

Manager's Update

raleighnc.gov



Issue 2025-31

August 8, 2025

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INFORMATION:

Moore Square Redevelopment

Staff Resource(s): Jake Levitas, Planning and Development, 996-2234, jake.levitas@raleighnc.gov

During the May 20 work session, staff provided Council with an update regarding the status of negotiations on the Moore Square South and East redevelopment sites. Progress has been made on both sites in the past two months since that presentation. Included with the *Update* materials is a staff memorandum that summarizes the progress.

(Attachment)

Historic Preservation Rules Change

Staff Resource(s): Tania Tully, Planning and Development, 996-2624, tania.tully@raleighnc.gov

On March 19, 2024, Council authorized a Unified Development Ordinance (UDO) text change (TC-3-24) to the historic preservation sections of the code. The amendment is largely based on ensuring that the historic preservation sections of the UDO align with state law; specifically, N.C. General Statutes Chapter 160D. A

draft ordinance has been prepared and will be presented at public meetings scheduled for Wednesday, August 13 at 7 p.m. – Five Points Center for Active Adults and virtually Thursday, August 14 at 10 a.m.

Included with the *Update* materials is a staff memorandum that has additional information including a review timeline.

(Attachment)

Weekly Digest of Special Events

Staff Resource: Sarah Heinsohn, Office of Special Events, 996-2200, sarah.heinsohn@raleighnc.gov

Included with the *Update* materials is the special events digest for the upcoming week.

(Attachment)

Council Member Follow Up Items

No Items This Week

| | |
|------------|---|
| To | Pat Young, Director |
| Thru | Kenneth Bowers, Assistant Deputy Director Ralph Recchie, Real Estate Manager |
| From | Jake Levitas, Planning Supervisor |
| Department | Planning and Development |
| Date | August 8, 2025 |
| Subject | Moore Square Redevelopment |

At the May 20, 2025, - Work Session, staff updated the City Council on the negotiations between LODEN and the City regarding the Moore Square South and East redevelopment sites. Since the last interaction with City Council, staff has advanced discussions on both sites, and this memorandum summarizes that progress.

East Site

Recently, City Council directed staff to close negotiations with LODEN on the East site due to an inability to reach terms that would allow the City to receive fair market value for the property. Moreover, the path to implement the vision for the redevelopment outlined in LODEN's original Request for Proposals (RFP) response was not clear. In an effort to better understand the next steps on the East site's disposition and future planning, a market study for the East site and the former DMV site is being pursued concurrently. Staff anticipates the selection of a consultant in August and presenting findings to City Council before the end of this calendar year. After presenting the findings, staff will engage with City Council to discuss the timing and approach of a new disposition process for the Moore Square East site.

South Site

Staff continues to have discussions with LODEN in an effort to move toward a mutually acceptable agreement on the South Site. We estimate that the agreement would leverage the site for a new boutique hotel while rehabilitating and revitalizing the historic Esso Station. Recently, LODEN delivered a draft term sheet for the City's review and our teams are actively negotiating the final details. Staff anticipates a final offer from LODEN to consider by October 2025. We will provide an update to City Council on recommended next steps even if an acceptable offer is not submitted by that time.

| | |
|------------|---|
| To | Marchell Adams-David, City Manager |
| Thru | Patrick O. Young, AICP, Director |
| From | Tania Tully, Historic Preservation Supervisor |
| Department | Planning and Development |
| Date | August 8, 2025 |
| Subject | Historic Preservation Text Change Amendment |

On March 19, 2024, City Council authorized a Unified Development Ordinance (UDO) text change (TC-3-24) to the historic preservation sections of the code. The amendment is largely based on ensuring that the historic preservation sections of the UDO align with in state law; specifically, N.C. General Statutes Chapter 160D. The text change also addresses staff identified issues in the code that warranted further review and revision.

The intent is to reflect current practice, enhance the consistency with state law, and streamline processes. Examples of statutory changes include clarifying who can apply for a Certificate of Appropriateness (COA), adding the Minor Work COA list to the UDO, and revising the language for building height and setback in Historic Overlay Districts. Other changes clarify the Streetside Historic Overlay District diagram, separate City Council and Raleigh Historic Development Commission public hearings for Historic Landmark Designations (previously joint) and reorganizing the COA and Historic Landmark Designation sections to better match current practice.

In collaboration with the City Attorney's Office, staff prepared a draft ordinance. Below is information on community engagement and the review and approval timeline.

Community Engagement

Two public meetings are scheduled to share the draft text change and answer questions. The presentation along with questions asked and answered, will be shared on the engagement portal.

- Wednesday, August 13 at 7 p.m. — In-person at Five Points Center for Active Adults (optional [registration](#))
- Thursday, August 14 at 10 a.m. — Virtual via Teams (required [registration](#))

The draft ordinance will be available for review and comment on the [Engagement Portal for Proposed Text Changes](#) from August 11 to September 10. Due to language changes and reorganization there are some passages where it is not easy to discern what is changing. Because of this the Engagement Portal will also include an annotated version

of the ordinance, an annotated version of the new Minor Work List, and a blackline version of the current COA List of Work in the RHDC Rules of Procedure.

Text Change Process

- August 11-September 10: Available for review and comment in the Engagement Portal for Proposed Text Changes.
- September 10: RHDC review.
- September 17: Planning Commission Text Change Committee review.
- October 14: Planning Commission review.
- November 2025: Likely at City Council to set the public hearing.

Weekly Events Digest

Friday, August 8 – Thursday, August 14

City of Raleigh Office of Special Events
specialevents@raleighnc.gov | 919-996-2200 | raleighnc.gov/special-events-office

Permitted Special Events

[South Atlantic Fire Rescue Expo](#)

Raleigh Convention Center & Cabarrus Street

Friday, August 8 & Saturday, August 9

Event Times: 9:00am - 5:00pm on 8-8-25 & 9:00am - 2:00pm on 8-9-25

Associated Road Closures: Cabarrus Street between S. McDowell Street and S. Salisbury Street will be closed from 7:00am on 8-8-25 until 6:00pm on 8-9-25.

[Bizarre Bazaar](#)

Martin Street

Saturday, August 9

Event Time: 5:00pm - 10:00pm

Associated Road Closures: W. Martin Street between Fayetteville Street and S. Salisbury Street will be closed from 3:00pm until 11:59pm.

[Raleigh RunDown Downhill Mile](#)

Centennial Parkway

Saturday, August 9

Event Time: 6:30pm - 7:15pm

Associated Road Closures: Centennial Parkway southbound lanes between Oval Drive and Agriculture Street will be closed from 6:20pm until 7:15pm. [View the 1-mile route map](#) for more details.

Other Upcoming Events

[Dierks Bentley](#)

Friday, August 8

Coastal Credit Union Music Park at Walnut Creek

[Scrap Exchange Family Fun Day](#)

Saturday, August 9

City of Raleigh Museum

[Raleigh Teen Connect Back-to-School Pool Party](#)

Saturday, August 9

Biltmore Pool

[Big Ocean](#)

Saturday, August 9

Fletcher Opera Theater

[Hadestown: Teen Edition](#)

Through Sunday, August 10

Raleigh Little Theatre

[Summer Concert Series](#)

Sunday, August 10

Fred Fletcher Park

[Meet Us at the Square](#)

Wednesday, August 13
Moore Square

[Jazz in the Square](#)

Thursday, August 14
Moore Square

Public Resources

[Event Feedback Form](#): Tell us what you think about Raleigh events! We welcome feedback and encourage you to provide comments or concerns about any events regulated by the Office of Special Events. We will use this helpful information in future planning.

[Road Closure & Road Race Map](#): A resource providing current information on street closures in Raleigh.

[Online Events Calendar](#): View all currently scheduled events that impact city streets, public plazas, and Dix Park.