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:
Demolition Activity/Current Vacancy Character:

- Residential Demolition (82-91)
- Commercial Demolition (82-91)
- Structure Relocated since '82
- Vacant and/or Boarded up Structure (91 Status)

"Residential and Support Services" Land Use District

DOWNTOWN EAST / EAST SIDE REDEVELOPMENT AREA
EAST RALEIGH-SOUTH PARK NATIONAL REGISTER
HISTORIC DISTRICT BOUNDARY (Downtown area shown)

CONTRIBUTING STRUCTURE
NONCONTRIBUTING STRUCTURE

DOWNTOWN EAST/EAST SIDE
REDEVELOPMENT AREA
BOUNDARY
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

REZONE BLOCKS TO
RESIDENTIAL BUSINESS

IMPLEMENT
STREETSCE
IMPROVEMENTS
(PERSON
BLOUNT)

TWO - WAY TRAFFIC - SOUTH ST.
Acquisition and Rehabilitation Areas referenced in
City of Raleigh / NCNB Redevelopment Agreement
Raleigh
Downtown

Downtown East Redevelopment