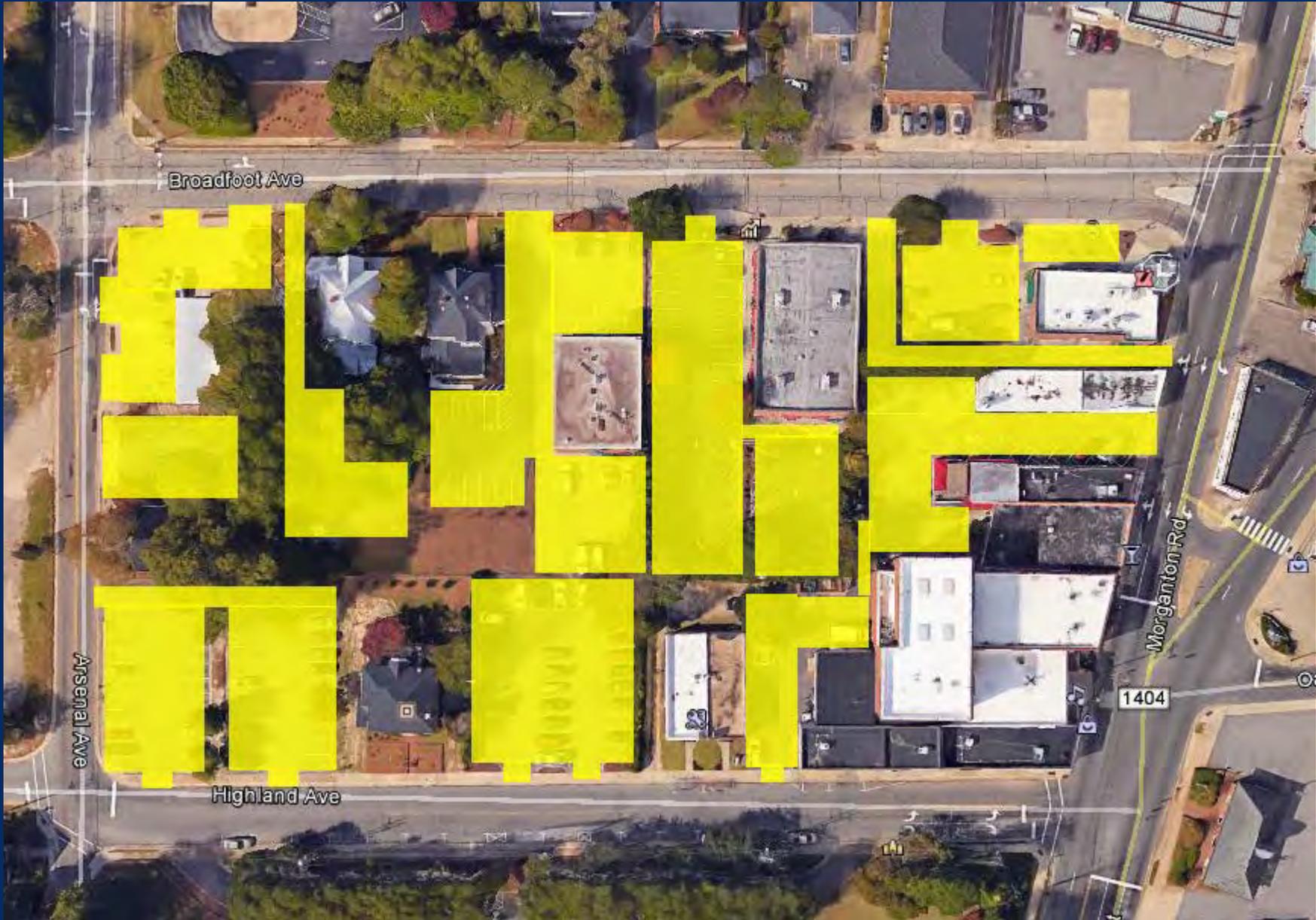
Existing



Desired

# Is there a shortage of parking?





Broadfoot Ave

Arsenal Ave

Highland Ave

Morganton Rd

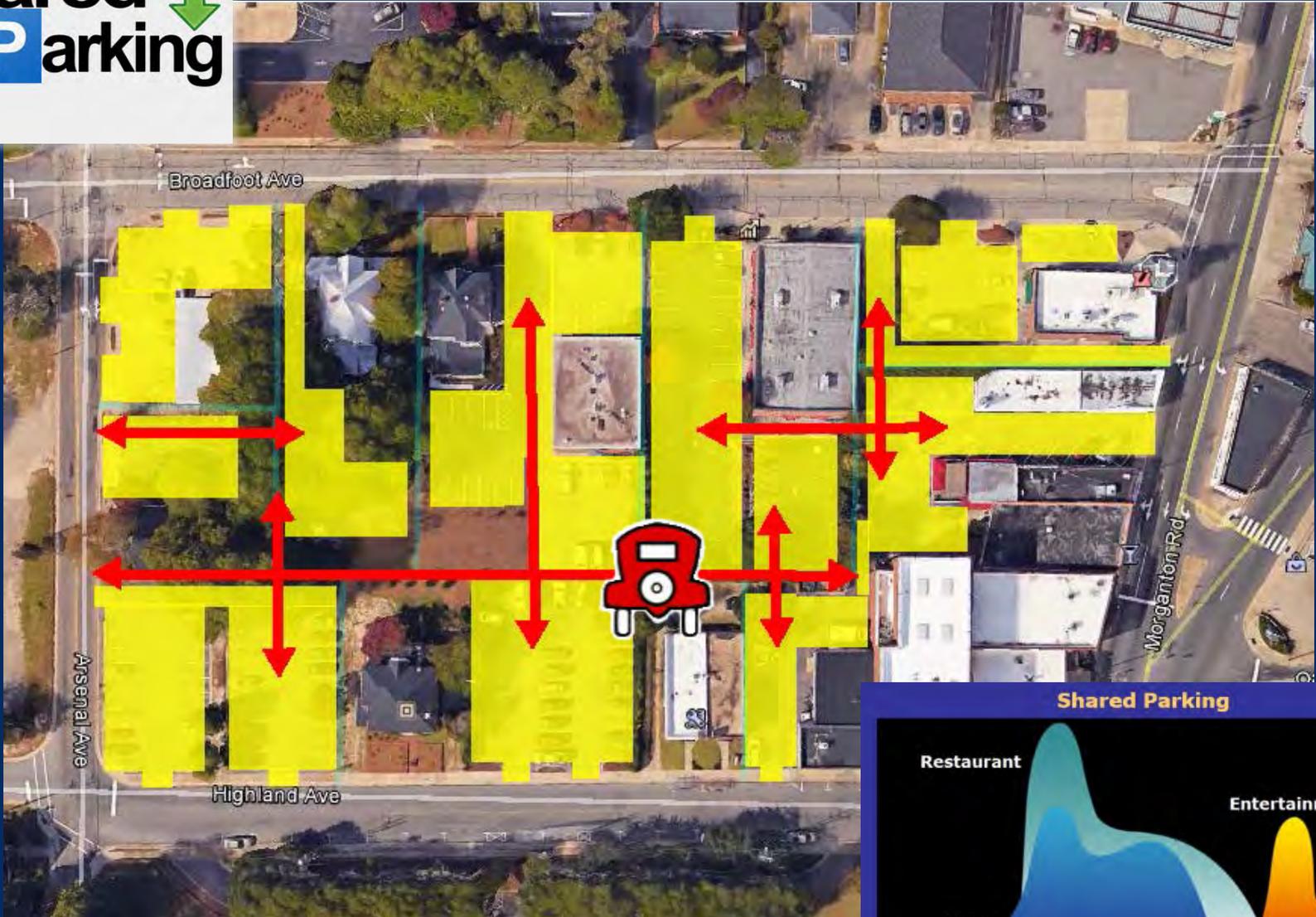
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NO TRESPASSING

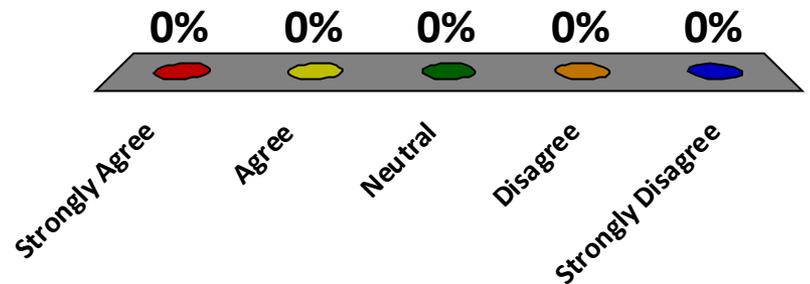


# Shared Parking



# Q-11: I support the idea of a Parking District in the commercial area.

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree



# Q-12: Of the topics discussed tonight, please rank the following in order of importance to Haymount:

1. Neighborhood Consvtn Districts
2. Historic Preservation Districts
3. NC Civil War History Center
4. Increased Walkability
5. Reduced # Travel Lanes
6. Parking District

