

WELCOME!

Heritage Park Redevelopment Thursday Evening Final Presentation

RHA Auditorium
January 25, 2024

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.

AGENDA

WELCOME AND INTRODUCTION

VISION FOR THE FUTURE

PROCESS AND SCHEDULE

WHAT WE HAVE HEARD

- What we have heard in the past
- What we have heard this week

OUR RESPONSE: SITE PLANS

- Planning 101
- **SITE PLANS**
- Character and Placemaking Vibe

WHAT'S NEXT AND Q&A

UPCLOSE REVIEW AND DISCUSSION

PROPOSED COMMUNITY MEETING AGREEMENTS

- Together we know a lot.

- Turn judgement into wonder.

- Speak your truth and let others speak theirs.

- Be present.

- Lean in, lean out.

- Honor time agreements.

- Listen to understand.

- We are human, not perfect.

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

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 HAVE HEARD THIS WEEK

- Heritage Park will connect with downtown, and it will maintain a unique identity
- Heritage Park will acknowledge and honor its history and the history of the Fourth Ward
- Heritage Park will work with the challenges of site, including existing utilities and topography, and Heritage Park will turn those challenges into opportunities
- The development team is committed to providing more housing options – replacing the existing affordable housing and adding more affordable housing and opportunity
- The development team will also partner for support and provide spaces for small business, services, and amenities
- Heritage Park will have updated homes with modern amenities that enhance comfort, convenience and well being

OUR RESPONSE: SITE PLANS AND PLACEMAKING

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

APARTMENTS – apartment buildings

HOUSES – family homes

OPEN SPACE – parks, gardens

COMMUNITY SPACES – service, amenity

RETAIL – shops

HERITAGE PARK NOW



TOTAL NUMBER OF HOMES = 122

HERITAGE PARK IN THE FUTURE - PLAN A

- APARTMENTS
- HOUSES
- SHOPS
- COMMUNITY
- PARKS



PROGRAM

- 550 Houses
 - 470 Apartments
 - 80 Family Houses
- 20,000 square feet
- 7,500 Shops
- 9,000 Service (Health, Kids, Training)
- 3,500 Community Amenity

HERITAGE PARK IN THE FUTURE - PLAN B

- APARTMENTS
- HOUSES
- SHOPS
- COMMUNITY
- PARKS



PROGRAM

750 Houses

675 Apartments

75 Family Houses

22,500 square feet

7,500 Shops

9,000 Service

(Health, Kids, Training)

6,000 Community Amenity

HERITAGE PARK IN THE FUTURE - PLAN C

- APARTMENTS
- HOUSES
- SHOPS
- COMMUNITY
- PARKS



PROGRAM

- 975 New Homes
 - 900 Apartments
 - 75 Family Houses
- 25,000 square feet
- 7,500 Shops
- 9,000 Service (Health, Kids, Training)
- 8,500 Community Amenity

HERITAGE PARK NOW



HERITAGE PARK IN THE FUTURE



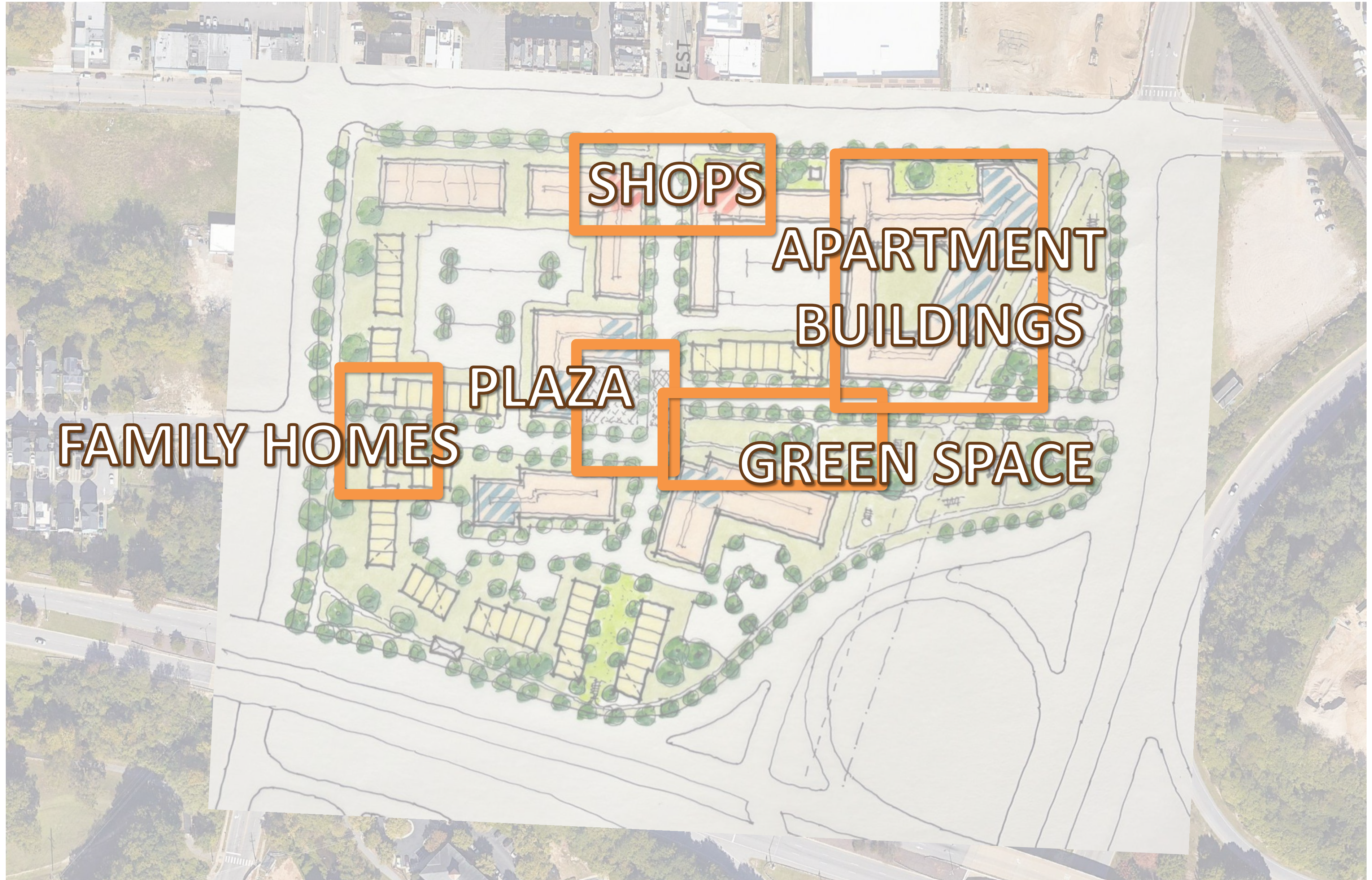
HERITAGE PARK IN THE FUTURE



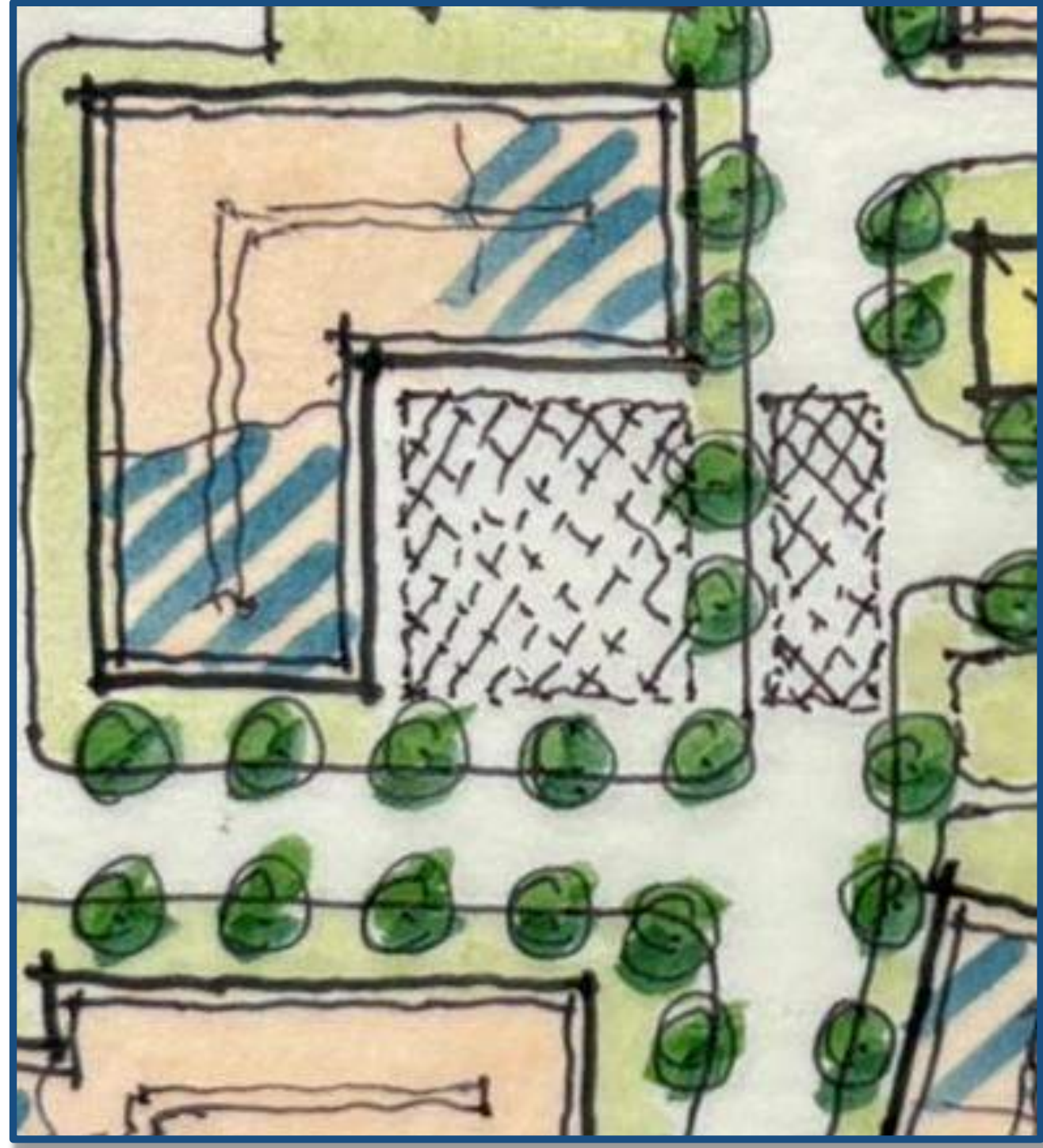
HERITAGE PARK IN THE FUTURE



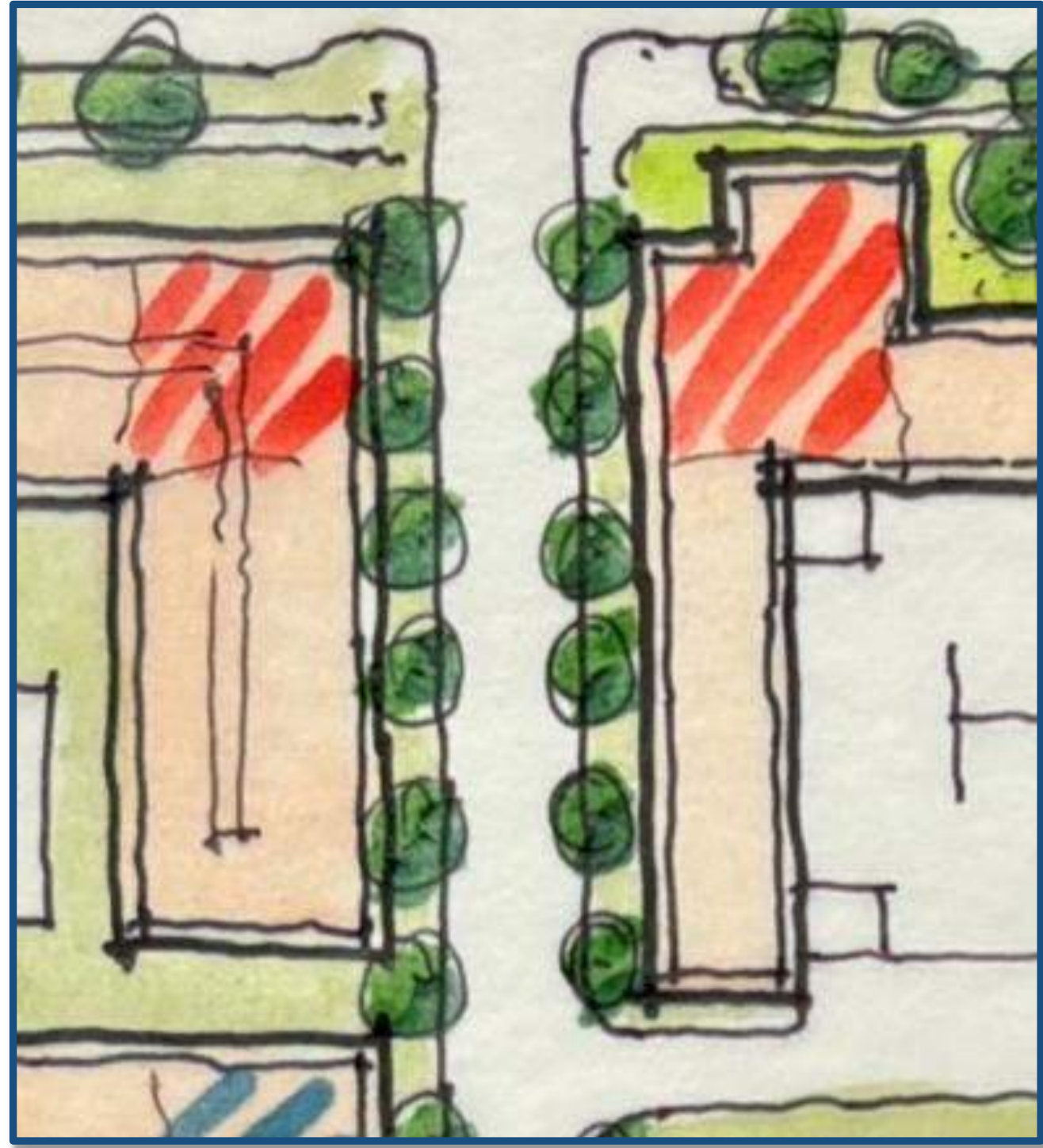
CLOSER LOOK - NEIGHBORHOOD ELEMENTS



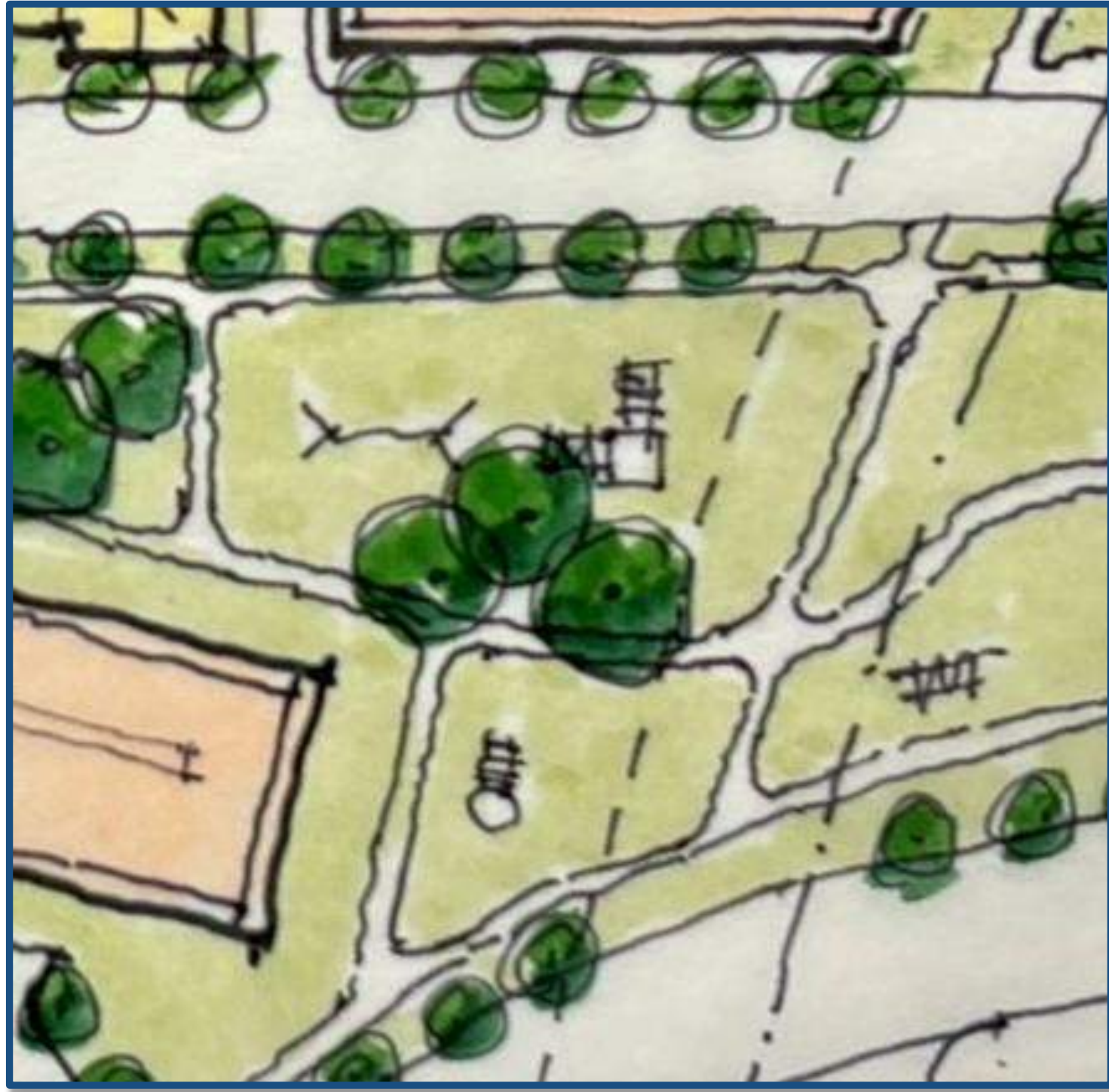
CLOSER LOOK - PLAZA



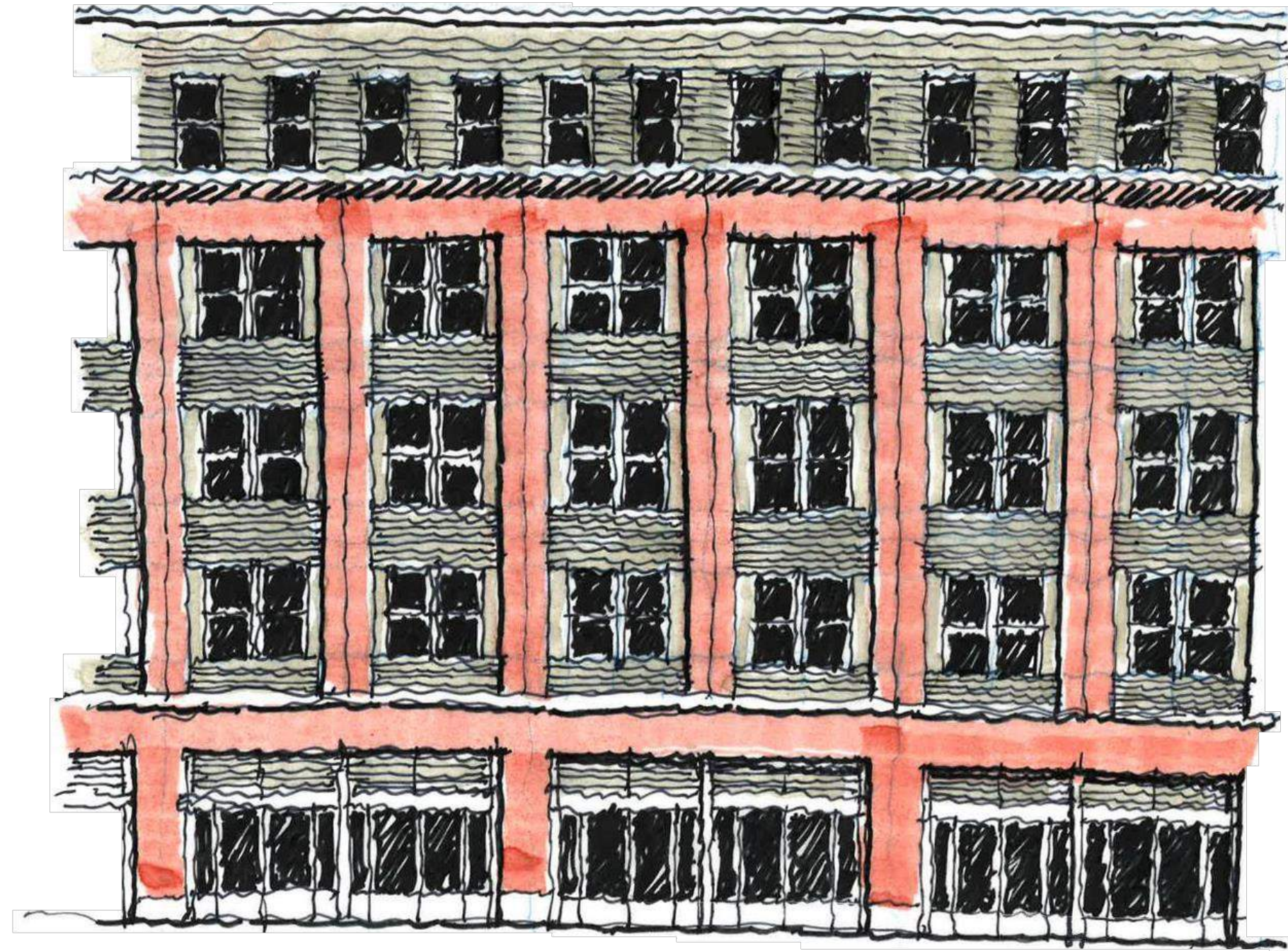
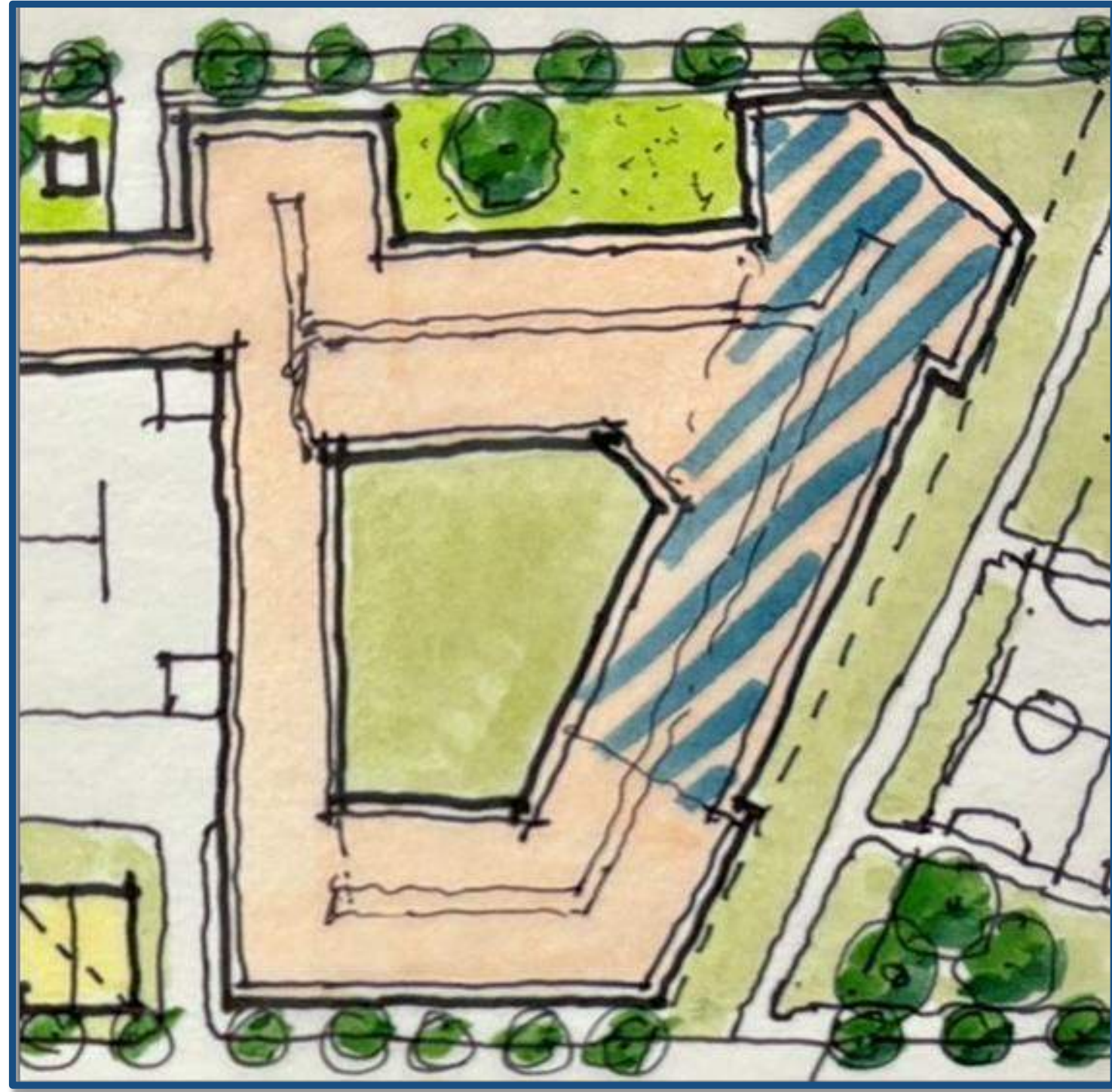
CLOSER LOOK - SHOPS



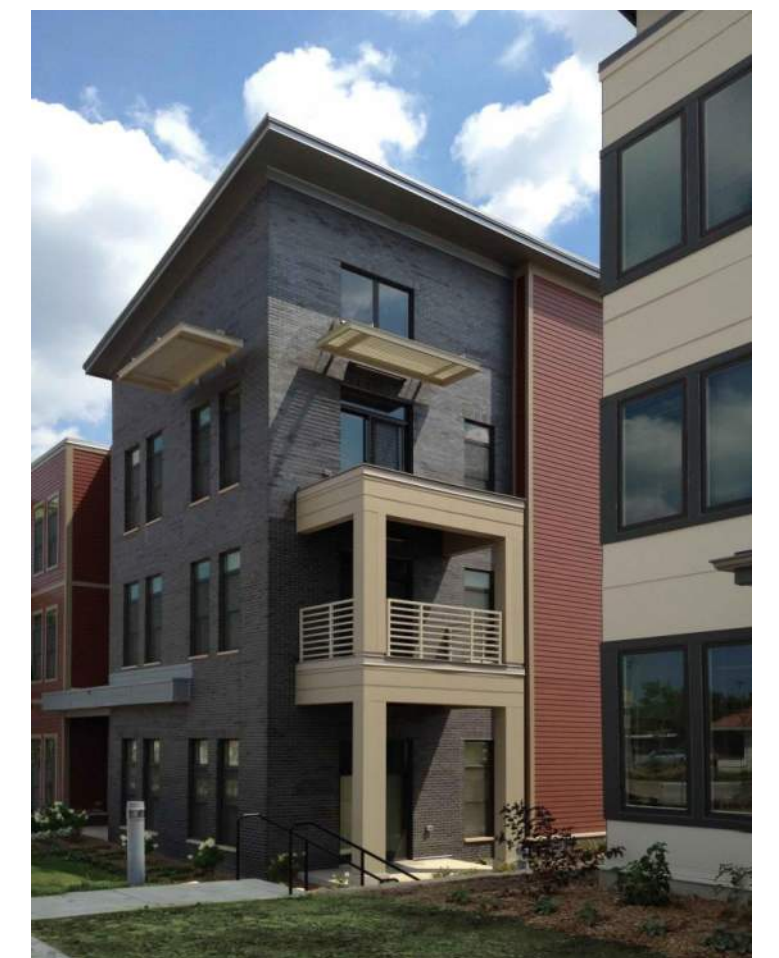
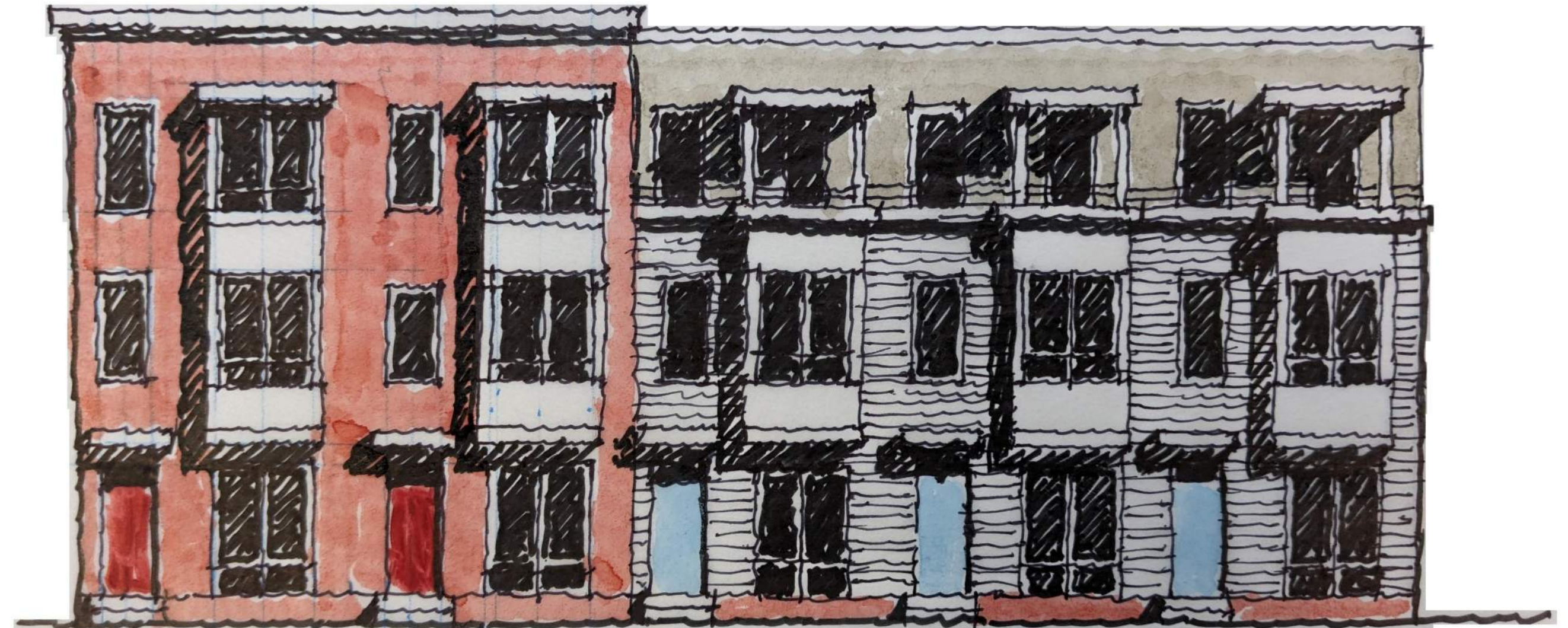
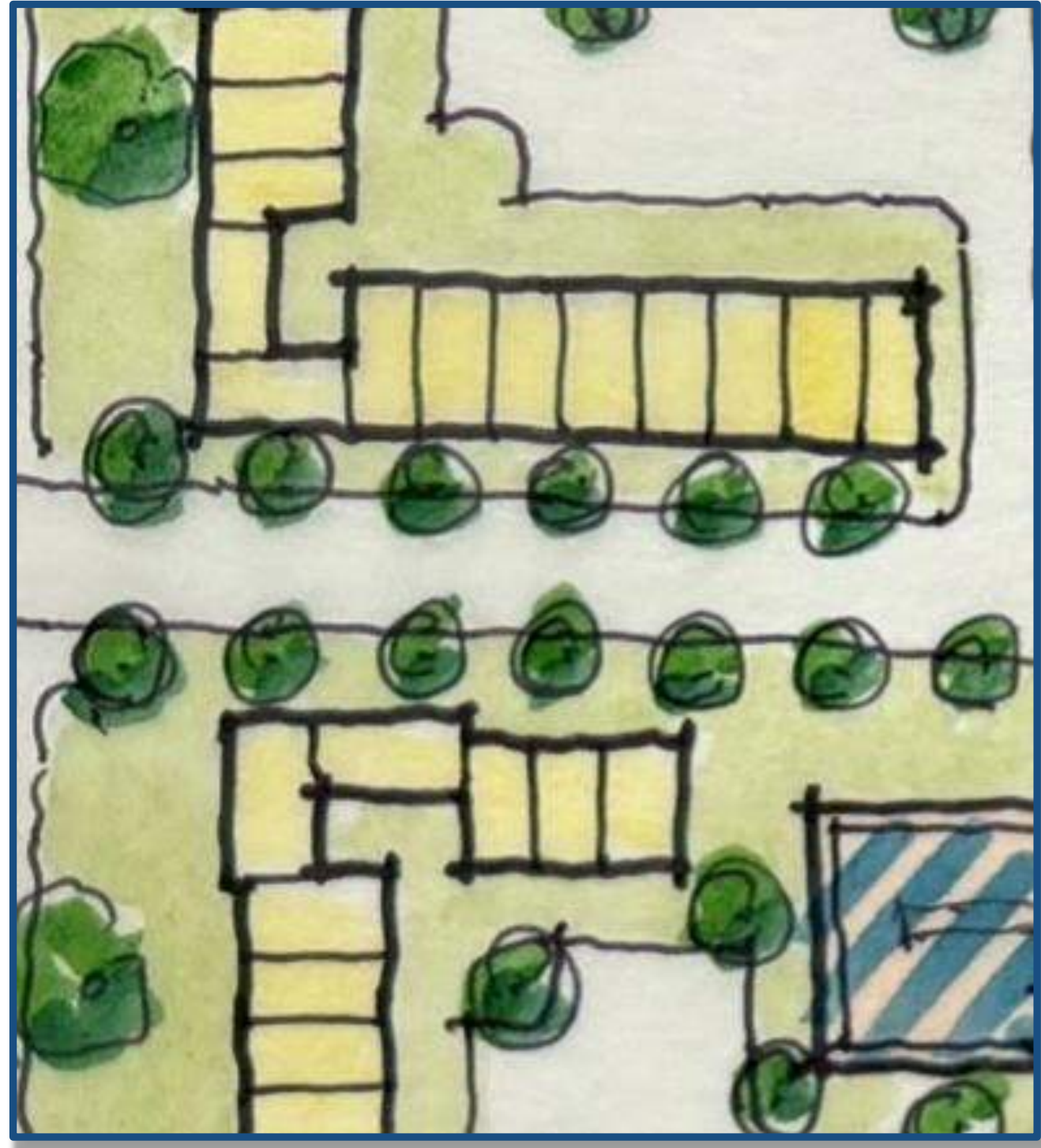
CLOSER LOOK - GREEN SPACE



CLOSER LOOK - APARTMENT BUILDINGS



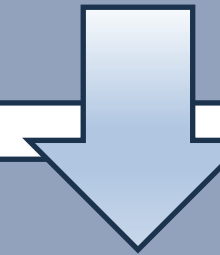
CLOSER LOOK - FAMILY HOMES



WHAT'S NEXT?

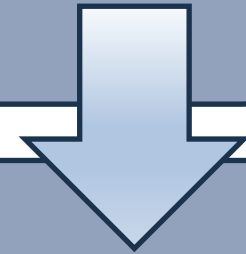
MARCH 2024

Update on plan and process



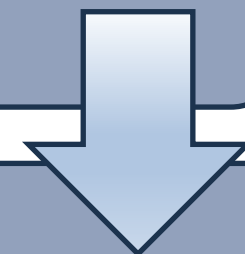
LATE SPRING 2024

Begin rezoning, entitlement, and plan approval process



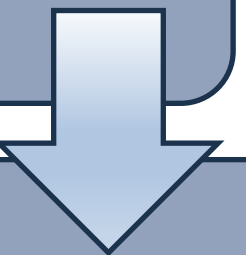
FALL/WINTER 2024

Identify Financial Structure



FALL 2025

Financial closing, construction begins



FALL 2027

First move-ins begin

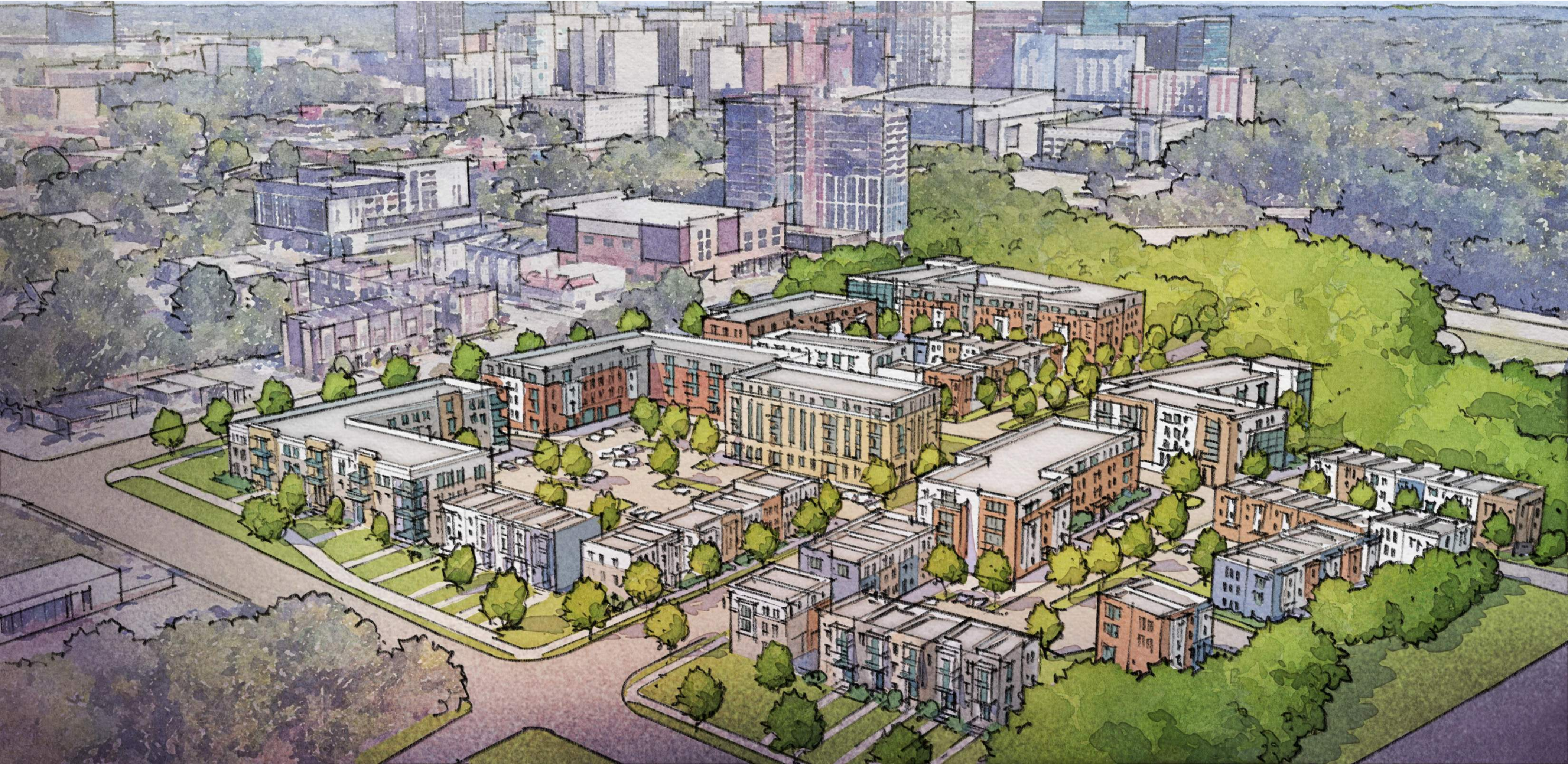
BRINSHORE



MOSELEYARCHITECTS



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

If you have any questions, please contact RHA:

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