



## Washington Terrace Master Planning Process Moves into the Design Phase



From May 19th through the 21st, DHIC and the Washington Terrace design and civic engagement teams hosted an open house design studio on site at Washington Terrace. The studio, once a vacant unit, was set-up to gather additional input from residents and community and to test urban design and planning alternatives for the rebuilding of Washington Terrace. During the three days, nearly 50 visitors dropped in to learn more about the process, talk with designers, and share their ideas about emerging plan concepts.

The design team compiled input received during the open house, along with community feedback shared since the start of the master planning process, and identified the following emerging themes that have shaped the design principles:

1. To create a safe and connected network for pedestrians, cars and bicycles, buildings should front streets, not parking lots.
2. To create a more aesthetically pleasing environment, parking and servicing (dumpsters/trash) should be located to the rear of the buildings, screened from public spaces, but easily accessible to all units.
3. To help create a healthy and active community, safe and well-defined open spaces for all ages should be located in a central and accessible location.

Considering all feedback, the design team tested many different street and building configurations, looking at options that retained the current alignment of streets and that created a new interconnected grid.

Preliminary sketches, with examples of key features, were drawn by the design team and later presented at the second public workshop, held May 21st at Tarboro Road Community Center. Over 50 attended the workshop and evaluated the strengths and weaknesses of the preliminary design ideas that included a minimum commitment of 245 units of affordable housing, ample parking, club house, open space and play area, stormwater management and homeownership opportunities. Other possible supporting uses included childcare, a charter school, medical facilities and a community garden.

In response to the plan presentation, we heard the following:

**Some key “strengths” or features the community most liked:** a new street grid, housing for seniors, centrally located park space, wide sidewalks, a childcare facility, a variety of housing, and ownership opportunities.

**Some key “weaknesses”:** traffic calming required (especially if existing streets are retained), need to “think green” in regards to parking areas, concerns regarding the affordability of the new housing, and need playground in addition to community space.

Overall, the general feedback was positive and Washington Terrace residents who were present expressed excitement for positive change and a fresh start.

### What's Next?

DHIC and our master planning team will continue to develop the master plan based on what we've heard to date as well as our feasibility studies. DHIC understands that residents would like new quality affordable rental housing as soon as possible, so we are considering the possibility of advancing a phase 1 family community with an application for funding in mid-July.

The next community public workshop will take place on Wednesday, July 1st, 6:00 p.m. – 8:00 p.m. at Tarboro Road Community Center. The public will have the opportunity to review our latest plans and provide input on them.

### Thank you!

DHIC appreciates your involvement in the planning of Washington Terrace! Please continue to participate in upcoming events and offer your valued feedback. For more details about the next public meeting, along with information about the on-going process, please visit [www.dhic.org](http://www.dhic.org). DHIC is the largest nonprofit affordable housing developer in the Triangle, owning 2,200 units of affordable housing and manages a homeownership center that provides education and resources to first-time and existing homeowners.