



Heritage Park

Design Workshop 101

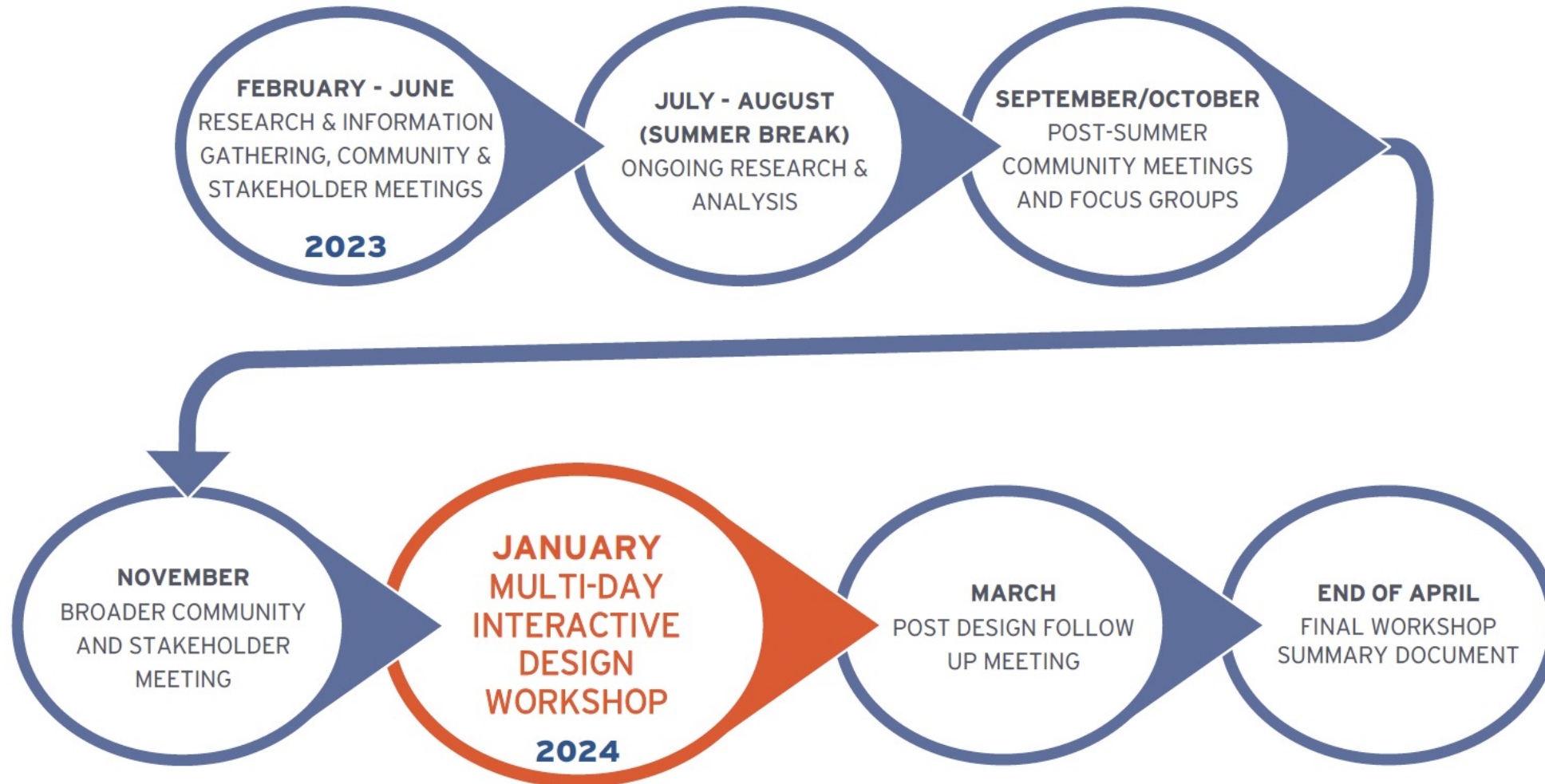
January 2024



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

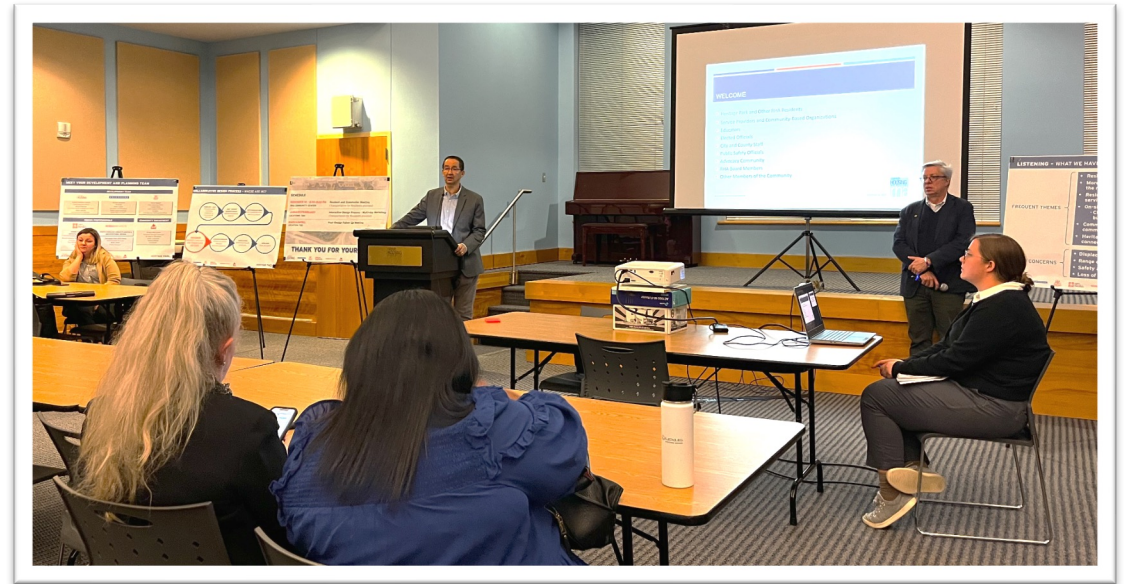
DROP-IN SESSIONS | HERITAGE PARK COMMUNITY ROOM

- 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

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