



2015



CLAREMONT NEIGHBORHOOD PLAN



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INTRODUCTION

The focus of this plan is the Claremont Neighborhood, which is named for the former Claremont College. Claremont is a well-established historical neighborhood and a desirable place to live and raise children.

Located in the northeast quadrant of the city, Claremont Neighborhood contains an assortment of land uses including single-family and multi-family residences, public and private institutions, and commercial businesses. The neighborhood is dissected in a north to south fashion by NC Highway 127; bordered to the south by a regional rail line; and serves as the eastern starting point for the 2nd Avenue NE / 3rd Avenue NE one-way pairs.

Claremont Neighborhood has experienced social and physical change over the past thirty years. This change is evident in the demographics, types of new development, and overall appearance of the neighborhood. Some major factors contributing to the changes in the Claremont Neighborhood can be directly linked to the following: its proximity to Hickory's Central Business District, the widening of NC Highway 127 and the location of large institutional land uses within the neighborhood such as Frye Regional Medical Center, Lenoir-Rhyne College, and the Science, Arts and Literature Together (SALT) Block.

Although the factors outlined above have placed pressures on the Claremont Neighborhood, it has managed to maintain much of its original character and the neighborhood is considered a good place to live and raise a family.

The neighborhood is predominately residential (70 %), with office and institutional uses coming in a distant second (27%). Although the most common land use in the neighborhood is residential, research of recent census data indicates that only 52% of the residential units within the neighborhood are owner-occupied.

In examining the data collected during the planning process, it becomes apparent that significant changes have occurred within the Claremont Neighborhood's residential land use patterns. The data collected gives the appearance that new residential and the redevelopment of existing residential structures have occurred in a manner that has created many new renter-occupied residential units.

Residents of Claremont are also noticing an increase in the size and intensity of office and institutional land uses. Over the past thirty years, Frye Regional Medical Center has increased its size substantially and transformed into a true regional medical center. Lenoir-Rhyne University, the SALT Block and neighborhood churches have also been greatly expanded. All of these developments have increased traffic into and out of the neighborhood.

Although there has been an increase in rental housing and office and institutional land uses within the Claremont Neighborhood during the past thirty years, the neighborhood continues to be predominately residential, whether in the form of owner-occupied or rental units.

The strategies, recommended actions, and programs set forth in the Plan are designed to meet the social and physical developmental needs of The Claremont Neighborhood over the next five to ten years.

Organization Of The Plan

The Claremont Neighborhood Plan is organized into seven sections.

Section I – Purpose of the Plan introduces the Claremont Neighborhood and identifies its issues, concerns and assets

Section II - The Planning Process outlines the process through which this entire plan is derived.

Section III - Neighborhood Character of Claremont presents a review and analysis of Claremont’s historical development.

Section IV - Existing Conditions describes factors that have physical and social impact on the development and evolution of the neighborhood. These factors include demographics, land use, zoning, transportation, infrastructure, environmental characteristics, housing conditions, trends in homeownership and public safety. This section also summarizes different concerns, trends and issues raised during the Claremont Neighborhood planning process and is based on the perceptions of the Planning Committee and other concerned residents, as well as planning staff.

Section V - The Plan contains a full set of strategies and recommended actions and programs designed to provide guidance for Claremont’s development over the next five to ten years.

Section VI - Implementation identifies the framework within which these strategies, recommended actions and programs should be implemented.

Section VII – Appendices contain a summary of recommendations and thematic mapping of existing land uses, future land uses, current zoning, existing and proposed sidewalks.

Section I - THE PURPOSE OF THE PLAN

The Claremont Neighborhood Plan is a working document that addresses the concerns of neighborhood residents and property owners in an attempt to preserve the livability and long-term viability of the neighborhood.

The foundation of this plan is based on active citizen participation and informed decision making. With the input of residents, this plan will be more effective in meeting the particular needs of this neighborhood and stands a better chance of being implemented.

This plan provides an analysis of a wide-range of factors that collectively foster Claremont’s physical, social and economic environment, while affecting its capacity to continue to function as an integral and unique part of Hickory’s neighborhood composition.

The Claremont Neighborhood Plan provides the most detailed guidance of any City of Hickory planning document on the issues of planning and development of the area. When guidance is needed on an issue for this neighborhood, it is important to refer to the Claremont Neighborhood

Plan, The Hickory By Choice 2030 Comprehensive Plan, and all other pertinent adopted city plans to review and weigh all public interests in arriving at well thought out and viable decisions.

Issues and Concerns

The Claremont Neighborhood possesses qualities that make it a unique and desirable place to live and work. By and large the most prevalent land use in the neighborhood is residential, which is the historical development pattern within the neighborhood.

However, non-residential land uses within the neighborhood and others in relative close proximity to the neighborhood have and continue to impact the neighborhood. These issues and others identified through the neighborhood planning process are outlined within this section.

The issues were identified at well-attended community meetings. Active members of the Neighborhood Association felt that by planning together with the City, they could develop positive approaches to resolve the below-stated issues. By participating in the long-range planning process, neighbors wanted to benefit not only their neighborhood but the entire city.

The following issues were identified by the neighborhood request for planning assistance and their justification for wanting to address these concerns in the plan:

- Neighborhood traffic problems.
As with many neighborhoods, cut-through traffic, speeding, stop sign violations, dangerous intersections, and additional sidewalks were readily identified as concerns to public and personal safety. Neighborhood residents expressed the neighborhood's desire to formulate strategies that will address these matters to the betterment of the neighborhood.
- Public safety and crime prevention.
In general terms the neighborhood has expressed its desire to improve the overall safety of the neighborhood. It encourages neighborhood watch programs, adequate street lighting, a reduction in unwanted solicitations, and the installation of security cameras at Patrick Beaver Library.
- Land-use compatibility and land development concerns.
Issues concerning land-use and development are often difficult matters to solve and can create conflicts between established neighborhoods and changing conditions. The Claremont Neighborhood has voiced concerns involving intrusions into residential areas by non-residential land uses. Specifically, the Neighborhood has expressed its desires to protect the historical residential areas within the neighborhood.
- Improving the level of nuisance and minimum housing and commercial code enforcement.
Within Claremont there are some structures that need to be reviewed for their general appearance and impact on the overall neighborhood area. These include unkempt or unoccupied homes and apartments.

Neighborhood Assets

Claremont has many strengths and assets that will contribute to success in developing and implementing a long-range neighborhood plan.

- History of success in addressing concerns.
The Claremont Neighborhood has experienced success in addressing concerns involving land-use, traffic, and community appearance.
- Neighbors know one another.
Residents of Claremont are friendly to their neighbors and welcome new families moving into the neighborhood. This sense of community creates an environment in which neighborhood planning may occur, as a well-connected neighborhood is more apt to readily identify issues and concerns that impact the neighborhood.
- Claremont has regular meetings that are well attended.
The Association meets periodically, with time off during the summer. Regularly scheduled events such as the annual Easter Egg Hunt, Ice Cream Social and Halloween Festival in McComb Park provide a sense of community. With the assistance of City Staff, the leadership of the Claremont Neighborhood Association gets the word out about neighborhood meetings, and all sections of the neighborhood are invited.



- Excellent rapport with community police.
The neighborhood actively reports suspicious activities and neighborhood concerns to its PACT officers at its meetings and through one-on-one conversations.
- Positive working relationships with City Departments.
Claremont has enjoyed the advice and assistance of many City Departments. For example, the Planning and Traffic Departments worked with the neighborhood to have speed humps installed along 3rd Street NE. In addition, the Police Department has attended meetings and made presentations at meetings.
- Claremont is the type of neighborhood where people want to live, work, and raise families.
This is apparent by the number of long term residents and young families who reside in the neighborhood. The majority of the non-residential uses are institutional uses, such as the hospital, the college and the SALT Block. The Neighborhood Association has shown that it is willing to work on specific issues deemed important.
- Claremont has an active and energetic Neighborhood Association.
The Claremont Neighborhood is fortunate to have an active Neighborhood Association. Claremont's Neighborhood Association is formally recognized by the City of Hickory and is provided with a governmental liaison to maintain a clear line of communication between the neighborhood and the City.

The Claremont Neighborhood Association sponsors various fundraisers, such as bake sales, to raise funds for neighborhood events and improvements. The Neighborhood holds annual Easter Egg Hunts and Halloween activities for the children of the neighborhood. In addition to these activities, the Neighborhood Association holds covered dish dinners, an ice cream social, and other social events. All of these events help to maintain a cohesive and close knit neighborhood.

- Claremont has historical homes.
Claremont historical homes including the Shuler-Harper house, Eubert Lyerly home (location of the Hickory Museum), Maple Grove (location of the Hickory Landmarks Society), and other well-preserved historical homes which provide the neighborhood with a distinct character and historical roots.



Section II - THE PLANNING PROCESS

In May of 1996, the Hickory City Council endorsed the concept of a ten-step neighborhood planning process as developed and presented by planning staff. This planning process is based on the philosophy of “What they plan, they own.” No one knows better than the people who live and work in the neighborhood what their concerns and needs are and how those issues can be addressed.

The Claremont Neighborhood Plan is the result of a consensus building process. This process fostered honest, thoughtful and thorough discussions that assisted the Neighborhood in developing strategies to address concerns and implementation actions to achieve the Neighborhood’s goals.

Steps in the Planning Process

Organization and Meeting Process

The residents of the Claremont Neighborhood came together as a body in the initial stages of the planning process, and throughout the process continued to provide meaningful dialogue necessary to complete the Claremont Neighborhood Plan.

The Neighborhood Association held monthly meetings to hear from resource professionals and to discuss their issues of concern and develop strategies to address such concerns. Prior to each of these monthly meetings, notifications were mailed to property owners and residents within the Neighborhood to notify them of the upcoming meeting.

In initiating the planning process, lines of communication were open between residents and the City. This communication is what ultimately made the planning process possible.

The Neighborhood’s role in the planning process was to attend the meetings and discuss the issues. Each person’s participation was key to understanding the concerns of the neighborhood and developing strategies to address such concerns.

Citizen Participation

The Claremont Neighborhood Plan represents a consensus of residents and property/business owners and others who participated in the initial planning process in 2006, and the plans update in 2013 - 2014.

On average, twelve to twenty residents attended and participated in the monthly planning meetings. Many more were kept abreast of the process through mailings and other communications.

Such an intensive undertaking would not have been possible without the dedication and determination of an involved group of neighbors who have a genuine desire to maintain and enhance the quality of life in Claremont.

The Neighborhood met a total of ten times to hear from resource professionals, identify concerns and discuss strategies and recommendations to include in this plan.

Plan Preparation and Review/Adoption

The final stage of the planning process was reviewed and adopted in 2008, and subsequently updated and adopted in 2014. After receiving resident's comments as well as comments from City staff and other agencies, the draft plan was taken before the Hickory Regional Planning Commission for their review and recommendation. A final draft of the Plan was presented to City Council for adoption. This plan, was accepted by the Hickory City Council, and supplemented the Hickory By Choice Future Land Use and Transportation Plan.

Plan Update and Review / Adoption

In the fall of 2013 the Claremont Neighborhood Executive Committee, with the assistance of city staff, began to review its previously adopted Neighborhood Plan to analyze what actions had been completed, and to determine if new recommendations need to be included in the plan.

The review of the existing plan continued over the course of the following twelve (12) months, and culminated in the completion of the current plan, which was presented to the Claremont Neighborhood on May 21, 2015. The 2015 plan update was accepted by Hickory City Council on August 18, 2015.

In reviewing the previously adopted plan the neighborhood noted the following items had been completed:

1. There was concern about the U.S, Postal Service wanting new residents to the area to place mailboxes at the street rather than have delivery at the house. Several neighbors have spoken to the Postal Service. This concern has been addressed;

2. Section Thoroughfare Improvement , Item 8

Pedestrian crossing concerns at 4th Avenue NE behind First Methodist Church have been properly addressed;

3. Section Land Development and Zoning, Item 5

The City has successfully adopted a Neighborhood Preservation Overlay district which covers most of the residential areas of the Neighborhood; and

4. Section Land Development and Zoning, Items 2 & 3

The Hickory By Choice Plan was updated, and renamed the Hickory By Choice 2030 Plan. The update of the plan addressed many of the land uses and planning related recommendations contained in the previous Claremont Neighborhood Plan.

Section III - NEIGHBORHOOD CHARACTER

(Historical information obtained from *“From Tavern to Town, Revisited”*, by Albert Keiser, Jr. and Angela May.)

The Claremont Neighborhood derives its name from the Claremont Female College, which was established in the area in 1883. The college was Hickory’s first college and was brought about through the actions of the Corinth Reformed Church of Hickory and the Reverend A. S. Vaughn. The plans for the college were drawn up during a meeting in 1880. At that time, the members of the church were concerned about the education of the young women in Hickory and especially their daughters. Reverend Vaughn convinced the church that their modest plans to establish a small school should be expanded to found a school with broader goals and ideals to be patterned after Wellesley College. Henry W. Robinson was approached by the trustees and asked to donate land. He agreed and a price of \$319 was paid for the property.



(Girls from Claremont College Late 1800's)

The establishment of the college represented a significant step for the town of Hickory. The college was eventually replaced by the Claremont High School and the building is now home to The Arts and Science Center of Catawba Valley. This area has been associated with the educational and cultural components of the city since its beginning.

In addition, Lenoir-Rhyne was established in 1891 as a private, four-year, liberal arts, co-educational college by the Lutheran Church and continues to operate as an accredited institution affiliated with the North Carolina Synod of the Evangelical Lutheran Church of America.

The neighborhood’s close proximity to the original city limits is another key factor in the development of the neighborhood. A 360-acre tract of land purchased by Jesse Robinson in 1798 comprises the bulk of the original corporate limits of the Town of Hickory. Claremont lies

within the northeast corner of that tract. Other large landowners in Claremont were John and A. L. Shuford, William A. Lenoir and R.W. McComb. For many years the area was farmland. The combined properties of the McComb and Shuford Families became known as Combford Park.



(Harvey Ellis McComb Home Late 1800's)

The construction of Daniel Webster Shuler's home in 1887-1888 signaled a beginning to the more stylist residential development around Claremont College. Shuler's house, now known as The Shuler-Harper House, is considered the finest example of Queen Anne architecture in North Carolina.

In the 1870's, two blocks north of the SALT Block, Adolphus Lafayette Shuford had acquired about 70 acres for development of a dairy farm. On this land in 1883 he built a 2-story Italianate-style house known today as Maple Grove. On April 24, 1973 it became the first property in Hickory listed on the National Register of Historic Places

Community Facilities

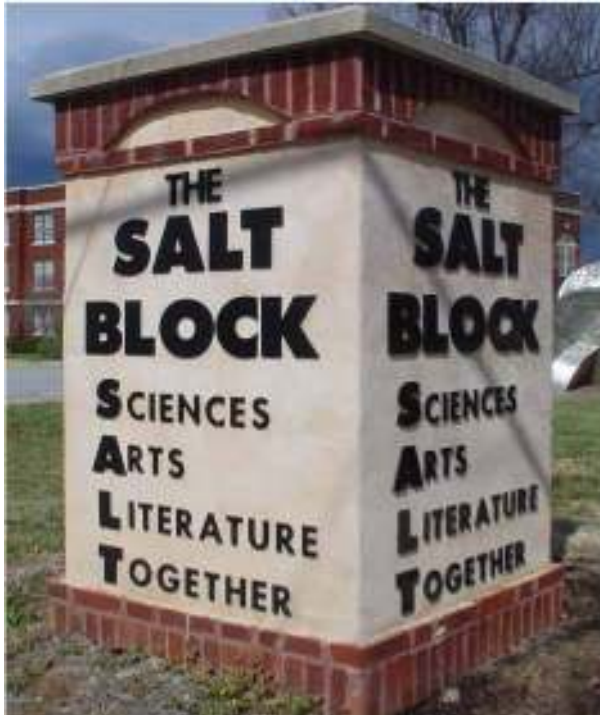
SALT Block

In 1883 the Claremont Female College occupied the site that is now the Arts & Science Center. In 1909 the trustees of the college turned it over to the Classis of the Reformed Church of North Carolina. The Classis subsequently subdivided nine acres of land along the western boundary in order to raise money. Eight lots were created but at the time only three lots were sold. The college continued to operate until 1916 when a fire destroyed the college.

In 1925 the site was redeveloped as Claremont High School, which was designed by Raleigh architect C. Gadsen Sayre, and consisted of three-story H-shaped building. The high school remained in operation until its closure in 1972. At that time, a Civics teacher, Charles Bagby suggested that the school be converted to an arts center. The Corinth Reformed Church leased the whole block to the Hickory Arts Center, Inc. for ninety-nine years. A funding campaign, led

by Harley Shuford, raised money for the restoration of the structure. In 1986 arts organizations began moving in.

With the conversion of Claremont High School into the Arts and Science Center and the construction of Patrick Beaver Library in 1998, the entire block bounded by 2nd and 3rd Streets NE and 3rd and 4th Avenues NE has become known as the SALT Block.



The SALT Block continues to evolve. A Master Plan for the SALT Block was commissioned by the SALT Block Foundation and the Foundation has formally received “The Report”. The Foundation sub-leases the Block from Corinth Church. “The Report”, completed by Woolpert & Associates, will be used as a guiding document for the future development of the Block.

The Science Center has undergone a major expansion, which includes the addition of a planetarium and an aquarium. The building located at the Northeast corner of 3rd Avenue NE and 2nd Street NE, formerly part of the Catawba Valley High School, is currently used for office and classroom space for the Arts and Science Center and The Museum of Art.

Some of the possibilities for the Block include an amphitheater and expansion of the auditorium.

Historic District

Within the boundaries of the Claremont Neighborhood lies a National Register Historic District. Although it comprises only about one-fifth of the total neighborhood, the Claremont Historic District is an important reflection of Hickory's late nineteenth and early twentieth-century history.

According to From Tavern to Town, Revisited, Claremont Historic District consists of the late nineteenth and early twentieth century homes of four generations of businessmen, professionals, and educators. Through its surviving historic building stock, the historic district is a guidepost to Hickory's growth from a small trading center surrounded by farmland to a thriving manufacturing center in the twentieth century. The position of the earliest roads in the district also influenced the direction and nature of its development.

Residential development began away from the railroad tracks when the Fox-Ingold-Abernethy House and Maple Grove were built in the 1880's. In 1887, Daniel W. Shuler built the fashionable Queen Anne-style house at the northeast corner of Third Avenue NE and North Center Street. Further development did not occur until Harvey Ellis McComb built and moved into his house in 1889. The national economy and the local economy suffered for the next ten years. Although fewer homes were added in the area, more significant home building commenced again at the close of the 19th century and continued until 1915.



Two patterns became evident. The first pattern was the houses constructed just before and after the 20th century mark. These represented the development of new, fashionable residential areas away from the railroad tracks. A good portion of the homes constructed were built for sons and daughters of early residents. This pattern would be repeated in the later periods of growth.

In 1927 the second pattern occurred with construction of the Moss Apartments. This signaled a change in the single-family only environment of Claremont. Claremont High School had also been constructed by that time and the neighborhood continued to grow. From the 1920's through the 1940's, Claremont experienced growth as businesses flourished. Many of the people who had established these businesses moved into the Claremont area, thereby re-affirming Claremont's position as a fashionable neighborhood.

Three houses were moved around in Claremont in order to preserve them. The 1939 Richard Baker Nurses Facility was moved from 1st Street NE to 4th Avenue NE in the early 1970's. On September 21, 1987, the Corinth Reformed Church Parsonage was moved from 3rd Avenue NE to 3rd Street NE. In June of 2004, the Eubert Lyerly home was moved two lots from its location to the site of the new Hickory History Center and the Shuler-Harper house. There have been a number of demolitions in the Claremont area due to the expansions of Frye Regional Medical Center and the First United Methodist Church.

Recreation Facilities

Ivey Arboretum at Sally M. Fox Park

Sally M. Fox Park is a seven-acre arboretum owned by the City of Hickory. In the 1870's a mineral spring existed with supposedly healing waters. It was visited by residents and tourists, which led to its becoming a meeting place for all. In 1904 the City of Hickory purchased Sally M. Fox Park from the estate of John W. Robinson. The spring, however, dried up in 1907 after an adjacent property owner drilled a well that interrupted the flow of water. For the next ten years money was raised to make the site the first large park in Hickory.

In 1921 a public swimming pool was constructed with a wading pool and lily pond. During the Depression, the Works Progress Administration (WPA) constructed sidewalks. Beginning in 1936, George F. Ivey began the planting of numerous trees and the arboretum was born. Various efforts by civic groups have restored the arboretum to its present state. The Ivey Arboretum at Sally M. Fox Park is an interpretative restoration of George Ivey's collection of hardwoods. What is currently known as Sally M. Fox Park was formerly known as Carolina Park. This park's name was changed in 2014 to recognize long-time City Council woman Sally Fox. The restoration was a project of the Community Appearance Commission of the City of Hickory.



Sally M. Fox Park consists of a passive recreational area with associated park benches and landscaping features, which provide neighborhood residents with open space and a community-gathering area. The original 1895 Corinth Church Parsonage was moved to the park and restored by the Hickory Landmarks Society. It is currently occupied by the Women’s Resource Center. In addition, the Ivey Arboretum is a part of that park. In recent years, the City of Hickory received a grant from the Department of Forestry to place new identification signs on the trees planted in the arboretum. The City’s Public Art Commission has also provided for the placement of sculptures in the park, which are named “Convergence” and “Lola”. The Public Art Commission has also provided for the placement of numerous benches produced as part of its city-wide art bench project.

McComb Park

McComb Park is another passive facility within the Claremont Neighborhood. The property was acquired by the City of Hickory on January 1, 1938. The park remains in the ownership of the City of Hickory, and is utilized for weddings and other special events. The park contains a gazebo and fountain area, as well as other amenities. The park is home to the Beaver Memorial Garden and fountain.



In 2014, Saint Aloysius Catholic Church dedicated the sculpture named “Fly Away” and reflection area to commemorate the one-hundredth (100th) anniversary of its Parrish.



Maple Grove

Maple Grove was purchased by the Hickory Landmarks Society in 1970. The funds utilized to purchase the facility were provided as a gift in memory of the late Wade Hampton Shuford by his widow. The Italianate-style farmhouse was built in 1883 by Adolphus and Mary Adelaide Shuford with the back portion of the house having been built ca. 1870. In 1976 it was transformed into a house museum and headquarters for the Hickory Landmarks Society. Restoration of Maple Grove to the c. 1895 period has been an ongoing project since 1992. The building and grounds are open to the visiting public, and guided or self-guided tours are available.



Hickory History Center / Harper House Museum

The Shuler-Harper House, at 310 North Center Street, is a Queen Anne residence of the 1887-88 era which has been rehabilitated by the Catawba County Historical Association. The home is open to the public, and guided tours are offered.



A welcome center to the Shuler-Harper House is operated nearby at the Hickory History Center, which also contains exhibit space and association offices. The center is housed in another restored home, the Eubert Lyerly House, which was constructed in 1912 and remodeled in the early 1930s to a Tudor Revival form.

A momentous preservation project, with the Catawba County Historical Association raising \$2,000,000 for restorations, the Harper House welcomes visitors as a house museum, interpreting both Hickory history, through the numerous significant families who lived in the house, and Victorian life in the South, circa 1887, the date of the house's construction. On the same lot, the Lyerly House, rescued and moved for preservation on June 24, 2004, is devoted to the further interpretation of Hickory's rich past, serving as the Betty Allen Education Center and Margaret Huggins Gallery, as well as a conference facility.

Economic Growth Influences

Not until the end of the nineteenth century did building start anew. The population of the town had grown from approximately 2,500 people in 1900 to more than 3,700 people in 1910. Housing for the population expansion occurred all over the city as well as in the Claremont area. Growth and development in the hosiery, textile and furniture industries had a significant impact on the Neighborhood and City at large.

The houses constructed just prior to and after 1900 represent the development of new, fashionable, residential areas away from the railroad tracks and central business district. The continued development of the area progressed as children of earlier residents built their homes nearby. Purchasing land near Claremont College became popular. The land was reasonably priced and elevated away from the central business district. According to From Tavern to Town, Revisited, it was significant that many built their homes facing the College and not the area later to become known as Sally M. Fox Park. Although it may have been a decision to conform to the pattern established by the Reformed Church in the setting of its parsonage, it may also have reflected the desire to identify with the college and its role in the educational and cultural development of Hickory.

In 1911 the Richard Baker Hospital opened just north of the Shuler-Harper House. It was also a reflection of the industrial and economic growth of Hickory, which continued until the onset of World War I.

The next active period of growth in the area began after World War I. According to the book From Tavern to Town, Revisited, “A general non-farm economic boom following the war was felt in Hickory and throughout North Carolina as new businesses and industries were developed. Furthermore, growth in the urban population created an increasing need for housing and service-related businesses as well as new educational and recreational facilities. Many of the people who established these businesses chose home sites in the district [Claremont] –even as outlying areas were being developed for residential sites-thereby affirming Claremont’s position as one of the fashionable neighborhoods in Hickory.”

The expansion of Highway 127 in the late 1980’s and early 1990’s signaled some major changes to the look of the Claremont neighborhood. Highway 127 is a major arterial that bisects the neighborhood. Smaller homes that front along the highway, specifically from 3rd Avenue NE to 5th Avenue NE have undergone a transition from residential to office. This trend has caused concern among residents. In addition, since the beginning of the twenty-first century the south side of 3rd Avenue NE between North Center Street and 2nd Street NE has been converted to non-residential uses. The small strips of homes in that area have been re-developed into professional offices and service businesses. The property owners have maintained the charm of the historic district by combined parking in the rear of their buildings, using period lighting and minimizing signage with a common theme.

Section IV - *EXISTING CONDITIONS*

This section describes and summarizes different concerns, trends and issues raised during the Claremont Neighborhood planning process, based on the perceptions of the neighborhood, as well as city staff.

The Claremont Neighborhood has four distinct geographic sections. The eastern portion of the neighborhood from 7th Avenue NE to 8th Avenue NE consists of two city blocks that are occupied by Lenoir-Rhyne University and other institutional land-uses.

The southeastern portion of the neighborhood along Main Avenue NE and North Center Street comprises the non-residential portion of the neighborhood. This particular area is occupied by retail, service, and office type land-uses.

The central and northwestern portions of the neighborhood bound roughly by 4th Street NW, 2nd Street NE (NC 127), 8th Avenue NE southward to Main Avenue SE and eastward to 5th Avenue NE are largely residential. This portion of the neighborhood consists predominately of single-family residential land-uses, but also includes multi-family structures as well as institutional land-uses.

The southwestern portion of the neighborhood from 5th Avenue NE southward to Main Avenue and eastward to 2nd Street NE (NC 127) includes the easternmost portion of the City's Central Business District.

Primarily, the neighborhood is void of large vacant properties, which makes new development in the neighborhood unlikely. However, the opportunity for the redevelopment of existing properties does exist.

Institutional Influences

***2014 update provided from the Institutional entities if a representative was available**

Frye Regional Medical Center (2008 information provided)

The residents of Claremont had the opportunity during their planning sessions to hear from Mr. Jamie Smith of Frye Regional Medical Center. Frye's activities and programs can have a profound effect on the neighborhood. The current needs of the hospital will be to complete the two vacant floors in the Heart Tower and provide more outpatient surgery. In the future, the hospital is looking at a couple of upgrades on its physical campus. Two possible upgrades are developing a level-three trauma center which would require a helicopter pad on the roof and a primary entrance on Highway 127.



Representatives from Frye wanted feedback from the neighborhood as to what the neighborhood would like to see. Mr. Smith indicated that the hospital had no plans to expand further into the neighborhood beyond gaining direct access to Highway 127. This information was a relief to the residents. At this time, we were unable to receive an update from Frye before this went before Council for approval.

First United Methodist Church

In 2014, neighborhood met with Reverend Craig Langston to discuss the church's future plans and concerns. It was revealed the church does not have any immediate plans for expansion, but will be embarking on a facilities improvement initiative that will include painting, playground upgrades, and landscaping. Rev. Langston did indicate a concern regarding pedestrian safety along 3rd Street NE.



Lenoir-Rhyne University

In 2014, Mr. Peter Kendall from the university spoke to the neighborhood about the University's plans for the immediate future. During the original planning process, the neighborhood's greatest concern was the historic buildings on the campus and the desire to see Lenoir-Rhyne University renovate the buildings rather than demolish them. There were also concerns about the university acquiring more land and further impacting the neighborhood with additional parking and destruction of homes. For the most part, the residents co-exist with the university and actively utilize the sidewalks and streets of their neighborhood and the campus.

The University five-year plan was just completed for 2013-2018 which includes facilities and grounds. The university's new Chapel was completed in 2014. The Science building is scheduled to begin the summer of 2015 and will take a year and half to complete. Mr. Kendall did express concerns with the availability of low rent housing for students.

Mr. Kendall shared with the neighborhood that the University's major focus for growth was in the immediate future of the Physician Assistant program. It is scheduled to begin classes in 2016 once the building has been renovated. Mr. Kendall noted the University had leased a building on Lenoir Rhyne Boulevard at Highland Avenue SE to house the facility, with plans for additional growth in this area.



SALT Block

In 2013, the neighborhood met with LT Thompson (SALT Foundation President), Tara Bland (Director of the SALD Block Foundation), and Beth Watts Rogers (Board Member) of the Foundation to discuss their plans moving forward. The SALT Block Foundation had previously completed a long range plan for the campus; however the recent economic downturn had negatively impacted the Foundation’s ability to bring these plans to fruition. Understanding the present economic realities, the Foundation has taken the stance of making improvements to the facilities and programs currently offered at the SALT Block, and plans for future expansion had been put on indefinite hold.



Transportation Influences

Streets

The neighborhood contains both major and minor thoroughfares, the most notable of which is 2nd Street NE (NC 127). This roadway was expanded in the 1990’s from a two-lane roadway to five-lane roadway. The widening greatly improved the function of the roadway, but it altered the character of the neighborhood quite dramatically.

Table 1. AVERAGE VEHICLES PER DAY ON MAJOR STREETS IMPACTING CLAREMONT

Roadway	2003	2005	2007	2009	2011	2013
Lenoir Rhyne Boulevard (North of Tate Blvd)	16,000	15,000	13,000	Not Available	11,000	14,000
Northern One-Way Pairs (combined counts)	15,500	14,700	13,100	12,000	11,700	11,700
2 nd Street NE / NC 127 (South of 8 th Ave NE)	26,000	28,000	24,000	25,000	24,000	25,000
Tate Boulevard (East of LR Blvd)	14,000	18,000	14,000	14,000	13,000	13,000

Public Transit Service

The regional public transit authority, Greenway Public Transportation serves the Claremont Neighborhood with one route, Route 2 (NC 127 Springs Road). The transit systems also offers connections to other routes serving the Hickory Metro Area. Bus stops are located near Frye Regional Medical Center, Lenoir-Rhyne University and Patrick Beaver Memorial Library. The transit stop cycle is once every hour Monday through Friday, and every two hours on Saturday.

Greenway Public Transportation also offers complementary para-transit service for those who qualify. This service provides van service to those who are unable to access the fixed route service.

Demographic Characteristics

The demographic characteristics of Claremont have changed significantly over the years according to long-time residents. The US Census of Population and Housing information for 2010 was used to examine and describe the population in Claremont. The Census indicated a total population of 1,060 residents. In 2000 the population of Claremont was 1,017 residents.

Table 2 compares Claremont and the City of Hickory by race. According to 2010 Census data, 2.6% of the City’s population resides in Claremont. Eighty-three (83%) percent of the residents in Claremont are white, which is higher than the City’s sixty-nine (69%) percent. Eleven (11%) percent of the population of Claremont is black, while fourteen (14%) percent of the City’s population is black.

Table 2. 2010 CENSUS DATA BY RACE
Claremont

<u>White</u>	<u>Black</u>	<u>Amer. Indian</u>	<u>Asian</u>	<u>Hispanic</u>	<u>Mixed Race</u>	<u>Total</u>
880	118	0	7	44	11	1,060
83.0%	11.1%	0.0%	0.6%	4.2%	1.0%	100%

Hickory

<u>White</u>	<u>Black</u>	<u>Amer. Indian</u>	<u>Asian</u>	<u>Hispanic</u>	<u>Mixed Race</u>	<u>Total</u>
27,750	5,638	76	1,264	4,544	738	40,010
69.4%	14.1%	0.2%	3.1%	11.4%	1.8%	100%

Table 3 shows the number of residents in Claremont and the City of Hickory who, in 2010, were either under 18 or 65 or older. Overall the neighborhood closely compares to the City’s percentage for 65 and older, but Claremont had a lower percentage of under 18 age persons than the City.

Table 3. 2010 CENSUS DATA BY AGE & ONE PERSON/SINGLE PARENT HOUSEHOLDS
Claremont

<u>Under 18</u>	<u>65 or Older</u>	<u>One-Person Household</u>	<u>Single Parent Household</u>
156	163	152	20
14.7%	15.4%	41.5%	5.5%

Hickory

<u>Under 18</u>	<u>65 or Older</u>	<u>One-Person Household</u>	<u>Single Parent Household</u>
9,425	5,733	5,593	1,791
23.6%	14.3%	33.7%	10.8%

Housing Values and Income

The median value of a home in Claremont in 2011 was \$171,444, above the City’s average of \$151,600. According to the Census Data, the median contract rent in Claremont was \$605, compared to \$629, the citywide average. The median household income for Claremont was \$41,653, higher than the citywide median of \$37,939.

School Data

School enrollment records indicate that 2.5 percent of all students in Hickory reside in Claremont. The school data below was included in the original version of the Claremont Neighborhood Plan. **During the 2014 plan update it was determined the data sets below were no longer available, but the data sets were kept for historical reference.

Table 4. PERCENT OF ALL HICKORY STUDENTS RESIDING IN CLAREMONT BY RACE
Hickory Students (2004 Data)**

Asian	Black	Hispanic	White	Amer. Indian	Total
275	1,325	619	2,305	8	4,532
6.1%	29.2%	13.7%	50.9%	0.2%	100%

Claremont Students

Asian	Black	Hispanic	White	Amer. Indian	Total
3	11	4	96	0	114
2.6%	9.6%	3.5%	84.2%	0.0%	100%

Percent of Hickory Students Residing in Claremont

Asian	Black	Hispanic	White	Amer. Indian	Total
1.1%	0.8%	0.6%	4.2%	0%	2.5%

Land Use Characteristics

The Claremont Neighborhood boundaries encompass approximately 239 acres or .37 square miles. Various maps for the Neighborhood are in the Appendix of this document.

Claremont is a predominately residential neighborhood with small pockets of non-residential areas. There are approximately 384 individual properties within the neighborhood, and of those, 53 properties (14%) are vacant. The vacant land means there are opportunities for in-fill development. The above referenced information was obtained by spatial analysis of the City of Hickory's Geographic Information System (GIS), as well as from information obtained from the U.S. Census Bureau.

The most significant institutional land uses in Claremont are Frye Regional Medical Center, the SALT Block, Lenoir-Rhyne University, and the First United Methodist Church.

The public and semi-public land in the neighborhood is primarily owned by the City of Hickory. Sally M. Fox Park/Ivey Arboretum and McComb Park, which are owned by the City, and collectively, consist of approximately 6 acres of passive recreation areas. The City of Hickory's Fire Station 1 is also located within the neighborhood at the southwest corner of 1st Avenue NE and NC 127.

Current Zoning

The current general zoning for the Claremont Neighborhood is illustrated by the *General Zoning* map in the Appendix. The neighborhood is comprised predominately of areas located within either the Medium Density Residential – 3 (R-3) District or the Office and Institutional (OI) District. The Medium Density -3 Residential (R-3) District provides locations for single, two and multi-family residential structures, as well as institutional uses such are churches and other religious institutions. The maximum residential intensities within the Medium Density Residential -3 (R-3) District are six (6) units per acre for single and two-family development and eight (8) units per acre for multi-family development. Properties located within Office and Institutional (OI) Districts are afforded the opportunity to develop as office, institutional and residential uses. Development intensities within Office and Institutional (OI) Districts are based upon the land area (acreage) of a specific parcel of property. (Some of the more technical descriptions of the zoning districts were deleted. This was done in an effort to eliminate confusion to those who may not understand some of the terminology.)

The remainder of the Neighborhood is comprised of areas located within the Central Business District and along the Norfolk Southern Railway. The Central Business District (C-1) is a mixed-use district which allows for office, service, retail, entertainment and residential land-uses. As with most urban areas, the Central Business District represents the City's historic and financial center. Development intensities within the Central Business District are typically more intense and provide for larger and taller buildings. The other commercial area along the Norfolk Southern Railway is located within a General Business (C-2) District. The General Business (C-2) District consists of areas within the City located along the railway, which contain a wide variety of office, service, retail and limited industrial uses. The General Business District provides for development intensities identical to those of the Office and Institutional District.

Zoning Overlay Districts

A significant feature in the Claremont Neighborhood is the presence of several zoning overlay districts. Zoning overlay districts have the effect of adding, reducing or modifying the development standards of the underlying general district. The Claremont Neighborhood contains five (5) specific overlay districts, which include the following:

1. Historic Overlay (H-O). This zoning overlay district covers portions of 3rd Avenue NE, 3rd Street NE, 5th Avenue NE, and 2nd Street NE make up the locally designated Historic District, which consists of fifty-three (53) structures, while the larger National Register District contains one hundred seventy-seven (177) structures. The Claremont Historic District has been surveyed for possible expansion, which has not been funded but would add one hundred twenty-four (124) additional structures to the local district.

The historic designation protects the unique architectural character of the neighborhood by reviewing and regulating any exterior changes a homeowner proposes. The Claremont Historic District is listed as a National Register Historic District, which is an honorary designation and has no regulations attached. It is also a local district. A local district is a type of zoning, hence the overlay. The Historic Preservation Commission is the appointed body that oversees requests for renovations, demolition and other changes on properties in the historic district. The commission has design guidelines as well as Land Development Code which provide guidance in their deliberations. A public hearing is required for major changes; however, minor changes can be reviewed and approved by staff.

There are several structures along 3rd Avenue NE and 2nd Street NE that are in the office and institutional zones. These structures are being used for non-residential purposes, but are required to adhere to the Historic Preservation Design Review Guidelines.

2. NC 127 Central Corridor Overlay (NC 127-O). The NC 127-O covers a large portion of the Neighborhood between North Center Street, 8th Avenue NE, 3rd Street NE and 1st Avenue NE. This particular overlay was designed and adopted with the intent of crafting specific development standards that would allow for non-residential development, while ensuring the integrity and character of residential areas of the Neighborhood are protected.
3. Neighborhood Protection Overlay (NP-O). The NP-O district was expanded into the Claremont Neighborhood as a result of the City's comprehensive planning process titled Hickory by Choice 2030. This overlay covers much of the residential portion of the Neighborhood. The intent of the NP-O district is to place additional standards on development activities to ensure the integrity and character of the Neighborhood are protected and preserved.
4. Revitalization District Overlay (RD-O). The RD-O district was created with the intent of easing development standards within the Urban Revitalization Area (URA) to foster redevelopment of idle or marginal properties that may otherwise remain vacant or fall further into disrepair. A small portion of the RD-O existing within the Neighborhood, and is located along Main Avenue Se near the Central Business District.

5. Watershed Protection Overlay (WP-O). The WP-O is an environmental overlay designed to minimize surface water pollutants which may flow back to Lake Hickory. The entirety of the Neighborhood is located in the Protect Area of the WP-O. Development activities within the overlay that meet reach specified development intensities are required to employ surface water control features designed to filter out pollutants prior to discharge into the Lake Hickory Water-Supply Watershed.

Mill Redevelopment and Brownfields

A number of former mill sites on the neighborhood's periphery have been identified as suspect Brownfields sites through the City's Community-Wide Brownfields Program. The U.S. Environmental Protection Agency (EPA) identifies Brownfields as property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Through the City's Brownfields Program, environmental analyses were conducted on several sites to assess the presence of environmental contaminants, clean-up alternatives, and land-use restrictions that could be put in place in order to put the properties back into productive use.

Three specific Brownfield redevelopment projects occurring immediately southeast of the neighborhood have had, or will have positive impacts on Claremont. These include the former Hollar Hosiery Mill on Highland Avenue, the former Moretz Mill located on Lenoir Rhyne Boulevard SE, and the former Lyerly Mill located on NC 127 South. Each of these redevelopment projects will breathe life back into long idle former industrial buildings. The uses occupying these redeveloped buildings include restaurants, office space, residential units, and an event spaces just to name a few.

Inspiring Spaces

The City's Inspiring Spaces initiative, which is a city-wide public property improvement initiative, contains a number of items in or near the Claremont Neighborhood. The initiative's plans for a linear park along Main Ave SE and the Norfolk-Southern Railway would bring a large public investment project to the area along the Neighborhood's southern boundary. This linear park is intended to provide amenities from downtown eastward to Lenoir Rhyne University. The proposed park would include pedestrian walkways and landscaping enhancements to name a few.

The initiative also includes plans for streetscape improvements along NC 127 from Cloninger Mill Road southward to the Norfolk Southern Railway. The plan's recommendation includes provisions for the construction of landscaped medians along a portion of NC 127 within the Claremont Neighborhood, which has been the desire of the neighborhood for many years.

Environmental Characteristics

Two creek beds control the natural drainage pattern in the neighborhood. One runs parallel to the northwest near 5th Avenue Place NE and 3rd Street NE. The second stream runs along 8th Avenue NE. These features can be scenic and provide wooded green space in the neighborhood, yet they can also collect litter, become overgrown, and are subject to potential flooding during heavy rainstorms.

In addition to the water features referenced above, the Claremont Neighborhood contains a healthy older growth tree canopy, which is typical of many of Hickory's older established neighbors. Two

tree specimens have been nominated as treasured trees by the City’s Community Appearance Commission. The specimens include a Lace Bark Elm located at 205 3rd Street NE, and a Deodar Cedar located at 213 3rd Street NE.



The City of Hickory has also initiated a storm water public education program; to help citizens understand where the storm water runoff from their property goes after it enters the numerous storm drains in our community. Through this initiative city staff has installed signs along major streets as well as markers on storm drainage inlets. The intent is to help citizens understand that stormwater runoff from their property picks up pollutants from the surfaces it crosses and carries them directly to small streams and creeks in their neighborhoods. All of this stormwater runoff eventually finds its way into the Catawba River, which is the major source for drinking water for the region.

Another component of the City’s stormwater education program consists of staff members who go out into the community to speak to school groups, business entities, and other governmental groups about the impacts stormwater runoff has on our community. City staff members have spoken at numerous events, and continue to reach out to interested groups as part of their daily duties.



Public Infrastructure and Facilities

Sidewalks

As part of the planning process, the location of existing sidewalks was mapped. By locating these, the neighbors and city staff are able to see where deficiencies in the system exist. The *Sidewalks* map can be found in the Appendix.

The mapping of the neighborhood sidewalks helped to identify areas absent of sidewalk. These areas were identified as 7th Avenue NE from Stasavich Place to 3rd Street NE (Picture A), 3rd Street NE from 5th Avenue Place NE to 8th Avenue NE, along the entirety of 4th Street NE, and along the eastern side of NC 127 from 2nd Avenue NE to 5th Avenue NE (Picture B).

(Picture A)



(Picture B)



During the planning process concerns were raised by the neighborhood about connecting sidewalks that are not completed near and around McComb Park, as well as the removal of the existing flower bed located on 5th Ave NE. (Picture C)



(Picture C)

In addition, a recommendation was made to upgrade the crosswalks at 127 and 3rd Avenue NE with simulated brick sidewalks which would further identify a major crossing and traffic slowing.

Recreation – McComb Park and Sally M. Fox Park

The Claremont Neighborhood currently supports two parks, McComb Park and Sally M. Fox Park/Ivey Arboretum. Both are passive recreation facilities that provide benches and open space for the enjoyment of the neighborhood. The city as a whole supports the two parks.

In close proximity to the Claremont Neighborhood is the YMCA Foundation Center that borders the North West part of the Claremont Neighborhood

Public Safety

The City of Hickory is divided into five sections for police resource allocation purposes. Each section is known as a PACT, which stands for Police and Community Together. PACT's are the embodiment of Hickory's commitment to community policing. The Adam and Baker PACT (Police and Communities Together) are key to the Claremont Relationship.

Section V - THE PLAN

The Claremont Plan is the result of a planning process that proactively involved the homeowners, residents, property owners and other interested individuals who worked together to identify their priorities and devise action steps, which meet the current and future needs of this neighborhood.

The set of strategies, action steps and recommendations in this plan were developed to preserve or improve the historic residential composition of the Claremont Neighborhood. While the plan does not attempt to address all the issues and concerns in the neighborhood, the plan does provide the framework to begin the process of insuring that living in Claremont continues to be desirable by promoting the following: encouraging homeownership, historic preservation, and housing rehabilitation; addressing concerns of public safety, traffic, and code enforcement; proposing zoning changes; and adopting innovative land development policies. The recommendations are the result of thoughtful consideration of information provided to the Planning Committee by the various resource people during the numerous planning meetings. Thorough analysis of the data presented and examination of feasible options aided in the group's justification for making the recommendations.

Neighborhood Character

Residents have indicated they would like to see something that distinguishes Claremont from the surrounding area. A motto was suggested – “Claremont – THE Place to Live”. Another person suggested that hanging baskets of flowers along 3rd Avenue would help. Welcome signs, sign toppers and banners were another suggestion to help identify the neighborhood.

1. Land Development and Zoning

The development and re-development of land in the Claremont neighborhood are a primary concern of the residents. The residents of Claremont have a strong desire to maintain the residential character of the neighborhood, which provides the neighborhood with its true identity. The Neighborhood also feels homeownership is key to achieving long-term stability.

Many of the concerns regarding residential stability within the neighborhood have been spurred by what the Neighborhood considers to be intrusions of multi-family residential and non-residential land-uses. Much of the concern regarding non-residential land-uses revolved around the re-development of residential properties along transportation corridor from residential to office / service type uses.

In developing the update to the Claremont Neighborhood Plan, residents found it more practical to offer policy recommendations regarding land-use decisions that can be looked back upon when land-use decision are being made by city staff, as well as appointed and elected officials. The policy recommendations expressed during the planning process concerning land-use decisions area as follows:

1. When petitions for zoning map amendments (rezonings) are filed, encourage the petitioners to utilize the conditional zoning process. The conditional zoning process provides the highest degree of certainty as to how property can be developed;

2. When petitions for zoning map amendments (rezonings) are filed, encourage the petitioners to organize a meeting(s) with neighborhood residents to provide upfront notice of their intent, and to solicit input and/or concerns from the neighbors;
3. Discourage zoning map amendment (rezoning) that would introduce unlike or dissimilar land-uses into the fabric of the neighborhood. This includes rezonings to higher-intensity residential districts, where larger multi-family development types are permitted, and non-residential districts in areas dominated by lower-intensity single-family residential uses;
4. Encourage infill or residential re-development that complements the character of the existing neighborhood;
5. Encourage the preservation of a pedestrian friendly atmosphere within the neighborhood;
6. Recognize the importance of the large institutional neighbors (Frye Regional Medical Center, Lenoir Rhyne University, First Methodist Church and the SALT Block) to the neighborhood, while equally understanding the impacts they may have upon the residents of the neighborhood. Emphasis should be placed upon a concerted effort to strike a perfect median between institutional and residential land-uses, so that each may flourish;
7. Encourage the use of appropriate design elements in all development types, so that the unique characteristics of the neighborhood are preserved; and
8. Encourage the establishment of strong relationships amongst the neighborhood's residents, institutions, and businesses so that each group maintains lines of communications.
9. Support the City's First Time Homebuyers program to promote single-family, owner occupied housing in the neighborhood.

II. Thoroughfare Improvement Recommendations

1. Conduct a study to review the feasibility of a median on Highway 127 between 3rd Avenue and 8th Avenue. This would allow greater pedestrian connectivity within the neighborhood. Currently and since the early 90's, the neighborhood is divided by a five lane highway. This presents a challenge for pedestrians crossing Highway 127. The City of Hickory's Inspiring Spaces (Boost Hickory) Initiative calls for the inclusion of a median in the center of Highway 127. The Neighborhood strongly supports the recommendations of the Inspiring Spaces (Boost Hickory) Initiative, and urges the implementation of its recommendations.

Cost: Unknown

Time Table: 3 to 7 years

Responsible Party: NCDOT / City of Hickory

2. Consideration of placement of decorative period lighting in historic areas of the Neighborhood. The inclusion of decorative period lighting, similar to what exists along part of 2nd Street NE (NC 127) would add to the historic character of the neighborhood.

Cost: Unknown

Time Table: 5 to 7 years

Responsible Party: City of Hickory

III Traffic Safety

Traffic safety is of primary importance to the Claremont Neighborhood. A number of concerns were expressed throughout the planning sessions. Speed, lack of sidewalks, sight distance concerns, wrong way traffic on 2nd Avenue NE and 3rd Avenue NE, running of red lights and signage are among them.

The issue of a median on Highway 127 was addressed previously. It was recommended that the median extend from 3rd Avenue to 8th Avenue. It would transform the roadway and the character of the area. One concern is that access to certain properties would be more difficult. It was also recommended that simulated brick crosswalks be added to 127 and 3rd Avenue NE to assist in slowing traffic as well as providing a gateway to link the Hickory History Center and the SALT Block.

Recommendations:

1. Work with the NCDOT and City of Hickory's Public Services Department to improve pedestrian safety around the intersections of 3rd Street NE and 2nd Avenue NE and 2nd Avenue NE and Highway 127.

Cost: Unknown

Time Table: 2 years

Responsible Party: NCDOT and Public Services Department

2. Utilize the City's traffic calming program to address speeding throughout the neighborhood. Speed limits on roadways with documented speeding and safety problems should be changed to 25 mph.

Cost: Staff Time

Time Table: 2 years

Responsible Party: Neighborhood Residents and Public Services Department

3. Add sidewalks in the following areas:
 - 7th Avenue NE from Stasavich Place West
 - Connect McComb Park and 5th Avenue NE going east.
 - East side of NC 127 from 2nd Avenue NE to 5th Avenue NE
 - 5th Avenue NE at 4th Avenue NE

Cost: \$10,000

Time Table: +5 years

Responsible Party: Public Services Department

Request that the identified sidewalks need to be added to the Sidewalk / Bikeway Master Plan. A safe, serviceable pedestrian circulation system needs to be established to serve the needs of the neighborhood and provide pedestrian access to the neighborhood. Also request the annual prioritization process for sidewalk construction be revisited to ensure areas with high pedestrian activity are identified, so sidewalk construction provides safe conditions for pedestrians. Also provide for a mechanism that solicits citizen input when updating and prioritizing the Sidewalk / Bikeway Master Plan.

4. Revisit speed limit signage on Highway 127 and reduce speed limit signs at overpass and Highway 127. Need to review the speed limit sign between 2nd Avenue SE to 8th Avenue NE.

Cost: \$1,000

Time Table: 2 years

Responsible Party: NCDOT, Traffic Division

5. Identify areas without inadequate street lighting, and provide mechanism for street lighting improvements. Request the recommendations of the Neighborhood and Traffic Department Street lights study be implemented. Street lights should be added to enhance motorist and pedestrian safety and deter crime.

Cost: Per light cost

Time Table: 3 years

Responsible Party: Neighborhood, Traffic Department, Duke Power

6. Examine lane stripping and traffic safety around McComb Park to ensure the safety of both pedestrians and motorists.

Cost: Staff time

Time Table: 2 years

Responsible Party: Traffic Division

7. Study the traffic patterns during university events around the intersection of 5th Avenue Place NE, 7th Avenue NE and Stasavich Place to ensure motorists approaching the intersection yield appropriately.

Cost: Staff time

Time Table: 2 years

Responsible Party: Traffic Division

8. Study the conversion of the intersection of North Center Street and 7th Avenue NE from a signalized intersection to a four-way stop. This stop light is located in a residential area with limited traffic and resources would be better utilized with a four way stop instead of electrical stop light system.

Cost: Unknown
Time Table: 2 years
Responsible Party: Traffic Division

9. Study the provision of on-street parking along the stretch of 7th Avenue NE between North Center Street and 1st Street NW. Parking is an issue near the YMCA and this would be a better use of available space.

Cost: Unknown
Time Table: 2 years
Responsible Party: Traffic Division

IV Community Safety

Loud music from vehicles cruising through the neighborhood is disruptive and frustrating to residents. In response to complaints concerning “boom boxes” and loud music from vehicles, Hickory Police developed and are using a specific civil citation form to address violations of the noise ordinance. The civil citation carries a fine of \$50.00, which must be paid within 72 hours. The PACT Commander encouraged the neighbors to record the license tags, time and date each time someone drives through the neighborhood creating a disturbance, so that an officer can be made aware of the frequency of the problem.

Recommendations:

1. Encourage officers to be more diligent about issuing civil citations for violations of the noise ordinance.

Cost: None
Time Table: On-Going
Responsible Party: Neighborhood, Hickory Police Department

2. Encourage officers to be more diligent about speeding.

Cost: Unknown
Time Table: On-Going
Responsible Party: Hickory Police Department

3. Establish communication tools with the police to inform the neighborhood of events that may affect the neighborhood, including traffic changes, break-ins and other issues concerning Claremont. The development of a process to send e-mails or text messages to neighborhood residents should be considered.

Cost: Unknown
Time Table: 1 year
Responsible Party: Hickory Police Department and Claremont Neighborhood

4. Encourage officers to monitor the Sally M. Fox and McComb parks for vagrancy activities including illegal activity, such as sleeping in car and vandalism.

Cost: Unknown

Time Table: On-Going

Responsible Party: Hickory Police Department

V Historic District

A portion of the Claremont neighborhood lies within a local and a National Register Historic District. Several years ago the National Register District was expanded. The local historic district, over which the Historic Preservation maintains design review authority, has not been expanded since the 1980s. The City of Hickory received a grant in 2014 to update its survey of historic properties. This survey will study additional properties within the Claremont neighborhood to ascertain whether or not there are additional properties that could be added to the National Register of Historic Places.

Recommendations:

1. Study additional properties within the Claremont neighborhood for possible inclusion on the National Register of Historic Places.

Cost: \$8,000 (required match for entire city-wide study)

Time Table: Underway – estimated completion 8/2015

Responsible Party: City Council, Neighborhood, Historic Preservation Commission, Planning and Development.

2. Conduct a study to determine properties eligible to be included with an expansion of the Local Claremont Historic District.

Cost: Unknown

Time Table: 1 year

Responsible Party: City Council, Neighborhood, Historic Preservation Commission, Planning and Development.

3. Establish working relationship with the US Postal Service to keep the area free of curb side mailboxes and continue delivery to the house. Review guidelines to preserve and enhance the existing character of the historic area. Postal home delivery provides a unique and essential service to the residential communities, particular with the elderly populations. Postal carriers have the benefits of getting to know customers and are often times first to notice irregularities among neighborhoods.

Approve the established policy with the US Postal Service. Request the City of Hickory develop an ordinance requiring Historical Preservation Commission to review plan and require an application for a certificate of appropriateness.

Cost: None

Time Table: 1 year

Responsible Party: Neighborhood, Planning Department, Historic Preservation Commission, US Postal Service

VI Parks and Recreation

There are no active parks within the Claremont Neighborhood. There are two passive parks that are managed by the Landscape Services Division of the City of Hickory. The residents enjoy the parks located in the neighborhood. However, they did submit a request for dog stations for the parks. They also would like to have better lighting in McComb Park. McComb Park is used by the neighborhood. The neighborhood association holds its Easter Egg hunt, Ice Cream Social and Halloween Festival in the park. In addition, it has been recommended to include sidewalks leading to the park from 5th Ave Dr and one on 5th Ave NE. This would allow for easier access into the park.

Recommendations:

1. Establish dog stations in Sally M. Fox Park and McComb Park.

Cost: \$1,000

Time Table: 2 years

Responsible Party: Landscape Services Division

2. Add additional brick sidewalks within McComb Park that connect to 5th Avenue NE.

Cost: \$5,000

Time Table: 3 years

Responsible Party: Landscape Services Division

3. Encourage the use of non-invasive species in the area at McComb Park.

Cost: None

Time Table: On-going

Responsible Party: Landscape Services Division

4. Request the Landscaping Services Division keep McComb Park maintained by trimming the flower beds annually. The memorial marker in the middle of the park needs to be relocated to a safer location. The park should also be maintained with non-invasive plants and encourage plants common to this region of North Carolina.

Cost: Unknown
Time Table: Underway and on-going
Responsible Party: Landscape Services Division

5. Removal of the planter located on 5th Ave NE.

Cost: Unknown
Time Table:
Responsible Party: Landscape Services Division

6. Provide additional trash cans in convenient locations throughout Sally M. Fox and McComb Parks.

Cost: Unknown
Time Table: 2 years
Responsible Party: Landscape Services Division

7. Encourage the Public Art Commission to involve the neighborhood when considering location for public art pieces.

Cost: Unknown
Time Table: On-going
Responsible Party: Public Art Commission

8. Encourage the continued advancement to the Charles Ivey Arboretum. Continued planting of new species in the park.

Cost: Unknown
Time Table: On-going
Responsible Party: Landscape Services Division

9. Updating the list of tree species that are currently location within the Charles Ivey Arboretum.

Cost: Unknown
Time Table: On-going
Responsible Party: Landscape Services Division

10. Replacement of tree identification signs within the Charles Ivey Arboretum.

Cost: Unknown
Time Table: 1-2 years
Responsible Party: Landscape Services Division



11. Replacement of broken sidewalk in Charles Ivey Arboretum /Sally M. Fox Park.

Cost: Unknown
Time Table: 1-2 years
Responsible Party: Landscape Services Division



VII Code Enforcement

The residents expressed some concerns about housing code violations in their area. There are not many violations and most of the structures are in good condition.

Recommendations:

1. Code Enforcement officials should review all complaints and address the issues concerning minimum housing code. In addition, reviewing of the Future Land use, Land Development and the NC 127 Task Force recommendation be reviewed when development is requested.

Cost: Staff time
Time Table: On-going
Responsible Party: Hickory Police Department Code Enforcement Division

2. Enforcement of commercial property maintenance code.

Cost: Staff time
Time Table: On-Going
Responsible Party: Neighborhood, Code Enforcement Division

Review the commercial property maintenance code for commercial property along Main Avenue that borders the Claremont Neighborhood. Poorly maintained commercial properties are blight on the neighborhood and harm property value and the image of the neighborhood.

3. Pursue code enforcement on derelict property located at 401 2nd Ave. NE.

Cost: Unknown
Time Table: On-going
Responsible Party: Neighborhood, Code Enforcement Division

VIII General Areas of Improvement

1. Plant Crepe Myrtle trees along, 5th Ave N.E. and Main Ave N.E.

Cost: Staff time
Time Table: On-Going

Responsible Party: Neighborhood, Code Enforcement Division

2. Provide trash can at the Bus Stop located on Main Ave N.E
Cost: Staff time
Time Table: On-Going
Responsible Party: Neighborhood, Code Enforcement Division

IX Neighborhood Association

The Claremont Neighborhood Association understands the roles it plays in making the Claremont Neighborhood a desirable place to live. The Neighborhood Association raises funds for annual social events held within the neighborhood.

Recommendations:

1. The Claremont Neighborhood Association will develop its own annual budget, which will be used to plan and pay for social activities with the funds raised during each year.

Cost: Neighborhood Association Time
Time Table: One Year and On-Going
Responsible Party: Neighborhood Association

CLAREMONT NEIGHBORHOOD PLAN

Implementation of the Plan

Guidance offered in the Claremont Neighborhood Plan should be referred to during relevant decision-making processes about the area. To the extent that this Plan charts a course for Claremont's future, the strategies and recommended actions should be followed and carried out by the Neighborhood Association, the City and other agencies as referenced in the Plan. The residents of Claremont themselves, regardless of whether they participated in the planning process or not, are viewed as playing a key role in all implementation efforts. This section discusses the mechanisms that may be used toward that end.

Plan Acceptance

The residents of Claremont play an important role in moving a draft plan that they can support through the public review process to adoption, with a minimum of delays and serious changes. After the Claremont Plan is accepted by the Hickory City Council, it will become the official detailed guide for managing Claremont's future development. It will provide the most detailed guidance of any City document on planning and development issues within this neighborhood. This Plan is generally compatible and supportive of other City adopted plans.

Active citizen input was involved in the Plan's formulation, review and adoption and has resulted in a plan that reflects a community consensus on how Claremont should develop and address issues of concern.

Plan Implementation

The true measure of a Plan's acceptance may best be described in terms of the degree to which it is used and supported during relevant decision-making processes. The residents of Claremont, the Hickory City Council, service provider agencies, and the City Administration each have important roles in the implementation processes.

The residents of Claremont, particularly the members of the Planning Committee, have a very critical role in participating in and monitoring the use of the Plan's provisions. Claremont Neighborhood confirms its support for the Plan by including the recommendations in their Neighborhood Association activities and structure and by initiating the petition processes necessary to accomplish the recommended policy changes.

The City Council demonstrates its support for the Plan by accepting the Plan's strategies and encouraging timely implementation.

The Plan sets forth several strategies, which require the active involvement of service providing agencies, including the City. These organizations are important to the implementation of the Claremont Neighborhood Plan. The neighbors can participate in support of the programs

provided by these organizations. Likewise, the programs can be used by the neighbors to address concerns, stabilize unhealthy trends and enhance the quality of life for all Claremont residents. Finally, the City Administration plays an important role by overseeing the implementation responsibilities assigned to the various departments. The specific city departments must commit to implementing the plan by incorporating the recommendations in the Plan into their work plans within the recommended timetable. Revising strategies and even seeking more resources at a later date may be necessary to follow through on implementation of the Plan.

Conclusion

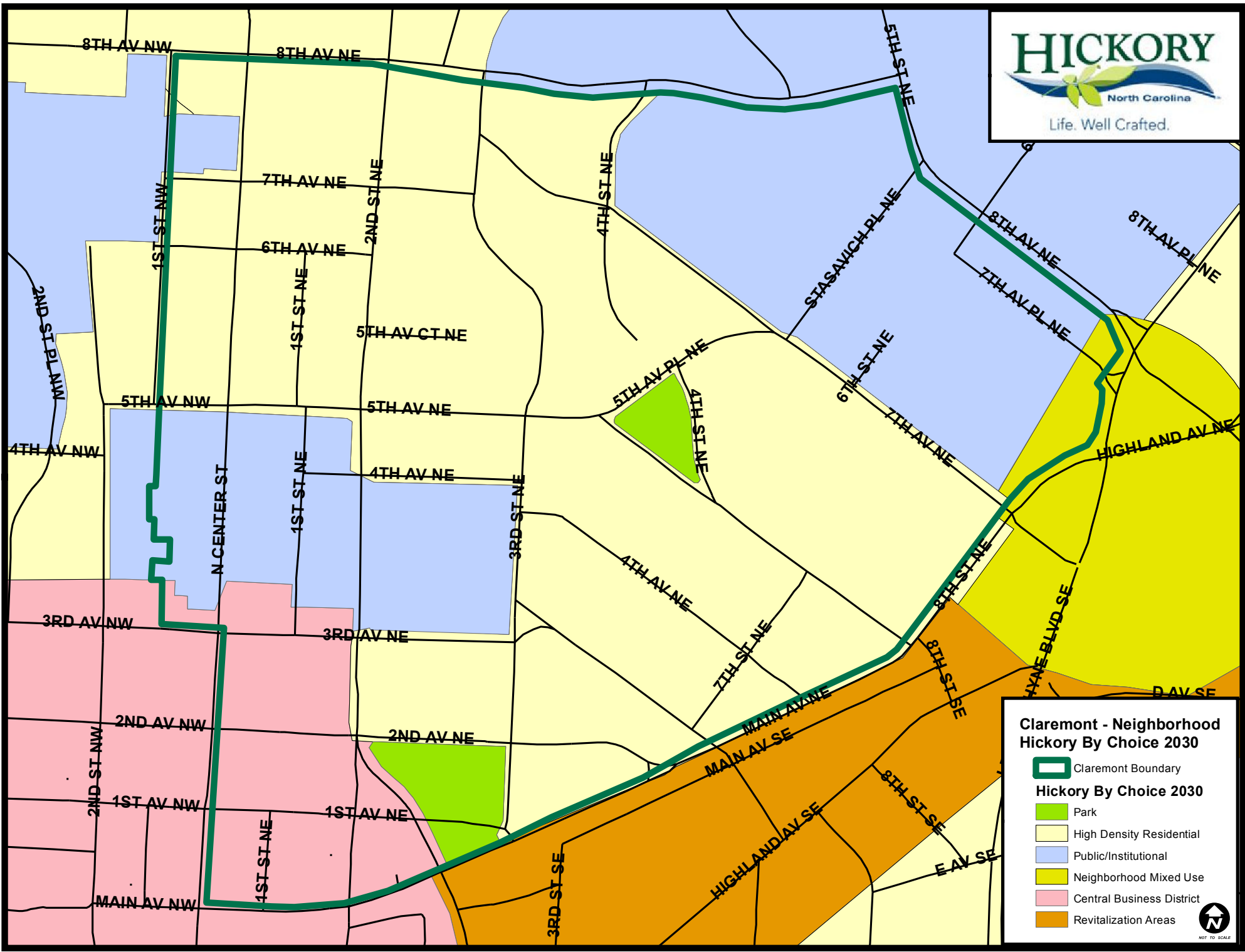
The Claremont Neighborhood Plan identifies the benefits of living in the area, issues and concerns of the neighborhood, the tasks involved in addressing them, a time frame in which the strategy or action should be implemented, and the various parties involved in resolving them. Implementation is by far the most difficult phase of any planning process.

In short, this long-range neighborhood planning process offers the residents of Claremont the opportunity to plan proactively for their future.








APPENDIX - MAPS

Maps Included:

1. Hickory By Choice 2030 (Future Land Use Map)
2. General Zoning Districts
3. Overlay Zoning Districts
4. Historic District
5. Greater Hickory MPO Thoroughfare Plan
6. Greenway Transit System
7. Sidewalk Master Plan
8. Structures
9. Public Utilities
10. Art Walk
11. Residential Ownership and Rental

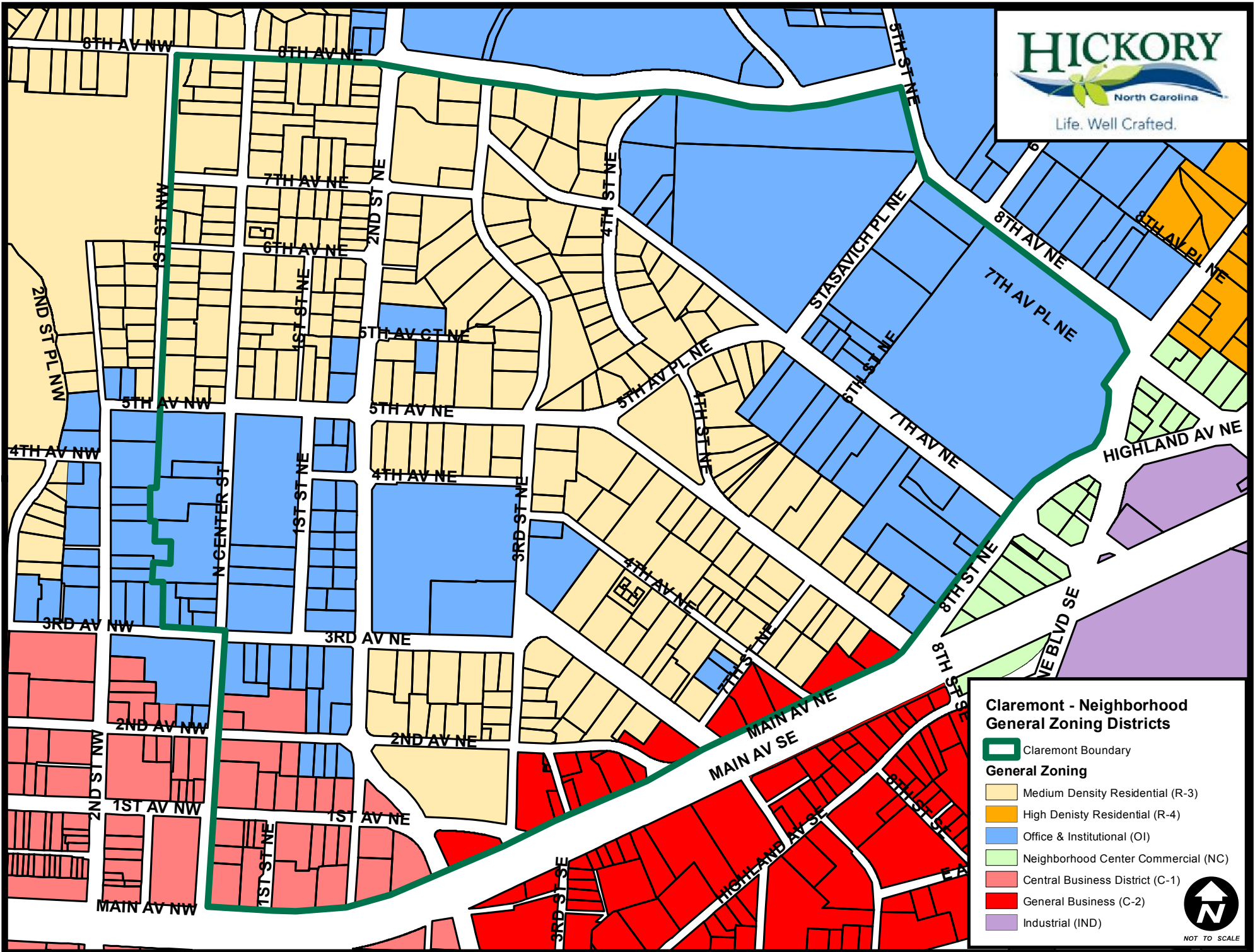


**Claremont - Neighborhood
Hickory By Choice 2030**

-  Claremont Boundary
- Hickory By Choice 2030**
-  Park
-  High Density Residential
-  Public/Institutional
-  Neighborhood Mixed Use
-  Central Business District
-  Revitalization Areas



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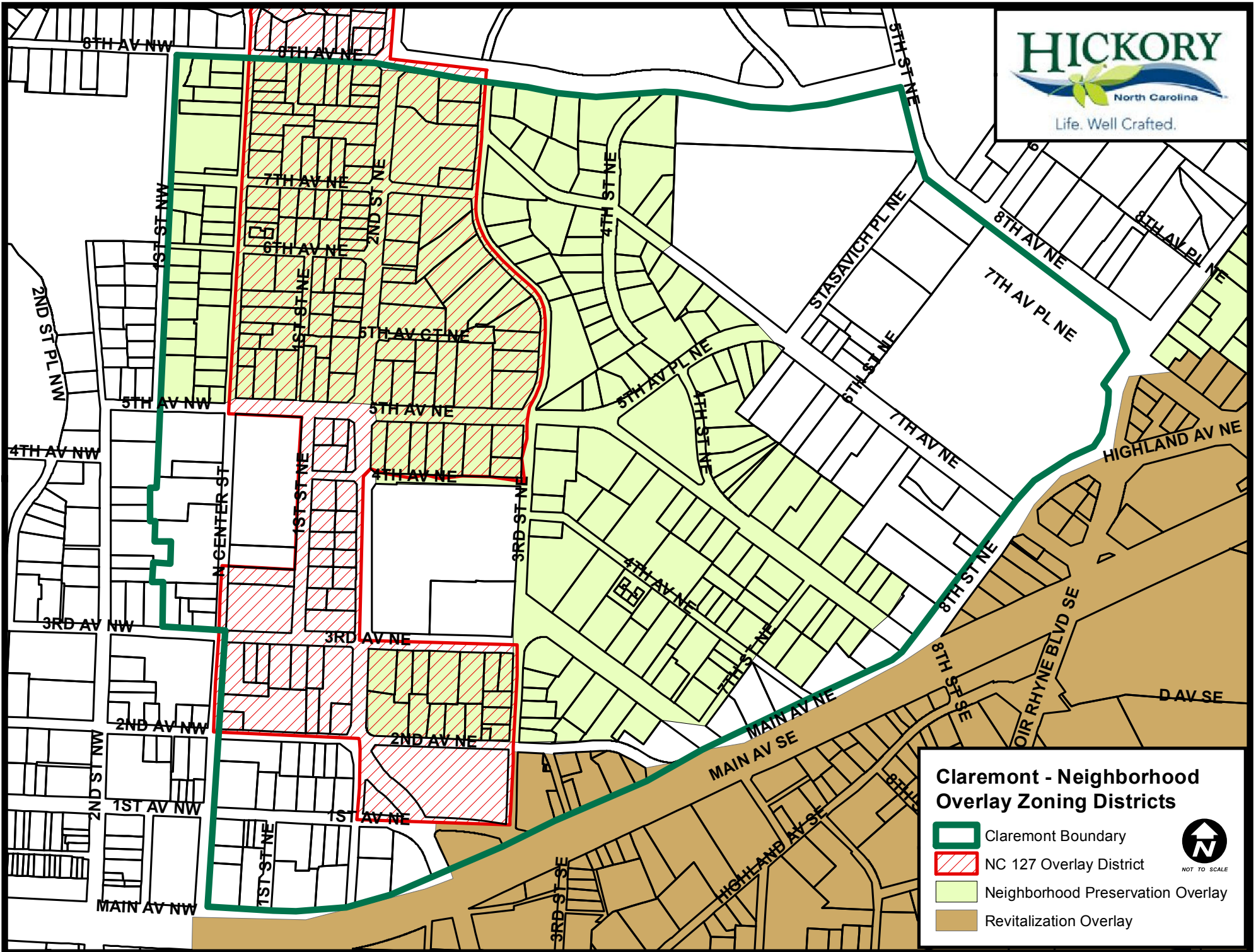
Claremont - Neighborhood General Zoning Districts

Claremont Boundary

General Zoning

- Medium Density Residential (R-3)
- High Density Residential (R-4)
- Office & Institutional (OI)
- Neighborhood Center Commercial (NC)
- Central Business District (C-1)
- General Business (C-2)
- Industrial (IIND)

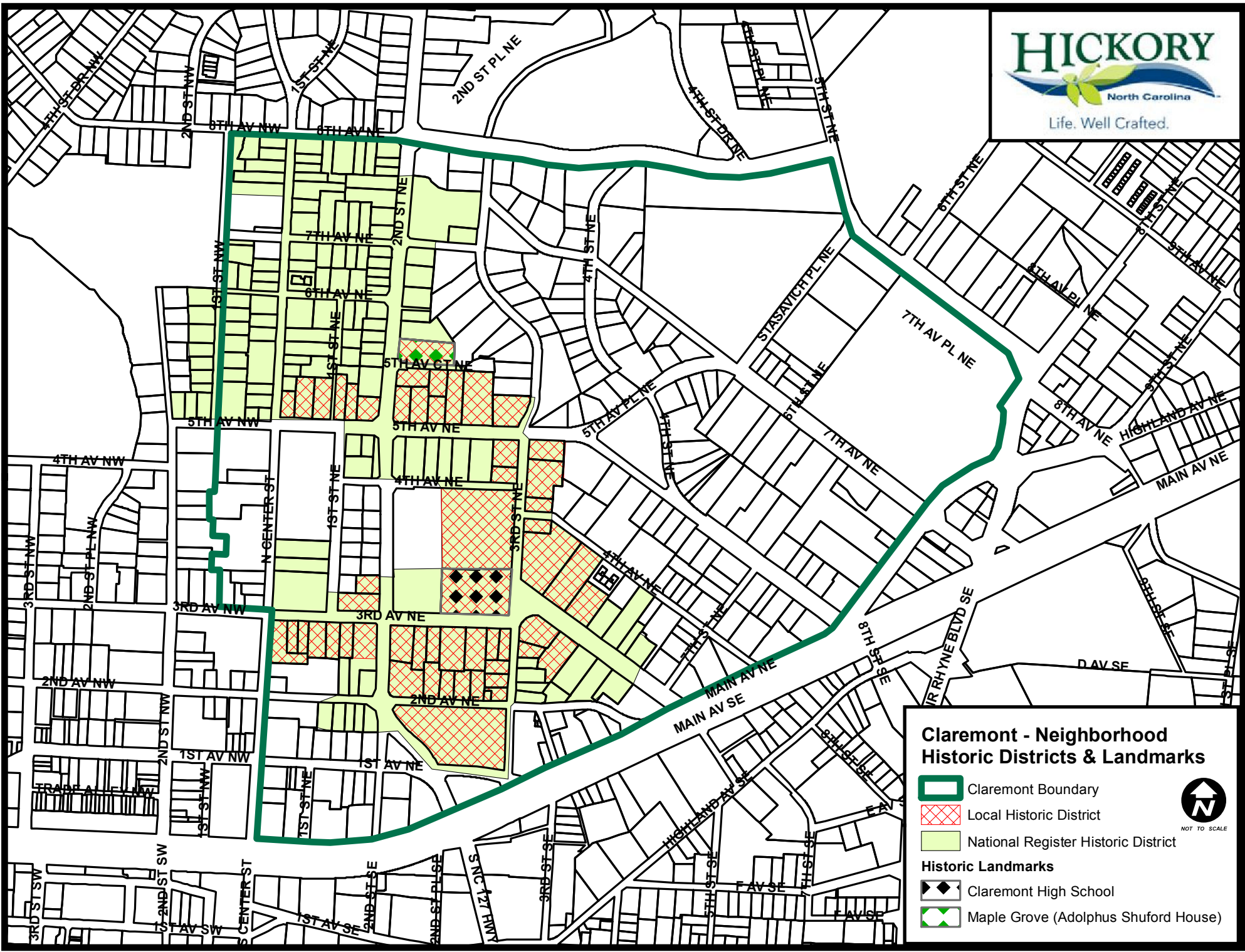
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Claremont - Neighborhood Overlay Zoning Districts

- Claremont Boundary
- NC 127 Overlay District
- Neighborhood Preservation Overlay
- Revitalization Overlay

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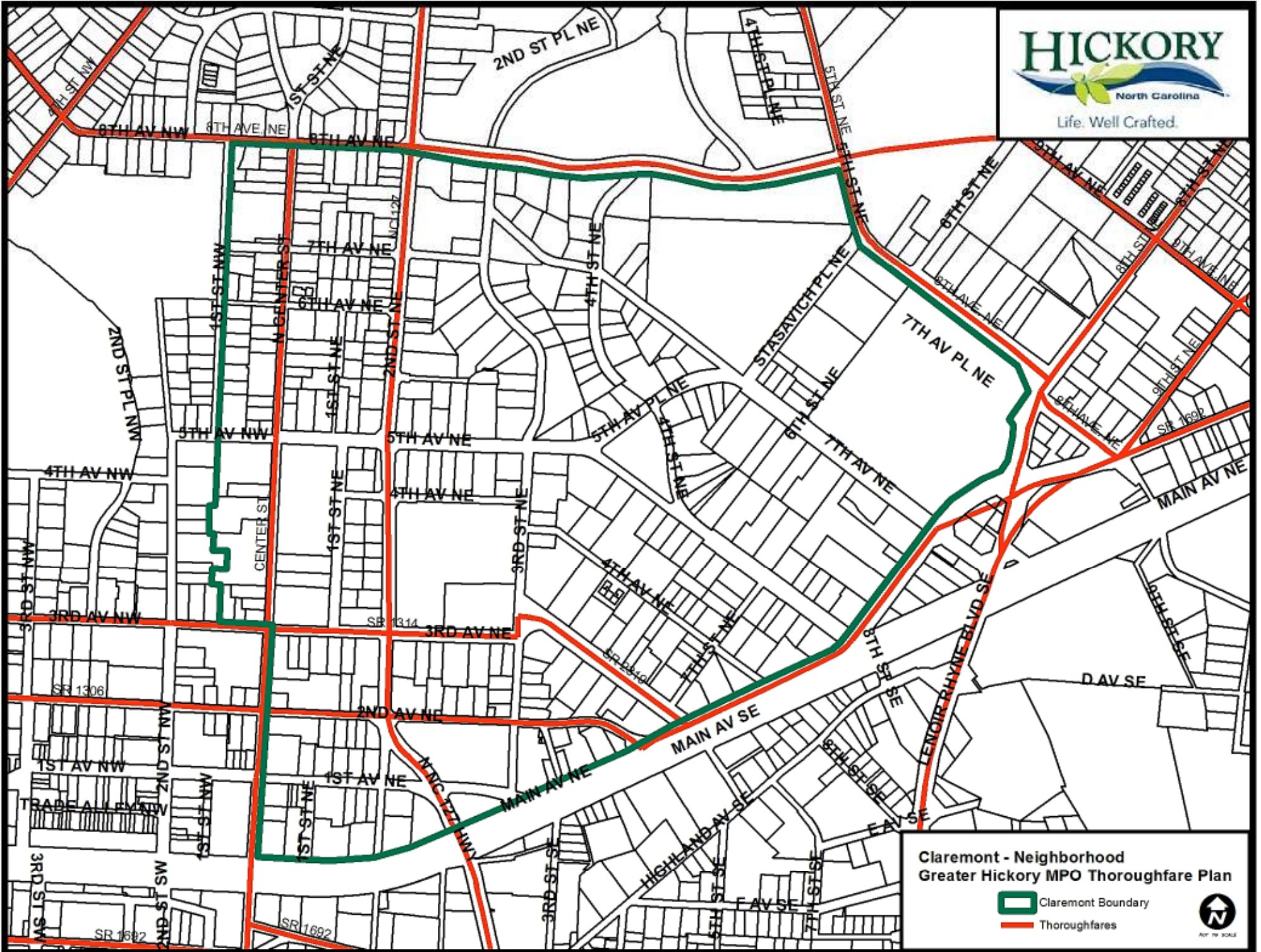


Claremont - Neighborhood Historic Districts & Landmarks



-  Claremont Boundary
-  Local Historic District
-  National Register Historic District
- Historic Landmarks**
-  Claremont High School
-  Maple Grove (Adolphus Shuford House)




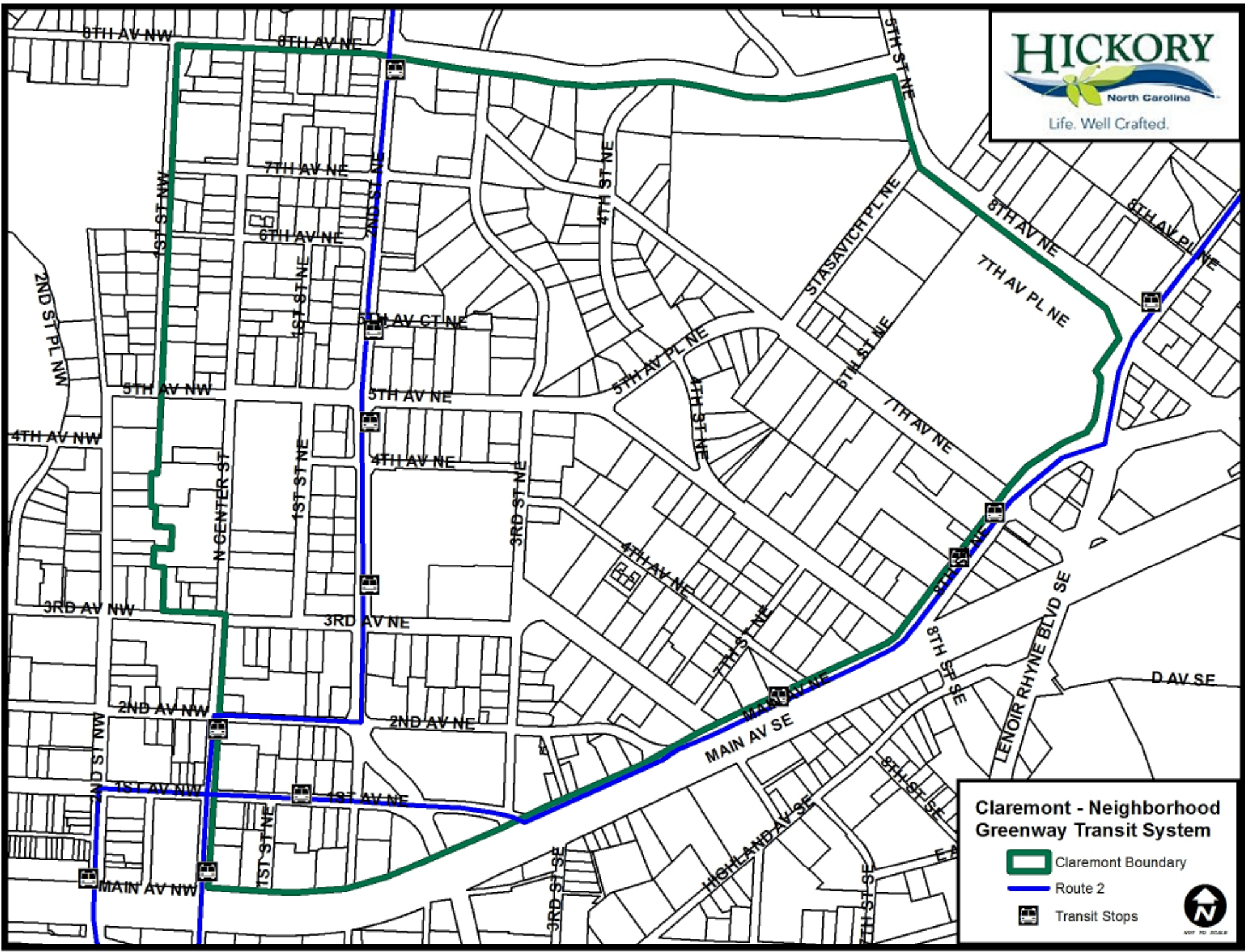
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**Claremont - Neighborhood
 Greater Hickory MPO Thoroughfare Plan**


-  Claremont Boundary
-  Thoroughfares


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Claremont - Neighborhood Greenway Transit System

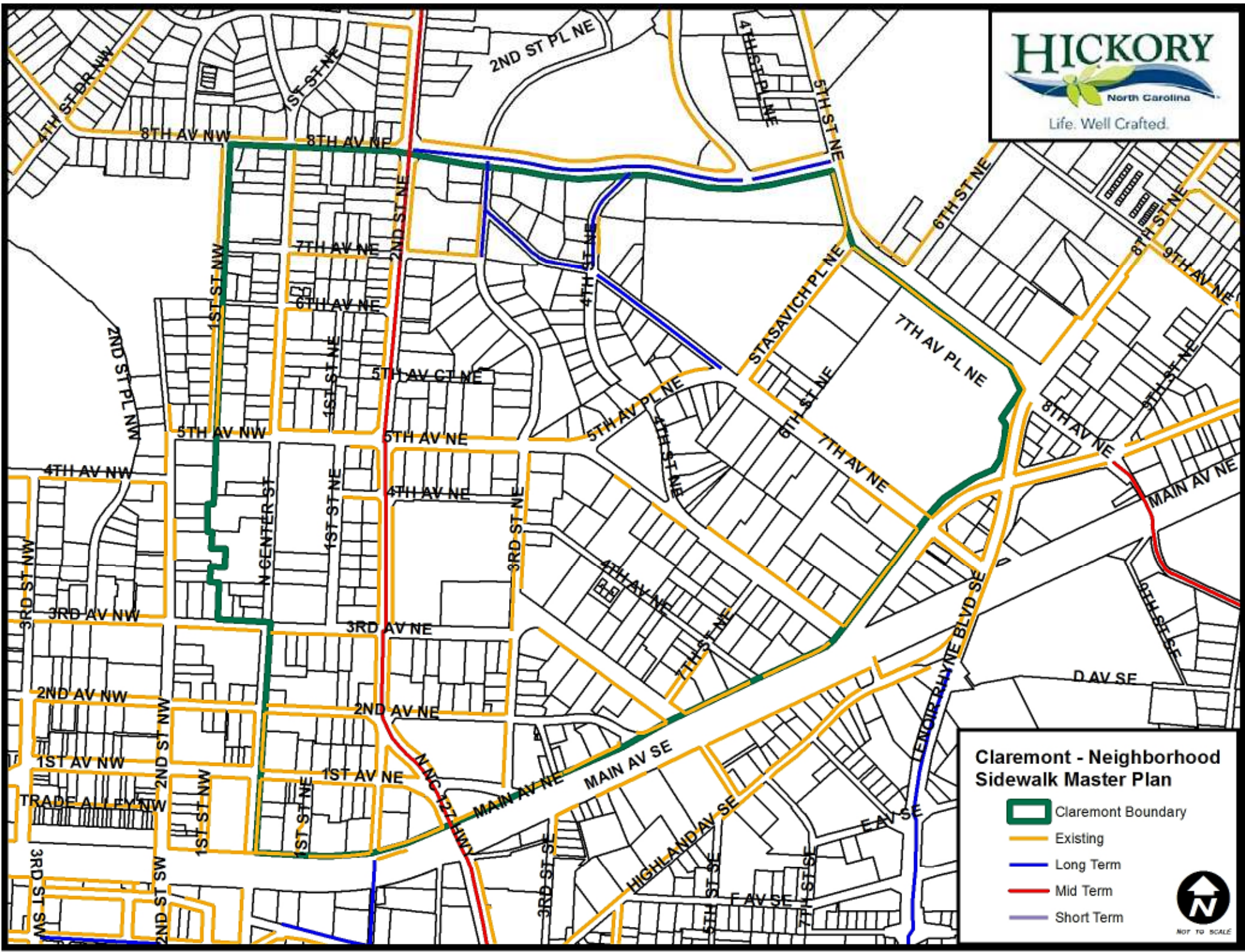
-  Claremont Boundary
-  Route 2
-  Transit Stops


 NOT TO SCALE

HICKORY



Life. Well Crafted.



Claremont - Neighborhood Sidewalk Master Plan

-  Claremont Boundary
-  Existing
-  Long Term
-  Mid Term
-  Short Term

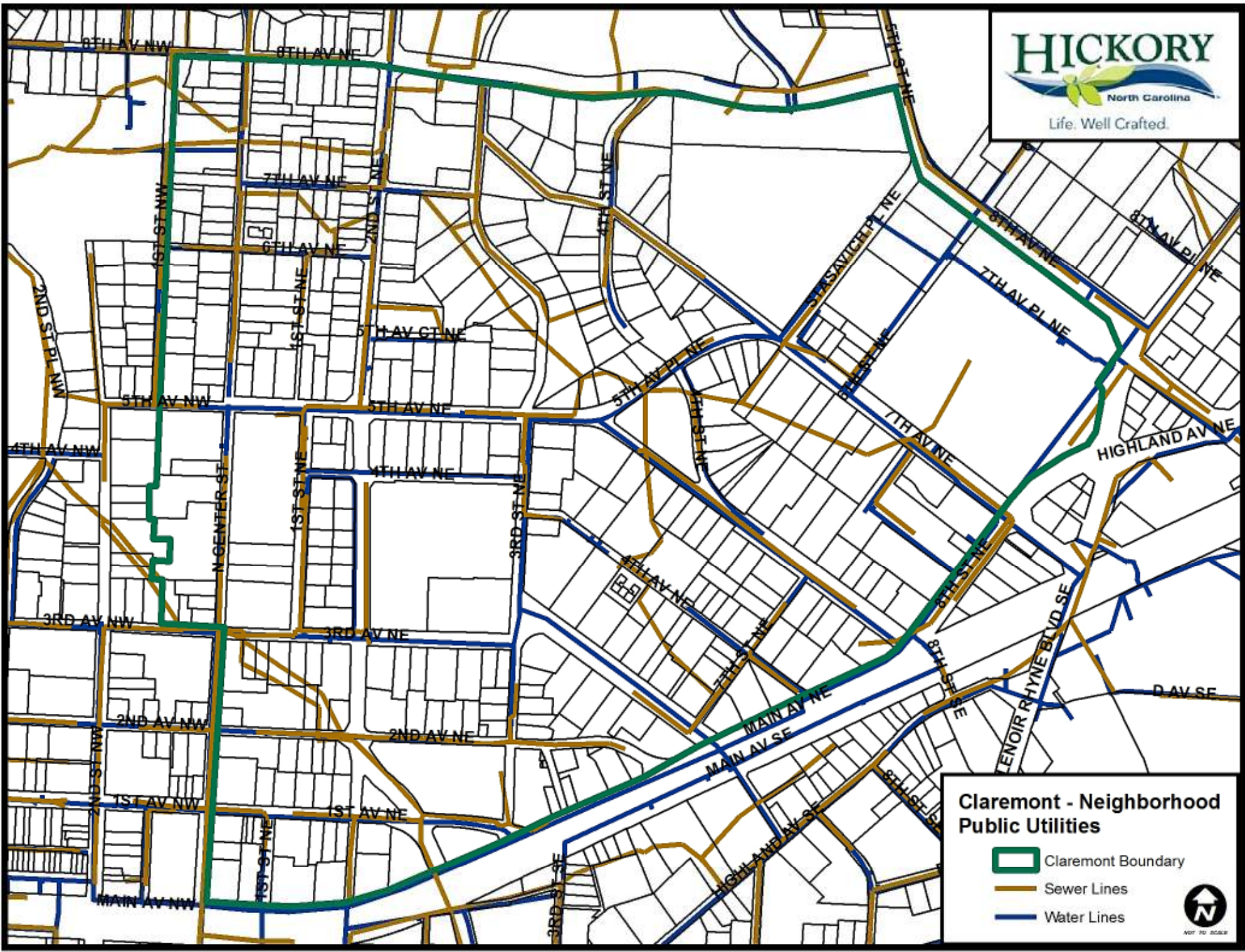


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HICKORY



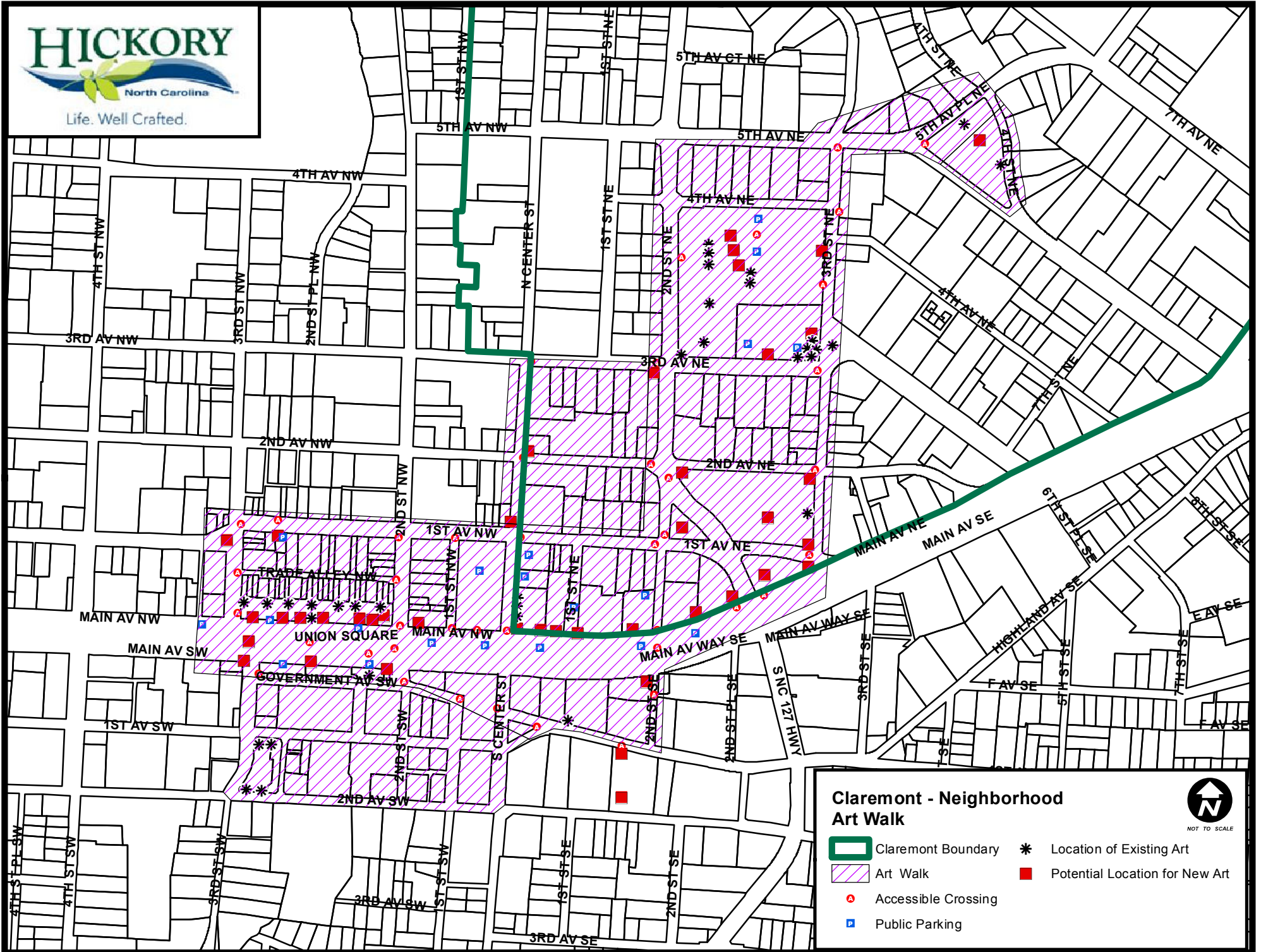
North Carolina
Life. Well Crafted.



Claremont - Neighborhood Public Utilities

-  Claremont Boundary
-  Sewer Lines
-  Water Lines



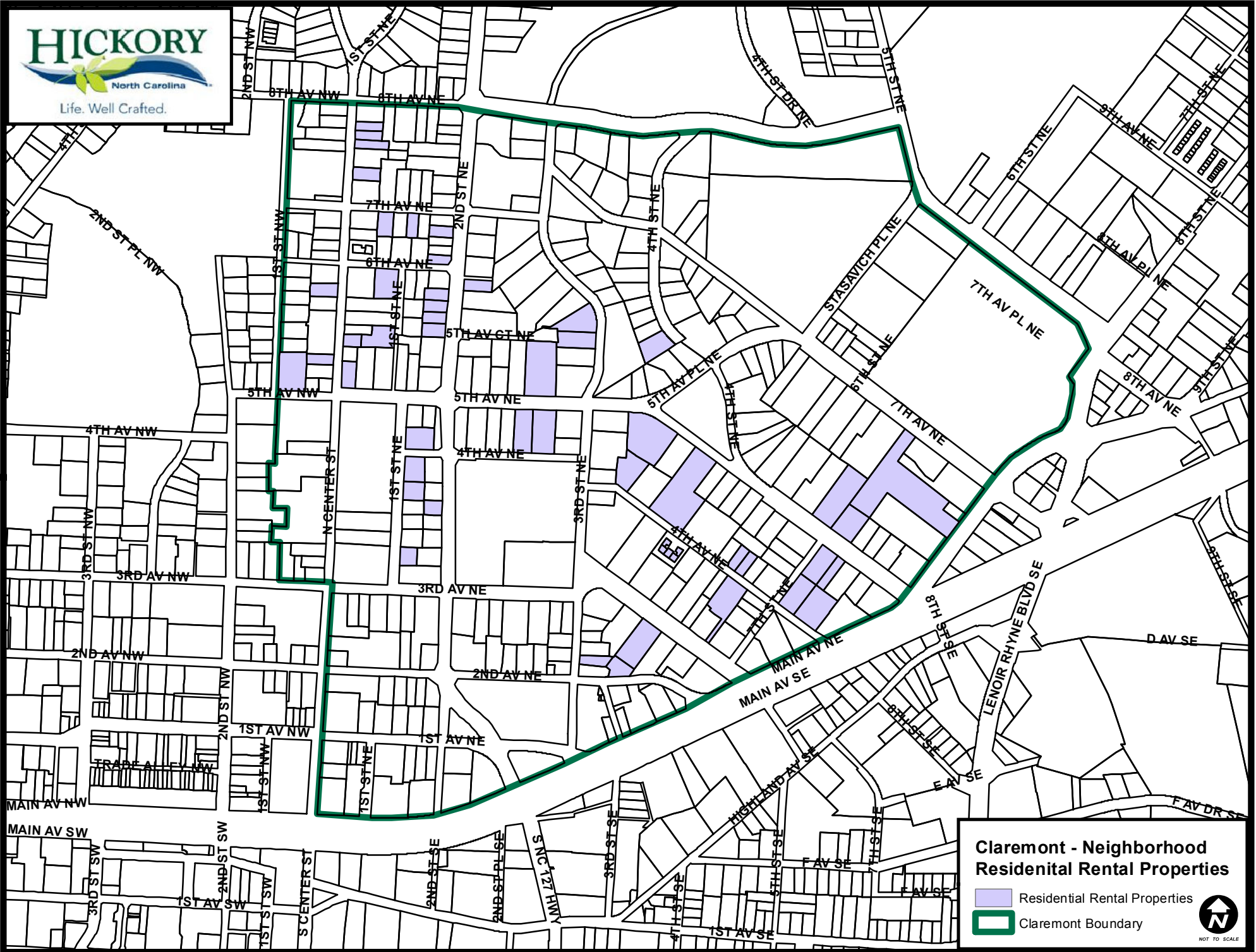


Claremont - Neighborhood Art Walk



-  Claremont Boundary
-  Art Walk
-  Accessible Crossing
-  Public Parking
-  Location of Existing Art
-  Potential Location for New Art



NOT TO SCALE



Clarendon - Neighborhood Residential Rental Properties

-  Residential Rental Properties
-  Clarendon Boundary



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