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City Offices Closed in Observance of Thanksgiving Holiday

Next week City administrative offices will be **closed** on **Thursday, November 26** and **Friday, November 27** in observance of the **Thanksgiving** holiday.

INFORMATION:

Outdoor Exhibition of Murals Created in Response to Black Lives Matter Demonstrations

Staff Resource: Sarah Powers, Raleigh Arts, 996-4685, sarah.powers@raleighnc.gov

Raleigh Arts continues to partner with Saint Augustine's University, Envision Saint Agnes, the Black On Black Project, Shaw University, Raleigh Murals Project, VAE Raleigh, the Downtown Raleigh Alliance, Anchorlight and the community to display and document murals created on temporary panels installed on storefronts and buildings in response to the social unrest and mass demonstrations earlier this year. The first exhibition of these murals is on display at both Saint Augustine's University and Shaw University through December 20. The public is invited to see the exhibition any day of the week during daylight hours. At both locations, the artwork is mounted on shipping containers which are easily viewable from the road and sidewalks without having to enter either campus.

The exhibit, entitled "A Space for Reflection," is an outdoor installation centering Black artists and artists of color who captured this time through their work. Linda Dallas and Michael S. Williams curated the exhibition of murals, which were originally on downtown buildings in Raleigh and Durham. The artists included are Dare Coulter, Bobby Danger, Akira Dudley, Gemynii, Okirah Harris, Grayson M. Howell, Shaun Knight, Victor Knight, Lord PHLY, Sarahlaine Calva and Wel Sed.



Display at St. Agnes Hospital, campus of St. Augustine's University

For more information about how to view the exhibition visit the project page at:

www.blackonblackproject.com

(No attachment)

City Plaza Renovation Project Update

Staff Resource: Blair Hinkle, Engineering Services, 996-4011, blair.hinkle@raleighnc.gov

The City Plaza Renovation Project is quickly nearing completion. The contractor is continuing to work on punch-list items, with priority being given to those items that need to be completed in order to reopen Fayetteville Street to traffic. This is anticipated to occur on Monday, November 23. Additionally, work continues on the plaza outside of the roadway, and all work is expected to be completed by the end of November pending no additional work stoppages due to significant adverse weather or other events.

(No attachment)

Water System Cross Connection Program – Mandatory Backflow Testing Update

Staff Resource: Whit Wheeler, Raleigh Water, 996-4582, william.wheeler@raleighnc.gov

The Raleigh Water Cross Connection Program has an integral role ensuring the safety of the water supply by protecting the water distribution system from contamination by an end user or customer. This protection is achieved through the installation of a backflow device on the customer's side of the meter or fire service line that stops water from flowing from a building back into the public water supply system. For most residential customers the backflow protection is a check valve in the meter yoke that is maintained by Raleigh Water. For commercial, fire and irrigation services, backflow assemblies are installed and maintained by the

customer. Raleigh City Code requires the customer owned backflow assemblies to be tested annually (triennially for residential irrigation) by a Certified Tester. Test reports are submitted online for record keeping in accordance with NC Public Water Supply regulations.

When the mandatory Stay at Home order was enacted in March 2020, Raleigh Water discontinued the mailing of testing reminders and ceased issuing violations for failure to test. However, due to the diligence of our customers we still closed out FY20 with a compliance rate of 83%. Since June of 2020 we have seen a steady decline to 60%. There are approximately 28,000 customer owned backflow devices in the system. Raleigh Water is preparing to start sending test reminders again to advise our customers of the compliance schedule. At this time Raleigh Water is not planning to issue testing violation notices. The first reminders will go out to customers with a test due date in January 2021. This group consist of approximately 760 customers (commercial and fire). We have contacted several large utilities in the state and find that all others are proceeding with cross connection programs as normal.

(No Attachment)

Crabtree Creek Trail Improvements at Lassiter Mill Road Project

Staff Resource: David Bender, Raleigh Parks, 996-4798, david.bender@raleighnc.gov

The Crabtree Creek Trail Improvements at Lassiter Mill Road Project will improve a section of the Crabtree Creek greenway trail corridor between Hartford Street and Lassiter Mill Road. The project includes enhancements to the currently unpaved trail section and stream bank just west of Lassiter Mill Road; removal of the timber boardwalk and steps along Hartford Street and improvements along the Lassiter Mill Road vehicular bridge.



On December 2 staff will present a virtual public open house video on the design progress of this project as well as a link to a survey for the public to share feedback. The survey and presentation will remain open through December 31. The information collected will be shared with the design team. Funding for this project was approved in the 2014 Parks Bond Referendum with a project budget of \$2,000,000 for design and construction. Once final construction plans are completed in Summer 2021, staff will publicly advertise the project for construction. For more information on this project, please visit the [project website](#).

(No attachment)

Floodplain Regulation Changes – Outreach and Engagement

Staff Resource: Wayne Miles, Engineering Services, 996-3964, wayne.miles@raleighnc.gov

This week, the Stormwater Management Division has begun the outreach process associated with the proposed text changes to the Unified Development Ordinance related to development in flood prone areas, or floodplains. As previously presented to City Council, a text change is proposed to restrict new development from occurring in the floodplain fringe. Additional changes will require improved access to new development during large storms. Below is a summary of the outreach efforts and results through November 19; Stormwater has been coordinating with the Housing & Neighborhoods department and the Office of Equity and Inclusion to distribute the materials and seek input using those distribution networks.

A virtual [public meeting](#) to describe the proposed changes and seek input from the community is scheduled for December 8 at 6:00 P.M. In addition, presentations are being given to individual focus groups with an interest in flooding issues and floodplain management. Staff welcomes the opportunity to present to any group who has an interest. Additional details on the outreach that has occurred and future plans with links to the City's website, survey, and a newly created educational video about the floodplain is provided below:

Communications Items (as of November 19)

- Updated [web content](#) about the regulation process, recommendations, and ways to provide input through a community survey.
- A direct mail sent to 315 property owners with vacant property in the floodplain who would be directly impacted by the proposed regulation changes asking for their input.
 - When an e-mail address was also available, 65 from this list also received a GovDelivery email with the same information (based on data available in customer care and billing).
 - The e-mail open rate was 43 percent (20-25 percent is average).
- Fact sheet available for community groups with general education about the floodplain.
- Published a [community survey](#) available in English and Spanish. Expect more participation when people receive the postcard and email and we start the social media campaign.
- Animated educational video linked on the [website](#) and pushed out on social media. This will be used during the regulation process and beyond.
 - Generated more than 250 clicks to the website in November alone.
 - Video on YouTube received more than 300 views in less than a week.
 - Video shared on [Twitter](#) received 870 views in less than a week; 4,850 impressions (times people saw the post)

Up Next

- Postcard to people living in the floodplain about public meeting on December 8
- Social media, email marketing, media relations, news article on web
- Conversations with community groups

(No attachment)

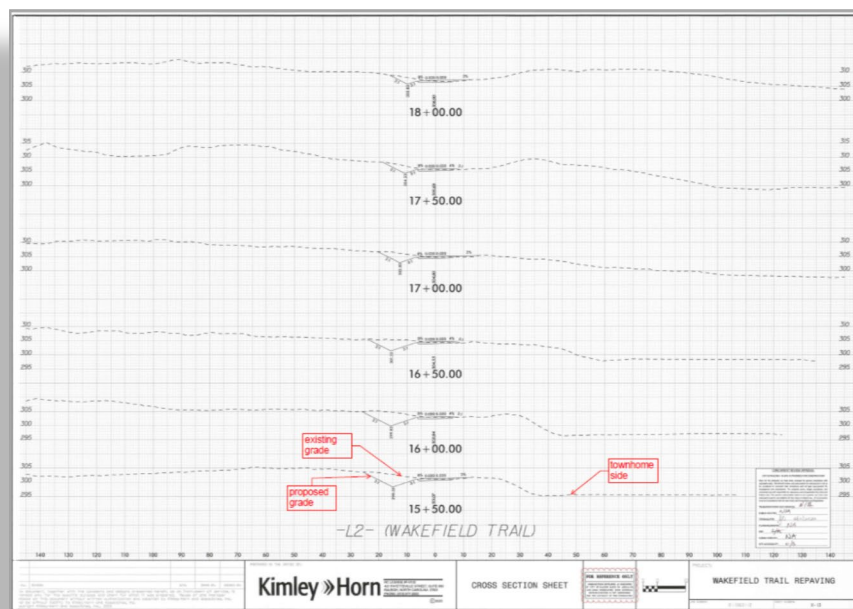
Council Member Follow Up Items

General Follow Up Item

Stormwater Question Related to Wakefield Plantation Greenway Improvements

Staff Resource: Wayne Miles, Engineering Services, 996-3964, wayne.miles@raleighnc.gov

A resident inquired about how stormwater will be handled as part of greenway trail improvements that are being made in the vicinity of the Vista Green subdivision of Wakefield Plantation. The resident and her neighbors have seen ponding of stormwater in their backyards after hard rainfall events, and they are concerned that construction associated with the greenway trail could exacerbate these issues. To investigate this issue, the Stormwater Management Division has spoken with the resident and has consulted with the Parks, Recreation, and Cultural Resources (PRCR) department, which manages the greenway trail improvements project. PRCR has provided us with construction plans of the project in the vicinity of the resident concerns.



The plans in this area show that grading of the improved greenway trail will be adjusted such that the revised greenway trail will slope away from the residential area toward a newly created stormwater ditch on the opposite side of the trail from the residences in this vicinity. Attached is a sheet from the construction plans providing cross sectional views of the greenway trail grading changes in this vicinity. The new stormwater ditch will convey the stormwater down the trail and away from the residential area. Because the width of the paved trail is not changing, no additional impervious surface is being added and thus no additional stormwater controls are required as part of these revisions.

Based on this review we believe that the stormwater drainage issues observed by the resident will not be exacerbated, and may be improved, by the greenway trail project.

(No attachment)

Follow Up from the November 3 City Council Meeting

Stormwater Issues - Downtown South Project (Rezoning Case Z-13-20) (Mayor Pro Tem Branch)

Staff Resource: Wayne Miles, Engineering Services, 996-3964, wayne.miles@raleighnc.gov

During the meeting Council requested staff to provide information regarding stormwater issues that have been identified as related to the proposed Downtown South project. Stormwater staff has been and continues to be engaged in multiple ways related to this project, especially as related to a review of the proposed conditions associated with the rezoning of property. The three primary stormwater-related issues that have been raised related to this project are:

1. Development in the floodplain adjacent to the proposed project and restrictions similar to the proposed changes to City floodplain regulations that would not allow additional fill or new structures in the floodway fringe portion of the floodplain within the project area;
2. An analysis of downstream impacts of the project on known areas of historical flooding along Walnut Creek, including the Rochester Heights neighborhood, the vicinity of the State Street crossing, and the vicinity of the Rose Lane crossing and potential mitigation of flooding impacts determined by the analysis;
3. Water quality impacts and the use of green stormwater infrastructure by the project to mitigate stormwater-related water quality impacts.

Staff with the Stormwater division participated in two Planning Commission “Commission of the Whole” meetings related to this project and also attended the Planning Commission meeting on November 19; staff has met and spoken with the developer and their engineers several times; and has met with a stormwater engineer hired by a community group to provide expertise related to reviews of analyses and proposed condition language. Stormwater staff has also reviewed an initial and a revised downstream impact analysis and has provided comments related to suggested additional details that would be beneficial to better understand the impacts of the proposed project. A staff memorandum related to the Stormwater review of the downstream analysis is included with the *Weekly Report* materials.

Staff has reviewed the proposed condition language related to development in the floodplain (item 1 above) and is of the opinion that the condition is consistent with proposed floodplain regulation changes recommended by the Stormwater Management Advisory Commission.

Staff believes that the conditions related to proposed stormwater mitigation measures for flooding and water quality controls (items 2 and 3 above) would benefit from more clarity. Language has been suggested to be added to the rezoning conditions related to flooding analysis/mitigation and water quality controls, which would more clearly define compliance requirements and that would be more enforceable in terms of the review of subsequent stormwater system plans. The zoning conditions language remains under discussion.

(Attachments)

Council Member Follow Up



Raleigh

MEMO

TO: Matthew Clem, Senior Planner
FROM: Ben Brown, Stormwater Administrator
CC: Wayne Miles, Stormwater Program Manager
Ashley Rodgers, Engineering Supervisor
Kenneth Bowers, Assistant Planning & Development Director

DEPARTMENT: Engineering Services

DATE: November 18, 2020

SUBJECT: Stormwater Division review of downstream analysis and conditions for rezoning case Z-13-20, Downtown South Project

Introduction

The applicant for rezoning case Z-13-20 submitted a second draft of the downstream analysis to City staff on 11/12/2020. Stormwater staff met with the applicant on 11/18/20 to discuss their preliminary findings. The applicant has also submitted revised conditions (attached) that pertain to the downstream analysis, and staff has reviewed that and has shared their comments with the applicant's representatives as well.

Staff Review Comments

The second draft of the downstream analysis complies with all applicable City regulatory requirements for a large-scale analysis of this type. Based on the results, the authors of the study conclude that detaining stormwater onsite and releasing it at a slower rate would exacerbate flooding downstream during the 100-year storm event. However, due to the size of this project and its location in the middle of the Walnut Creek watershed, City Stormwater staff would like to see further analysis for this project. This further analysis would involve looking at the specific timing of different storms and how they travel through the Walnut Creek watershed. This would give a more detailed look at the how small and large flooding events affect the watershed. From a technical standpoint, staff has discussed with the applicant regarding how they would perform this additional analysis.

The most recent conditions submitted by the applicant include a condition specific to the downstream analysis. Staff believes that condition covers the majority of what is needed for the analysis. The only comments staff would have for the stormwater analysis conditions are as follows:

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza,
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

- Condition should address mitigation if the analysis shows an increase downstream flooding. Staff recommends adding language similar to UDO Section 9.2.2.E.3.c, as follows:
“If the analysis shows an increase greater than 0.04 feet between pre-development and post development flood levels then mitigation to pre-development flood conditions will be required to prevent further damage.”
- Condition should address the different timing of the storm events as discussed above. Staff suggests the following language be added:
“The analysis should examine various timing conditions of storms as they approach the site from different directions.”

Recommendation

Staff recommends including these condition changes if the Planning Commission approves. This, in combination with the condition language the applicant has provided, will create a comprehensive, enforceable condition as it pertains to the requirement for a Downstream Analysis for this site.

It should be noted that staff sent recommended language for a separate condition requiring that the site use stormwater volume matching to retain stormwater onsite. That language does not appear in the most recent case conditions (attached).

Attachments:

Rezoning Conditions_Downtown South

New Zoning Conditions – November 2020

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

OFFICE USE ONLY

Date Submitted

Transaction #

Existing Zoning

Proposed Zoning

Rezoning Case #

Narrative of Zoning Conditions Offered

Enter a numbered list of conditions below. Each page of conditions must list the case number and submittal date.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature _____ Print Name _____

Additional Zoning Conditions

10. Prior to filing the first development plan requiring Administrative Site Review approval, a comprehensive stormwater analysis shall be conducted and made available to the public through the City of Raleigh Stormwater Department. Such analysis shall evaluate potential downstream impacts from proposed development on the subject property and include examination, results, and interpretation of the following information:

- A. Peak flows, water surface elevations and velocities on all ephemeral, intermittent and perennial streams flowing on or away from the subject property
- B. 1-year/24 hour, 2-year/24 hour, 10-year/24 hour, 25-year/24 hour and 100-year/24 hour storm events
- C. Hydrologic and hydraulic modeling (hydraulic modeling shall be completed using flood hydrographs and examine the effects of culverts and backwater on the timing and duration of storm events)
- D. USGS gauge station and stage-storage data available on the USGS website, comparing and calibrating modeling data to evaluate the timing, duration and frequency of storm events and describing the potential effects of development on storm flows on a time series basis
- E. Water surface elevations and peak discharges of Walnut Creek at S. Saunders Street, Walnut Creek at S. Wilmington Street, Walnut Creek at Garner Street, Walnut Creek at State Street, Walnut Creek at Rose Lane and an unnamed tributary at Bailey Drive
- F. Water balance estimates of infiltration, runoff, and comparisons of the timing, duration, and frequency effects of flow on Walnut Creek

11. Beginning on or before the date 30 days after submittal to the City of the first development plan requiring Administrative Site Review for any portion of the site, and not less than once per calendar quarter thereafter for a period of three years, the owner(s) of the site shall, separately, collectively, or in groups, hold public informational meetings, in person or virtually, to provide updates and receive comments regarding all development plan(s) that have been submitted for city administrative review for any portion of the site owned by the party(ies) convening such meeting. A written report of each required meeting will be submitted to the City’s Department of Planning and Development within 15 business days after each such meeting and will include a list of persons and organizations contacted about the meeting, a listing of those in attendance who have provided their names, and a summary of issues discussed at the meeting. At least ten days prior to the first required meeting, written notice of such meeting shall be mailed to each property owner and tenant owning property or residing within 1,000 feet of the site, and emailed notice of such meeting shall be delivered to anyone requesting such notification by providing their complete and correct email address at least 11 days before the date of such meeting by emailing info@visitdowntownsouth.com. Notice of subsequent required meetings shall

Submittal Date: November 13, 2020

Case Number: Z-13-20

Proposed Zoning: See Exhibit A

Owner Signature: _____ Date: _____

be provided via email to all email addresses collected from prior meeting attendees and to all who have provided their email address by emailing info@visitdowntownsouth.com not less than 11 days before the date of such meeting.

12. All preliminary stormwater plans, including CAD drawings, analysis, and modeling data relied on in the analysis shall be publicly available via a link or links posted online at www.visitdowntownsouth.com and submitted electronically to the City Department of Planning and Development not less than ten days before submittal of the first development plan for any portion of the site for City administrative review.

Submittal Date: November 13, 2020

Case Number: Z-13-20

Proposed Zoning: See Exhibit A

Owner Signature: _____ Date: _____

EXHIBIT B

Maximum Building Heights and Step Backs

Any development on the subject properties as listed on Exhibit A shall be limited to no more than twelve (12) stories in height as measured perpendicularly for a distance of 180 feet from property line of the following adjacent properties:

Property Address	Book and Page
578 Granite Street	016112 / 00830
574 Granite Street	005825 / 00765
570 Granite Street	17-E / 1460
566 Granite Street	017507 / 01550
562 Granite Street	015603 / 01377
558 Granite Street	014317 / 01588
554 Granite Street	002574 / 00227
550 Granite Street	007741 / 00513
546 Granite Street	007246 / 00915
542 Granite Street	013711 / 02375
538 Granite Street	011261 / 02716
532 Granite Street	013965 / 02235
518 Granite Street	016314 / 01009
500 Granite Street	017115 / 02747
498 Carolina Pines Avenue	017115 / 02747
450 Carolina Pines Avenue	017115 / 02747

Any development on the subject properties listed below, which are those located east of South Saunders Street and north of Penmarc Drive/Water Works Street, shall be limited in height to no greater than: (i) 5 stories in height within 50 feet of any neighborhood transition area required pursuant to Section 3.5 of the UDO, as measured perpendicular to the boundary of such neighborhood transition area, nor (ii) 20 stories in height.

Property Address	Book and Page
201 Gilbert Ave	016626 / 01273
1616 Green St	016028 / 01062
1624 Green St	015280 / 00776
1628 Green St	014217 / 02793
1632 Green St	014217 / 02793
1640 Green St	014217 / 02793
1639 Green St	014217 / 02793
150 Penmarc Dr	014217 / 02793
1620 Green St	017826/02138
1615 S Saunders St	017728/01785

Property Owner(s) Signature _____ Print Name _____

Any development on the following properties listed on Exhibit A shall be limited to no more than 20 stories in height as measured perpendicularly for a distance of 400 feet from the right-of-way along Wilmington Street:

Property Address	Book and Page
1938 South Wilmington Street	017695 / 02696
201 Walker Street	017695 / 02696
137 Bluff Street	017695 / 02696
133 Bluff Street	017900 / 01784
125 Bluff Street	017695 / 02696
95 Bluff Street	017695 / 02696

Property Owner(s) Signature _____ Print Name _____

EXHIBIT A TO REZONING APPLICATION (Version 1.0)											
PIN	ADDRESS	CITY	STATE	ZIP	CURRENT ZONING	TO BE ZONED	OWNER NAME	OWNER ADDRESS	DEED BOOK AND PAGE	CROSS STREET	PROPERTY SIZE (Acres)
1702381400	2400 S SAUNDERS ST	Raleigh	NC	27603	IX-3-SHOD-2	CX-20-SHOD-2	MK SOUTH LLC	4321 LASSITER AT NORTH HILLS AVE, STE 250, RALEIGH NC 27609-5782	17695 / 02495	S. Saunders St / Hubert St and S. Saunders St / Carolina Pines Ave	77.64
1703501032	100 PENMAR DR	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Water Works St / Penmarc Dr	20.31
1703406591	126 PENMAR DR	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMAR DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders St / Penmarc Dr	6.05
1703404666	201 PENMAR DR	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMAR DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	5
1702492952	1821 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMAR DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	0.33
1703402054	1801 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMAR DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	0.34
1703402145	1811 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMAR DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	0.13
1703402242	1809 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMAR DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	0.32
1703402342	0 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMAR DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	0.32
1703402443	1731 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	120 PENMAR DR STE 118, RALEIGH NC 27603-2400	014217 / 02793	S. Saunders / Penmarc Dr	0.36
1703402539	1727 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	S. Saunders / Penmarc Dr	0.63
1703402735	1717 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	S. Saunders / Penmarc Dr	0.39
1703402838	1701 S SAUNDERS ST	Raleigh	NC	27603	IX-3-PL-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	S. Saunders / Penmarc Dr	0.53
1703413123	1640 GREEN ST	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmarc Dr	0.34
1703413159	1632 GREEN ST	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmarc Dr	0.17
1703413254	1628 GREEN ST	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmarc Dr	0.16
1703413219	1624 GREEN ST	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	015280 / 00776	Green St / Penmarc Dr	0.17
1703413440	1616 GREEN ST	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	016028 / 01062	Green St / Gilbert Ave	0.28
1703413593	201 GILBERT AVE	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	016626 / 01273	Green St / Gilbert Ave	0.17
1703415274	1639 GREEN ST	Raleigh	NC	27603	R-6	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmarc Dr	1.81
1703418217	150 PENMAR DR	Raleigh	NC	27603	IX-3	CX-20-UL	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Green St / Penmarc Dr	1.99
1703502802	130 PENMAR DR	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	014217 / 02793	Penmarc Dr / Water Works St	2.01
1703501517	120 PENMAR DR	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	PENNY, ALICE W	PO BOX 37159, RALEIGH NC 27627-7159	04220 / 00480	Penmarc Dr / Water Works St	2.95
1703601307	125 BLUFF ST	Raleigh	NC	27603	IX-3-SHOD-2	CX-40-UL-SHOD-2	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Bluff St / Plum St	0.1

1703509386	137 BLUFF ST	Raleigh	NC	27603 IX-3-SHOD-2	CX-40-UL-SHOD-2	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Bluff St / Plum St	0.09
1702691938	1938 S Wilmington St	Raleigh	NC	27603 IH-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	S. Wilmington St / Walker St	3.81
1703508002	201 Walker St	Raleigh	NC	27603 IH-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	S. Wilmington St / Walker St	2.87
1702596769	2100 S Wilmington St	Raleigh	NC	27603 IX-3-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	S. Wilmington St / Walker St	0.89
1703507332	212 Walker St	Raleigh	NC	27603 IX-3-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	1.27
1703505297	228 Walker St	Raleigh	NC	27603 IX-3-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	0.08
1703505257	232 Walker St	Raleigh	NC	27603 IX-3-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	0.1
1703506166	235 WALKER ST	Raleigh	NC	27603 IH-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	0.08
1703505186	239 WALKER ST	Raleigh	NC	27603 IH-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Walker St / Plum St	0.26
1703601391	95 Bluff St	Raleigh	NC	27603 IX-3-SHOD-2	CX-40-UL	MK SOUTH II LLC	KANE REALTY CORPORATION, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5780	017695 / 02696	Bluff St / Plum St	1.46
1702494929	1813 S Saunders St.	Raleigh	NC	27603 IX-4-PL-SHOD-2	CX-40-UL-SHOD-2	BW RRI I LLC	5847 SAN FELIPE ST STE 4650, HOUSTON TX 77057-3277	016015 / 01801	S. Saunders / Penmarc Dr	2.7
1703413364	1620 GREEN ST	Raleigh	NC	27603 R-6	CX-20-UL	MK SOUTH III LLC	STE 250, 4321 LASSITER AT NORTH HILLS AVE, RALEIGH NC 27609-5782	017826/02138	Green Street / Penmarc Drive	0.17
1703116256	655 Maywood	Raleigh	NC	27603 IX-3-SHOD-2	CX-20-UL-SHOD-2	JPB HOLDINGS LLC	1615 OBERLIN RD, RALEIGH NC 27608-2039	015496 / 00041	Maywood Ave / Lake Wheeler Rd	8.5
1703600326	133 Bluff Street	Raleigh	NC	27603 IX-3	CX-40-UL	MK SOUTH II LLC	4321 LASSITER NORTH HILLS AVE STE 2, RALEIGH NC 27609-5780	017900 / 01784	Bluff St / Plum St	0.09
1703412400	1615 S Saunders St	Raleigh	NC	27603 NX-3-PL	CX-40-UL-SHOD-2	TRUJILLO-ANGULO, IRENE LUCY SALOMON, AVI	5206 BLUE LAGOON LN, RALEIGH NC 27610-6463	017728/01785	S. Saunders / Gilbert Ave	0.36