

IN THIS ISSUE

Monthly Update on Reflecting Raleigh: The Next Comprehensive Plan
Hillsborough-Western Redevelopment Site Rezoning Update
Weekly Digest of Special Events

Council Follow Up Items

No Items This Week

INFORMATION:

Monthly Update on Reflecting Raleigh: The Next Comprehensive Plan

Staff Resource: Sarah Shaughnessy, Planning, 996-2234, sarah.shaughnessy@raleighnc.gov

Included with this week's *Update* materials is a monthly progress report on [Reflecting Raleigh](#), the process for developing the Next Comprehensive Plan. Phase two of the project is complete, and phase three is underway. The memorandum includes highlights from work completed in phase two and information about the consultants selected to support analytical, writing, and design in phase three.

(Attachment)

Hillsborough-Western Redevelopment Site Rezoning Update

Staff Resource: Lauren North, Housing and Community Development, 895-0588, lauren.north@raleighnc.gov

On March 4, 2026, City Council authorized staff to pursue rezoning of City-owned properties at 0 and 5508 Western Boulevard and 5507 and 5511 Hillsborough Street. This redevelopment site is zoned as partially residential (R-10) on the Western Boulevard properties, and industrial (IX-3-PL) on the Hillsborough Street properties. The current industrial zoning prohibits first-floor residential. The recommended future zoning is RX-3, which would allow the entire parcel to be used for residential development on all floors.

Staff held the first neighborhood meeting on April 15 and submitted the rezoning application on April 22. A second neighborhood meeting was conducted June 17. Planning Commission will review at their meeting on August 11. City Council will then consider the request and hold a public hearing. The meetings are publicly noticed by mail, posted signs, and online. Residents may speak during Planning Commission and City Council hearings.

Concurrently with the rezoning process, a contractor has been procured to demolish the remaining structures on the site. Staff are undertaking a two-step solicitation process for selecting a developer for the project: (1) a Request for Qualifications (RFQ) to identify qualified developers followed by (2) a Request for Proposals (RFP) after rezoning and demolition are complete, likely in Q4 of 2026, to firms selected during the RFQ phase. The RFQ was released on June 18, with responses due August 7. Included with this week's *Update* materials is a map of the Hillsborough-Western Redevelopment Site.

(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	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Planning & Development Director
From	Sarah Shaughnessy, AICP, Principal Planner
Department	Planning and Development
Date	June 26, 2026
Subject	Monthly Update on Reflecting Raleigh: The Next Comprehensive Plan

Overview

Raleigh’s Comprehensive Plan serves as the city’s long-term vision for the built environment. [Reflecting Raleigh](#) is the process of developing the Next Comprehensive Plan, which will include a focus on sustainable and equitable growth, aligning adopted city plans and priorities, and enhanced community engagement.



Phase two of the project is complete, and phase three is underway. This memorandum includes highlights from work completed in phase two and information about the consultants selected to support phase three.

Highlights from Phase 2

Phase two activities included the convening of Raleigh’s first [Civic Assembly](#), which met over the course of six Saturdays between January and March of this year to learn about, deliberate and make recommendations on how neighborhoods around frequent transit should grow and develop in the coming decades. The Assembly produced a [report of final recommendations](#), which was shared with City Council on [May 5](#). These recommendations largely affirm the City’s current approach to growth management - the majority of new development should be directed into designated growth centers and along frequent transit corridors – with additional consideration for how to manage the benefits and impacts of growth in neighborhoods served by existing or planned high-frequency bus service.

Five topic-based [technical teams](#) met concurrently with the Civic Assembly, to provide specific policy and action recommendations on land use, transportation, housing, natural resources, infrastructure and community services.

Additionally, during phase two, staff completed stakeholder interviews with staff from the other municipalities in Wake County, along with other institutional partners including state agencies, large regional employers, and non-profit organizations with longstanding partnerships with the City.

Staff will publish a report summarizing the key takeaways from phase two in the coming weeks.

Phase 3 Next Steps

Writing & Design

The City has just begun work with [Interval, LLC](#), a planning firm led by John Zeanah, and [Covive](#), a web development firm. Both organizations have collaborated previously to produce award winning comprehensive plans including [Memphis 3.0](#), that city's Comprehensive Plan.

These consultants will work alongside Planning and Development, Communications, and Information Technology staff to develop the plan's framework, draft content, and create a hub website for the Next Comprehensive Plan within the City's Drupal website environment. This work is expected to be completed by early 2027.

Cost of Growth & Facility Fee Studies

To support the Reflecting Raleigh Comprehensive Plan, the City is investing in two consultant-led studies that will run in parallel, also during phase three. The Cost of Growth study, led by [Urban3](#), will model the fiscal impacts of different development scenarios and provide a tool to support decisions around annexation and rezonings and evaluate level of service standards and expectations across the City. A separate Facility Fee and Reimbursement study will update the open space and transportation facility fee schedule and process based on current information and best practices. The City has selected a preferred consultant for this study and is in contract negotiation. Both studies are expected to be completed by May 2027.

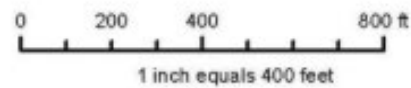
Deliverables from the Cost of Growth study will inform the growth management framework outlined in the Next Comprehensive plan, help set attainable goals for service in the Comprehensive Plan, and provide a model for clearer estimation of financial impacts of rezoning and annexation decisions.

Facility fees are one tool the City can leverage to cover the cost of growth the City is projected to experience over the next several decades. The City's last in-depth study of facility fees was completed in 2006. Many variables and practices related to development and associated facilities have changed significantly since that time. This study aims to update the City's fee schedule and associated processes to reflect current costs and industry practices.

Conducting both studies in conjunction with the Comprehensive Plan will create a foundation for steady state budgeting, linking anticipated growth and citywide goals to the capital and operational costs of achieving those goals.



Hillsborough-Western



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 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Weekly Events Digest

Friday, June 26 – Thursday, July 2

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

Permitted Special Events

[Out! Raleigh Pride](#)

Fayetteville Street District

Friday, June 26 & Saturday, June 27

Event Time: 6:00pm - 10:00pm on 6-26-26 & 12:00pm - 7:00pm on 6-27-26

Associated Road Closures: Fayetteville Street between Martin Street and the south end of City Plaza and Davie Street between Salisbury and Wilmington streets will be closed from 9:00am on 6-26-26 until 11:00pm on 6-27-26. Hargett and Martin streets between Salisbury and Wilmington streets and Fayetteville Street between Morgan and Martin streets will be closed from 4:30am until 11:00pm on 6-27-26.

[Makers & Music Series](#)

Compiègne Park & Logan Court

Friday, June 26

Event Time: 6:30pm - 9:30pm

Associated Road Closures: Logan Court between Chamberlain Street and just north of Hope Street will be closed (Hope Street will remain open) and Compiègne Park will be used from 3:00pm until 11:00pm.

Other Upcoming Events

[Goose](#)

Friday, June 26 & Saturday, June 27

Red Hat Amphitheater

[School of Rock](#)

Friday, June 26 – Sunday, June 28

Raleigh Little Theatre

[Triangle Pride Band – 10th Anniversary Celebration](#)

Saturday, June 27

Fletcher Opera Theater

[Resilience Cords Opening Ceremony](#)

Saturday, June 27

Laurel Hills Park

[Foundations: Art & Expression at Latta](#)

Saturday, June 27

Latta University Historic Park

[BrickUniverse](#)

Saturday, June 27 & Sunday, June 28

Raleigh Convention Center

[Summer Concert Series](#)

Sunday, June 28

Pullen Park

Summer Safety Series: Pre-4th of July

Tuesday, June 30

Millbrook Exchange Park

Biodegradable Yard Waste Bag Giveaway

Wednesday, July 1

Lake Lynn Park

Caraleigh Park Reopening Celebration

Wednesday, July 1

Caraleigh Park

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.

New Amplified Noise Ordinance Takes Effect January 2026

The City Council approved a [new amplified noise ordinance](#), which went into effect Jan. 1, 2026. Stadiums, arenas, and outdoor sports or entertainment venues, including amphitheaters, are exempt. Parades, outdoor events, races, festivals, and concerts that receive a permit from the Office of Special Events are also not subject to the ordinance.