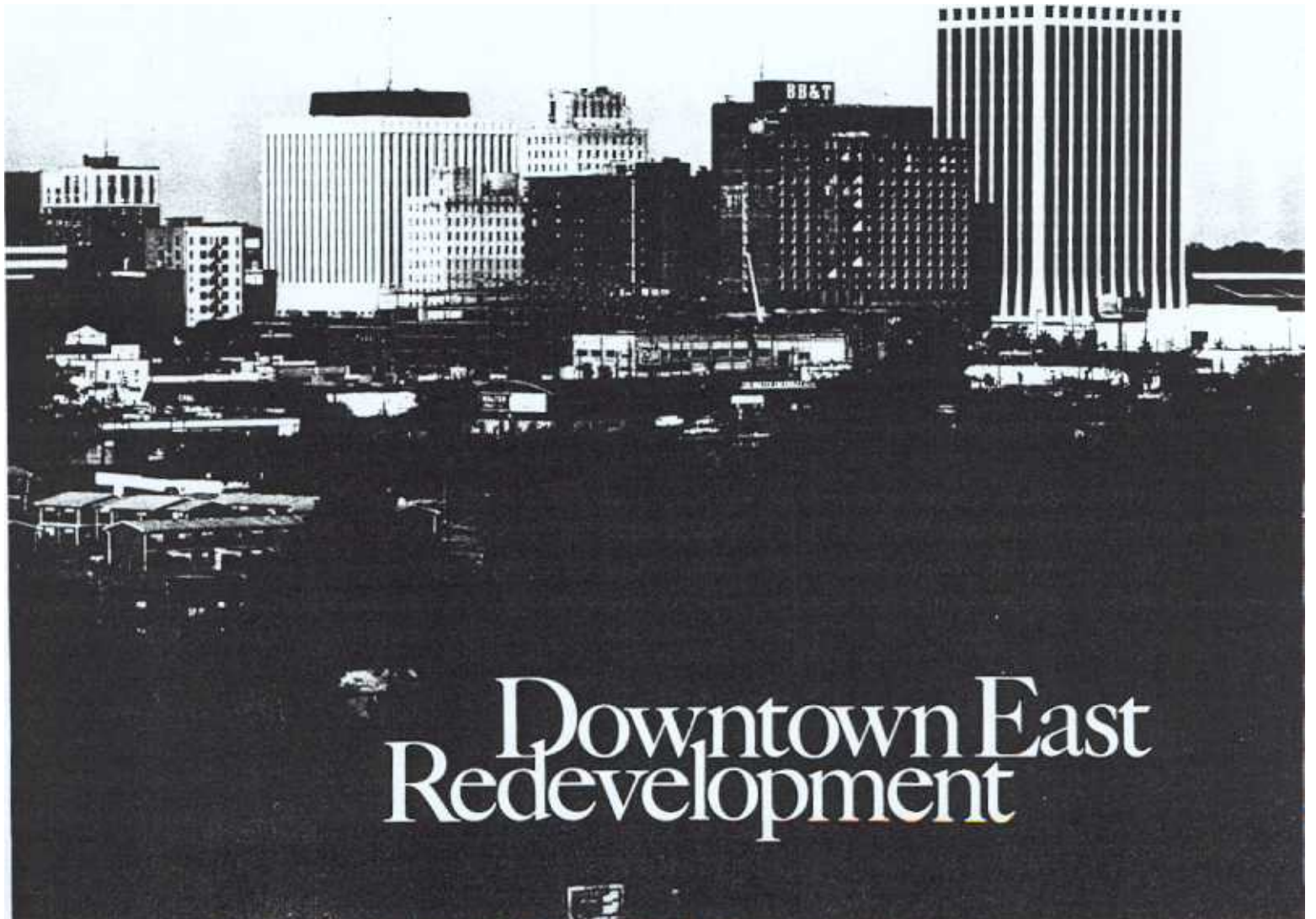


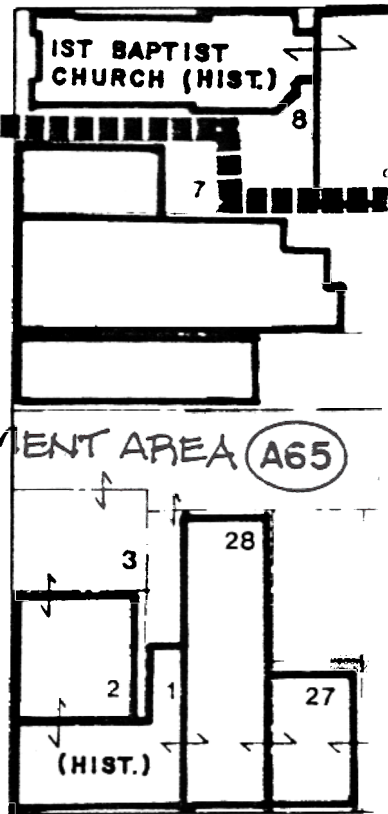
Raleigh Downtown

BOUNDARY REVISION AMENDMENT

7/10/97 2, 7

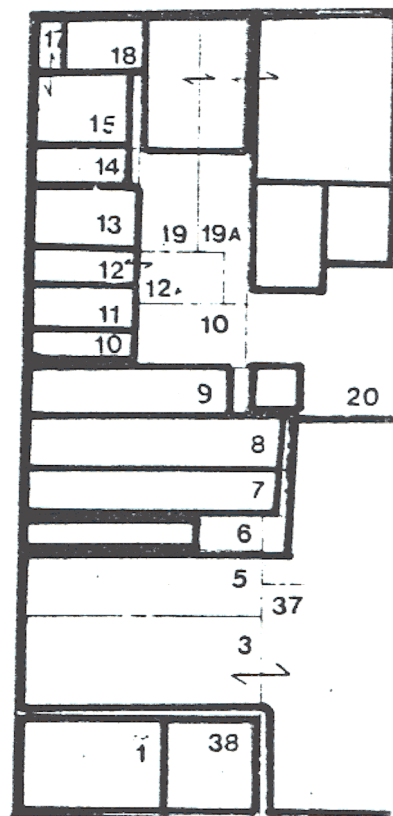


Downtown East
Redevelopment



POE HARGETT STREET

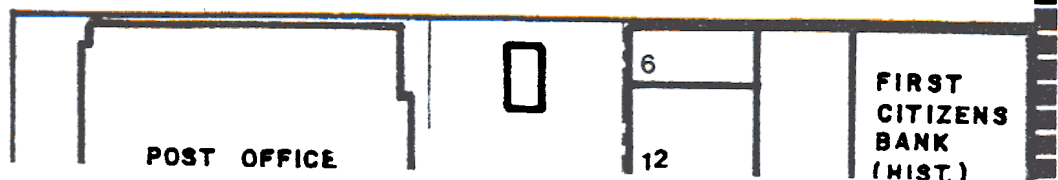
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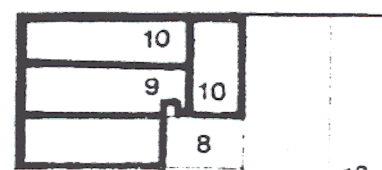
STREET 200

WILMINGTON ST.

MARTIN STREET



300



16

STREET

HARGETT 00 W ST.

WILMINGTON 300 STREET 200
(DOWNTOWN EAST SIDE REDEVELOPMENT AREA)

MARTIN ST.

SALSBURY

FAYETTEVILLE

WILMINGTON

DOWNTOWN EAST/EAST SIDE REDEVELOPMENT AREAS BOUNDARY REVISIONS

CITY OF RALEIGH

NORTH CAROLINA

BOUNDARY DESCRIPTION

MAP

TITLE

LEGEND

A9

10

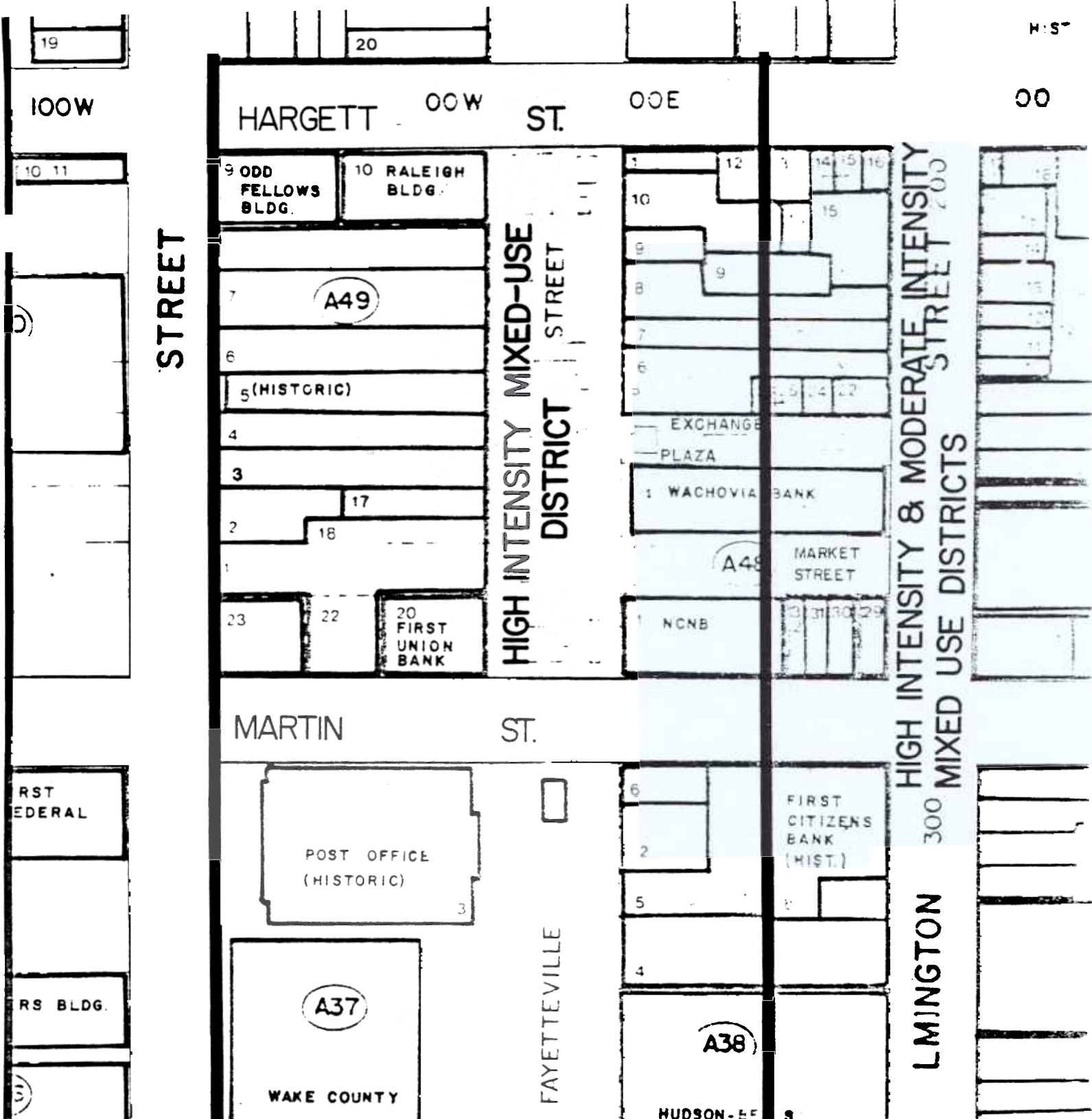
TAX BLOCK NUMBER

TAX PARCEL NUMBER

BOUNDARY

BOUNDARY REVISION

PROJECT PARCELS ADDED



DOWNTOWN EAST/EAST SIDE REDEVELOPMENT AREAS BOUNDARY REVISIONS

CITY OF RALEIGH NORTH CAROLINA

3 LAND USE FRAMEWORK

MAP TITLE LEGEND



MORGAN

STREET

EAS

**DOWNTOWN EAST
REDEVELOPMENT BOUNDARY**

IST BAPTIST
CHURCH (HIS

MALL

STREET

STREET

HARGETT 00W

00E

STREET

100.

S. SAL SBURY

- #201 - Christian Science Reading Room
- #203 - Campaign & Headquarters
- #205a - Gem Watch Shop
- 205b - Vacant
- #207 - Vacant
- #209 - Raleigh Federal Savings & Loan

PROPOSED REDEVELOPMENT
AREA ADDITIONS

STREET

FAYETTEVILLE
(200 BLOCK)

WACHOVIA BANK

NCNB

MARTIN

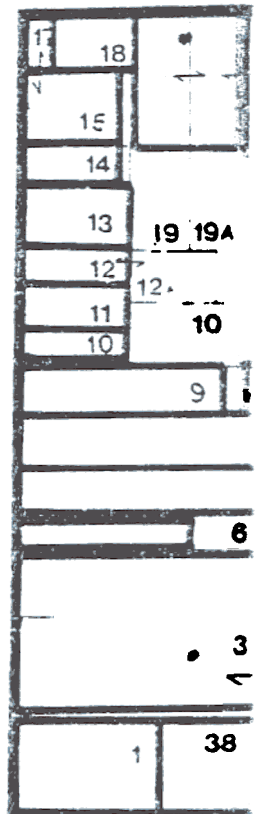
STREET

FIRST

200

WILM NGTON

S.



10

STAFF REPORT
DOWNTOWN EASTSIDE REDEVELOPMENT BOUNDARY REVISION

This report contains a description of properties proposed by the Downtown Advisory Group to be added to the Downtown Eastside Redevelopment Area. The properties under consideration are located on the east side of the Mall 200 Block. A map of their location is included.

The North Carolina State Renewal Statutes defines in general the conditions which must be present to warrant a redevelopment area designation. The Downtown Eastside area was declared a "non-residential redevelopment area" by the Planning Commission on February 23, 1981. The applicable section of the statutes is reproduced below.

- (10) "Nonresidential redevelopment area" shall mean an area in which there is a predominance of buildings or improvements, whose use is predominantly nonresidential, and which, by reason of:
- a. Dilapidation, deterioration, age or obsolescence of buildings and other structures,
 - b. Inadequate provisions for ventilation, light, air, sanitation or open spaces,
 - c. Defective or inadequate street layout,
 - d. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness,
 - e. Tax or special assessment delinquency exceeding the fair value of the property,
 - f. Unsanitary or unsafe conditions,
 - g. The existence of conditions which endanger life or property by fire and other causes, or
 - h. Any combination of such factors
 1. Substantially impairs the sound growth of the community,
 2. Has seriously adverse effects on surrounding development, and
 3. Is detrimental to the public health, safety, morals or welfare;
- provided, no such area shall be considered a nonresidential redevelopment area nor subject to the power of eminent domain, within the meaning of this Article, unless it is determined by the planning commission that at least one half of the number of buildings within the area are of the character described in this subdivision and substantially contribute to the conditions making such area a nonresidential redevelopment area; provided that if the power of eminent domain shall be exercised under the provisions of this Article, the property owner or owners or persons having an interest in property shall be entitled to be represented by counsel of their own selection and their reasonable counsel fees fixed by the court, taxed as a part of the costs and paid by the petitioners.

The primary criteria used in the past for determining if any area qualifies as a non-residential redevelopment area is that at least one-half of the buildings must be in substandard condition. The current Downtown Eastside Area building conditions are described in the following table.