

## **CAMERON PARK NEIGHBORHOOD ASSOCIATION - GUIDELINES FOR DEVELOPMENT IN OUR NEIGHBORHOOD**

### **Guidelines for Developers**

*(External refers to the CPNA's objectives for development facing the four primary streets creating the boundary to Cameron Park: Peace Street/Clark Avenue, Oberlin Road, St. Mary's Street and Hillsborough Street.)*

The CPNC does not oppose development along the neighborhood perimeter. Instead it encourages appropriate development. We expect development to comply with the Unified Development Ordinance, including any rules in the Cameron Park Neighborhood Conservation District that may apply to the developed parcel. In addition, we believe the following are fundamental elements of appropriate development in our neighborhood:

1. **Compatible scale:** Maintain compatibility of scale with existing neighborhood structures and do not create abrupt contrasts of scale around the neighborhood perimeter.
2. **Exterior materials:** Construct new buildings with exterior materials that are substantial, durable and esthetically pleasing.
3. **Parking structures:** Provide architectural facades with materials consistent with primary building where exposed to view from the neighborhood or surrounding streets. Provide screening measures to prevent light spill from internal and external light sources to the neighborhood.
4. **Community spaces:** Provide spaces for community activities that accommodate residents and augment the existing neighborhood parks and public facilities.
5. **Street frontages:** Create active ground level street frontages, possibly including neighborhood retail and services. Ground level parking structures, blank walls or service elements facing public streets are not desirable.
6. **Light and noise:** Do not generate excessive artificial light or noise that intrudes into the neighborhood.
7. **Neighborhood streets:** Respect and preserve the residential, pedestrian quality of the streets and maintain a safe environment for walkers and bike riders. Encourage pedestrian and bicycle usage and provide adequate on-site facilities for bike riders.
8. **Vehicular traffic:** Minimize and mitigate the negative effects of increased traffic.
9. **Site planning:** Blend into the existing topography and avoid tall, blank retaining walls.
10. **Historic properties:** Do not demolish property which is listed or eligible for inclusion on the National Register of Historic Places.

11. Tree canopy: Conserve and enhance the neighborhood tree canopy, limiting the height of new construction so as not to protrude above the height of the tree canopy.
12. Alleys: Along Hillsborough Street, preserve and enhance adjacent alleys to encourage their effective use.
13. Utilities: Underground utilities where permitted.
14. Residential Character: Where residential units are provided, include units that are attractive to working people, families, and/or retirees, not just students.

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## **Guidelines for Neighbors and the Association**

*(Internal refers to efforts by the CPNA to enhance the neighborhood.)*

The CPNA seeks to maintain and enhance the viability and livability of the neighborhood interior. Goals are as follows:

1. New development: Ensure that development on the streets adjacent to the neighborhood satisfies our **Guidelines for Developers (above)**.
2. Zoning: Eliminate R-10 zoning on interior streets.
3. Historic housing stock: Enhance and maintain the housing stock by encouraging and enforcing adherence to the rules applicable in the Cameron Park Neighborhood Conservation District and discouraging inappropriate teardowns.
4. Neighborhood entrances: Enhance the entrances to the neighborhood with signage, monuments and curb bulb-outs. Where appropriate, evaluate realignment of intersections for traffic management.
5. Alleys: Preserve and enhance the alley system and seek ways to incrementally improve them so that they can better serve as internal pedestrian, bicycle and vehicular ways for residents of the neighborhood.
6. Community spaces: Preserve and enhance our parks, open spaces, trees, sidewalks, and streetscapes. Encourage undergrounding of utilities.
7. Rentals: Proactively address poorly maintained rental properties and disrespectful renters.
8. Automobile traffic: Manage traffic flow with the goal of respecting the residential character of the streets, promoting safety and encouraging pedestrian and bicycle use as well as community activities.
9. Commercial traffic: Restrict commercial vehicular traffic through the neighborhood to vehicles providing deliveries and services to Cameron Park residents.
10. Parking: Advocate for rules to ensure that the neighborhood retains sufficient on-street parking stock for owner-occupied, single-family residential use without altering the character of the neighborhood by requiring construction of additional front yard parking.
11. Transit: Advocate for transit options that would be useful for the neighborhood.