

## Code Update for Neighborhood Transitions Raleigh, North Carolina



As an implementation step of their 2030 Comprehensive Plan, the City of Raleigh is preparing a new unified development code. This provides standards that promote best practices in urban design and neighborhood-building. A key component is a set of form-based standards for corridors and mixed-use areas.

**Services:**

- Illustrations of typical contexts (photos and computer models)
- Visual preference activities
- Models of alternative development scenarios
- Code revisions strategies
- Public workshops

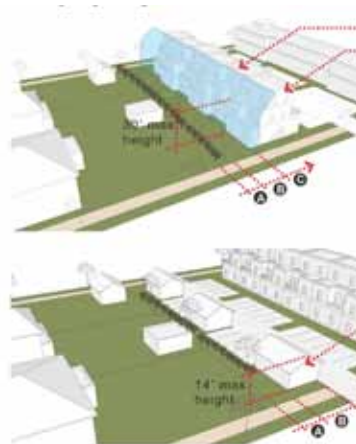
**Client:**

City of Raleigh

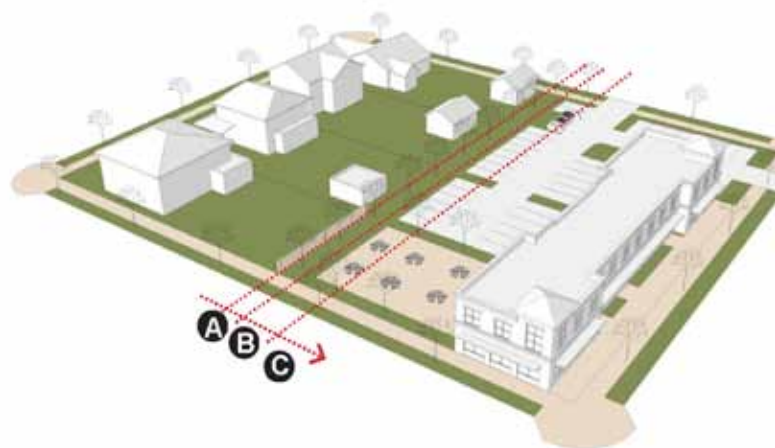
**Date:** 2009-2010

In community workshops, participants voiced concerns about the "transitions" of new development along these corridors as they abut established neighborhoods. Winter & Company assisted Code Studio in developing a strategy to address the transitions from single family residential areas to higher density, multi-family residential and commercial corridors. The concept establishes a palette of design conditions for what are often considered the back sides of these properties. They focus on creating a positive interface with adjacent neighborhoods.

The design standards establish a series of transition zones, each with specific design standards. They emphasize connecting neighborhoods and creating places that can be shared between different neighborhoods. In other places, where buffering is still needed, a new typology of screening conditions is established.

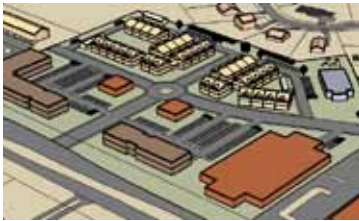


*Standards for building in transition areas promote development that is in scale with traditional residential neighborhoods found along the edges of mixed use corridors.*

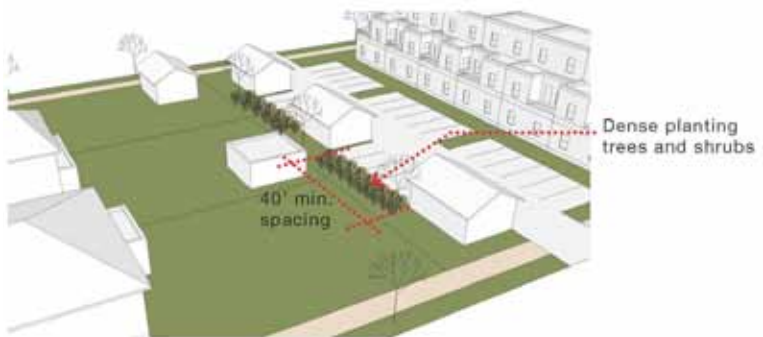


*Transition areas are established that address use, mass and scale.*

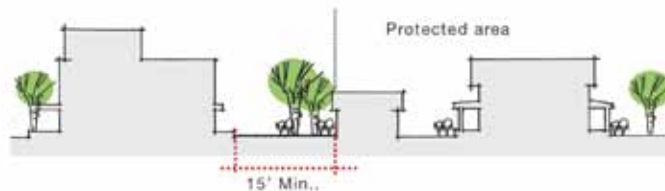
**Code Update for Neighborhood Transitions  
Raleigh, North Carolina (continued)**



Case studies illustrate connections between neighborhoods and commercial corridors.



Case studies demonstrate the effectiveness of the standards for neighborhood transitions.



Standards provide requirements for different types of buffer conditions.