

## RALEIGH DOWNTOWN HOUSING PROGRAMS

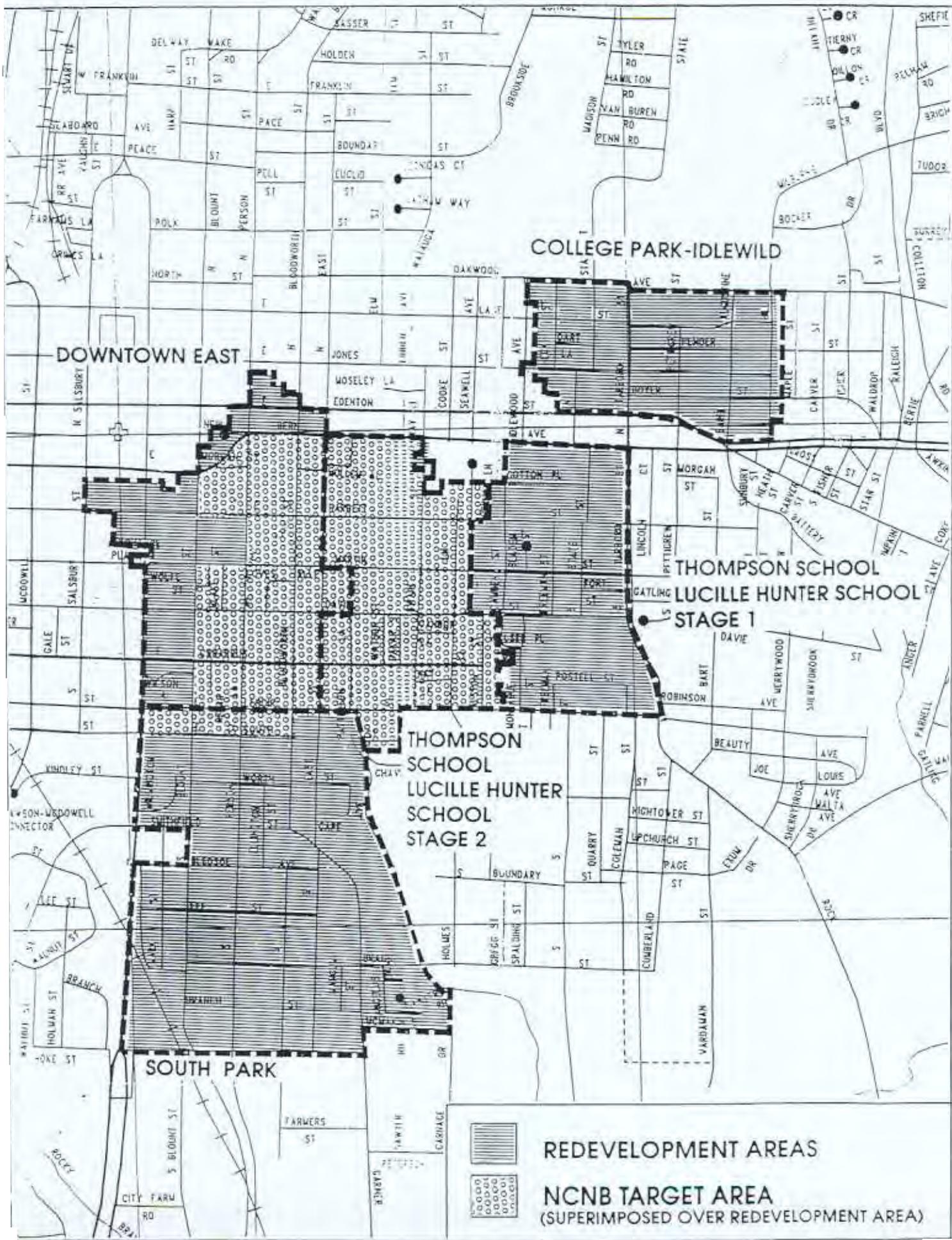
The City of Raleigh has long been committed to providing an attractive environment for housing development in the Downtown Area through a combination of investments in redevelopment, infrastructure improvements, and easing of regulatory constraints. Housing is a critical element in the success and long-term viability of Downtown. Raleigh's Comprehensive Plan draws a framework for Downtown revitalization, and elevates preservation and redevelopment of older neighborhoods as one of its three primary housing goals.

With the adoption of the Downtown East Redevelopment Plan in 1982, residential development became the central focus of plans to revitalize Downtown. In Phase I, efforts were undertaken to strengthen the residential linkage of Oakwood and Downtown East. Phase II brought the construction of higher density housing at Founders Row to support City Market. An emphasis in Phase III on affordable housing for families residing in Downtown East lead to the construction of 10 single family homes by NCNB. Phase IV will provide opportunities for higher density and market-rate housing close to City Market and the Business District.

In 1984, the City acquired and sold the Old City Market properties for redevelopment. Commercial redevelopment would go hand-in-hand with residential development. With continued City financial support the City Market has survived a slow start and is now showing growing stability and improvement. To further support Downtown residential development, the City loosened development guidelines with special high density ordinances, established a new zoning category to encourage complementary residential and commercial uses, and modified the fire district guidelines to allow wood frame residential construction.

The City has also invested in infrastructure improvements, additional police security and support of the arts community to make Downtown East a safe, attractive place to live and work. Streetscape improvements brought new sidewalks, trees and the undergrounding of utilities to beautify Downtown. The City's first police substation opened in 1987 in Downtown East to provide a closer interaction with the residents. In 1989, the Horse Patrol was created to give the police a more positive profile at Moore Square. To bring new life to this area the City has been one the oldest and largest supporters of the new "Arts District" at Moore Square, financially underwriting Artspace and the City Gallery of Contemporary Art.

The City is working to create an atmosphere which will draw new life to the Downtown. These efforts are validated and reemphasized in the recent Downtown study and plan proposals of RTKL. The following are summaries of City activities to support housing preservation and development in Downtown and its surrounding neighborhoods:



 NEW BERN PLACE

 MONTAGUE BUILDING

 EAST MARTIN STREET REHABILITATION

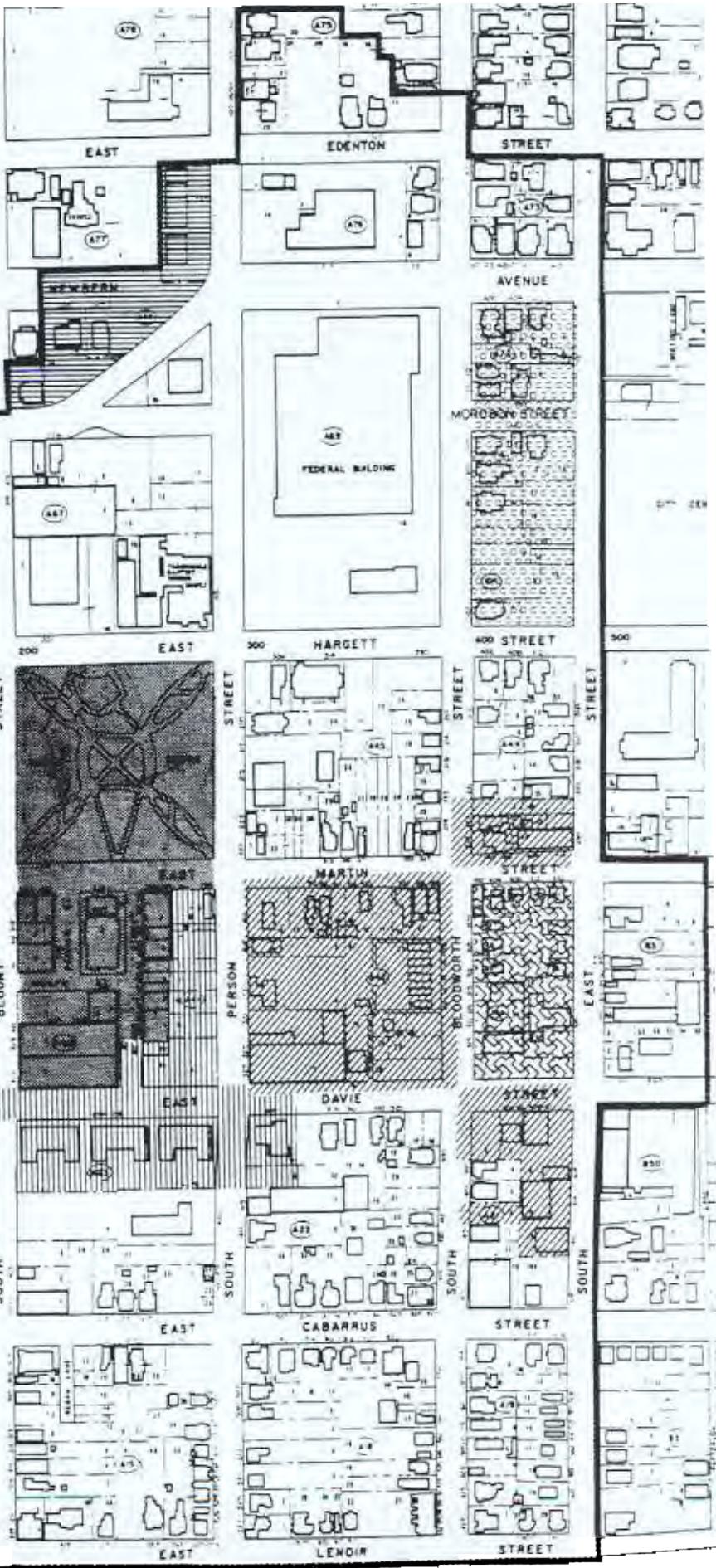
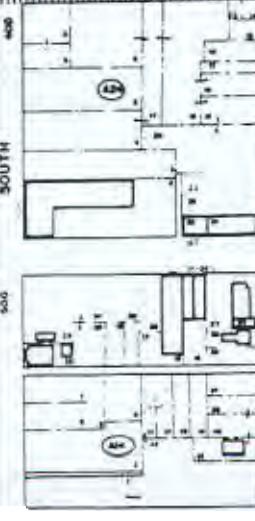
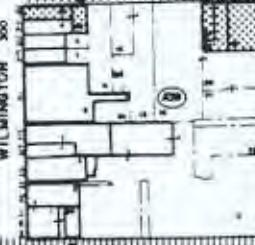
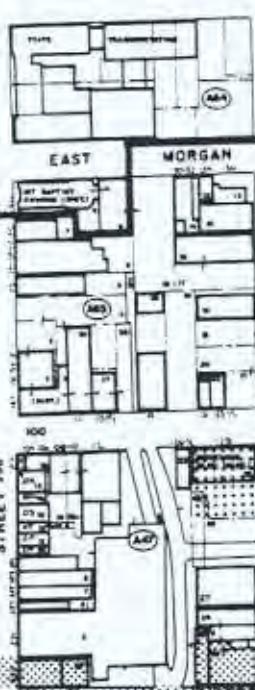
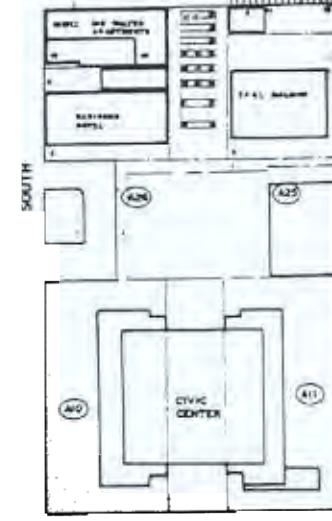
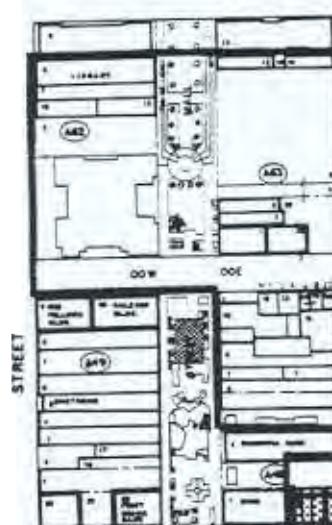
 CITY MARKET

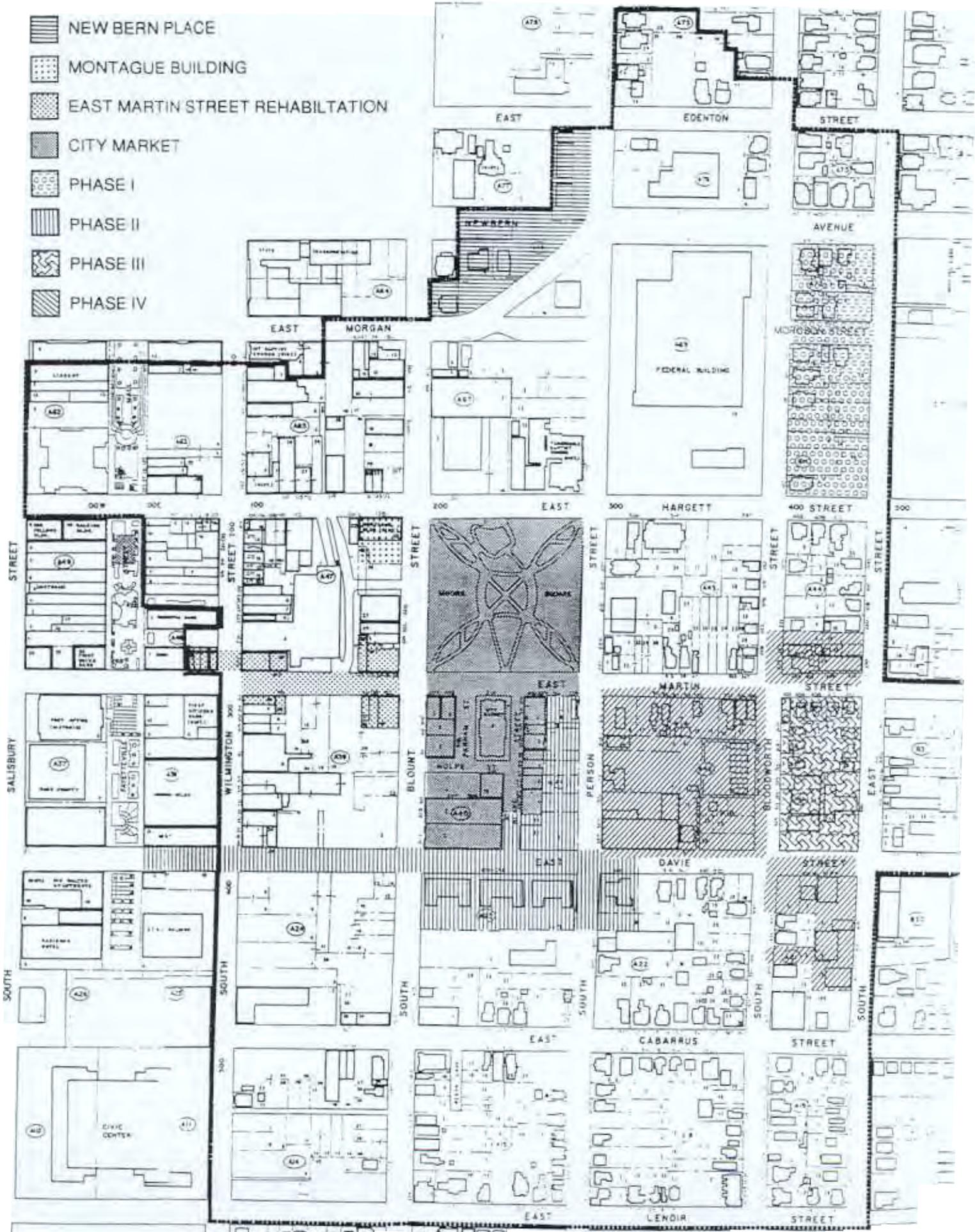
 PHASE I

 PHASE II

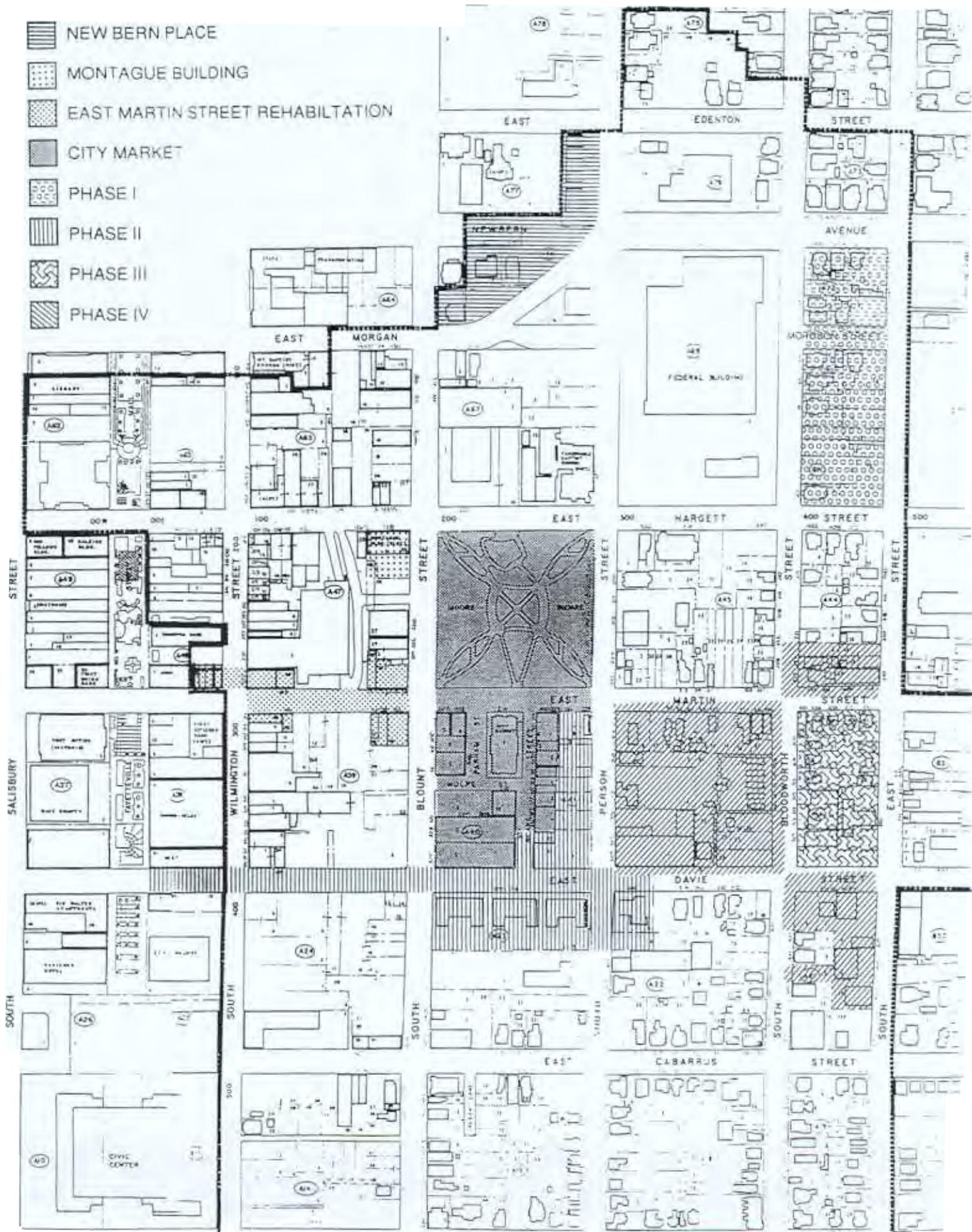
 PHASE III

 PHASE IV





## DOWNTOWN EAST/EASTSIDE REDEVELOPMENT AREA



# DOWNTOWN EAST/EASTSIDE REDEVELOPMENT AREA

NEW BERN PLACE

MONTAGUE BUILDING

EAST MARTIN STREET REHABILITATION

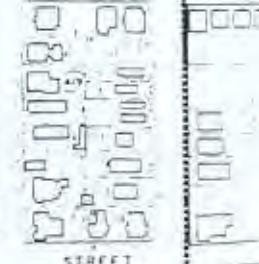
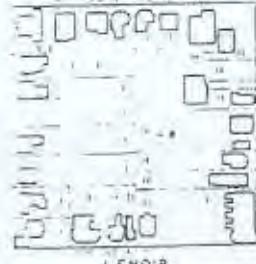
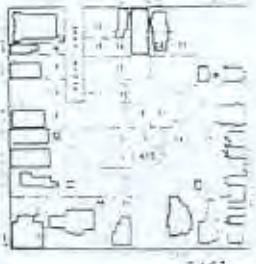
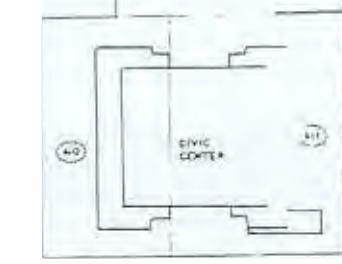
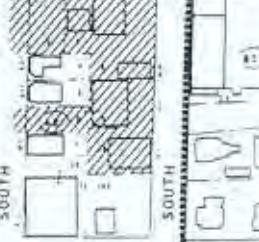
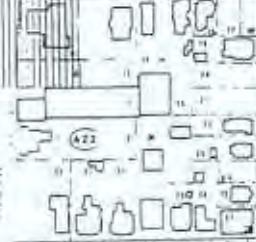
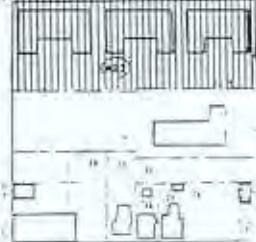
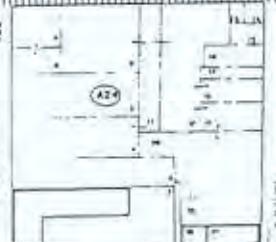
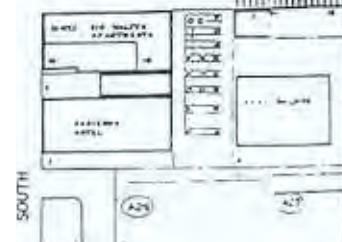
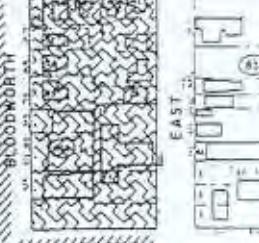
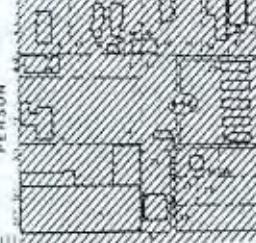
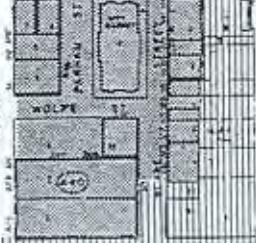
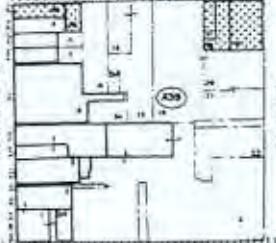
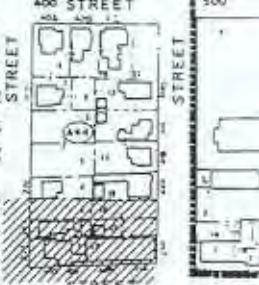
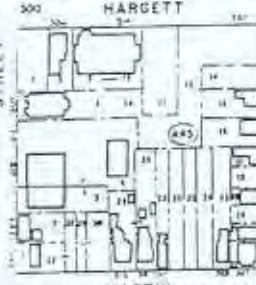
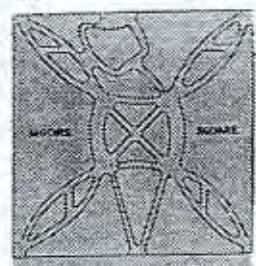
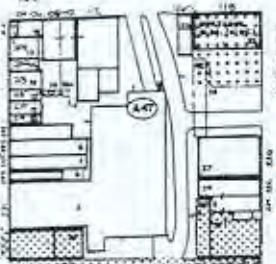
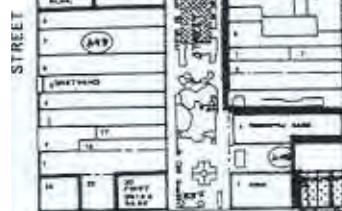
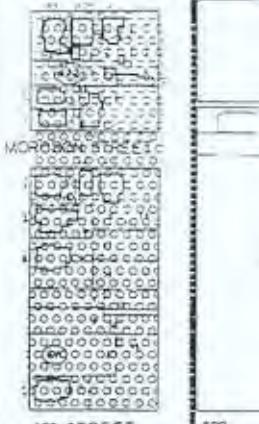
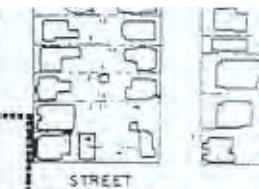
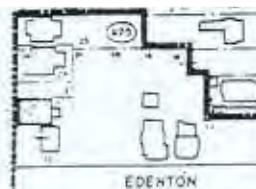
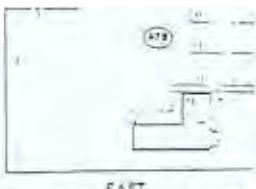
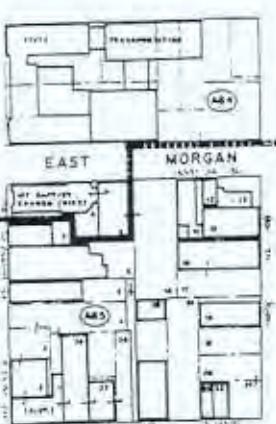
CITY MARKET

PHASE I

PHASE II

PHASE III

PHASE IV



Acquisition Activity

Resale Activity

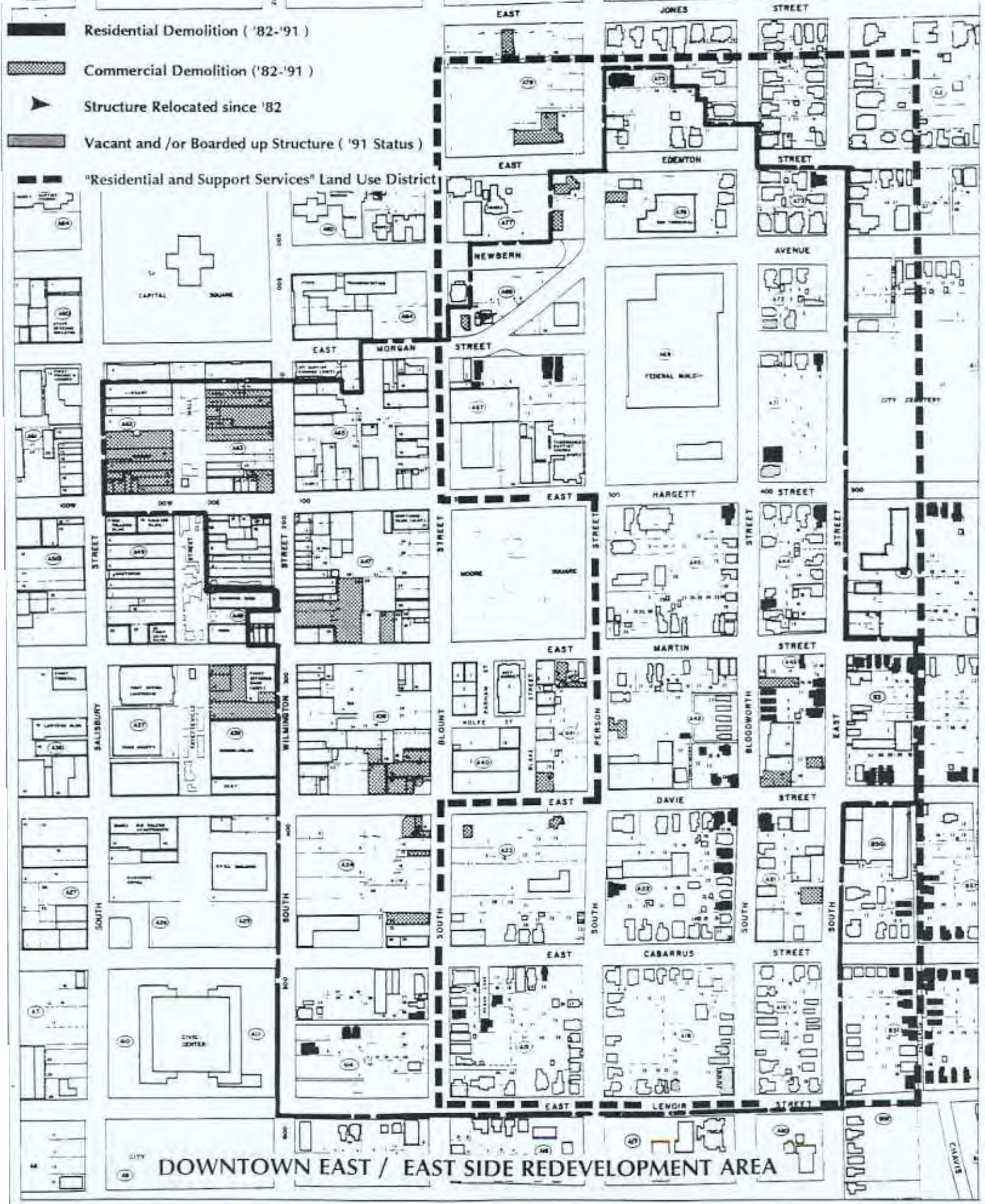
"Residential and Support Services" Land Use Districts

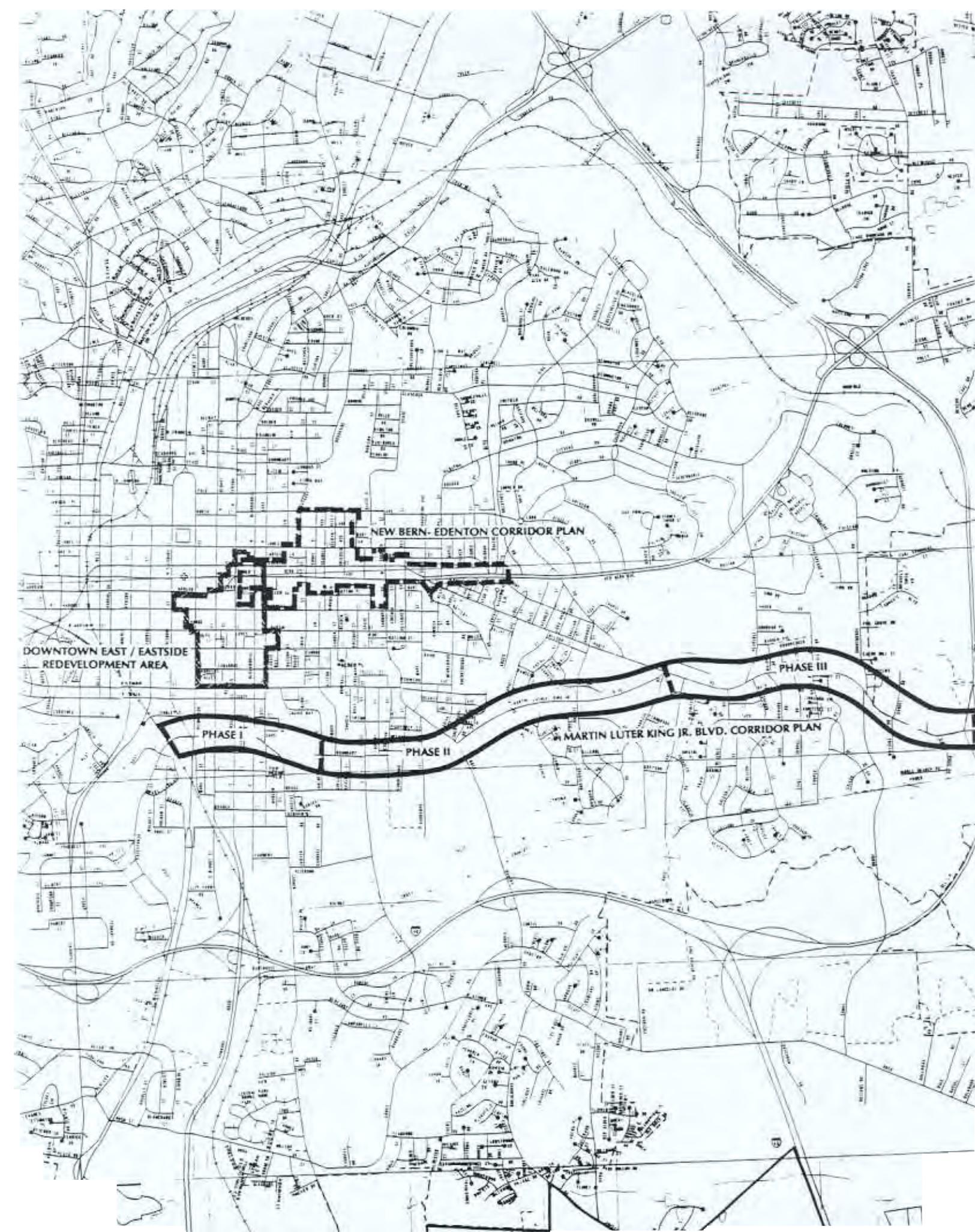
Map # S3

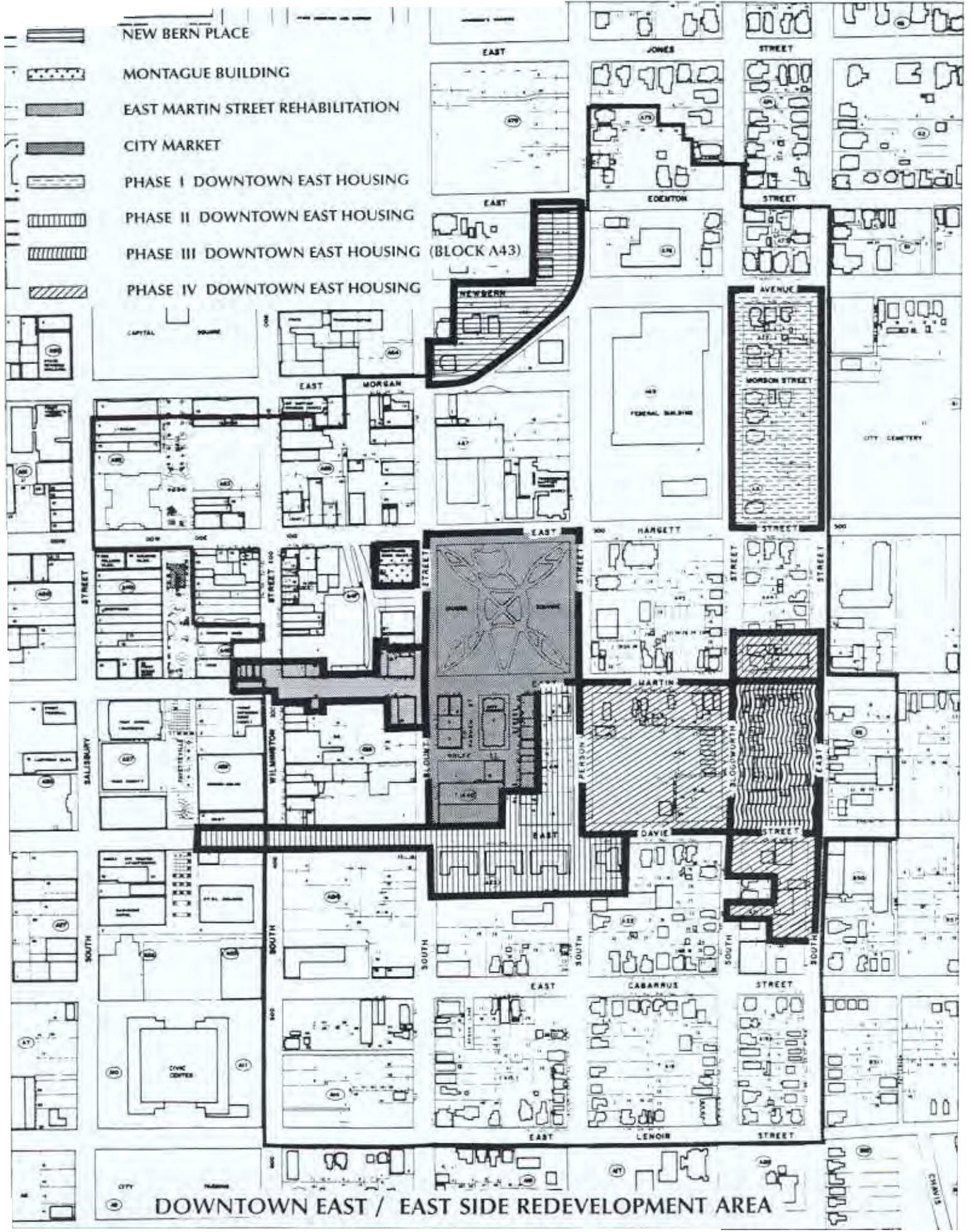


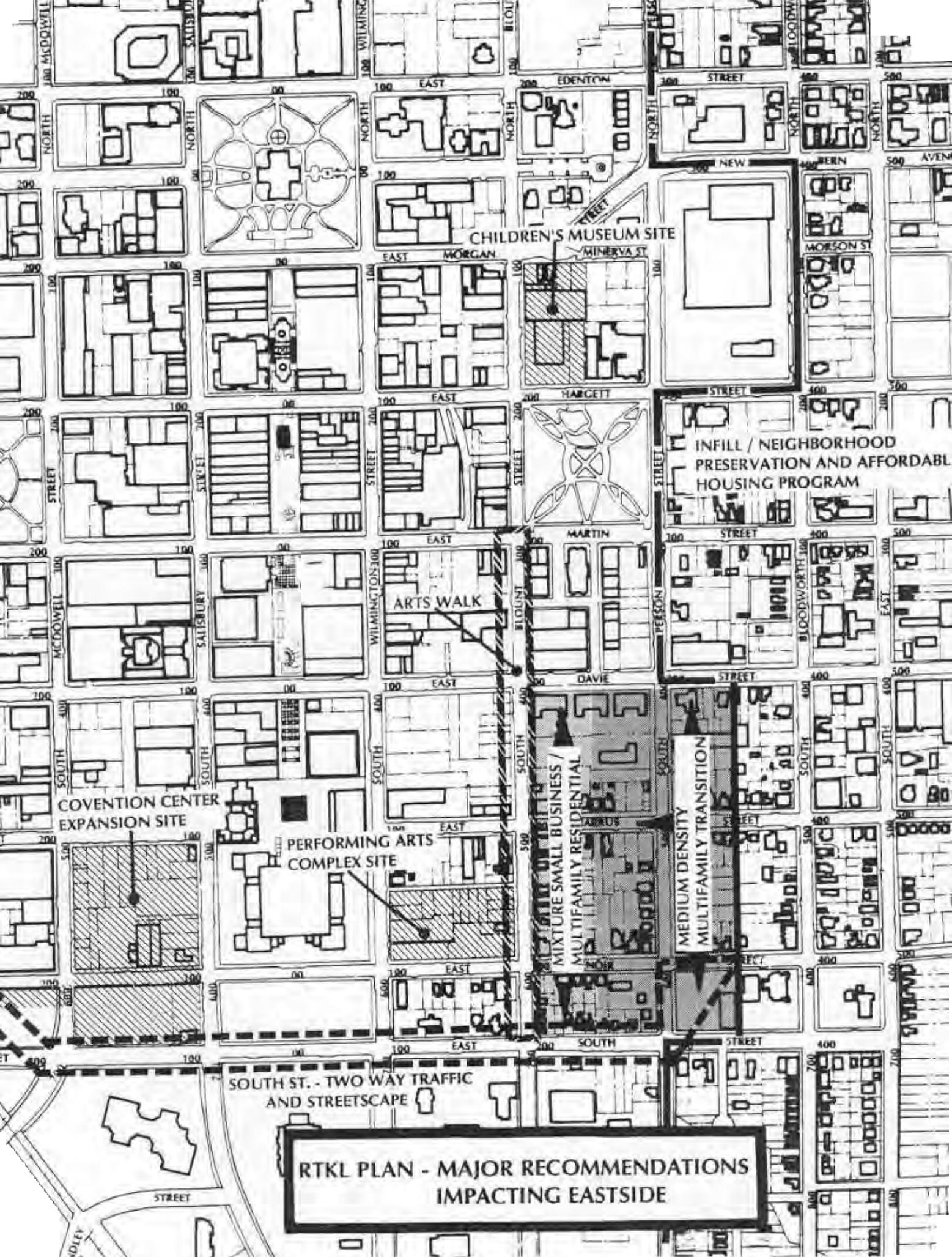
# Demolition Activity/Current Vacancy Character

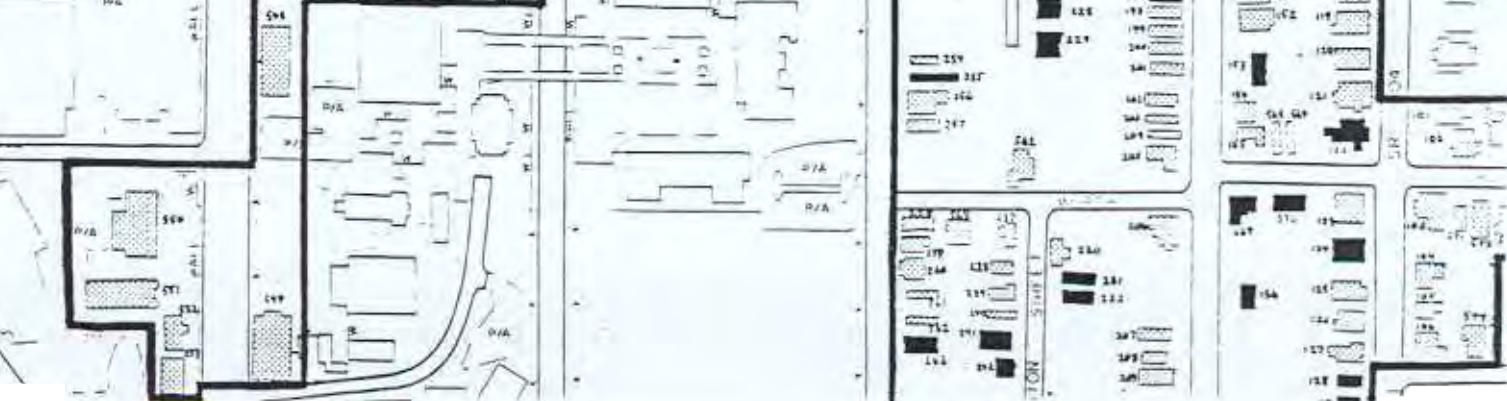
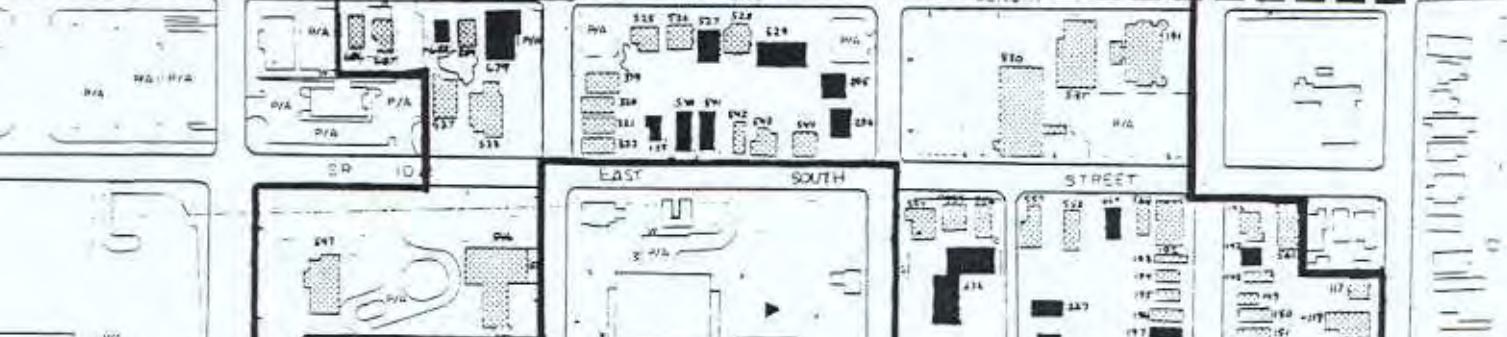
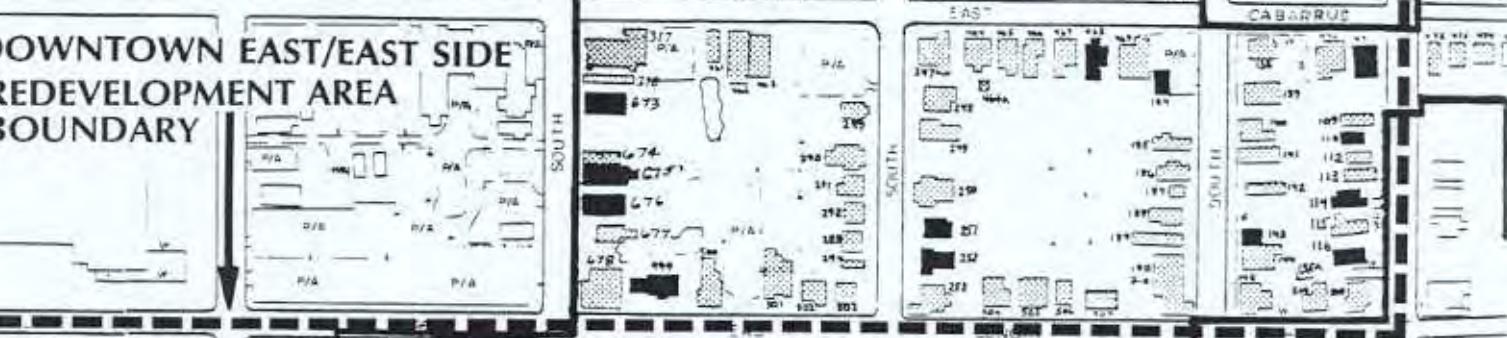
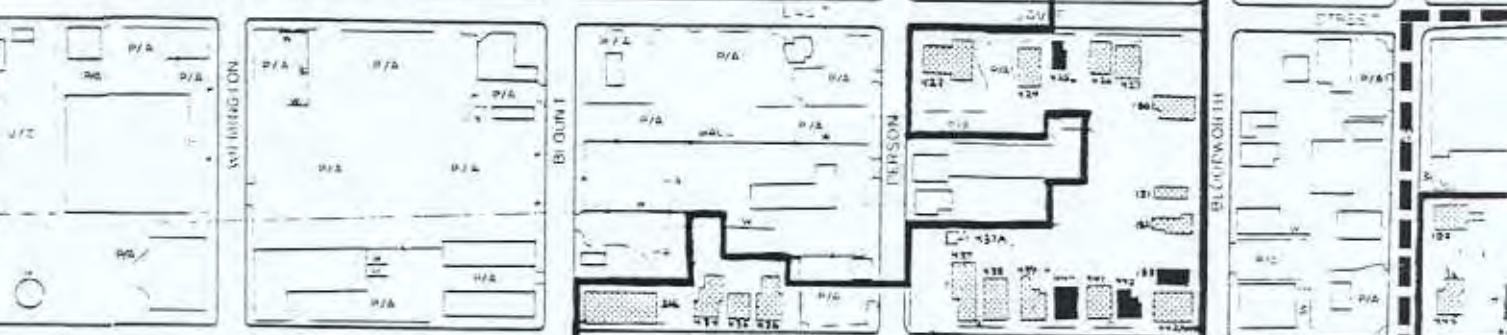
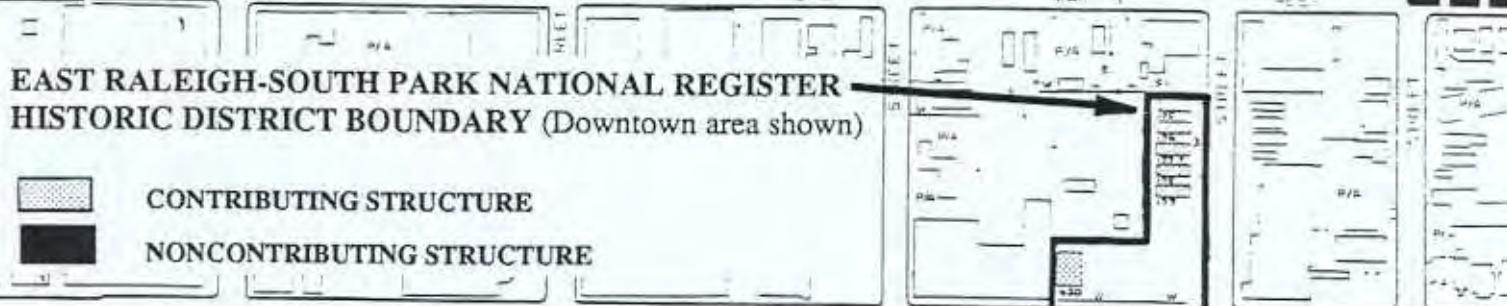
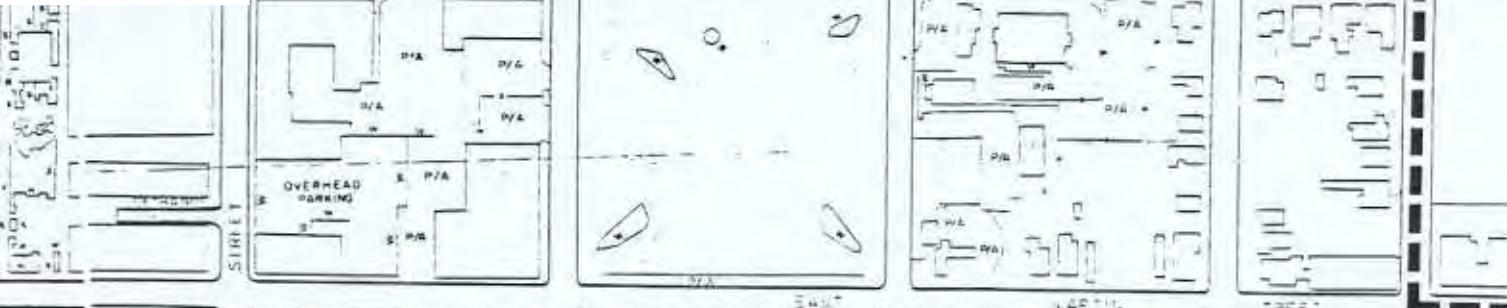
Map # S1











**SOUTHEAST RALEIGH NEIGHBORHOOD and BUSINESS INTERESTS  
PROPOSED KEY ELEMENTS FOR DOWNTOWN PLAN**

DEVELOP COMMERCIAL DESIGN GUIDELINES  
FOR EASTSIDE OF BLOUNT ST.

DEVELOP BLOCKS PRIVATELY

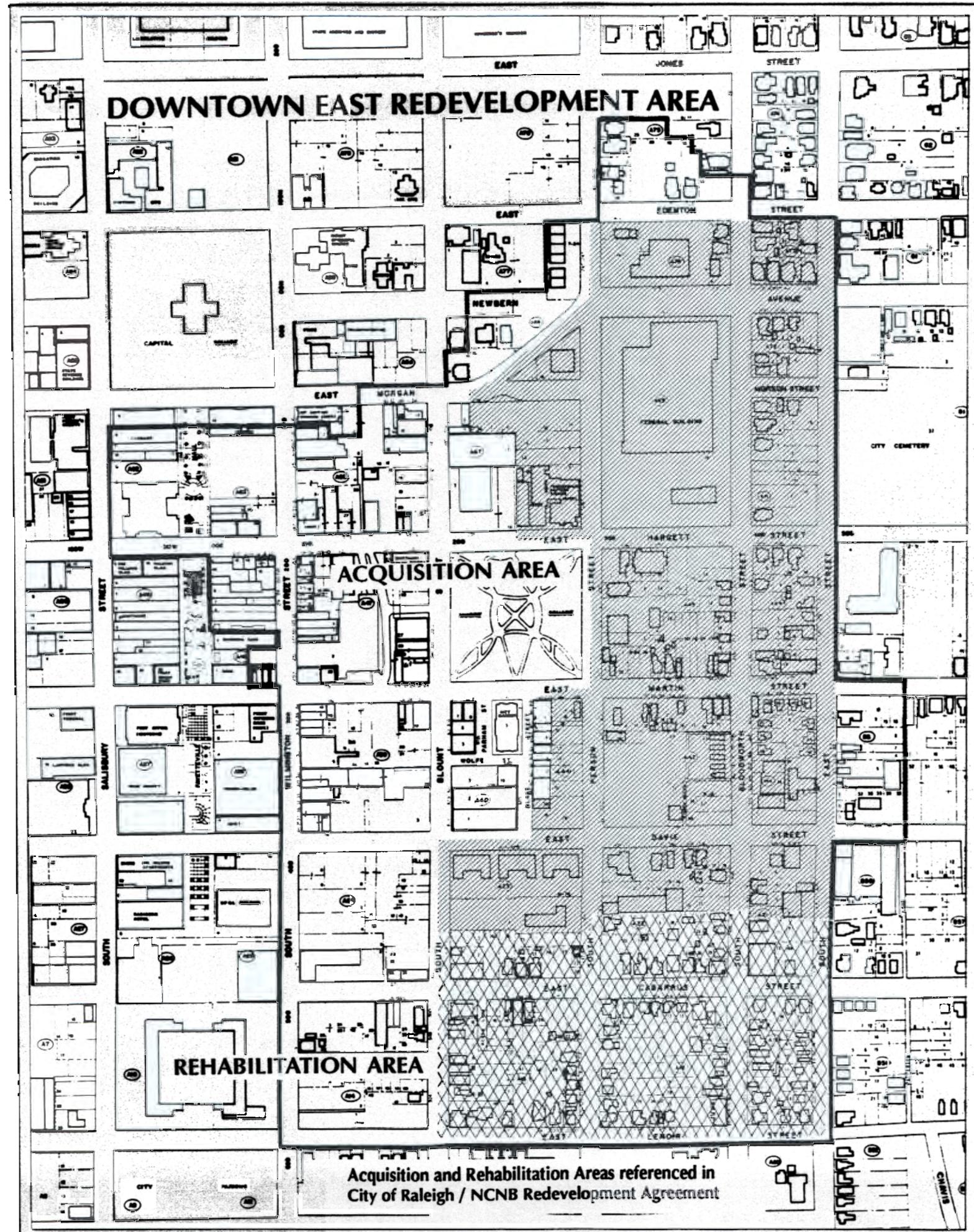
NEXT PRIORITY CITY  
REDEVELOPMENT AREA

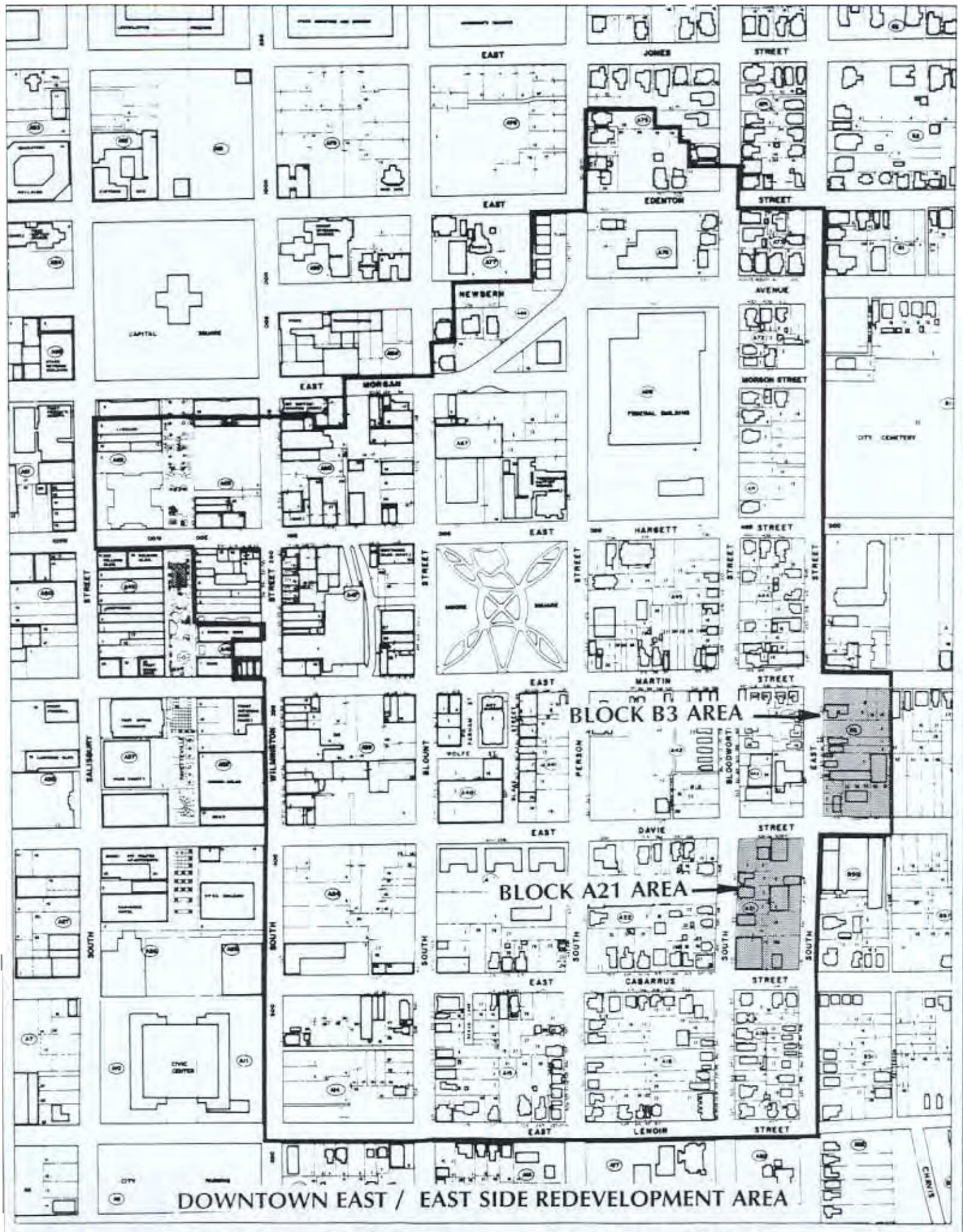
IMPLEMENT  
STREETSCAPE  
IMPROVEMENTS  
( PERSON -  
BLOUNT )

TWO - WAY TRAFFIC - SOUTH ST.

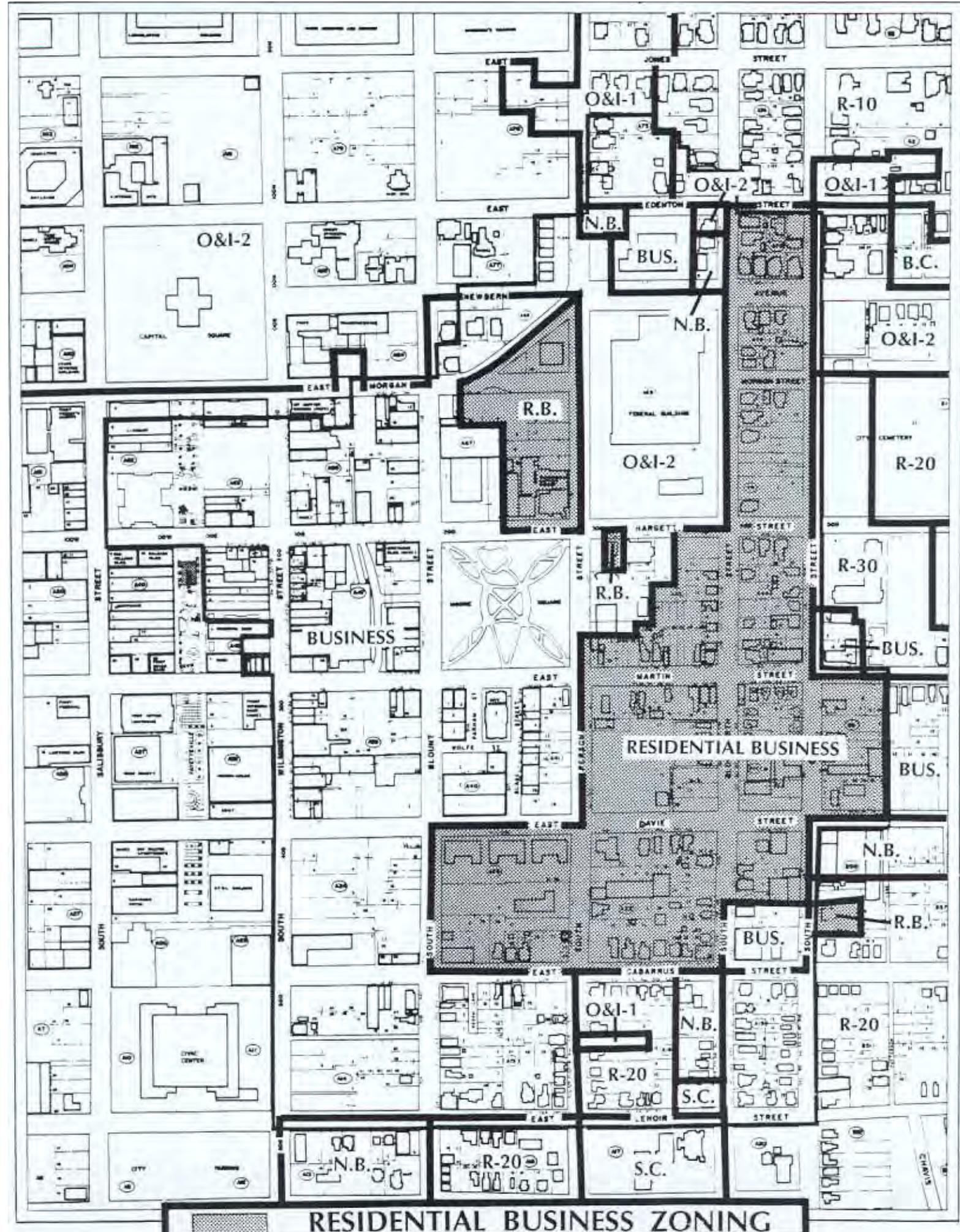
# DOWNTOWN EAST REDEVELOPMENT AREA

Acquisition and Rehabilitation Areas referenced in  
City of Raleigh / NCNB Redevelopment Agreement





## CENTRAL PLANNING DISTRICT



## **RESIDENTIAL BUSINESS ZONING**

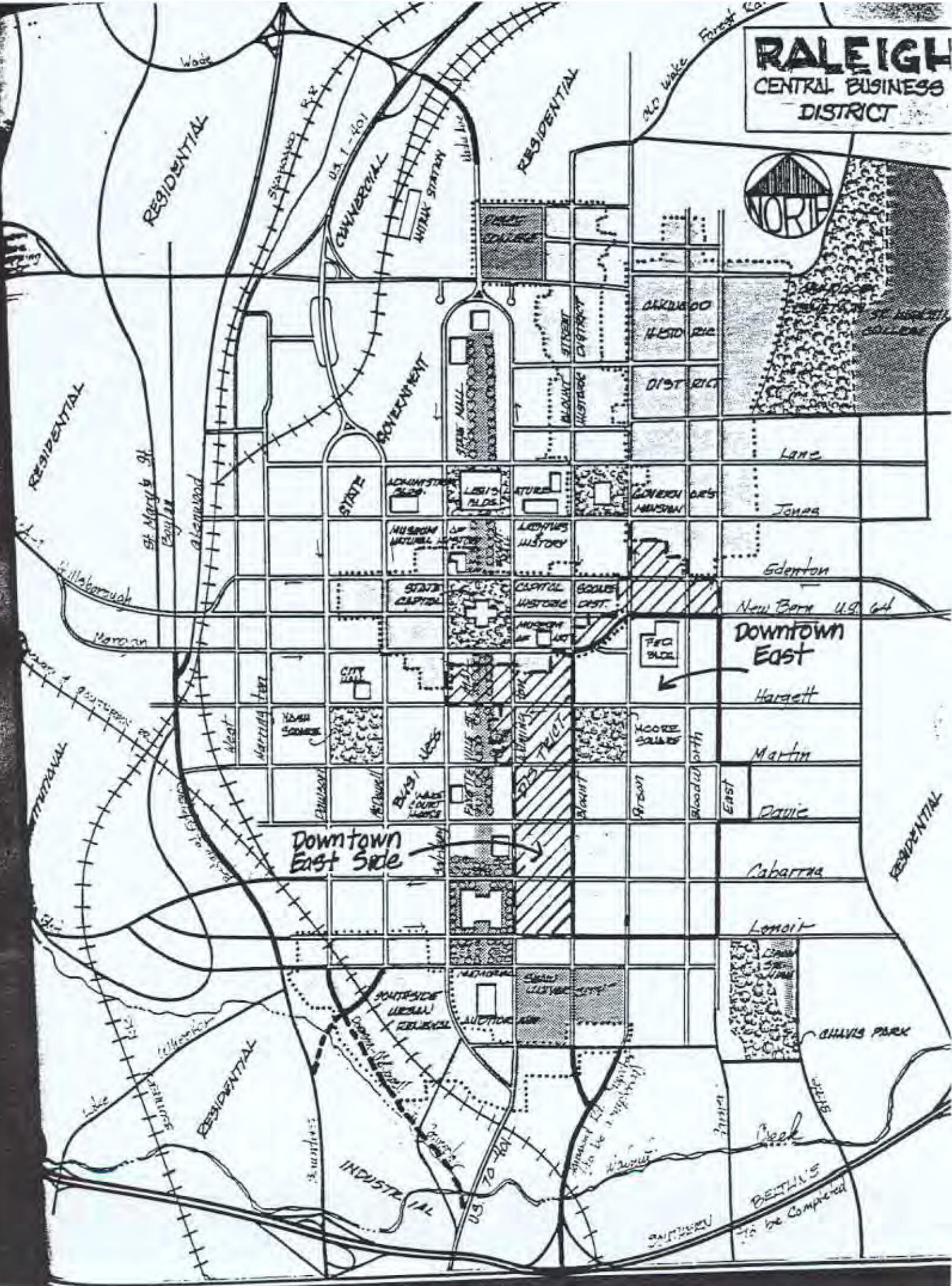
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DO NOT  
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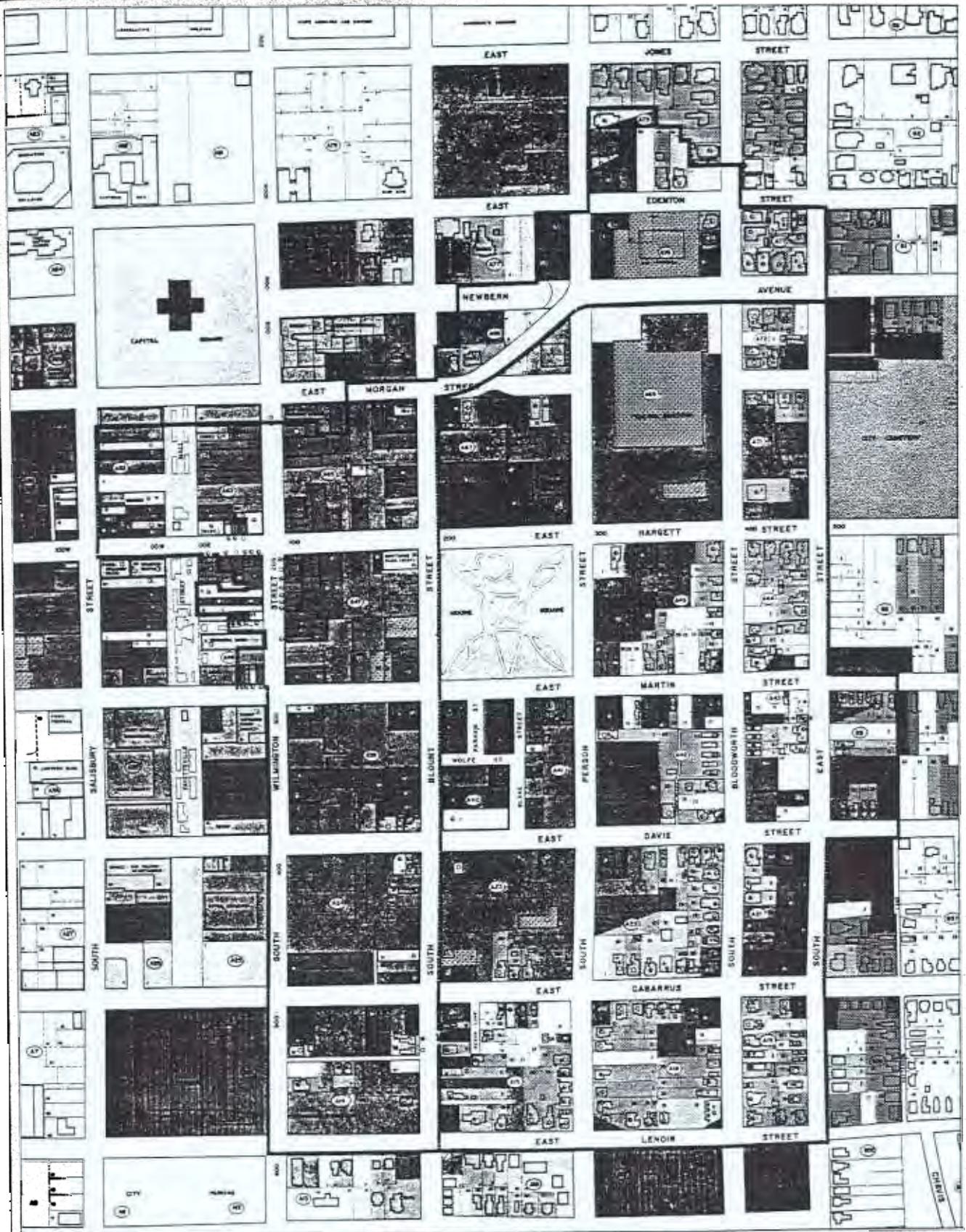
# Raleigh Downtown



Downtown East  
Redevelopment

# RALEIGH CENTRAL BUSINESS DISTRICT





## DOWNTOWN EAST DOWNTOWN EAST SIDE REDEVELOPMENT AREAS

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

NO 1  
1000

BOUNDARY & EXISTING CONDITIONS

**LEGEND**

- (#) BLOCK NUMBER
- (#) PARCEL NUMBER
- (+) ADJACENT PARCEL UNDER COMMON OWNERSHIP
- (—) REDEVELOPMENT BOUNDARY

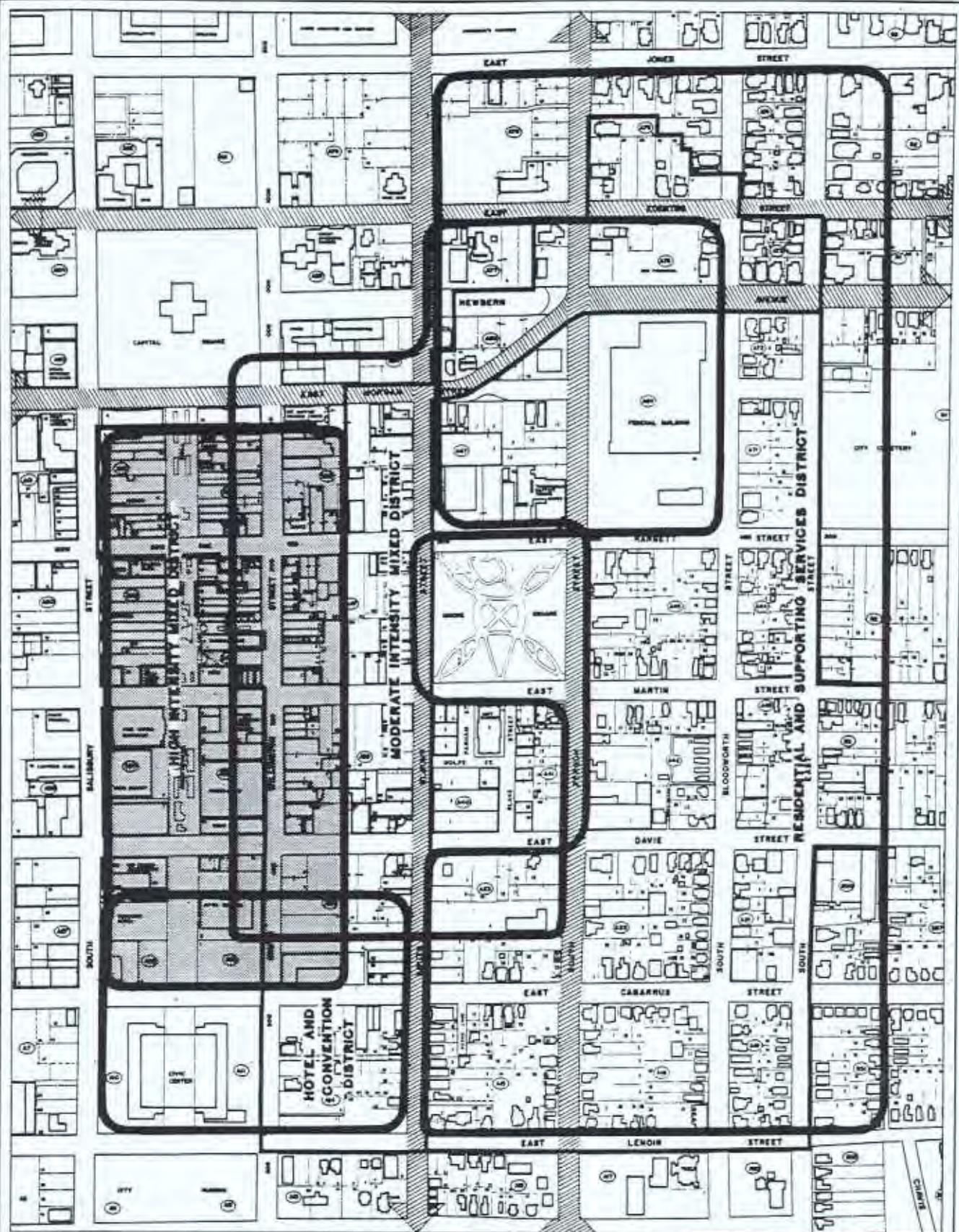
**EXISTING LAND USE**

SINGLE FAMILY RESIDENTIAL
MULTI FAMILY RESIDENTIAL
CIVIC AND INSTITUTIONAL
COMMERCIAL
OFFICE
PARK, OPEN SPACE, CEMETERY
PARKING
VACANT LOT, VACANT STRUCTURE
INDUSTRIAL

**CONDITION OF STRUCTURES**

- (S) STANDARD
- (D) DETERIORATED
- (G) DILAPIDATED

(#) NUMERAL INDICATES THE NUMBER OF UNITS IN A MULTI-FAMILY STRUCTURE. LETTER "H" INDICATES HOMEOWNER.



## DOWNTOWN EAST DOWNTOWN EAST SIDE REDEVELOPMENT AREAS

CITY OF RALEIGH • WAKE COUNTY, NORTH CAROLINA

NO. 2

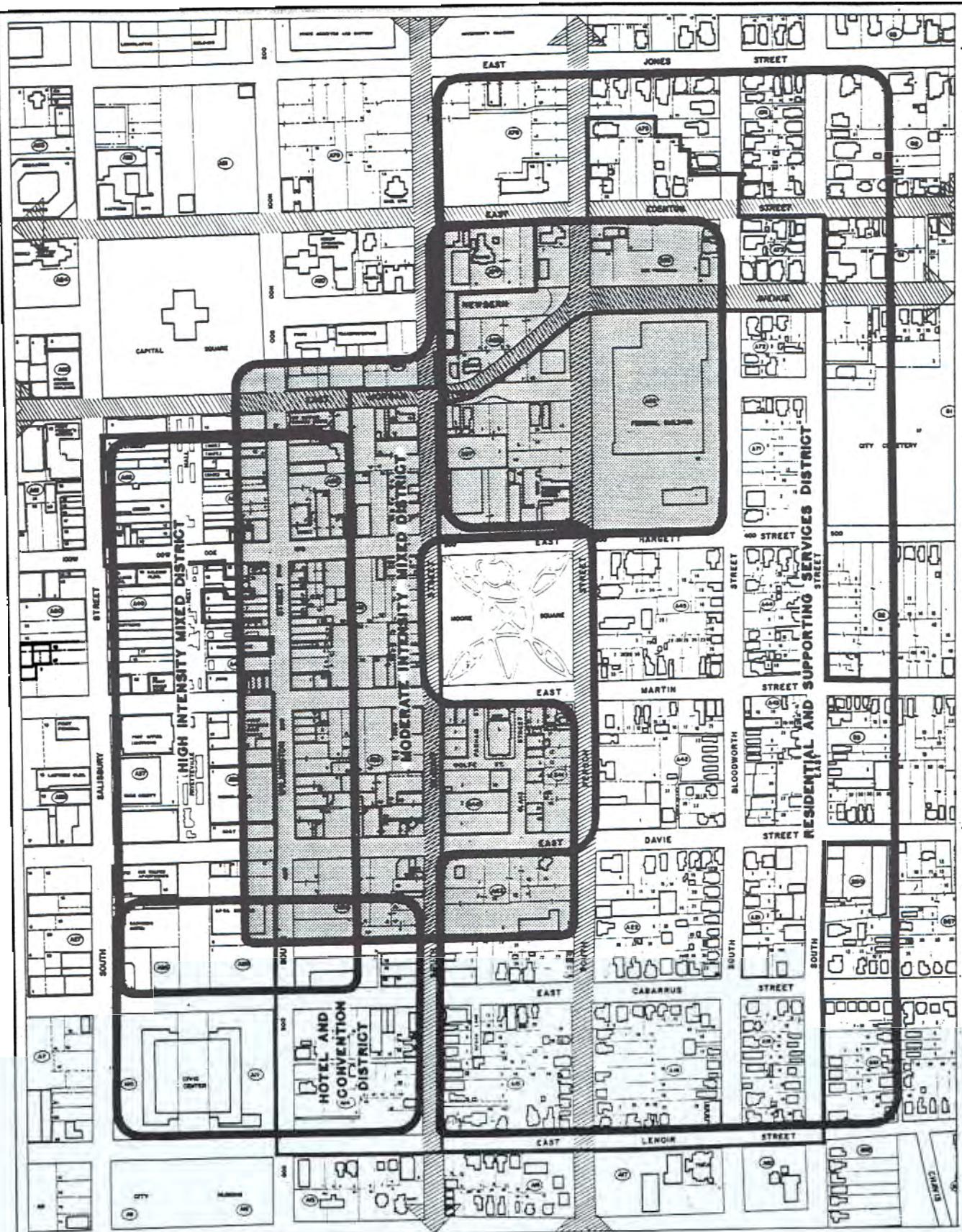
LAND USE FRAMEWORK PLAN

- ④ BLOCK NUMBER
- 23 PARCEL NUMBER
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- REDEVELOPMENT BOUNDARY

### LAND USE DISTRICTS

- HIGH INTENSITY MIXED-USE: OFFICE-RETAIL-RESIDENTIAL
- MODERATE INTENSITY MIXED-USE: RETAIL-RESIDENTIAL-OFFICE
- RESIDENTIAL AND SUPPORTING SERVICES
- HOTEL AND CONVENTION

LEGEND



## DOWNTOWN EAST DOWNTOWN EAST SIDE REDEVELOPMENT AREAS

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

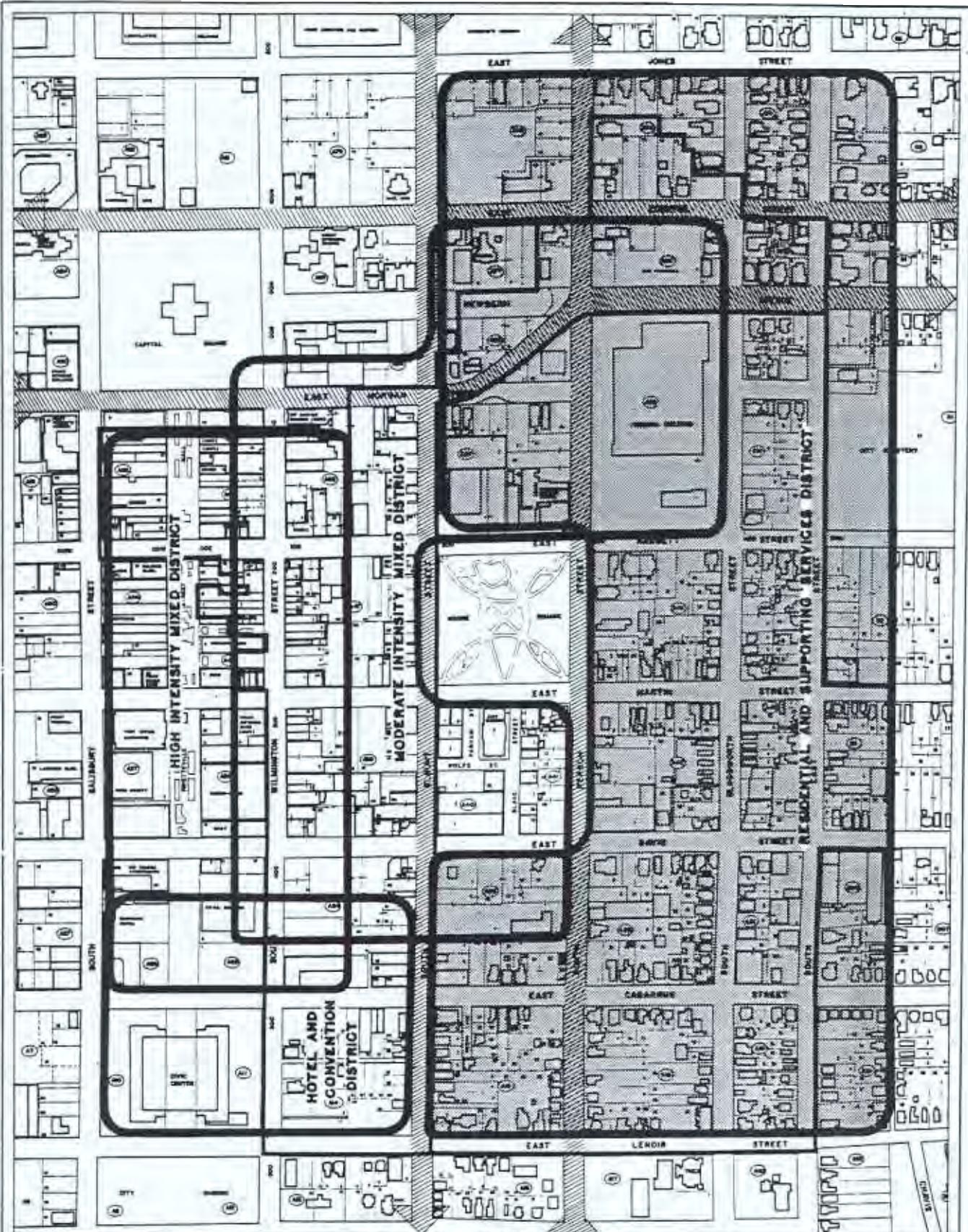
NO.2

LAND USE FRAMEWORK PLAN

### LAND USE DISTRICTS

- HIGH INTENSITY MIXED - USE: OFFICE- RETAIL- RESIDENTIAL
- MODERATE INTENSITY MIXED-USE: RETAIL- RESIDENTIAL- OFFICE
- RESIDENTIAL AND SUPPORTING SERVICES
- HOTEL AND CONVENTION

LEGEND



## DOWNTOWN EAST DOWNTOWN EAST SIDE REDEVELOPMENT AREAS

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

NO. 2  
REV. 2000

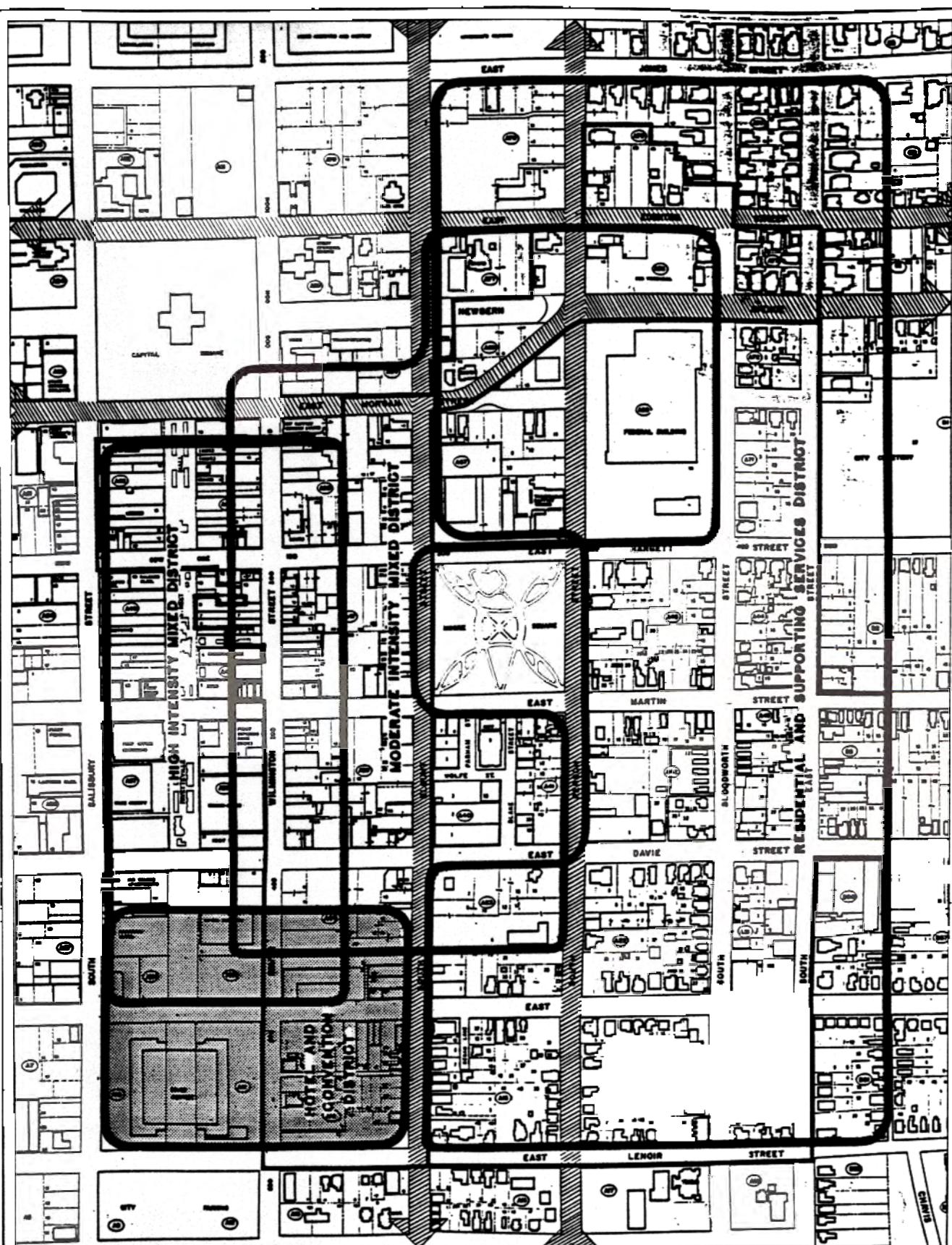
LAND USE FRAMEWORK PLAN

- (1) BLOCK NUMBER
- (2) PARCEL NUMBER
- (3) ADJACENT PARCEL UNDER COMMON OWNERSHIP
- REDEVELOPMENT BOUNDARY

LEGEND

### LAND USE DISTRICTS

- HIGH INTENSITY MIXED-USE: OFFICE-RETAIL-RESIDENTIAL
- MODERATE INTENSITY MIXED-USE: RETAIL-RESIDENTIAL-OFFICE
- RESIDENTIAL AND SUPPORTING SERVICES
- HOTEL AND CONVENTION



# **DOWNTOWN EAST DOWNTOWN EAST SIDE REDEVELOPMENT AREAS**

CITY OF RALEIGH      WAKE COUNTY, NORTH CAROLINA

108

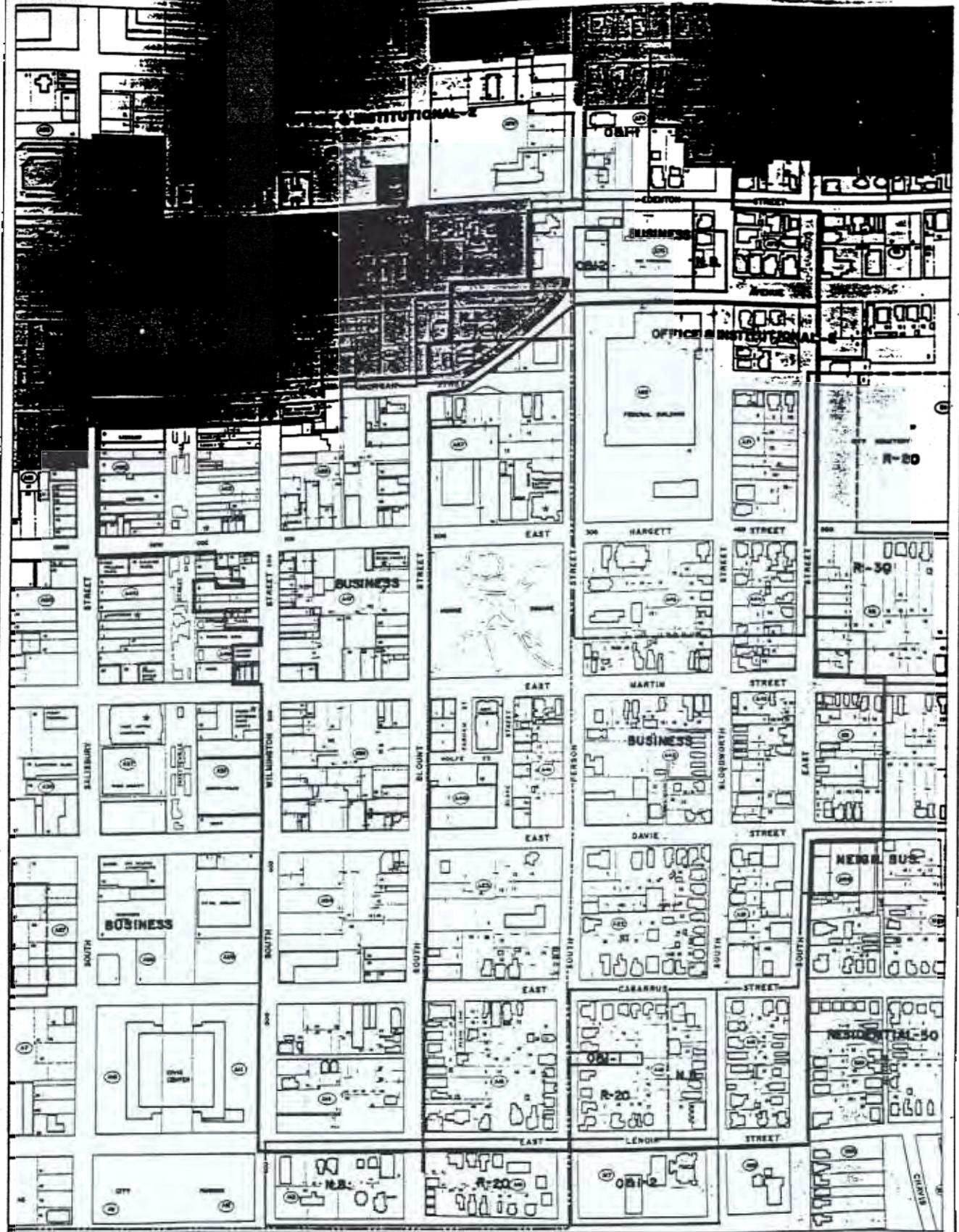
## **LAND USE FRAMEWORK PLAN**



Lec 10

### LAND USE DISTRICTS

- HIGH INTENSITY NEEDS - USE: OFFICE - RETAIL - RESIDENTIAL
  - MODERATE INTENSITY NEEDS - USE: RETAIL - RESIDENTIAL - OFFICE  
- COMMERCIAL AND SUPPORTING SERVICES
  - HOTEL AND CONVENTION USE



## DOWNTOWN EAST DOWNTOWN EAST SIDE REDEVELOPMENT AREAS

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

NO.3

EXISTING ZONING DISTRICTS

LEGEND

- (1) BLOCK NUMBER
- (2) PARCEL NUMBER
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- REDEVELOPMENT BOUNDARY

### ZONING DISTRICTS

- R-10 RESIDENTIAL-10
- R-20 RESIDENTIAL-20
- R-30 RESIDENTIAL-30
- O&I-1 OFFICE & INSTITUTIONAL-1
- O&I-2 OFFICE & INSTITUTIONAL-2
- N.B. NEIGHBORHOOD BUSINESS
- I-1 BUSINESS
- I-2 INDUSTRIAL-2

NOTE: SPECIAL HIGH DENSITY RESIDENTIAL OVERLAY DISTRICT COVERS ENTIRE REDEVELOPMENT AREA.

- ZONING DISTRICT
- AREA EXEMPTED FROM DEVELOPMENTAL PERMITTING REQUIREMENTS
- NATIONAL REGISTER HISTORIC PROPERTY
- \* LOCAL REGISTER HISTORIC PROPERTY
- HISTORIC DISTRICT