

Block A-24 REDEVELOPMENT PLAN

TABLE OF CONTENTS

- I. Introduction
 - II. Description of Project Area
 - A. Existing Uses and Conditions
 - B. Boundary Description
 - III. Goals and Objectives
 - IV. Redevelopment Activities
 - A. Property Acquisition
 - B. Relocation
 - C. Property Disposition
 - D. Public Improvements
 - V. Programs in Support of Redevelopment
 - VI. Land Use Plan
 - A. Intent
 - B. Land Uses and Design Guidelines
 - VII. Preliminary Site Plan
 - VIII. Redeveloper Obligations
 - IX. Duration of Restrictions
 - X. Procedures for Changes to the Plan
 - XI. Schedule of Activities
 - XII. Estimated Costs and Method of Financing
- Plan Maps:
- #1 - Project Area Boundary
 - #2 - Existing Conditions
 - #3 - Area Zoning
 - #4 - Overlay Districts
 - #5 - City Downtown Parking Deck Plan
 - #6 - Property Acquisition and Disposition
 - #7 - Proposed Land Use Plan
 - #8 - Preliminary Site Plan

**BLOCK A-24
REDEVELOPMENT PLAN**

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 block 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 Boundary). 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 Block A-24 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 Boundary, the Project Area is composed of 20 parcels. Of the 20 parcels 18 are used for surface parking. As shown on Map#2 – Existing Conditions, two buildings are located on southeast corner parcels # 6964 and #5994. Parcel #6964, 4285 S. Blount St. is used by “Men At Work”, an auto detail shop and #5994, 127 E. Cabarrus St. is used by “Praise Worship Tabernacle”, for religious meetings. The 2 structures are brick and concrete, in sound condition. All other parcels are independently owned and operated parking areas.

The Project Area is zoned Business (BUS) District as shown on Map #3 – Area Zoning, which allows the widest variety and most densely developed commercial and residential land uses in the City. As shown on Map #4 – Overlay Districts the area is part of the “Downtown Residential Housing Overlay District” (DHRD) and is also within the “Downtown Off-Street Parking Exemption Area”. The DHRD allows residential densities beyond those allowed in the underlying zoning districts with certain design criteria required to increase densities. The Downtown Off-Street Parking Exemption Area exempts development from parking requirements normally

required of new development elsewhere in the City. The Project Area is outside of Historic and Neighborhood Conservation Overlay Districts. The Project Area is also a site approved by the Raleigh City Council as one of the locations for future parking decks as shown on Map #5 – City Downtown Parking Deck Plan.

B. Boundary Description

Beginning at the point of intersection of the center of the rights-of-way of East Cabarrus Street and South Wilmington Street; thence northerly along the center of the right-of-way of South Wilmington Street approximately 495 feet to the point of intersection of the center of the rights-of-way of South Wilmington Street and East Davie Street; thence easterly along the center of the right-of-way of East Davie Street approximately 495 feet to the point of intersection of the center of the rights-of-way of East Davie Street and South Blount Street; thence southerly along the center of the right-of-way of South Blount approximately 495 feet to the point of intersection of the center of the rights-of-way of South Blount Street and East Cabarrus Street; thence westerly along the center of the right-of-way of East Cabarrus Street approximately 495 feet to the point of beginning, as illustrated on Map #1 – Project Area Boundary.

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 new residential development such as the Founders Row, which is located in the block immediately east 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.

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 Land Use Plan;
- * 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.

A. Property Acquisition

a. Property Designated to be Acquired

The City may acquire fee simple absolute title to property in the Project Area identified on Map #6 "Property Acquisition and Disposition". 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.

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

The City may exempt properties from acquisition that are identified in the Property 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.

c. Conditions Under Which Properties 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 the 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. 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 for Project Area displaces. 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, according 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 improvements will be prepared with the input of property owners and businesses before construction funds are committed.

V. PROGRAMS IN SUPPORT OF REDEVELOPMENT

The Redevelopment Plan is intended to be accommodating with public and private programs that can assist property owners and businesses 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.

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 Uses And Design Guidelines

1. Land Use

The land use plan is generally described in the text below and shown on Map #7 – Proposed Land Use Plan.

Project Area development may include a mixture of land uses allowed under the Business Zoning District. The following Land Uses allowed in the Business District are specifically excluded from the Project Area:

- All listed Agricultural Uses; Commercial Cemetery; Crematory; Funeral Home; 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.

Allowed land uses may include but are not limited to those designated on the Proposed Land Use Plan which illustrates a mixed-use area which may include a Public Parking Facility, Hotel, Office, Retail and Residential. Commercial surface parking may be allowed as an interim use for up to 5 years after the adoption of this plan

2. Urban Design

Development of this block will take place in accordance with applicable sections of the design booklet available in the City of Raleigh Planning Department entitled “Raleigh Downtown Urban Design – A Comprehensive Guide For The Development Of Downtown Raleigh”. Applicable sections of this document address items such as: avoid overhead utilities; provide unique streetscape improvements, signage, and fencing; encourage pedestrian sensitive development; screening mechanical equipment such as satellite or microwave dishes, elevator penthouses and other utilitarian equipment; encourage public spaces and pedestrian ways; encourage retail and other active pedestrian oriented development at the street level; sixty foot building heights along the block face with twenty five foot step-back for floors above this height; Maximum Floor Area Ratio of 6 west of Person Street; encouraging public art; encourage structured parking as an integral part of mixed use buildings; and surface parking while recognized as a necessary interim use should be sensitively developed with landscaping along the street edge and well defined and numerous pedestrian access points. Development of this block should take place in accordance with City Council Resolution (1990) 678 “Design Guidelines for Structured Parking”.

3. Building and Site Maintenance Standards

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.

VII. PRELIMINARY SITE PLAN

As shown on Map #8, the Preliminary Site Plan is intended as a general design guide for redevelopment in the Project Area. It illustrates a conceptual layout for new construction, and public streetscape improvements. Modifications to the Site Plan will be allowed according to individual redeveloper needs, provided they do not conflict with the land use and design provisions of this Plan.

VIII. 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.

IX. DURATION OF RESTRICTIONS

The controls and restrictions provided by the Redevelopment Plan shall be enforced and in effect from the date of approval of this Plan by the City and shall remain in effect until the Year 2018.

X. 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.

XI. 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. The first priority for redevelopment will be construction of the City Parking Facility and acquisition of Project Area properties shown on Map #6. This is not intended to otherwise restrict the undertaking of appropriate redevelopment activities as opportunities arise.

XII. ESTIMATED COSTS AND METHOD OF FINANCING

Expenditures		
Land, Acquisition		\$4,887,000
Public Facilities		<u>\$7,500,000</u>
Total Expenditures		\$12,387,000
Revenue Sources		
Land		
	Disposition Proceeds, on-site	\$1,240,000
	Disposition Proceeds, off-site	\$2,500,000
	Parking Fund Reserves	<u>\$1,147,000</u>
	Total Land	\$4,887,000
Public Facilities		
	GO Bonds	\$7,500,000
Total Resources		<u>\$12,387,000</u>

