

**500 BLOCK  
S. PERSON / S. BLOUNT STREET AREA  
REDEVELOPMENT PLAN**

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**I. INTRODUCTION**

This Redevelopment Plan describes activities to be undertaken by the City of Raleigh, North Carolina acting as Redevelopment Commission (hereinafter known as the City) in the blocks generally bounded by Wilmington, Blount, Davie and Cabarrus Streets (herein after known as the Project Area). The Project Area includes all properties within the block. (A boundary description is included herein and is shown on Map #1 - Project Area). The activities described in this Redevelopment Plan will be undertaken in accordance with North Carolina Urban Redevelopment Law - NC General Statutes, Chapter 160A, Article 22 as amended.

The City of Raleigh has selected this site as a top priority for redevelopment. This project is one of several revitalization areas targeted in the Downtown Raleigh area over a period of years as part of an overall program to revitalize the downtown area.

This Redevelopment Plan is one of a number of possible economic development tools that may be used to improve the conditions in this area. It is a legal instrument that permits the City of Raleigh to acquire and sell property for private development, using its condemnation authority if necessary.

The Plan is also a public policy instrument that directs local and Federal funds into distressed areas. It is a useful blueprint for the community, including local property owners and businesses, to use in crafting strategies for downtown revitalization. As a revitalization tool and public policy focus, the Redevelopment Plan is intended to be flexible enough to address a variety of problems and opportunities. It may be revised from time to time to address changing downtown conditions, property owner initiatives and public funding timetables.

**II. DESCRIPTION OF PROJECT AREA**

**A. Existing Uses and Conditions**

As shown on Map #1 – Project Area, the Project Area is composed of 150 parcels and 22.51 acres. The area is immediately south of the City Market, future Magnet Middle School and a new City Parking Deck at Wilmington and Cabarrus Streets. Immediately west of the area is the City Conference and Convention Center and Fayetteville Street Mall business area. Immediately south is Shaw University and to the east are residential neighborhoods. As shown on Map#2 – Existing Land Use, of the 150 parcels in the project area, 50 parcels are used for residential purposes and 52 have surface parking uses with a total of 1,529 surface parking spaces. In addition, 20 parcels are used for businesses purposes and 9 parcels are used for institutional / non-profit purposes, including 5 area churches.

As shown on Map #3 – Existing Zoning, the Project Area includes a broad mixture of zoning districts, ranging from the Business District, which allows widest variety and most densely developed commercial and residential land uses in the City, to Residential zoning. The plan area is zoned Business District, Residential Business, Office and Institution 1, Residential 20, Neighborhood Business and Shopping Center as shown. As shown on Map #4 – Downtown Residential Housing Overlay District, part of the plan area falls in this zoning overlay district, which allows residential densities beyond those allowed in the underlying zoning districts with certain design criteria required to increase densities. As shown on Map #5 – Downtown Off Street Parking Exemption Area, the area is also within the area exempting development from parking requirements normally required of new development elsewhere in the City. As shown on Map #6 – Local Historic Designation / Design Guidelines, the area is also within the "East Raleigh - South Park National Register Historic District".

## B. Boundary Description

As illustrated on Map #1 – Project Area, beginning at the point of intersection of the center of the rights-of-way of East Cabarrus Street and South Wilmington Street; thence easterly along the center of the right-of-way of Cabarrus Street approximately 480 feet to the point of intersection of the center of the rights-of-way of South Blount Street and East Cabarrus Street; thence northerly along the center of the right-of-way of South Blount Street approximately 300 feet; thence easterly approximately 490 feet along the northern property line boundary of PIN # 1703779192 to the center of the right-of-way of South Person Street; thence northerly on South Person Street approximately 190 feet to the point of intersection of the center of the rights-of-way of South Person Street and East Davie Street; thence easterly along the center of the right-of-way of East Davie Street approximately 485 feet to the point of intersection of the center of the rights-of-way of East Davie Street and South Bloodworth Street; thence southerly along the center of the right-of-way of South Bloodworth Street approximately 975 feet through the intersection of East Cabarrus Street and South Bloodworth Street to the point of intersection of the rights-of-way of South Bloodworth Street and East Lenoir Street; thence westerly along the center of the right-of-way of Lenoir Street approximately 490 feet to the point of intersection of the center of the rights-of-way of South Lenoir Street and South Person Street; thence southerly along the center of the right-of-way of Person Street approximately 275 feet to the point of intersection of the rights-of-way of South Person Street and South Street; thence westerly along the center of the right-of-way of South Street approximately 980 feet to the point of intersection of the rights-of-way of South Street and South Wilmington Street; thence northerly along the center of the right-of-way along Wilmington Street approximately 760 feet to the point of beginning.

## III. GOALS AND OBJECTIVES

The goal of this Redevelopment Plan is to provide opportunities for development supportive of the major public investment which has taken place in the nearby Raleigh Conference and Convention Center, BTI Center for Performing Arts, the Fayetteville Street Mall, the Moore Square / City Market district and a variety of area streetscape and business façade improvements. Improvement of this area will also support efforts to stabilize residential neighborhoods to the east and support recent residential development such as the Founders Row, which is located in the block immediately north of the project area.

Specific objectives for this Redevelopment Plan include:

1. To ensure redevelopment of a quality which will aid in establishing a positive image for the area.
2. To support future economic growth and development efforts on nearby neighborhood blocks.
3. To create investment opportunities through land assemblage and public streetscape improvements.
4. To alleviate conditions which contribute to deterioration and blight, and other deficiencies which detract from the functional unity, aesthetic appearance, and economic welfare of the area.
5. To encourage the rehabilitation of existing structures where such development is economically feasible and supportive of area redevelopment.
6. To ensure new construction of a scale and character compatible with the surrounding area.
7. To ensure compatibility of development and preserve historically significant buildings.
8. To stabilize existing residential neighborhoods and encourage new residential opportunities.
9. To address existing safety concerns and continue programs established to improve security.

#### IV. PROPOSED REDEVELOPMENT ACTIVITIES

In order to implement this Redevelopment Plan and achieve its goals and objectives, the City may:

- Acquire, clear of encumbrances and dispose of real property within the project area as described herein;
- Relocate businesses and individuals from acquired property as provided herein;
- Convey real property to a qualified and willing redeveloper under the conditions described herein;
- Construct certain improvements to public streets, right-of-way and City property in coordination with the redeveloper and other area interests;
- Rezone property to conform with the Project Area Proposed Land Use Map;
- Carry out a program of rehabilitation assistance necessary to bring property into compliance with the Redevelopment Plan's objectives and design/development standards;
- Provide funds to leverage business and rehabilitation loans that will alleviate substandard conditions and promote reinvestment;
- Provide resources to consider the designation of a Local Historic District and to establish design guidelines to ensure compatibility of development;
- Dedicate resources for a streetscape improvement program including community participation in the planning process, to extend streetscape improvements along the North-South and East-West corridors within the planning area (Person and Blount entryways as well as South, Lenoir, Cabarrus and Davie streets); and
- Appropriate resources to continue existing efforts and additional programs for the development of safety and security initiatives.

##### A. Property Acquisition

###### 1. Property Designated to be Acquired

The City may acquire fee simple absolute title to property in the Project Area identified on Map #7 - City Property / Possible Acquisition and outlined in Section XIII. The acquisition may be necessary to achieve conformance with the land use provisions of the Plan, to assemble tracts for new development, and to carry out other general objectives of the Plan.

Whenever possible, property will be acquired through negotiation with the owner. The basis for negotiation will be the fair market value as determined by competent appraisers and approved by the City. Where negotiations do not result in a mutually satisfactory agreement, the property will be acquired through eminent domain and just compensation awarded in accordance with the law.

###### 2. Conditions Under Which Properties Designated for Acquisition May Be Exempted From Acquisition.

The City may exempt properties from acquisition that are identified in the City Property / Possible Acquisition Map if said properties are in compliance with land use and redevelopment objectives outlined in the redevelopment plan as determined by the City of Raleigh.

###### 3. Conditions Under Which Properties Not Designated for Acquisition May Be Acquired.

The City may acquire property in the Project Area, which is not specifically designated for acquisition in the Redevelopment Plan if it is found that conditions of deterioration, changes in land use or business activity, or development expectations will be detrimental to the objectives of the Redevelopment Plan. In the event the City elects such acquisition, an amendment will be made to this Redevelopment Plan which will include changes to project budget and development standards as needed to undertake additional acquisitions.

## B. Relocation

The City will assist in the relocation of Project Area residents, businesses, and individuals displaced from properties acquired by the City in accordance with applicable State and Federal laws. Priority will be given to existing residents and businesses to remain in the area. The City has a suitable program and resources for providing relocation assistance to persons in the Project Area. In the opinion of the City, there are available in areas not less desirable in regard to public utilities and commercial facilities, at rents or prices within the means of families, businesses or individuals displaced, units of housing or commercial space. The relocation of site occupants in accordance with State and Federal relocation requirements will be feasible.

## C. Property Disposition

The City will dispose of property as permitted under North Carolina Redevelopment Law, special enabling legislation for the City of Raleigh and other applicable State Legislation.

## D. Public Improvements

The City will undertake public improvements within the Project Area, as outlined in the adopted Capital Improvement Program, including but not limited to construction of public facilities, sidewalk construction or repair, street tree plantings, trash receptacles, street lighting, curb repair, special landscape features, and relocated (either overhead or underground) and/or consolidated utility wires. These improvements are intended to support private investment and to improve the image of the Project Area. A detailed plan of streetscape improvements for streets outlined on Map #8 – Streetscape Improvements will be prepared with the input of property owners and businesses.

## V. PROGRAMS IN SUPPORT OF REDEVELOPMENT

The Redevelopment Plan is intended to be implemented in coordination with public and private programs that can assist property owners and businesses in the Project Area. The East Side Neighborhood Task Force and South East Raleigh Improvement Commission are designated as the primary groups for reviewing and providing continuing input for the plan implementation process. Priority should be given to existing residents and businesses that wish to remain in the project area. Currently available programs that can be used include:

- The City's SUCCESS Loan Guarantee Program, which provides startup and expansion capital to small businesses, and directs businesses to training and market resources.
- The CEDCO/SBA loan programs that provide a variety of financial assistance and consultation programs for small businesses.
- The City's FACADE GRANTS AND DESIGN ASSISTANCE PROGRAM, which encourages the restoration of commercial building street frontages and assists in preparing plans for building renovations.
- The City's STREETScape IMPROVEMENT PROGRAM, which provides capital funding for sidewalks, utility work, landscaping and other features in the public right-of-way in special business districts.
- The HUD COMMUNITY DEVELOPMENT BLOCK GRANT Rehabilitation Program which can provide funding for business structure capital improvements that create job opportunities for area residents.
- The City's PROPERTY INSPECTIONS AND CODE ENFORCEMENT PROGRAM which focuses attention on the prevention and correction of substandard conditions.
- The City's ZONING ORDINANCE, which guides the future use of property including intensity of development and activity.
- The City's COPE Program, which focuses police attention to the safety and security of target areas.

## VI. LAND USE PLAN

### A. Intent

The intent of the land use plan is twofold. First, this plan provides a framework for subsequent redevelopment in the Project Area. In order to achieve the objectives of the Plan, the use of land acquired by the City within the Project Area will be made subject to the requirements and restrictions specified in this subsection. These requirements and restrictions will be made effective by recording them as restrictive covenants in the Office of the Register of Deeds, Wake County, North Carolina, to which reference will be made in the deeds of Project Area properties or by including the applicable restrictions in instruments of conveyance.

Any sale, lease, retention or dedication for public purposes of land for the Project Area will be subject to these restrictions and those restrictions and regulations in applicable public codes adopted and enforced by the City of Raleigh and/or Wake County and/or the State of North Carolina. In case of conflict between the land use and building requirements herein and applicable public codes, the more restrictive shall apply.

Second, it is intended that this plan will serve as a guide for revitalization in and around the Project Area through the exercise of appropriate public controls, incentives, policies, program administration and other activities which the City may deem to undertake in the furtherance of the objectives of this Plan. This may include but not be limited to revisions to the Comprehensive Plan, zoning and subdivision codes, building codes and other applicable standards, ordinances, and program requirements which may influence the successful redevelopment of the Project Area.

### B. Proposed Land Use, Zoning, Design Guidelines and Standards

#### 1. Proposed Land Use

The land use plan as shown on Map #10 – Proposed Land Use is intended to provide for a transition of land use between the densely developed urban core and residential areas to the east. The existing historic residential area east of S. Blount Street as shown on the map is generally characterized as Primarily Residential. This area will allow limited non residential uses which are compatible with the areas historic and residential character as outlined further in the Proposed Zoning and supported by recommendations for Local Historic District designation as outlined in this plan. Within the residential area, residentially oriented university and public school uses are allowed within blocks adjacent to Shaw University and the proposed Magnet Middle School as shown. As a transition between this residential area and more intense downtown commercial development to the west, areas shown as Historic Mix-Use and Residentially Oriented Commercial are proposed. Areas directly adjacent to the commercial core along South Wilmington Street are proposed to remain Business, with a broad range of downtown commercial uses allowed under this zoning district. Project Area development may include a mixture of land uses that are allowed under the Residential Business District, Business District and Neighborhood Business District as proposed in the following section.

In addition, no new establishments requiring ABC permits are allowed within the plan area as outlined in City Council Resolution 1999 - 356.

#### 2. Proposed Zoning

(a.) In order to accomplish the Land Use Plan, stabilize existing and proposed uses in the area, and accommodate the mixture of residentially oriented businesses in the area it is recommended that the area shown on Map # 9 - Existing Zoning / Recommended Changes be rezoned to Residential Business. The following additional criteria to Zoning Districts within the plan area shall apply:

The following Land Uses allowed in the Residential Business District are specifically excluded from the Project Area: All listed Agricultural Uses; Power Plant; Substation; Water or sanitary sewer treatment plant; Reservoir and water control structures.

The following Land Uses allowed in the Business District are specifically excluded from the Project Area: All listed Agricultural Uses; Commercial Cemetery; Crematory; Adult Establishments; Exterminating Service; Bottling Plant; Bulk products (storing, sorting, breaking); Machine Shop; Manufacturing; Mini warehouse storage facility; Power Plant; Substation; Water or sanitary sewer treatment plant; Reservoir and water control structures.

The following Land Uses allowed in the Neighborhood Business District are specifically excluded from the Project Area: All listed Agricultural Uses; Commercial Cemetery; Crematory; Power Plant; Substation; Water or sanitary sewer treatment plant; Reservoir and water control structures.

(b.) In addition to zoning district changes outlined, it is recommended that an historic overlay district be created as shown on Map #6 Local Historic Designation / Design Guidelines. This area is the existing "East Raleigh - South Park National Register Historic District". This area is recommended to be considered for designation as a local Historic District. The need to strengthen measures to stabilize the eroding historic character of this area is seen as a vital component to maintaining the residential character of this area. Creation of this overlay district will include design guidelines, which will be developed as part of this designation.

(c.) The area is also included as part of the Downtown Off Street Parking Exemption Area as shown on Map #5. It is recommended that in order to support stabilization of residential areas to the east, that no further expansions of this overlay area be allowed within the plan area.

### 3. Design Guidelines & Standards

Development of this Project Area will take place in accordance with design criteria outlined in the "Raleigh Downtown Urban Design – A Comprehensive Guide For The Development Of Downtown Raleigh". The document includes specific and general design guidelines such as: provide unique streetscape improvements, signage, and fencing; encourage pedestrian sensitive development; screen mechanical and other utilitarian equipment; encourage public spaces and pedestrian ways; encourage retail and other active pedestrian oriented development at the street level; building heights; Maximum Floor Area Ratios; and encouraging public art.

Map #6 – Local Historic Designation / Design Guidelines outlines boundaries of the existing National Register Historic District and where local designation should be considered. In designating a Local Historic Preservation District within the Project Area, the City will develop specific design guidelines catered to protecting historic residential and commercial buildings as a guide for future development.

The Building and Site Maintenance Standards are:

- All exterior building walls, trim, doors and other architectural features shall be cleaned and painted where necessary to present a uniform building facade and attractive appearance.
- All broken glass, deteriorated window trim, door frames, eaves, and other exterior architectural features shall be repaired or replaced as necessary.
- All faulty gutters, downspouts, and leaking roof systems shall be repaired.
- Nonconforming signs or advertisement posters shall be removed.
- Loading areas, trash storage and collections facilities, and exterior mechanical equipment shall be screened from view of adjacent properties and public right-of-way.
- Yard areas shall be mowed and kept free of trash.
- All abandoned vehicles, outdoor storage of goods and materials shall be eliminated from the site.

- No stagnant water shall be allowed to accumulate on the site due to poor drainage systems.
- Electrical service to buildings will be converted from overhead to underground and wherever necessary a site easement provided for the placement of electrical transformers, as streetscape improvements are undertaken.
- Additional residential and commercial development and maintenance standards will be developed as part of Local Historic District designation.

## VII. PRELIMINARY SITE PLAN

The Preliminary Site Plan (Map #11) illustrates a conceptual layout for the Project Area based upon plan recommendations. Residential infill characterizes much of the area intended to remain primarily residential with low scale residentially oriented commercial serving as a buffer to more intense downtown commercial areas to the west. Modifications to this conceptual illustration are allowed according to individual redeveloper needs, provided they do not conflict with land use, design and other provisions of this Plan.

## VIII. SAFETY AND SECURITY INITIATIVES

In an effort to address safety and security issues within the Project Area and surrounding downtown area, the City has initiated several programs to address these concerns. The City has undertaken the Community/Business Watch program within the Project Area, which strengthens the direct connection between the community and the Raleigh Police Department in emergency and non-emergency incidents. This program is vital to addressing safety concerns in the area. All of the programs listed below and on Map # 12 – Safety and Security Initiatives describe initiatives the City shall continue to pursue to improve safety and security issues within the entire redevelopment area:

- Continue initial efforts toward establishing a Community/Business Watch program for notification of emergency and non-emergency calls to the Raleigh Police Department;
- Continue Impact Beats in the downtown area with permanent officer assignments to become familiar with specific neighborhoods;
- Continue bicycle Beats into the redevelopment area;
- Continue to notify ALE Agent of establishments with consistent alcohol related problems;
- Continue the COPE program in downtown target areas including the redevelopment area; and
- Explore coverage opportunities with development of the adjacent Magnet Middle School.

## IX. REDEVELOPERS OBLIGATIONS

Redevelopers will be required to observe the land use and design requirements of this Plan under appropriate contractual agreements, deeds or other instruments between the redeveloper and the City and all applicable City codes and ordinances.

## X. DURATION OF RESTRICTIONS

The controls and restrictions provided by the Redevelopment Plan shall be enforced and in effect for twenty years from the date of approval of this Plan by the City. These restrictions shall remain in effect and shall be automatically renewed for five year periods thereafter until changes to this section are recommended in accordance with subsection XI. PROCEDURES FOR CHANGES TO THE PLAN as outlined in this report.

## **XI. PROCEDURES FOR CHANGES TO THE PLAN**

The City may modify this Plan at any time provided that proper notice, hearings and opportunities for review by the public are carried out in accordance with North Carolina Urban Redevelopment Statutes.

## **XII. SCHEDULE OF ACTIVITIES**

It is the intent of this Plan that redevelopment activities for the Project Area will be carried out within the next 5 years. Implementation of this redevelopment plan is generally described in the text below. Implementation is shown to take place within three phase areas as outlined and several steps are recommended to be initiated immediately upon adoption of this plan. This is not intended to otherwise restrict the undertaking of appropriate redevelopment activities as opportunities arise.

### **A. Implementation Phase Areas (Map # 13)**

1. The Phase 1 Area includes implementation of:
  - Initiating the first phase of the Streetscape Improvement Program;
  - Providing City Façade Design Program Assistance;
  - Safety and Security Initiatives;
  - Purchase of property within the Phase 1 area as shown;
  - Coordinating renovation of the Masonic Building at the northeast corner of Cabarrus and Blount streets; and
  - Exploring options with Quick Stop Grocery.
2. Implementation of the Phase 2 Area includes the second phase of the Streetscape Improvement Program and the purchase of selected properties within the Phase 2 area by the City.
3. The Phase 3 Area will include the City's encouragement of private sector initiatives as they occur.

### **B. Immediate Actions (Map # 14)**

1. As shown on Map # 14 - Immediate Actions, upon adoption of this Redevelopment Plan, the City shall immediately undertake the initiatives listed in the Phase 1 Area as outlined above. The City shall begin the process for designation and development of guidelines for a new local historic district generally outlined by the existing National Register Historic District in the redevelopment area (Map #6). The City shall initiate zoning changes recommended in this plan shown on (Map #9) and continue support for Safety and Security Initiatives outlined in the plan (Map #12).

### XIII. ESTIMATED COSTS AND METHOD OF FINANCING

The City of Raleigh plans to budget for initial property acquisitions within the Project Area during the next two years. Subsequent acquisitions will take place during the duration of this plan. Long - term acquisitions will be made as needed, basis upon evaluation by the City of Raleigh of individual property conditions such as poor maintenance and upkeep and negative impact on the surrounding community. See Map #7 and Section IV for additional detail.

#### Expenditures

Phase 1 Sites #1 - #6 (1-2 years)	
Land, Property Acquisition, Relocation, Demolition	\$1,735,435.00
Public Facilities	\$ 250,000.00
Phase 1 Streetscape Improvements	\$ 200,000.00
Phase 2 Potential Long Term Areas (2-7 years)	
Land, Property Acquisition, Relocation, Demolition & Public Facilities	\$3,800,000.00
Phase 2 Streetscape Improvements	<u>\$ 500,000.00</u>
<b>Total Expenditures</b>	\$6,485,435.00

#### Revenue Sources

Phase 1	
CBDG & City Housing Funds	\$1,985,435.00
GENERAL Funds	\$ 200,000.00
Phase 2	
CBDG Funds	\$3,800,000.00
General Funds	\$ 500,000.00
<b>Total Resources</b>	<u>\$6,485,435.00</u>

**Approved by  
Raleigh City Council  
March 7, 2000**

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