

Part 1 Background Information**Location**

The Mordecai neighborhood planning area lies on both sides of Wake Forest Road, just northeast of downtown. The area is generally north of Franklin Street and south and east of the industrial areas associated with the CSX Railroad and Atlantic Avenue.

Distinctive Neighborhood Characteristics

The plan area contains a unique mix of housing types, including bungalows, large neo-colonial houses, and some modest post World War II houses. The Mordecai neighborhood, with its rich architectural variety, is an excellent example of the house forms that existed before tract-house subdivisions. A typical house takes up more of its lot than is the case in a new suburban development, the result being a pedestrian-scaled environment. The Mordecai House and Historic Park, a preserved early 19th century plantation house and its grounds, is the centerpiece of the neighborhood. The area has many large, mature trees, especially oaks, and has many old and well-tended gardens. The area is known for its surprisingly diverse bird population. The landscape, the tight development pattern, and the varied houses together create a unique and desirable neighborhood.

Land Use

The Mordecai neighborhood is approximately 180 acres in size. It is located in the Central Planning District. The vast majority of the area is composed of owner-occupied, single family houses. There are, however, six apartment complexes in the plan area, mostly located at the northern end and west side of the plan area. Also, several duplexes are scattered through the area. A few moderately sized office/institutional uses, including the area headquarters of United Way and the Salvation Army, are found on Wake Forest Road. There are also on Wake Forest Road two "tourist court" motels dating from when this road was U.S. Highway 1, the main east coast highway. There is also a scattering of other non-residential uses, particularly on Wake Forest Road and North Blount Street.

Neighborhood History and Evolution

The Mordecai Plantation began in this area in the late 18th century, with the plantation house located to take advantage of the drinking water supply provided by two springs which are still in existence. The area remained farmland into the late 19th century. At that time, Norburn Terrace, a Raleigh Historic Landmark located on Lafayette Street, was built. This house, with its extensive garden, is an excellent example of late Victorian taste. At the end of the 19th century, the eastern section of the plan area called "Oakdale," just north of the Oakwood neighborhood, began development. Subdivision and house construction began in a sporadic way throughout the plan area. The area provided housing for the various levels of workers employed Downtown. Many people walked to work. This pattern of slow and varied development continued up until World War II, when construction ceased. After the war, the pressing need for new housing resulted in infill which quickly used up most of the available land left in the Mordecai neighborhood. Portions of the Norburn Terrace lands were subdivided, and Mary Elizabeth Hospital and other non-residential uses were developed on the east side of Wake Forest Road. By the 1970's a handful of apartment and townhouse developments were built: two of the largest on Wake Forest Road, the others on North Blount Street and Courtland Drive.

Description of Housing

There is a diversity of housing types in the plan area. East of Wake Forest Road was relatively uniformly developed as modest folk Victorian and early bungalows set close to the street on small lots. Similar houses are found west of Wake Forest Road, though there are later and more elaborate craftsman bungalows and, especially on Mordecai Drive and Wake Forest Road itself, several large

colonial revival and neo-classical houses. After World War II, most of the infill houses constructed were of the "picturesque" and minimal traditional styles. Many houses have been renovated and expanded extensively since their initial construction. The structures are in uniformly good condition.

Lot Size, Frontage, and Configuration

Lots in the plan area range from 0.02 to 5.98 acres in size, with an average of .23 acres. The vast majority of lots are from .15 to .17 acres in size. Lot width ranges from 26 to 261 feet, with an average of 58.7 feet.

Inventory of Built Environmental Characteristics

Main entrances in the plan area are in the front of the houses. A few houses have a secondary entrance in the front or side of the house. The average house height is one story, though there are many two story houses. Houses are placed with their fronts parallel to the street. Front yard setbacks range from 5 to 148 feet, with an average of 30 feet. The setbacks on the east side of Wake Forest Road are smaller and more uniform than the rest of the area. The distance between buildings ranges from 5 to 102 feet, with an average of 22 feet. Please note that these measurements are approximate.

Open Space and Recreation

The area has several park and open spaces in and adjacent to it. Within the area are the Mordecai Historic Park, the Poplar Street open space, the Poplar Street Mini-Park, and the Marshall Street open space. Halifax Park is located two blocks to the west of the neighborhood. Lions Park and Oakwood Park are short drives to the east.

Commercial Development Revitalization

The plan area contains some commercial development on North Blount Street. These businesses seem to be viable, though the area is somewhat deteriorated and unsightly. Several houses on Wake Forest Road south of Sasser Street have either been used for non-residential uses in the past or show that potential in the future.

Pedestrian and Vehicular Circulation

Wake Forest Road, which bisects the plan area, is classified as a major thoroughfare; Glascock Street is a collector street. The residential streets on the east and west sides of the plan area do not connect at Wake Forest Road, which causes several problems. There are sidewalks in most of the plan area. There is one crosswalk on Wake Forest Road at Glascock Street. On-street parking is common throughout the area.

Capital Improvement Needs

Water and sewer service in the area is adequate, as is most of the street paving. Portions of North Blount and Mulberry streets are unpaved.

Part 2: Issues

Issues brought up at the January 20, 1994 community meeting clustered around certain broad subjects. Wake Forest Road was cited as a barrier between the two halves of the plan area; pedestrian and vehicular movements are made difficult by this road. Yet the image of the neighborhood is largely formed by this road. Several of the other streets in the area are narrow, which presents problems because of extensive on-street parking. Speeding has increased, especially on Glascock Street, which is made dangerous because of narrowness, on-street parking, and the grade of the road. The area has a pedestrian scale yet the pedestrian network is unclear and incomplete, and street lighting is inadequate. A major theme of the community meeting and subsequent discussions has been the constant vigilance and occasional struggle required to prevent inappropriate development in and adjacent to the plan area. Concerns were the increase in apartment buildings and rooming houses, the spread and character of non-residential uses along Wake Forest Road, and the security of the edges of the

neighborhood. There were concerns about the effects that inappropriate development on the vacant property on the western edge of the plan area could have on the neighborhood. Residents felt that the area has a strong image and identity, but that this is not effectively communicated to the City at large.

Part 3: Goals and Objectives

Goal One: Enhance the quality of life in the Mordecai neighborhood

Objectives:

- to resolve/improve crime problems
- to increase street lighting
- to add park space/greenways
- to increase neighborhood convenience through mixed use in areas currently designated or zoned for non-residential uses
- to address existing and potential traffic problems
- to control cut-through traffic from adjacent new development
- to examine use of housing that may conflict with the existing neighborhood fabric

Goal Two: Preserve and improve the character and appearance of the neighborhood

Objectives:

- to enhance streetscapes, including Wake Forest Road and the north and south entrances to the neighborhood
- to ensure that zoning is compatible with the existing neighborhood fabric
- to define the physical and historic character of the neighborhood
- to examine consolidation of utilities (overhead wires and utility poles)

Goal Three: Enhance the sense of community

Objectives:

- to increase pedestrian access throughout the neighborhood
- to strengthen relationships with Halifax Court
- to enhance neighborhood identification with historic properties and Mordecai Historic Park.

Part 4: Policies

To encourage a mixture of low density residential and low intensity office and institutional uses on both east and west sides of Person Street and Wake Forest Road to Mimosa and Sasser streets. Emphasis here should be on preserving and sensitively rehabilitating existing residential structures wherever possible as either residential or office uses. Limited retail uses, such as antique, interior design, or similar low impact retail shops, may be possible if such uses locate in existing structures in this area and have a minimal impact on the former residential buildings and on surrounding areas.

To continue along Wake Forest Road, to the northern edge of the Mordecai plan area the "streetscape improvement corridor" designation that exists on Person Street to the south.

To consider Wake Forest Road as a major entryways into Downtown and therefore to give it priority for streetscape planning and overhead utility line consolidation.

To assess the appropriateness of the current speed limits and to lower them where possible.

To seek solutions for problems regarding on-street parking, especially concerning safety on Glascock Street, Mordecai and Courtland drives, Frank, Harding and Sasser streets.

To consider placing another traffic light on Wake Forest Road, possibly at Sycamore Street.

To restrict the parking of commercial vehicles on residential streets.

To study the feasibility of a 4-way stop sign at the corner of Glascock and Watauga streets.

To consider paving North Blount and Mulberry streets.

To improve signage at the intersection of Poplar and Blount streets, possibly placing a stop sign for southbound traffic on Blount Street.

To move the existing crosswalk on Wake Forest Road at Delway closer to Blount Street.

To review the locations of bus stops, especially on Wake Forest Road.

To assess street lighting in the area and to consider increasing illumination, without loss of the tree canopy.

To make a greenway connection along Marshall Street to Mordecai Historic Park.

To create a "walk" through the neighborhood, with interpretive markers, especially for the two springs.

To build a pedestrian bridge across Mordecai Creek at mid-block on Marshall Street.

To give a special landscape treatment to the two spring heads.

To increase awareness of Halifax Park facilities and programs in the neighborhood.

To support the Mordecai Historic Park Master Plan and proposed expansions of this park.

To bring zoning into conformance with the current built environment build out of the neighborhood.

Part 5: Implementation

Request that the City of Raleigh Transportation Department perform a comprehensive vehicular, pedestrian, transit, parking and street lighting study of the plan area.

Request additional enforcement of the speed limits.

The neighborhood will work with the Raleigh City Council and the Raleigh Recreation and Parks Department in an ongoing way to implement the parks and greenways policies.

Publicize, through the Mordecai CAC newsletter, the facilities and programs available at Halifax Park.

Request that a streetscape plan be prepared for Wake Forest Road.

Prepare the inventory required for historic district nomination.

The neighborhood will request to rezone from R-10 to Special R-6 those portions of the plan area where the build-out of the neighborhood generally meets, with the fewest non-conformities possible, the Special R-6 regulations. (See the attached map).

In addition, the neighborhood will request that neighborhood conservation overlay zoning be applied to the entire plan area, with the following regulations:

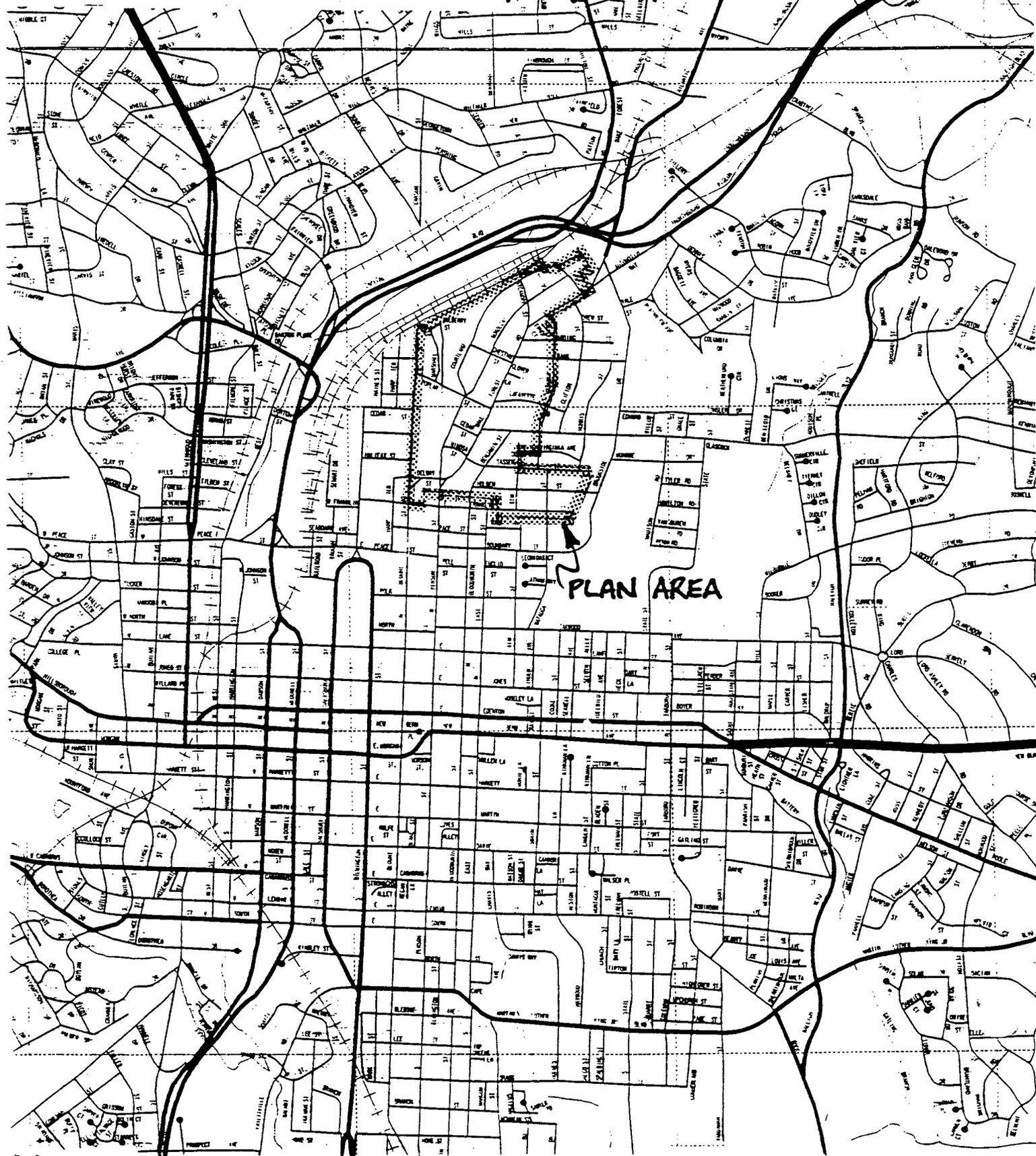
For the Entire Plan Area: Minimum Lot Size: 7,260 square feet
Maximum Lot Size: 14,520 square feet (minimum lot size for a duplex in Special R-6)
Maximum Building Height: 35'
Minimum Lot Width: 50'
Maximum Lot Width: 100'

Conservation District 1 (see attached map): Minimum Front Yard Setback of 35' for the area west of Wake Forest Road and north of Cedar Street, except for part of the north side of Courtland Drive: 35'

Conservation District 2 (see attached map): Front Yard Setbacks East of Wake Forest Road, south of Cedar Street and portions of Courtland Drive: Range of 15' to 25'

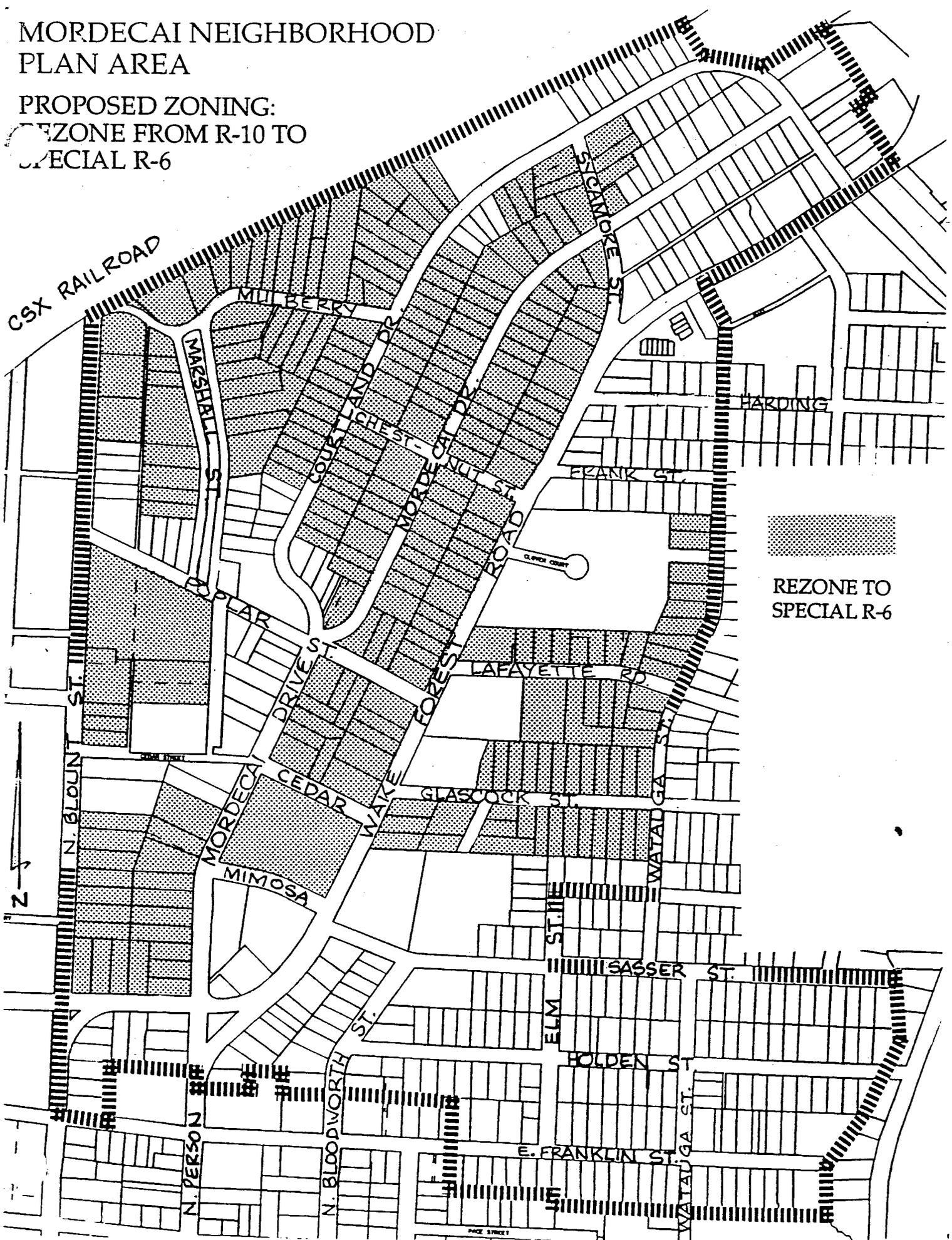
MORDECAI NEIGHBORHOOD PLAN

LOCATION MAP

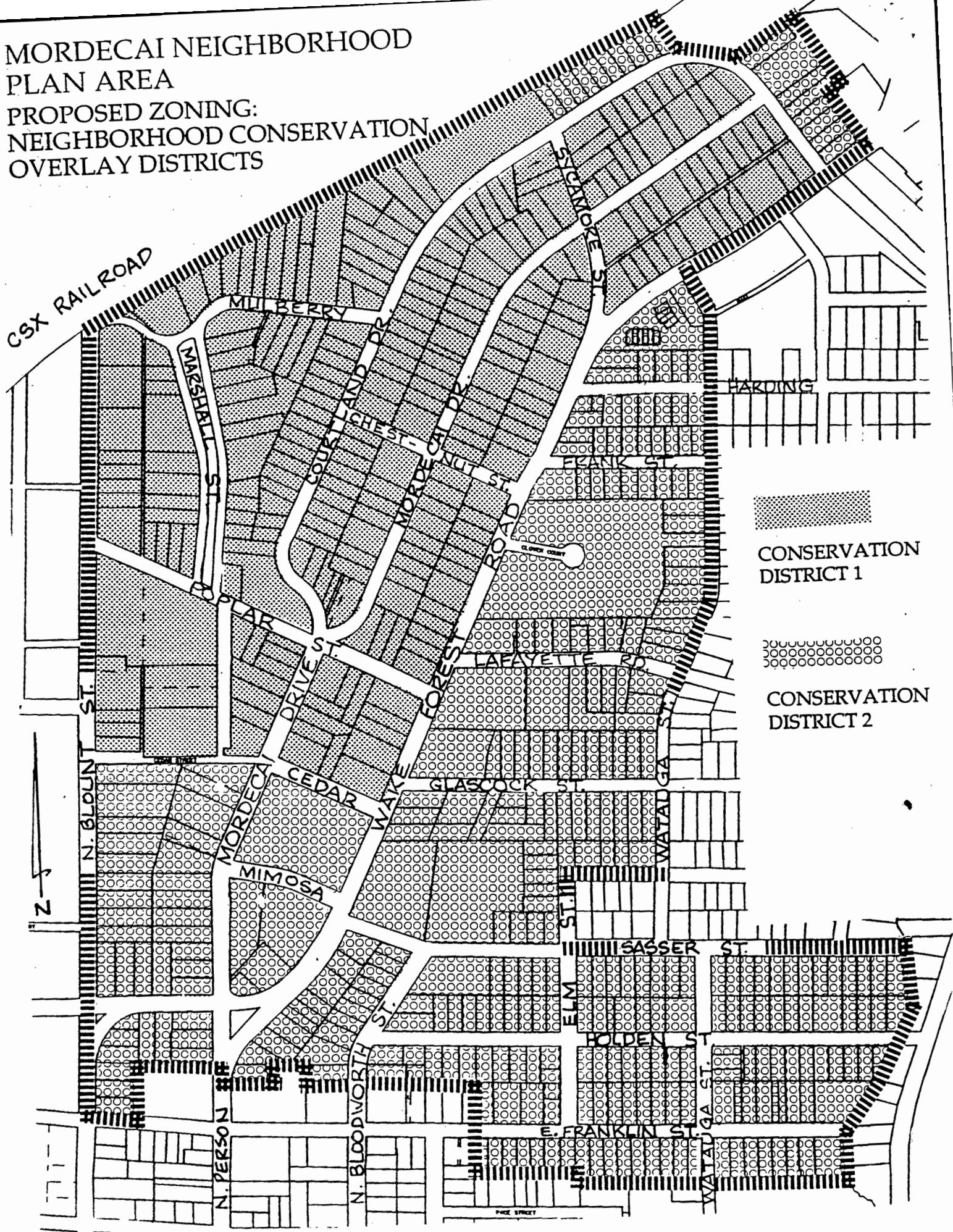


MORDECAI NEIGHBORHOOD PLAN AREA

PROPOSED ZONING:
REZONE FROM R-10 TO
SPECIAL R-6



MORDECAI NEIGHBORHOOD
PLAN AREA
PROPOSED ZONING:
NEIGHBORHOOD CONSERVATION
OVERLAY DISTRICTS



CONSERVATION
DISTRICT 1

CONSERVATION
DISTRICT 2

Part 7 Mordecai Small Area Plan

BACKGROUND

Location

The Mordecai neighborhood planning area lies on both sides of Wake Forest Road, just northeast of downtown. The area is generally north of Franklin Street and south and east of the industrial areas associated with the CSX Railroad and Atlantic Avenue.

Distinctive Neighborhood Characteristics

The plan area contains a unique mix of housing types, including bungalows, large neo-colonial houses and some modest post World War II houses. A typical house takes up more of its lot than is the case in a new suburban development, the result being a pedestrian-scaled environment. The Mordecai House and Historic Park, a preserved early 19th century plantation house and its grounds, is the centerpiece of the neighborhood. The area has many large, mature trees, especially oaks, and has many old and well-tended gardens.

Land Use

The Mordecai neighborhood is approximately 180 acres in size. It is located in the Central Planning District. The vast majority of the area is composed of owner-occupied, single family houses. There are, however, six apartment complexes in the plan area, mostly located at the northern end and west side of the plan area. Also, several duplexes are scattered through the area. A few moderately sized office/institutional uses, including the Salvation Army, are found on Wake Forest Road.

Neighborhood History and Evolution

The Mordecai Plantation began in this area in the late 18th century, and the area remained farmland into the late 19th century. At the end of the 19th century, the eastern section of the plan area called Oakdale, just north of the Oakwood neighborhood, began development. This pattern of slow and varied development continued up until World War II, when construction ceased. After the war, the pressing need for new housing resulted in infill which quickly used up most of the available land left in the Mordecai neighborhood. Mary Elizabeth Hospital and other nonresidential uses were developed on the east side of Wake Forest Road. By the 1970's a handful of apartment and townhouse developments were built.

Description of Housing

East of Wake Forest Road was relatively uniformly developed as modest folk Victorian and early bungalows set close to the street on small lots. Similar houses are found west of Wake Forest Road, though there are later and more elaborate craftsman bungalows and, especially on Mordecai Drive and Wake Forest Road itself, several large colonial revival and neo-classical houses. After World War II, most of the infill houses constructed were of the picturesque and minimal traditional styles.

Lot Size, Frontage and Configuration

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on the east side of Wake Forest Road are smaller and more uniform than the rest of the area. The distance between buildings ranges from 5 to 102 feet, with an average of 22 feet. Please note that these measurements are approximate.

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Commercial Development Revitalization

The plan area contains some commercial development on North Blount Street. These businesses seem to be viable, though the area is somewhat deteriorated and unsightly. There is a Residential Retail designation for the .32 acre site at the northwest corner of Wake Forest Road and Chestnut Street, limited to this site by a Policy Boundary Line. Several other houses on Wake Forest Road south of Sasser Street have either been used for nonresidential uses in the past or show that potential in the future.

Pedestrian and Vehicular Circulation

Wake Forest Road, which bisects the plan area, is classified as a major thoroughfare; Glascock Street is a collector street. The residential streets on the east and west sides of the plan area do not connect at Wake Forest Road, which causes several problems. There are sidewalks in most of the plan area. There is one crosswalk on Wake Forest Road at Glascock Street. On-street parking is common throughout the area.

Capital Improvement Needs

Water and sewer service in the area is adequate, as is most of the street paving. Portions of North Blount and Mulberry streets are unpaved.

RECOMMENDATIONS

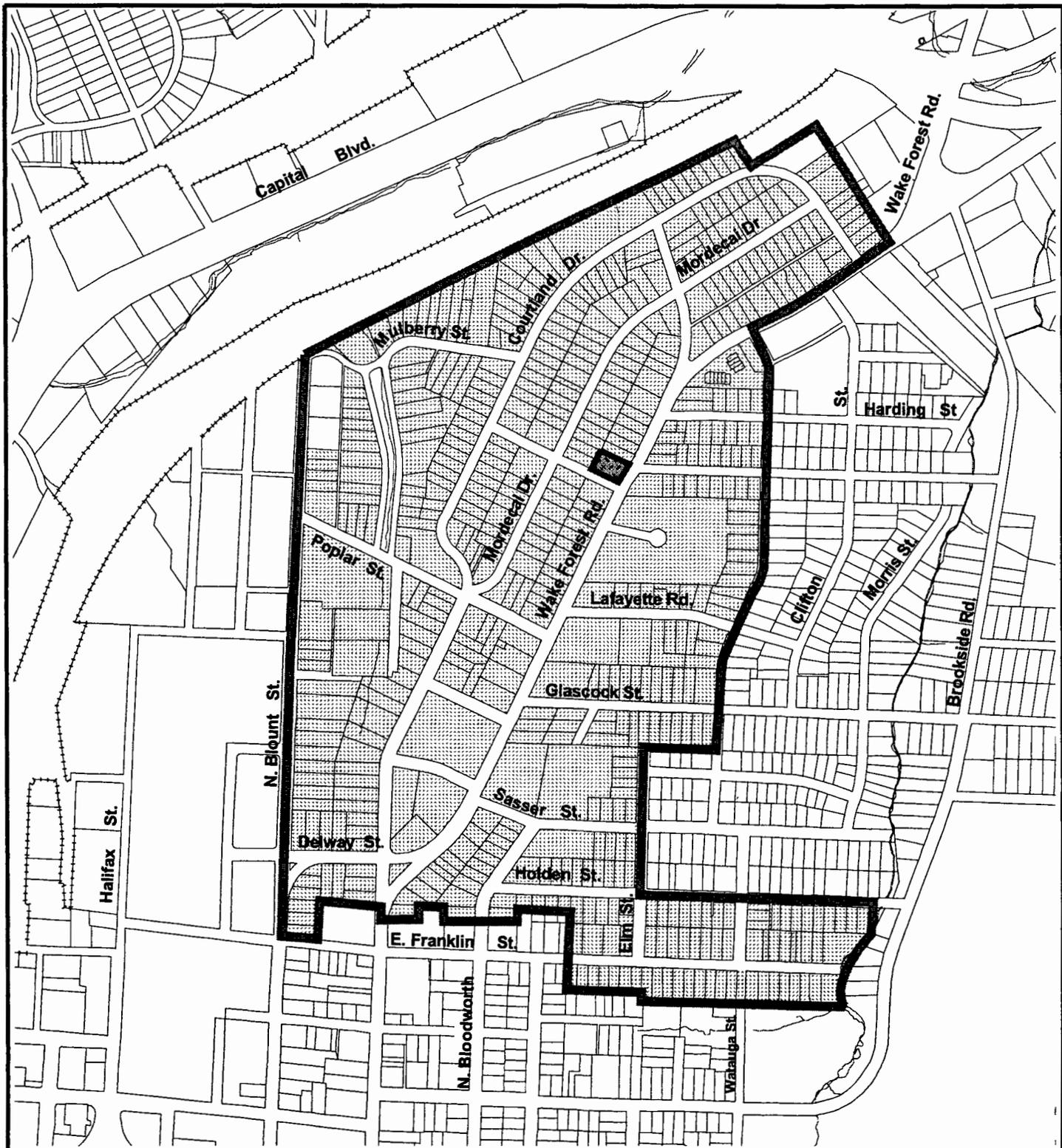
Policies

- To encourage a mixture of low density residential and low intensity office and institutional uses on both east and west sides of Person Street and Wake Forest Road to Mimosa and Sasser Streets. Emphasis here should be on preserving and sensitively rehabilitating existing residential structures wherever possible as either residential or office uses. Limited retail uses, such as antique, interior design or similar low impact retail shops, may be possible if such uses locate in existing structures in this area and have a minimal impact on the former residential buildings and on surrounding areas.
- To continue along Wake Forest Road, to the northern edge of the Mordecai plan area the streetscape improvement corridor designation that exists on Person Street to the south.
- To consider Wake Forest Road as a major entryways into downtown and therefore to give it priority for streetscape planning and overhead utility line consolidation.
- To assess the appropriateness of the current speed limits and to lower them where possible.
- To seek solutions for problems regarding on-street parking, especially concerning safety on Glascock Street, Mordecai and Courtland Drives, Frank, Harding and Sasser Streets.
- To consider placing another traffic light on Wake Forest Road, possibly at Sycamore Street.
- To restrict the parking of commercial vehicles on residential streets.
- To study the feasibility of a 4-way stop sign at the corner of Glascock and Watauga streets.
- To consider paving North Blount and Mulberry streets.

- To improve signage at the intersection of Poplar and Blount Streets, possibly placing a stop sign for southbound traffic on Blount Street.
- To move the existing crosswalk on Wake Forest Road at Delway closer to Blount Street.
- To review the locations of bus stops, especially on Wake Forest Road.
- To assess street lighting in the area and to consider increasing illumination, without loss of the tree canopy.
- To make a greenway connection along Marshall Street to Mordecai Historic Park.
- To create a walk through the neighborhood, with interpretive markers, especially for the two historic Mordecai springs.
- To build a pedestrian bridge across Mordecai Creek at mid-block on Marshall Street.
- To give a special landscape treatment to the two Mordecai spring heads.
- To increase awareness of Halifax Park facilities and programs in the neighborhood.
- To support the Mordecai Historic Park Master Plan and proposed expansions of this park.
- To bring zoning into conformance with the current built environment build out of the neighborhood.

Implementation

- Request that the City of Raleigh Transportation Department perform a comprehensive vehicular, pedestrian, transit, parking and street lighting study of the plan area.
- Request additional enforcement of the speed limits.
- The neighborhood will work with the Raleigh City Council and the Raleigh Recreation and Parks Department in an ongoing way to implement the parks and greenways policies.
- Publicize, through the Mordecai CAC newsletter, the facilities and programs available at Halifax Park.
- Request that a streetscape plan be prepared for Wake Forest Road.
- Prepare the inventory required for historic district nomination.
- The neighborhood will request to rezone from R-10 to Special R-6 those portions of the plan area where the build-out of the neighborhood generally meets, with the fewest non-conformities possible, the Special R-6 regulations.
- In addition, the neighborhood will request that neighborhood conservation overlay zoning be applied to the entire plan area, except as modified by Z-80-2000 and shown on the neighborhood plan map, with the following regulations:
 Entire neighborhood conservation overlay area: minimum lot size: 7,260 square feet, maximum lot size: 14,520 square feet or the minimum lot size for a duplex in Special R-6, maximum building height: 35', minimum lot width: 50', maximum lot width: 100'
 Conservation District 1, see zoning map: minimum front yard setback of 35' for the area west of Wake Forest Road and north of Cedar Street, except for part of the north side of Courtland Drive.
 Conservation District 2, see zoning map: front yard setbacks east of Wake Forest Road, south of Cedar Street and portions of Courtland Drive: Range of 15' to 25'



Mordecai Neighborhood Plan

- Plan Boundary
- Policy Boundary Line (PBL)
- Overlay District
- Residential Retail Area

