

Northeast Neighborhood Plan

July 2007

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About the Plan

Northeast Neighborhood

The Northeast Neighborhood has a bold and unique history. In 1926, the DuBois School was established to provide educational opportunities to African-Americans. The areas surrounding the school are still owned and lived in by many of the alumni of the school. Residents take great pride in their community. Many have lived in the neighborhood for their entire lives. They have long-standing relationships with their neighbors, and love this neighborhood for its sense of community. Landowners and residents feel a strong connection to the rich history of the DuBois School. The school continues to serve the neighborhood by providing its facilities for youth and neighborhood activities.

Planning Area

The Northeast Neighborhood is located in the northeast quadrant of the Town of Wake Forest. It is comprised of over 300 acres of land that include more than 700 parcels. The Neighborhood is bordered by Wait Avenue to the south, North White Street to the west, and abuts the downtown commercial area. This area is home to approximately 2,300 people and is comprised mostly of single-family housing, with some private and public multi-family developments, churches, small businesses, and the Wake Forest Cemetery. The DuBois campus is currently serving as the temporary location of a Wake County Elementary School.

Neighborhood Challenges

The neighborhood has experienced disinvestment in recent years. Many areas are in need of public infrastructure enhancements, and improvements to private properties. Some residents are concerned about providing ways to increase homeownership opportunities within the neighborhood. Residents are also in need of both public and private services in close proximity to the neighborhood, and need additional jobs and training for local workers. The neighborhood has a high percentage of elderly and youth. Programs and services are needed for these members of the neighborhood.



This map shows the Northeast Neighborhood Planning Area and key points of interest within the neighborhood.

Purpose of This Plan

Once adopted, the *Northeast Neighborhood Plan* will provide direction and guidance to the Town of Wake Forest for future development and improvements in the neighborhood. This plan provides evaluations of the existing conditions found within the neighborhood, and specific neighborhood goals and action items to address issues raised by the neighborhood. In addition, this plan addresses the neighborhood's economic development needs and suggests actions for expanding local services and jobs. The Plan was developed through an inclusive process of local input. Area residents and landowners have been engaged throughout the planning process and have exhibited a sense of ownership for Plan development and implementation.

About the Plan

Planning Process

Plan Schedule. This planning process began in November 2006, and took approximately 6 months to complete. The planning process consisted of four parts:

- Project Initiation
- Evaluation and Analysis of Existing Conditions
- Issue Identification and Public Participation Process
- Plan Implementation and Adoption

Public Engagement. This plan relied on a number of public engagement components over the course of the six months. It provided multiple avenues for residents, landowners, and others to become involved and share their ideas. A Citizens Advisory Committee, a plan website, neighborhood newsletters, public workshops, interviews and discussions with stakeholders were all aspects of a public participation process designed to engage all citizens involved in the neighborhood. Each of these elements is described below.

Neighborhood Meetings. The process included three meetings with neighborhood residents and landowners to identify key neighborhood issues, to discuss plan goals and implementation strategies, and to present and discuss the final plan. At these meetings, participants were given opportunities to voice their concerns and provide feedback on the planning process.



Participants of the first neighborhood meeting discussed the key issues that should be addressed in the neighborhood with the Planning Team.

Citizens Advisory Committee. The *Northeast Neighborhood Plan* Citizens Advisory Committee was made up of voluntary members of the neighborhood. The committee served as a sounding board for identifying issues and strategic implementation actions, and reviewed and commented on early versions of the Plan.

Website. Information about the planning effort was available on the Town's website www.wakeforestnc.gov. All work products generated during the planning effort, as well as meeting and event announcements were posted to the site.

The Northeast Neighborhood Plan website served as a clearinghouse for all Plan related materials and notices for neighborhood meetings.



Neighborhood Newsletter. Newsletters were mailed to every resident and landowner within the neighborhood. These newsletters provided information on the status of the planning process, specific Town policies relevant to the neighborhood, and goals and implementation strategies for the plan. The newsletters also provided comment forms so that interested parties could provide feedback on the Plan and the planning process.



About the Plan

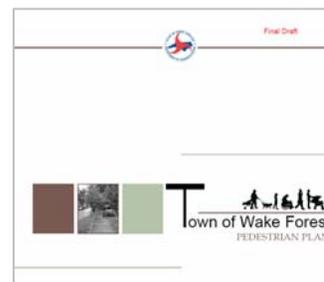
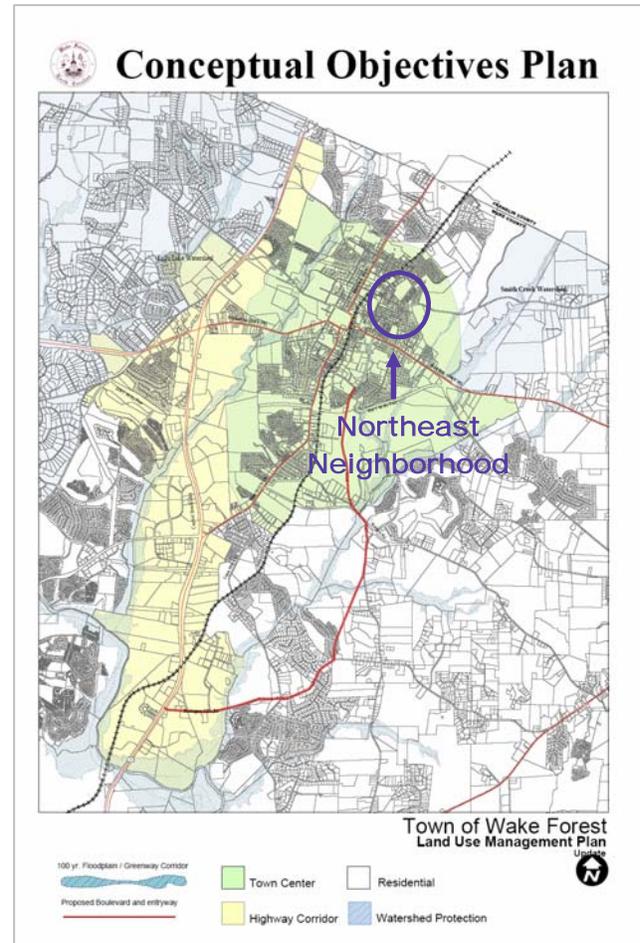
Relationship to Existing Town Plans

Policy making and capital infrastructure planning in the Town of Wake Forest is guided by adopted plans. Several of these plans are relevant to the Northeast Neighborhood. These plans have been reviewed by the Planning Team to ensure that the *Northeast Neighborhood Plan* is consistent with existing plans, and to identify areas of inconsistency that need to be addressed. Pertinent existing goals and action items from these plans are referenced within the *Northeast Neighborhood Plan*. The plans are listed here.

The Town's *Land Use Management Plan* provides policy direction for future development of all lands within the Town of Wake Forest. Upholding and improving community image, and preserving and improving quality of life in existing neighborhoods are among the objectives of the plan. As shown in the map to the right, the Northeast Neighborhood is included within the Town Center area. This plan was last amended in 1997 and is available on the Town's website.

The Downtown *Renaissance Plan* provides a new vision to revitalize historic downtown Wake Forest. The Renaissance Planning area incorporates the southwestern portions of the Northeast Neighborhood and includes existing commercial and residential properties. The plan includes recommendations for improving the streetscape along White Street by encouraging infill development that is designed in a more urban and pedestrian-friendly style, and rehabilitating the existing shopping center along Roosevelt Avenue.

The Town's *Pedestrian Plan* was adopted in October 2006. It identifies needed pedestrian infrastructure improvements and provides guidance on the design of future pedestrian corridors. The Pedestrian Plan includes a list of prioritized pedestrian corridor projects to be undertaken by the Town. Seven of these pedestrian corridor segments are included within the Northeast Neighborhood and have been incorporated within this Plan.

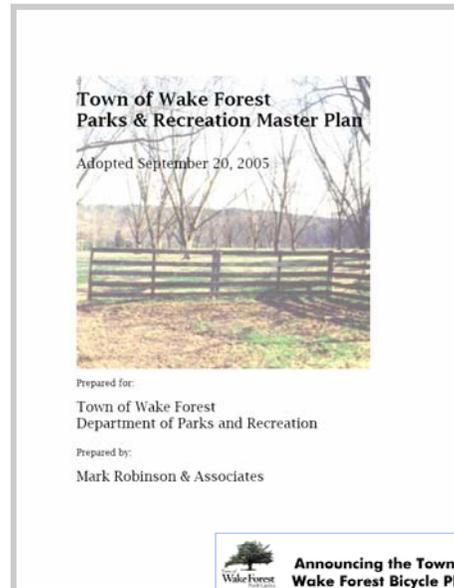


About the Plan

The Town's **Transportation Plan** was adopted in January 2003. This plan provides a vision for the Town's future transportation system, and identifies strategic implementation actions for addressing transit needs, road improvements, and enhanced pedestrian and bicycle facilities. Major road improvements are not planned for areas within the neighborhood, but the plan does call for improvements along Roosevelt Avenue and Wait Avenue. Those improvements are currently underway.

The **Parks and Recreation Master Plan** was adopted in September 2005. The purpose of the Plan is to review and update the framework for Town leaders and the Parks and Recreation staff to use as they chart the course for programming, maintenance, and development of the park system through 2015.

The Town's **Bicycle Plan** is currently being developed. The objective of the plan is to create a plan to lay the groundwork to make Wake Forest a more bike-friendly community. The plan is expected to be completed in July 2007.



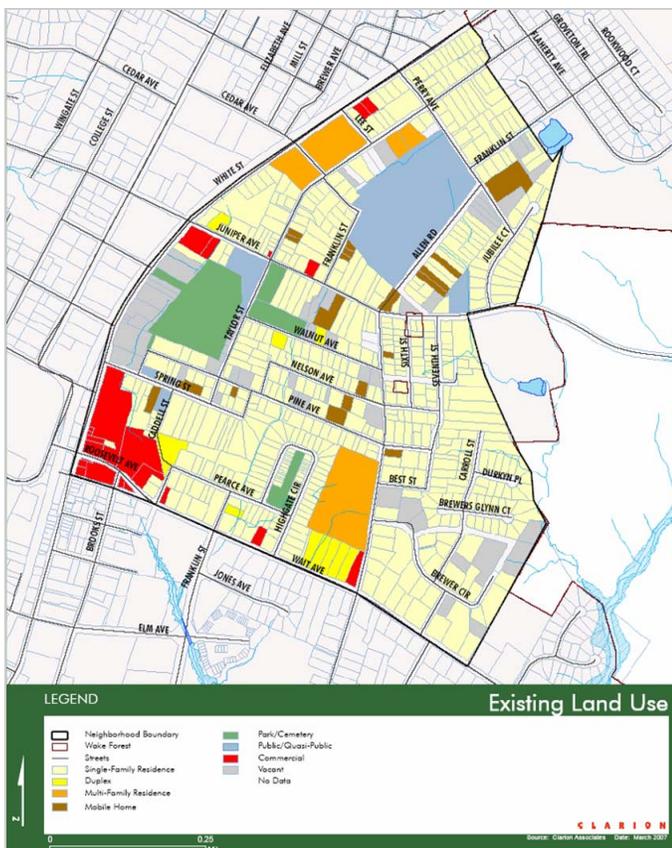
Existing Conditions

Land Use and Design

The Northeast Neighborhood has evolved as a residential neighborhood with a mix of neighborhood block sizes and many cul-de-sacs. Neighborhood lots are modest in size, and the primary use in the neighborhood is single-family development. It also includes some multi-family units, neighborhood commercial businesses, and a small shopping center.

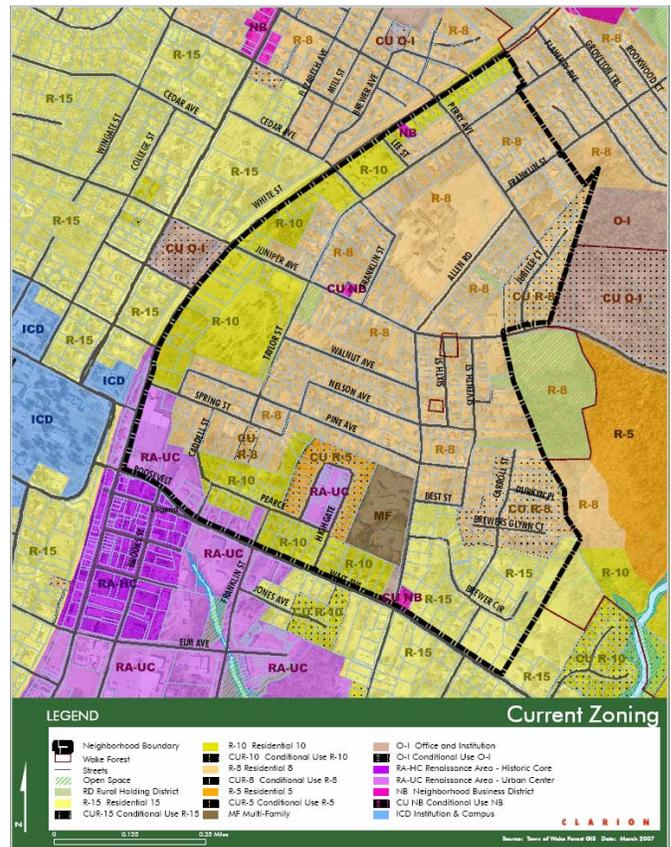
The neighborhood is almost fully developed, except for vacant parcels that are scattered throughout the area. Some of the developed residential properties are uninhabited. Aside from a few single-lot projects, there are no large redevelopment efforts taking place in the neighborhood.

The following map illustrates the existing land uses found in the neighborhood. Full size versions of this map and all other Plan maps can be found in the Plan Appendix.



Zoning

Neighborhood lots are primarily zoned for residential uses, with a few parcels zoned for neighborhood commercial and urban center uses. The map below illustrates the various zoning districts found throughout the neighborhood. A summary of these zoning districts and the zoning map can be found in the Plan Appendix.



Existing Conditions

Population and Demographics

An Economic Development Report for the neighborhood was developed in February 2007. The full report is included in the Plan Appendix. The report includes an analysis of population and demographics for the neighborhood, which are summarized here. It compares population and demographic statistics for the neighborhood with the Town and Wake County. This helps to paint a picture of the neighborhood within the context of the surrounding areas.

Using Market Profile data provided by the Raleigh Chamber of Commerce as a starting point, year 2000 data were used to develop population estimates through year 2006 in the neighborhood. According to these estimates, the neighborhood has the same rate of growth for population as the Town, yet slightly faster than Wake County. The number of members per family tend to be slightly higher in the neighborhood than for the Town and County. And the percentage of renters is also higher within the neighborhood.

Table 1: 2006 Estimates for Northeast Neighborhood

Characteristic	#
Population	2,334
Number of Households	884
Average # Persons per Household	2.64
Number of Families	617
Average # of Persons per Family	3.15
Number of Housing Units	977
Percent Renter Occupied	35.6%
Percent Owner Occupied	64.4%

In general, persons living in the Northeast Neighborhood have lower incomes and wealth, less homeownership, and less education than other areas in the Town and County.

There are more blue-collar service workers, fewer persons between 20 and 64 years of age, more African-Americans, and more mothers of young children in the labor force living in the neighborhood. The sizes of households and families are slightly higher in the neighborhood than in the Town or Wake County.

Overall, the demographic and socioeconomic indicators for the Northeast Neighborhood highlight issues needing attention. There are many seniors and single, working mothers in the neighborhood in need of assistance. Residents are also in need of job training and would no doubt pursue employment or business opportunities that arose from accessible economic development opportunities. Access to adequate social support services and affordable childcare or eldercare would enable them to pursue opportunities more readily.

Neighborhood Amenities

The Northeast Neighborhood is located just north of the heart of downtown Wake Forest. Its **proximity to downtown** is one of the neighborhood's most important features. It provides residents with close access to public facilities and offices. This includes the local post office, library, Ailey Young Park, the fire department, the Alston Massenberg Community Center, and the new North Wake County Regional Center.

An **older commercial center** is located at the south end of the neighborhood along Roosevelt Avenue. With the development of regional retail centers along Capital Blvd., this center has lost many businesses in recent years, including the former anchor grocery store. Many of the stores in this center



are still sitting vacant. There has been some development in this center. As shown in the photo above, CVS has recently developed a store in the area located at the front of

Existing Conditions

the site along Roosevelt Avenue. This store will provide the neighborhood with access to a local pharmacy.

There are also a few **neighborhood retail shops** located within the neighborhood that provide needed services to residents, such as the ASA Food Market and Carol's Barber and Beauty Salon. Other community amenities include several **neighborhood churches** and the **Wake Forest Town Cemetery**.



The **DuBois Center** is a critical component of the Northeast Neighborhood. Since development of the DuBois High School in 1926, this center has served not only to provide African-Americans with educational opportunities, but also as a historic landmark for the community. Over the last 80 years, the facility has been used for educational purposes. Wake County currently leases the site and has set up mobile units for elementary grades. In August 2007, the lease will continue with ninth grade students from Wake Forest and



Rolesville attending classes in the mobile units. This arrangement generates revenue for the Center, and has triggered much needed infrastructure improvements on the property. The

neighborhood is generally interested in the Center continuing its educational mission, and expanding services and programs to include those needed by the neighborhood and broader community.

The **W.E.B. DuBois Community Development Corporation** just recently located its offices in the shopping center on Roosevelt Avenue. This organization provides many programs and services geared towards increasing job and career opportunities for residents, such as its newly established small business incubator program.

A 900-acre **residential development** is being planned just east of the neighborhood. At completion, the development is slated to cover parts of northeastern Wake Forest, lands around the Wake Forest reservoir, and lands within Wake and Franklin Counties. It is located near Ailey Young Park and Jubilee Court. The first phase of the plan for the development includes a mix of single-family units, townhomes, condos, duplexes, apartments, and a senior living component. Later phases may include additional residential units and possibly a commercial component. This development will likely have a large impact on the neighborhood.



Housing

As shown on the existing land use map (page 5) the neighborhood is primarily residential in nature. The majority of housing units found in the neighborhood are single-family, with some mobile homes, duplexes, and a public housing development. The actual number of existing housing units by type is outlined

Table 2: Neighborhood Housing Statistics

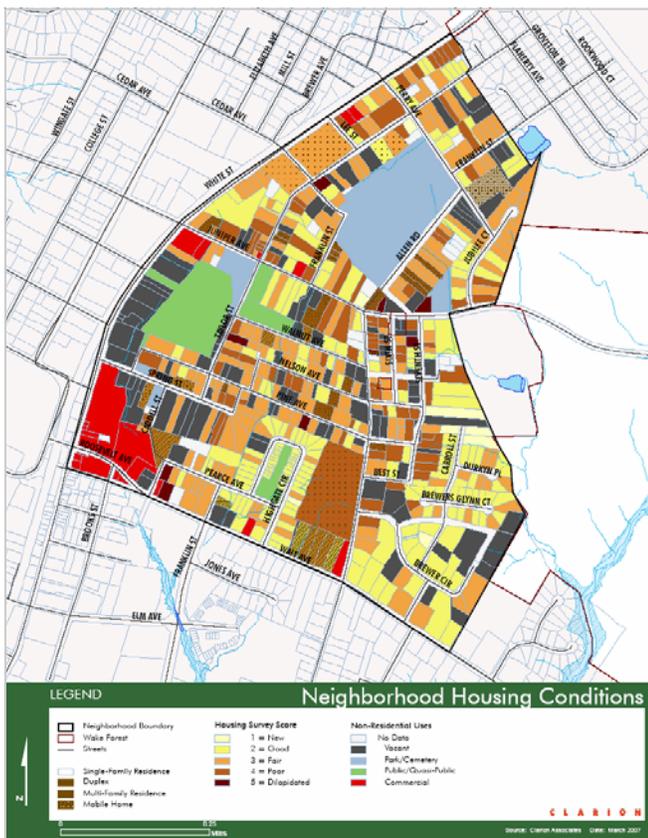
Characteristic	#
Single-Family Homes	503
Duplexes	10
Mobile Homes	19
Multi-Family Apartments	93

in Table 2 below.

The single-family homes are modest in size and more affordable than homes found in other areas of Town. The average size of a home in the neighborhood is 1,200 square feet. Most homes are older and were built, on average, 20 years ago.

Existing Conditions

In November 2006, a windshield housing survey was conducted to evaluate the exterior conditions of homes in the neighborhood. The full report is located within the Plan Appendix. The report concluded that overall, the majority of units in the neighborhood are in fair to good condition, and that most homes exhibit a need for maintenance and minor repairs, such as painting, replacing shutters, and doors, replacing windows, and other minor improvements. Over 100 structures - 20% of the neighborhood housing stock - were evaluated as being in poor or dilapidated condition, and in need of major improvements. Approximately 16% of lots in the neighborhood are vacant. The map shown below illustrates the housing conditions found in the neighborhood. Vacant units are shown in dark gray. Conditions of units range from a light tan color (new) to a dark brown (dilapidated) A full size map can be found in the Appendix.



As the map illustrates, there are no significant geographical patterns found in the neighborhood. Poor,

dilapidated, and vacant parcels are scattered throughout the neighborhood. Exterior maintenance is needed on all four types of homes found in the neighborhood. The neighborhood as a whole exhibits a general sense of disinvestment due to the condition of its homes.

There are many possible reasons for why some homes are not being maintained. Homeowners may not have the financial resources to provide regular maintenance to their homes. Many homes in the neighborhood are rented, and landlords may not be enforcing tenants to maintain the properties appropriately. Some landowners live out of Town or out of State and are not maintaining their property on a regular basis.

Economic Development

Median household income, median home value, and per capita income are lower in the neighborhood compared to the Town and County for 2000 and 2006. Neighborhood per capita income in 2006 was 81.2% of per capita income in the Town and 74.8% of per capita income in the County.

This is partly explained by the fact that fewer working age persons live in the neighborhood, and the neighborhood has a relatively low percentage of residents in the labor force. It is also explained by the fact that twice as many very low income households live in the neighborhood than in the Town or County. Women over 16 years of age living with children less than 18 years old were more economically active in the neighborhood compared to the other two areas. More blue collar and service workers live in the neighborhood in comparison to the Town and County. These employees commute 30 minutes to work on average - 5 minutes more than workers in Wake County.

The Existing Land Use Map shown on page 4 shows the locations of local commercial properties. These businesses are primarily located at Roosevelt and White Street; however there are also businesses along White Street and Lee Street and a few located within the interior areas of the neighborhood.

Existing Conditions

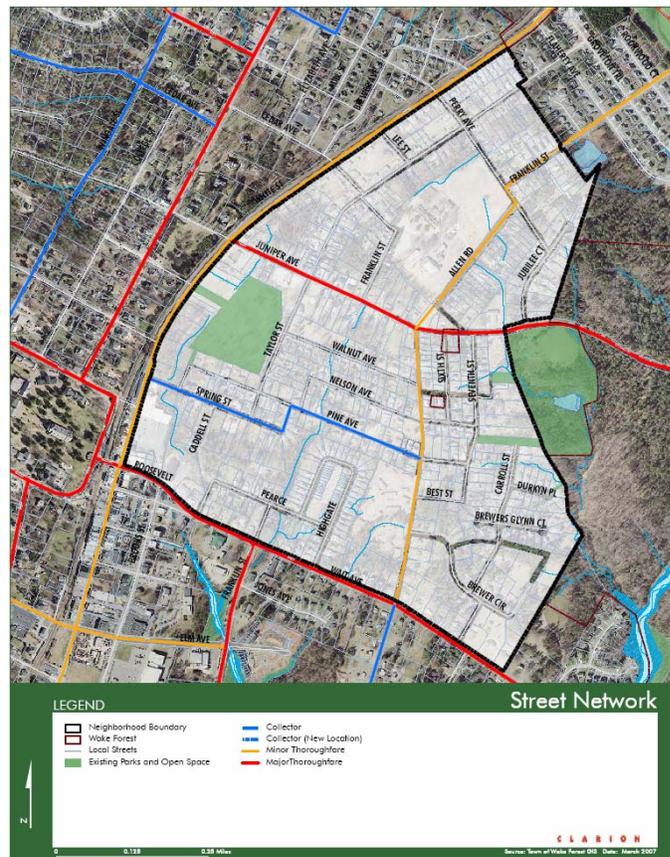
Two key neighborhood sites are identified as “underutilized” and good opportunities for redevelopment. These two sites are the neighborhood shopping center located at East Roosevelt Avenue and North White Street, and the DuBois Center campus located at North Franklin Street.

Neighborhood Shopping Center Redevelopment. A retail market analysis was conducted to evaluate the potential development of the neighborhood shopping center site to include a grocery store and additional retail shops. The conclusion drawn from this market analysis is that a traditional grocery is not feasible at this site, mainly because of competition from new regional retail development along Highway 98. This is evidenced by Food Lion recently withdrawing plans for development of a grocery at Jones Dairy Road and Highway 98. Although a supermarket may not be feasible, sufficient local demand may exist for specialty products, or for a non-traditional type of grocery store, such as a neighborhood co-operative.

DuBois Center Redevelopment. The owners of the DuBois Center, the DuBois Alumni Association, are interested in redeveloping the center to include new uses and services that fulfill its educational mission. They are currently looking at social, educational, and cultural activities that could be housed at the center, as well as private businesses that could lease space within the Center. A market analysis was conducted to assess the feasibility of office uses at the DuBois Center site. Office uses could be feasible. Rents for office space would need to be priced such that they offset the costs that would be incurred.

Transportation and Access

The northeast neighborhood is served by two major roadways (Juniper Avenue and Roosevelt/Wait Avenue), two minor roadways (Allen Road and White Street), a collector street (Spring Street), and several local streets. See the Street Network Map shown below.



There are a few points in the neighborhood where traffic and speeding cars are a problem. Residents have expressed that cars often speed through the intersection of Juniper Avenue and Allen Road. There may be other locations within the neighborhood that are in need of traffic calming. Roadway improvements along Roosevelt and Wait Avenues are identified in the Town’s *Transportation Plan* and are currently underway.

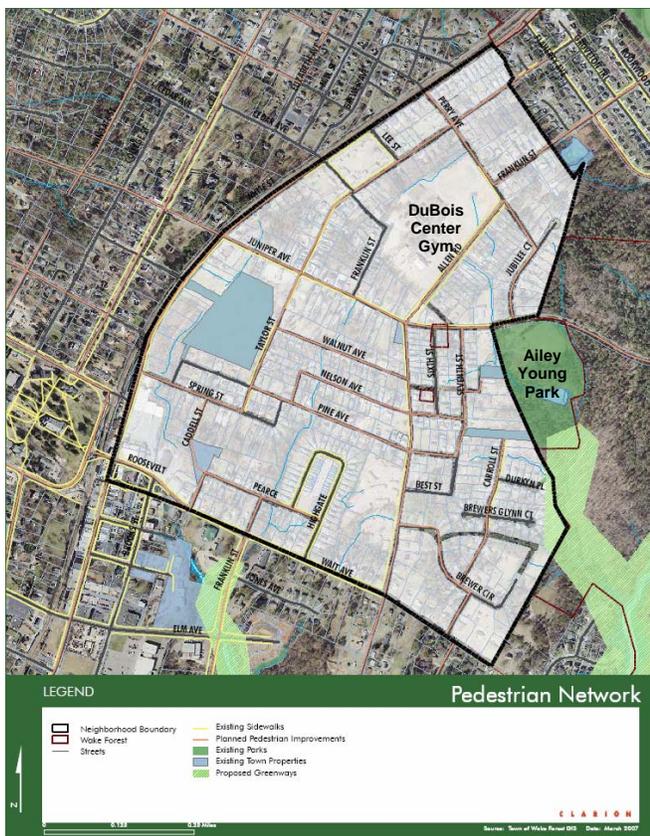
Existing Conditions

Pedestrian and Bike Facilities

Sidewalks are provided along some streets in the neighborhood. The Town's *Pedestrian Plan* calls for the future development of sidewalks along all roadways in Town. Specifically, the plan identifies seven priority projects within the neighborhood. These include:

- North White Street (Roosevelt to Flaherty Park)
- Roosevelt Avenue (Front Street to Wait Avenue)
- Franklin Street (NC 98 Bypass to Wait Avenue)
- Spring Street (North White Street to Taylor Street)
- Wait Avenue (Allen Road to Roosevelt Road)
- Juniper Avenue (North White Street to Jubilee)
- Taylor Street (Spring Street to Groveton Trail)

The Pedestrian Network map below shows streets currently served by sidewalks and planned pedestrian improvements. For a full-size map of the pedestrian network, refer to the Plan Appendix.



Blocks in the neighborhood are designed in a suburban style. The blocks are fairly large and do not provide pedestrians with frequent points of access to other parts of the neighborhood. For example, only Allen Road connects the northern areas of the neighborhood to the southern areas. Access to local shopping and downtown is also made difficult by the lack of north-south connections in the southern portions of the neighborhood. Persons traveling from Spring Street and Pine Avenue are limited in their ability to travel on foot to areas south.

Many street lights within the neighborhood need to have bulbs replaced, or light fixtures added to existing poles. There are also locations where street lights are spaced greater than 150 feet apart and leave portions of the neighborhood very dark under the night sky.

Open Spaces, Greenways, and Recreation

The neighborhood is primarily built out and does not have existing open spaces for passive recreational use. The 15-acre Ailey Young neighborhood park is located just south of Jubilee Court. This park includes baseball fields, basketball courts, a playground, and picnic tables, but more improvements to the park are needed. Neighbors expressed the need for trails, bikeways, and better access to the park. To the north, a subdivision away from the Northeast Neighborhood, is Flaherty Park, a community-wide recreation facility. Flaherty Park contains four ball fields, tennis courts, and indoor facilities. The concern is over pedestrian access to the park. Also in the area is the Alston-Massenberg Center that includes an under-utilized former basketball court that could be redeveloped. The DuBois Center provides its gymnasium for organized youth basketball and other after school activities. As shown on the Pedestrian Network map (shown on the left), the Town is planning to develop a greenway that will abut the southeastern areas of the neighborhood and connect the Ailey Young Park with points south. There are no sidewalks to link the Ailey Young Park from inside the neighborhood, and park users must use local streets to access the park.

Assets and Issues

My roots are in this neighborhood.....I like the people and the potential in the neighborhood.....I know everybody here.....We have the right leadership in the neighborhood.....This is a safe place..... I like my home here.....The neighborhood has the potential to be a vibrant community

Neighborhood Assets

Residents of the Northeast Neighborhood identified many neighborhood assets during the planning process. While there is room for improvement in the neighborhood, many recognize what makes the neighborhood such a unique and comfortable place to live.

There is a strong sense of pride in the Northeast Neighborhood. Residents of the neighborhood see the value of their neighborhood and are willing to work collectively to further enhance it.

Unlike many older residential neighborhoods found in communities nationwide, this neighborhood has managed to retain many of its residents over the long-term. Relationships between neighbors span for decades in some instances. The neighborhood is also welcoming to newcomers, and provides convenient access to downtown Wake Forest and local recreational facilities.

The history of the neighborhood is alive and well in the hearts and minds of its elderly residents. The DuBois Center continues to serve as a reminder of “a better tomorrow”. This history can be continued on to future generations.

While many areas within the region are developing higher priced housing, the neighborhood continues to provide adequate, market-rate affordable housing to Wake Forest residents.



The Northeast Neighborhood provides comfortable, affordable housing to its residents.



Area residents have long-standing relationships and are willing to work together to improve the neighborhood.



Proximity to downtown is a benefit to neighborhood residents.

Assets and Issues

Many homes need structural improvements.... Vacant lots are overgrown.... Trash pickup is often a problem.... We need greater access to a grocery store.... The kids need to be taken off the streets and given activities and jobs.... Additional recreational facilities are needed....

Neighborhood Issues

Northeast Neighborhood residents and landowners see a better future for their neighborhood. Participants in this planning process worked diligently to identify the issues that the neighborhood faces, as well as ways to resolve these problems. As the neighborhood worked to identify the issues, several key themes emerged, and are discussed here.

Community Self-Image and Pride. The neighborhood does not currently have a collective voice or means for organizing around neighborhood initiatives. Even though neighbors regularly communicate with each other, not having a neighborhood association or some other type of organized group makes it difficult to reach consensus on issues, communicate to the entire neighborhood, and collectively engage in discussions with the Town.

Homeownership. The neighborhood has a higher percentage of renters in comparison to the Town and the County. Many residents are interested in becoming homeowners, but feel that home buying is out of their reach financially. There are many programs that exist to assist interested homebuyers. Coordination and advertisement of these programs is needed.

Neighborhood Appearance. Many homes within the neighborhood are in need of maintenance and repairs. There is a general sense that the neighborhood's housing stock has been declining in recent years. Many homeowners don't have the resources to make these needed improvements. Public improvements are also needed to enhance the appearance of the neighborhood.

Neighborhood Safety. Crime is an important issue that needs to be addressed in the neighborhood. The perception of crime may be worse than actual crime statistics show; however, residents don't feel as safe as they could and would like to improve safety in the neighborhood. Improving street lighting within the neighborhood could increase visibility, deter crime and make residents feel more safe. Residents are also concerned about speeding cars, especially in areas where there are no sidewalks and pedestrians must walk in the street. Pedestrian walkways throughout the neighborhood need to be improved by providing crosswalks and sidewalks at strategic locations.



Residents are interested in increasing homeownership opportunities within the neighborhood.



Pedestrian access and safety could be improved by developing sidewalks in key locations throughout the neighborhood.

Assets and Issues

Neighborhood Jobs and Services. Many neighborhood residents are in need of job training services, and access to local jobs. Several programs aimed at increasing job opportunities are available through the W.E.B. DuBois CDC and Wake County Human Services; however, residents may be unaware of these programs., or need additional assistance and training.

There are opportunities for redevelopment of two key sites in the neighborhood - a neighborhood shopping center, and the historic DuBois Center property. The future of these sites will have a large impact on the neighborhood. Future development should include programs, jobs and, services that are needed by the neighborhood. Residents have expressed great interest in having a local grocery store, healthcare offices, job training, employment opportunities, and additional youth programs within close proximity to the neighborhood.

DuBois Center Redevelopment. The future of the DuBois Center site will be determined by the DuBois Alumni Association. The neighborhood is eager to work with the association to ensure that future uses on the site further the educational mission of the Center, and provide the community with needed programs and services.

Transportation and Access. Many of the neighborhood's elderly and disabled residents do not have good access to medical facilities, grocery stores, and other services. These residents are in need of low-cost transportation services. Working age residents do not have good access to job training and employment opportunities. Encouraging the development of uses in proximity to the neighborhood could assist with this access issue, as well as providing additional forms of transportation to neighborhood residents.

Recreation. Opportunities for recreating are located close to the neighborhood; however, some of these facilities are in need of improvements., such as Ailey Young Park and the Alston Massenberg Center. Many families are also in need of affordable activities and athletic programs for local youth. Seniors in the neighborhood need access to senior programs and services.



Redevelopment of the existing neighborhood shopping center could provide needed goods and services to area residents.



Improvements could be made to the DuBois Center to provide the community with needed programs and services.



Neighborhood recreational facilities are in need of repair and improvements.

Neighborhood Goals

A Road Map for the Future

Just as every good traveler has a final destination in mind, every good neighborhood plan needs to identify what the neighborhood would like to be in the future. The process for creating that future is to first develop a set of neighborhood-wide goals. These goals should provide a broad vision for the future of the neighborhood.

The Northeast Neighborhood has decided on the following list of goals for their community. These goals address all of the issues that the neighborhood currently faces, while also maintaining the assets and neighborhood qualities that residents are proud of.

These goals will provide guidance to elected officials and Town staff when making future decisions that impact the neighborhood. A good rule of thumb when making a decision that will impact the neighborhood is to determine whether a policy decision or infrastructure investment will work to meet one or more of the following goals.



The Plan's goals serve as a road map for the neighborhood's future.

Neighborhood Goals

1. *Create an active and vibrant community where residents are safe.*
2. *Encourage infill development and redevelopment to be designed in a manner that enhances the character of the neighborhood.*
3. *Provide greater opportunities for homeownership.*
4. *Reduce speeding and other negative traffic impacts on the neighborhood.*
5. *Create greater pedestrian and bicycle access throughout the neighborhood, and to local points of interest.*
6. *Improve the visual character of the neighborhood.*
7. *Encourage the development of new, local programs and businesses that provide jobs and needed services.*
8. *Create a central community gathering place that encourages neighborhood interaction.*

Neighborhood Action Plan

The Neighborhood Action Plan

A key aspect of this Plan is how it will be carried out after it is adopted. This Action Plan recommends how the Town, the neighborhoods, and other neighborhood partners may best implement the goals outlined in the Plan. Action items address the many issues raised during the planning process, and are organized by the previously discussed issue themes.

The Action Plan builds on the Plan goals and defines specific actions for achieving this Plan. It also determines the priority and timing of the actions to be able to allocate resources. The Action Plan Matrix that follows lists the actions required to implement this Plan, the type of action to be taken, the lead agency or entity responsible for the action, and the relative priority of actions.

Priority actions are identified as follows:

- **Ongoing** actions are to be initiated upon adoption of the Plan and should be ongoing.
- **Immediate** actions should be initiated upon adoption of the Plan and should be completed by the end of the 2007-2008 fiscal year.
- **Short-Term** actions should be completed within 2-3 years of Plan adoption.
- **Long-Term** actions should be completed within 3-6 years of Plan adoption.

The types of actions necessary to carry out the plan include:

- **Enforcement** actions that address improving enforcement of existing public regulations.
- **Program** actions identify development of new or enhancement of existing programs needed by the neighborhood. Some actions involve participating in efforts with other partners to achieve Plan goals.
- **Capital Improvement** actions identify public improvements to services and facilities. The Plan recommends coordinating the Capital Improvement Plan (CIP) with the capital improvement action items referenced in the Plan.
- **Policy Direction** actions identify policies to be implemented or evaluated in the future.
- **Coordination and Partnership** actions address the need for establishing better means of communication or public outreach between area residents and government and non-profit entities that can provide services to the neighborhood. In some cases, the Action Plan may recommend more formalized partnerships or sponsorships to accomplish projects.

The Town should work with the neighborhood to periodically review and prioritize the actions identified in the Action Plan, and revise them as necessary.

Neighborhood Action Plan

Action	Action Type	Lead Agency or Entity	Priority
<i>Community Self-Image and Pride</i>			
Establish a Northeast Neighborhood Association.	Program	Neighborhood Residents	Immediate
<i>Homeownership</i>			
Encourage relevant organizations to make homeownership needs in neighborhood a priority.	Coordination and Partnerships/ Program	Town, Wake County Housing Authority, W.E.B. DuBois CDC, Wake County Housing and Community Revitalization Program, Habitat for Humanity, Self-Help, and other local affordable housing programs	Ongoing
Increase awareness of existing homeownership and home improvement assistance programs by developing a clearinghouse of information for interested homebuyers, especially for seniors. The clearinghouse could be located on the Town's Northeast Neighborhood website, and should include such information as the Wake County Housing Authority's second mortgage program, the W.E.B. DuBois home development program, home improvement programs for seniors available through Resources for Seniors, Inc., and other related programs.	Coordination and Partnerships/ Program	Town, Wake County Housing Authority, W.E.B. DuBois CDC, Wake County Housing and Community Revitalization Program, Resources for Seniors, Inc., NC Housing Finance Agency, Habitat for Humanity, Self-Help, Old Farmers Grant Program, and other appropriate organizations	Ongoing
Explore opportunities to provide coordinated technical and financial assistance to persons interested in buying or improving a home. Strategies could include locating a coordinator office at the new Wake County Housing Resource Center.	Coordination and Partnerships/ Program	Town, Wake County Housing Resource Center, Wake County Housing Authority, Resources for Seniors Inc., W.E.B. DuBois CDC, and other appropriate organizations	Short-Term
Assist interested homebuyers by expanding existing home buying educational programs or creating new programs to address unmet needs.	Coordination and Partnerships/ Program	Town, Wake County Housing Resource Center, Wake County Housing Authority, W.E.B. DuBois CDC, and other appropriate organizations	Short-Term

Neighborhood Action Plan

Action	Action Type	Lead Agency or Entity	Priority
Educate homeowners on energy efficiency tools and techniques; and make energy audits available to homeowners. Increase awareness of senior homeowners regarding grants for energy efficiency improvements.	Coordination and Partnerships/Program	Wake Forest Power Department and Resources for Seniors, Inc.	Short-Term
<i>Neighborhood Appearance</i>			
Improve enforcement of nuisance ordinance regarding the storing of junked cars, and trash/debris on lots within the neighborhood.	Enforcement	Planning & Police Departments	Immediate
Provide education and outreach to neighborhood residents on Town's trash collection and recycling policies, and penalties for not removing trash and debris from properties.	Coordination and Partnerships/Program	Public Works Department and Neighborhood Association (when formed)	Ongoing
Organize "Community Cleanup and Beautification" work days.	Program	Public Works Department and Neighborhood Association (when formed)	Ongoing
Extend downtown streetscape improvements (as identified in the Renaissance Plan) to the eastern side of North White Street from Roosevelt Avenue to Spring Street, possibly extending to Juniper Avenue.	Capital Improvement	Public Works Department	Long-Term

Neighborhood Action Plan

Action	Action Type	Lead Agency or Entity	Priority
Develop illustrated design guidelines for neighborhood, to provide guidance to developers on types of housing design and landscaping appropriate for the neighborhood.	Program	Planning Department	Long-Term
Explore need to rezone the neighborhood to encourage appropriate uses and prohibit inappropriate development opportunities. New zoning should include specific design standards for neighborhood development.	Policy Direction	Planning Department	Long-Term
<i>Neighborhood Safety</i>			
Establish a "Neighborhood Watch Group".	Coordination and Partnerships	Police Department and Neighborhood Association (when formed)	Immediate
Reinstate the Community Policing Program and create a greater Police presence in the neighborhood. Utilize existing substations at the DuBois Center and Alston-Massenberg Community Center.	Program	Police Department	Short-Term
Replace burned out street lamp bulbs, and install light fixtures to existing poles in neighborhood. Install light fixtures in heavily traveled areas and where existing street lamps are spaced more than 150 feet apart.	Capital Improvement	Public Works Department	Short-Term

Neighborhood Action Plan

Action	Action Type	Lead Agency or Entity	Priority
<p>At a minimum, street lights should be provided at the following locations:</p> <ul style="list-style-type: none"> • Corner of Juniper and Taylor • Entrance of Alston-Massenberg Center • 602 Jubilee Court • 630 Jubilee Court • Corner of North Allen and Best 	Capital Improvement	Public Works Department	Short-Term
Explore and implement traffic calming options for corner of Juniper Avenue and Allen Road.	Capital Improvement/ Coordination and Partnerships	Engineering Department and North Carolina Department of Transportation	Long-Term
<p>Plan and construct the seven neighborhood sidewalk improvements identified in the Town's Pedestrian Plan. Priority sidewalk improvements include:</p> <ul style="list-style-type: none"> • Providing continuous sidewalks along Juniper Avenue from Allen to the entrance of Ailey Young Park • Along N. Franklin Street from Perry to J.B. Flaherty Park • Providing continuous sidewalks along White Street from Juniper to Flaherty • Along Spring Street from White to Taylor • Along Caddell Street from Spring down to Wait 	Capital Improvement	Public Works Department	Long-Term
<p>Plan and construct neighborhood crosswalks, at the following locations:</p> <ul style="list-style-type: none"> • Corner of Juniper and Taylor • Corner of Juniper and Allen 	Capital Improvement	Public Works & Engineering Departments	Long-Term

Neighborhood Action Plan

Action	Action Type	Lead Agency or Entity	Priority
<i>Neighborhood Jobs and Services</i>			
Increase awareness of existing job training and career assistance programs through public outreach. Programs include the W.E.B. DuBois CDC's small business incubator program and micro-enterprise program, Wake Tech Community College programs, and others.	Coordination and Partnerships/ Program	Town, W.E.B. DuBois CDC, Wake Tech Community College, Wake County Human Services, and other appropriate organizations	Ongoing
Expand existing job training and career assistance educational programs; and create new programs to address unmet needs in the community, such as the need for affordable daycare and transportation to employment centers and educational facilities.	Coordination and Partnerships/ Program	Town, W.E.B. DuBois CDC, Wake County Human Services, and other appropriate organizations	Short-Term
Explore non-traditional business models for developing retail/service businesses in the shopping plaza along Wait Avenue.	Coordination and Partnerships/ Analysis	Town, Wake Forest Chamber of Commerce, and Neighborhood Association (when formed)	Short-Term
Identify incentives for development of local businesses within the neighborhood.	Policy Direction	Planning Department	Long-Term
<i>DuBois Center Redevelopment</i>			
Maintain dialogue with DuBois Alumni Association regarding future plans for the DuBois Center and its importance as a service provider for the neighborhood and larger community.	Coordination and Partnerships	Planning Department and Neighborhood Association (when formed)	Ongoing

Neighborhood Action Plan

Action	Action Type	Lead Agency or Entity	Priority
Develop a comprehensive conceptual plan for redevelopment of the historic DuBois campus.	Coordination and Partnerships/ Program	DuBois Alumni Association and NC State University	Short-Term
<i>Transportation and Access</i>			
Explore options for providing no-fare or low-cost fare transportation services to seniors and disabled members of the community to improve access to critical needs such as senior centers, healthcare offices, pharmacies, and grocery stores.	Coordination and Partnerships/ Program	Planning Department and Wake County Human Services	Short-Term
Explore opportunities to create north-south pedestrian connector between Pine and Wait Avenues.	Capital Improvement	Planning Department	Long-Term
Construct street and sidewalk along unimproved segment of Perry Avenue between Jubilee Court and Allen Road; and along unimproved segment of Caddell Street from Spring Street to Wait Avenue.	Capital Improvement	Planning and Public Works Departments	Long-Term
Explore options for providing transit service or other transportation service that will link the neighborhood to job centers, educational centers, and other key locations.	Capital Improvement	Planning Department and Wake County Human Services	Long-Term

Neighborhood Action Plan

Action	Action Type	Lead Agency or Entity	Priority
Improve pedestrian access to Flaherty Park by constructing a sidewalk on White Street and constructing another entrance to the park from Flaherty Farms subdivision, which can provide access through Flaherty Farms.	Capital Improvement	Planning and Public Works Departments	Short-Term
<i>Recreation</i>			
Explore opportunities for expanding senior services, including options for a new senior center to relieve existing centers that are operating over-capacity, and providing transportation to senior centers.	Coordination and Partnerships/ Program	Town, Resources for Seniors, Inc., and Wake County Human Services	Short-Term
Identify needed activities and programs for neighborhood youth.	Program	Parks and Recreation Department	Short-Term
Explore possibilities for additional facilities at the Ailey Young Park. Ideas include: <ul style="list-style-type: none"> • Greenways and walking paths • Bike Trail • More picnic areas and a pavilion • Tennis and basketball courts 	Capital Improvement	Parks and Recreation Department	Long-Term
Explore improvements to Alston/ Massenberg Center to replace or re-use the vacant basketball court.	Capital Improvement	Parks and Recreation Department	Long-Term
Identify sites within the neighborhood that could serve as tot lots, mini parks, or other smaller recreational sites. Create a plan to develop parks at potential sites.	Capital Improvement	Parks and Recreation Department	Long-Term

Neighborhood Action Plan

Action	Action Type	Lead Agency or Entity	Priority
<i>Other</i>			
Continue to provide pertinent information related to the implementation of this Plan to the neighborhood on the Town's website, and by distributing materials to neighborhood locations such as the DuBois Center and area churches.	Public Outreach	Planning Department	Ongoing
Identify staff capacity needed to oversee implementation of Northeast Neighborhood Plan. Dedicate capacity to oversee plan.	Policy Direction	Planning Department	Short-Term
Consider the need for a neighborhood overlay district to address the size, scale, and design of homes in the neighborhood to encourage long-term affordability and appropriateness within the neighborhood.	Policy Direction	Planning Department	Long-Term