



WASHINGTON TERRACE

Imagining. Creating. Building. Together.



Washington Terrace Master Planning Process Kick-off a Success

On March 26th, 2015 over 120 citizens participated in the first Public Information Workshop that began DHIC's master planning process for the redevelopment of Washington Terrace. At this meeting, DHIC explained our mission, history and commitment to provide new affordable rental housing at Washington Terrace for existing residents. The workshop provided an opportunity for the community to identify the strengths and weaknesses of the existing Washington Terrace development and to tell the master planning design team what they envisioned for the future of their neighborhood and surrounding area.

We were listening... Here's what we heard!

Participants worked together in small groups, and reported out their thoughts and ideas at the end of the evening. Highlights of their conclusions are as follows:

Washington Terrace has a rich history and strong sense of community and is known as the first rental community built for African American professionals in the area. It also represents the origin of many public figures and leaders in the African American community.

Washington Terrace's close proximity to downtown Raleigh, St. Augustine's University, the Boys and Girls Club, and other local businesses is seen as a great asset, along with the on-site clubhouse and programming offered for youth and local residents. Its affordability was also considered attractive.

Some of the weaknesses mentioned were related to off-site crime, loitering, and drug activity. On-site concerns

included poor street lighting, feeling unsafe, lack of reliable laundry facilities, high utility bills, poor site drainage, and poorly located or misused parking and trash dumpsters.

For the future of Washington Terrace, participants envision a neighborhood that offers new, better quality affordable rental housing for seniors and families, especially current residents, and a neighborhood that is safe, well-lit, walkable, and with ample parking, improved landscaping and green space, including a community garden.

Participants also suggested that they would like new rental units built to have plenty of storage, be energy efficient, and have washer and dryer hook-ups or better community laundry facilities than what they have now. Feedback also suggested maintaining an on-site clubhouse and programming, while providing better access to health services, an improved retail center, opportunities for homeownership, and greater connectivity between St. Augustine's University and Washington Terrace.

What's Next?

The next phase of the master planning process involves DHIC's design team using the first-round of community feedback to inform and test initial design concepts. To facilitate input, the team will hold several Open House events at Washington Terrace during the following days in May. All events are open to residents and the larger community.

- **May 19- 21: Open House days** – the design team will welcome the community to drop-in, learn more, and offer additional input.
- **May 21: Community Design Workshop** – preliminary design concepts and ideas will be available for residents and community to view. This event will be held from 6-8 pm at the Tarboro Road Community Center.

Thank you!

DHIC appreciates your input and involvement in the planning of Washington Terrace!! Please continue to participate in upcoming events and offer your valued feedback. For more details about the times and location of open house days in May, as well as our on-going process, please visit www.dhic.org. DHIC is an award-winning, non-profit affordable housing developer based in downtown Raleigh.

SAVE-THE-DATE

OPEN HOUSE DATES

May 19: 10:30 a.m. - 7:00 p.m.

May 20: 10:30 a.m. - 5:00 p.m.

May 21: 10:30 a.m. - 2:00 p.m.

Washington Terrace Apartments

560 Seawright Place, Unit 102 ■ Raleigh, NC 27610

COMMUNITY

DESIGN WORKSHOP

May 21: 6:00 p.m. - 8:00 p.m.

Tarboro Road Community Center

121 N. Tarboro Rd. ■ Raleigh, NC 27610

For more information, contact DHIC at
919.832.4345 ext. 3031 or visit www.dhic.org.

Light Refreshments will be served.