



Julian Prosser
FYI

City Of Raleigh
North Carolina



February 14, 1989

Dear Property Owners, Businesses, and Residents:

An amendment to the Downtown East/East Side Redevelopment Plan has been proposed which specifies redevelopment activities to be undertaken by the City of Raleigh in an area generally bounded by South Person Street, East Hargett Street, South East Street, and East Cabarrus Street. A summary of specific activities and illustrated maps are enclosed.

There will be a public hearing before the Raleigh City Council relative to this proposal on Tuesday, March 7, 1989 at 7:00 p.m. in the Council Chambers (Room 201), 222 West Hargett Street.

There will be an informal review of the plan for those that wish to attend on Wednesday, February 22, 1989 at 6:00 p.m. in the Council Chambers (Room 201), 222 West Hargett Street. The purpose of this meeting is to receive information and direct questions to staff prior to the public hearing. If you are unable to attend and desire further information, please contact Karen Duke at 890-3125 or Julian Prosser at 890-3170.

PW/5fri

**SUMMARY
 PHASE IV - DOWNTOWN EAST HOUSING
 PROPOSED DOWNTOWN EAST/EAST SIDE REDEVELOPMENT PLAN AMENDMENT**

The City's DOWNTOWN EAST/EAST SIDE REDEVELOPMENT PLAN provides a framework for subsequent project specific amendments. The adoption of project amendments allows the City to undertake redevelopment activities in designated areas, including the acquisition of land through eminent domain.

The PHASE IV-DOWNTOWN EAST HOUSING project area is generally located between downtown's City Market block and South East Street. Currently the area contains a mix of residential units, commercial buildings, and vacant parcels.

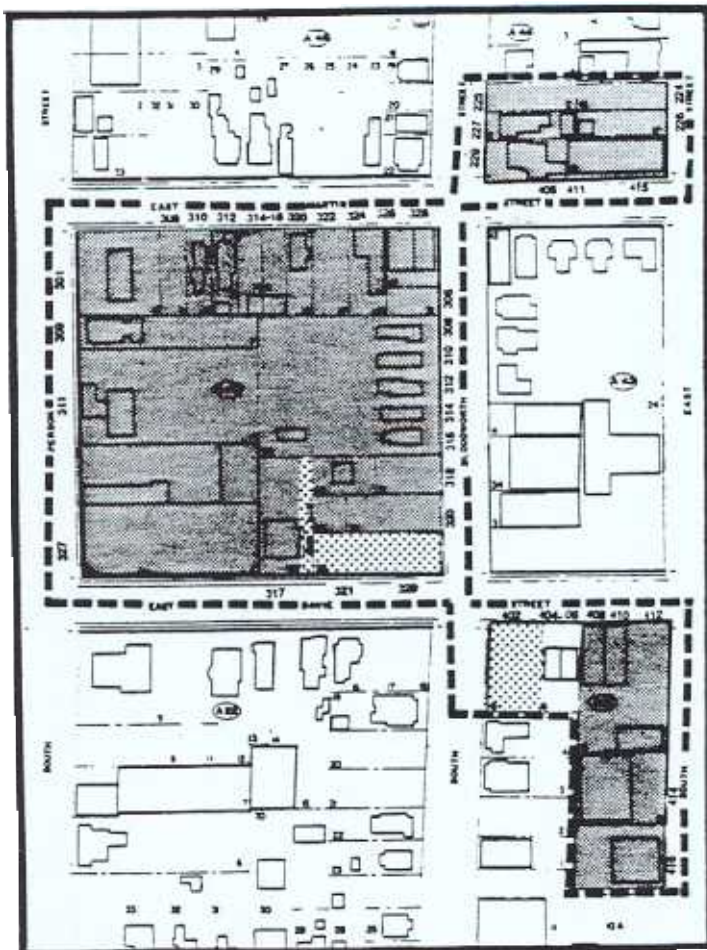
This amendment is the fourth in a series of plans emphasizing the expansion of residential opportunities in the Downtown East area. It involves the assemblage of property for new residential construction, rehabilitation of existing residential structures where feasible, retention of supportive commercial uses, and associated occupant relocation, site clearance, and public improvement construction. Specific activities and costs are as follows:

(a) ACQUISITION of 14 residential structures, 11 commercial structures, 9 vacant parcels (The proposed plan exempts 4 residential structures, and 5 commercial structures from acquisition if rehabilitation and development standards are met.)	<u>\$ 2,155,000</u>
(b) RELOCATION of 16 residential renters	<u>64,000</u>
(c) RELOCATION of 15 businesses and 1 institutional use.	<u>160,000</u>
(d) SITE PREPARATION (Clearance/House Moving)	72,500
(e) REHABILITATION (Maximum 5 residential units & 5 commercial structures to be rehabed)	305,000
(f) PUBLIC IMPROVEMENT construction including landscaping, sidewalk improvements, upgrading undersized water main, undergrounding overhead utilities.	<u>360,000</u>
Total Estimated Redevelopment Costs	- \$ 3,116,500




Source of funding for these redevelopment activities is from General Funds. Land acquisition cost will be partially recouped through subsequent land sale proceeds.

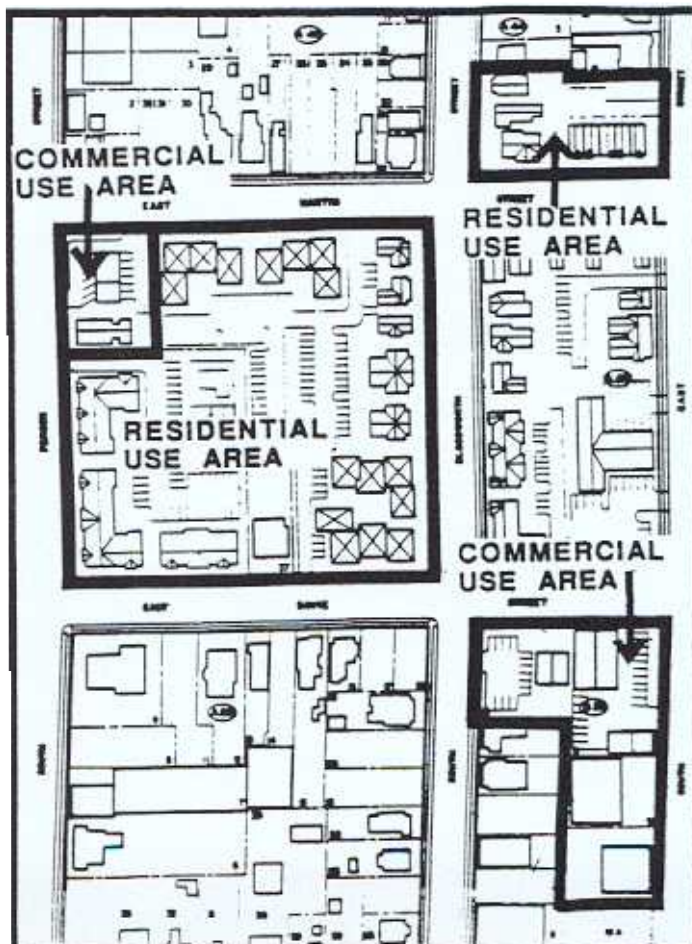
The LAND USE PLAN proposes that the property acquired by the City be resold primarily for residential construction of a density between 15 to 30 units per acre. Emphasis is given to the development of new multi family units; however, the rehabilitation of certain existing housing stock is also encouraged to help maintain a unique setting and identity for the area. The Land Use Plan also designates two sites for the continuance or development of commercial uses supportive of a residential environment. All new construction and existing structures to remain in the area would be required to conform with design standards set forth in the Plan.

Anticipated Plan adoption date is March of 1989. Implementation is proposed to take place over a four and a half year period.



ACQUISITION

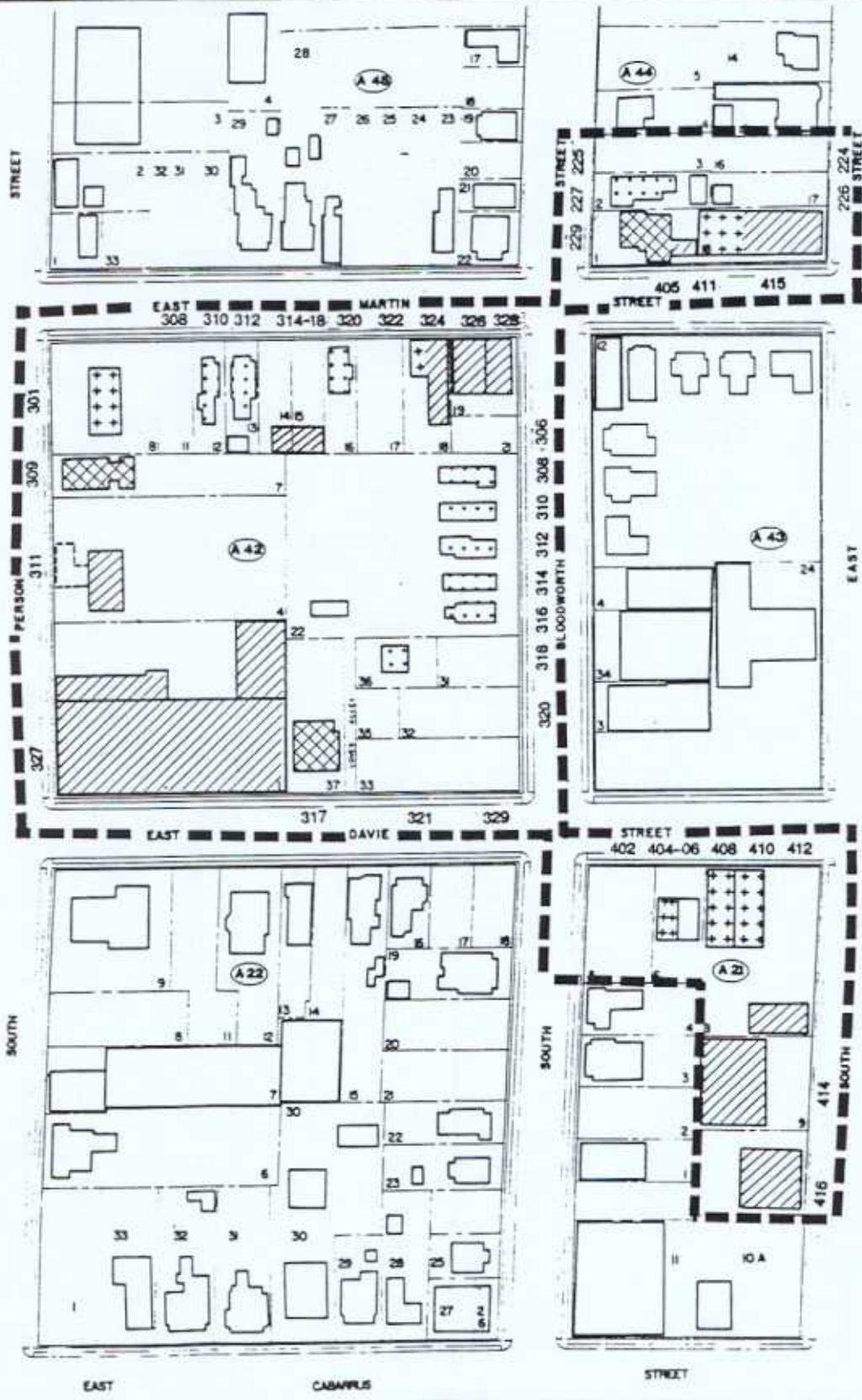
-  **BOUNDARY AREA**
-  **CURRENT CITY OWNED PROPERTY**
-  **PROPERTY TO BE ACQUIRED BY CITY**



PROPOSED LAND USES/ PRELIMINARY SITE PLAN

PHASE IV - DOWNTOWN EAST HOUSING
DOWNTOWN EAST/EAST SIDE REDEVELOPMENT PLAN AMENDMENT

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Map No. 2	Property Acquisition Map
Map No. 3	Land Use Plan Map
Map No. 4	Preliminary Site Plan Map
<u>Exhibit A</u>	Downtown East Residential Rehabilitation Guidelines
<u>Exhibit B</u>	Property Rehabilitation Standards



EXISTING USES AND PROJECT BOUNDARY MAP

-  SINGLE FAMILY USES
-  MULTIFAMILY USES
-  CONFORMING BUSINESS USES
-  NONCONFORMING BUSINESS USES
-  VACANT
-  PROJECT BOUNDARY

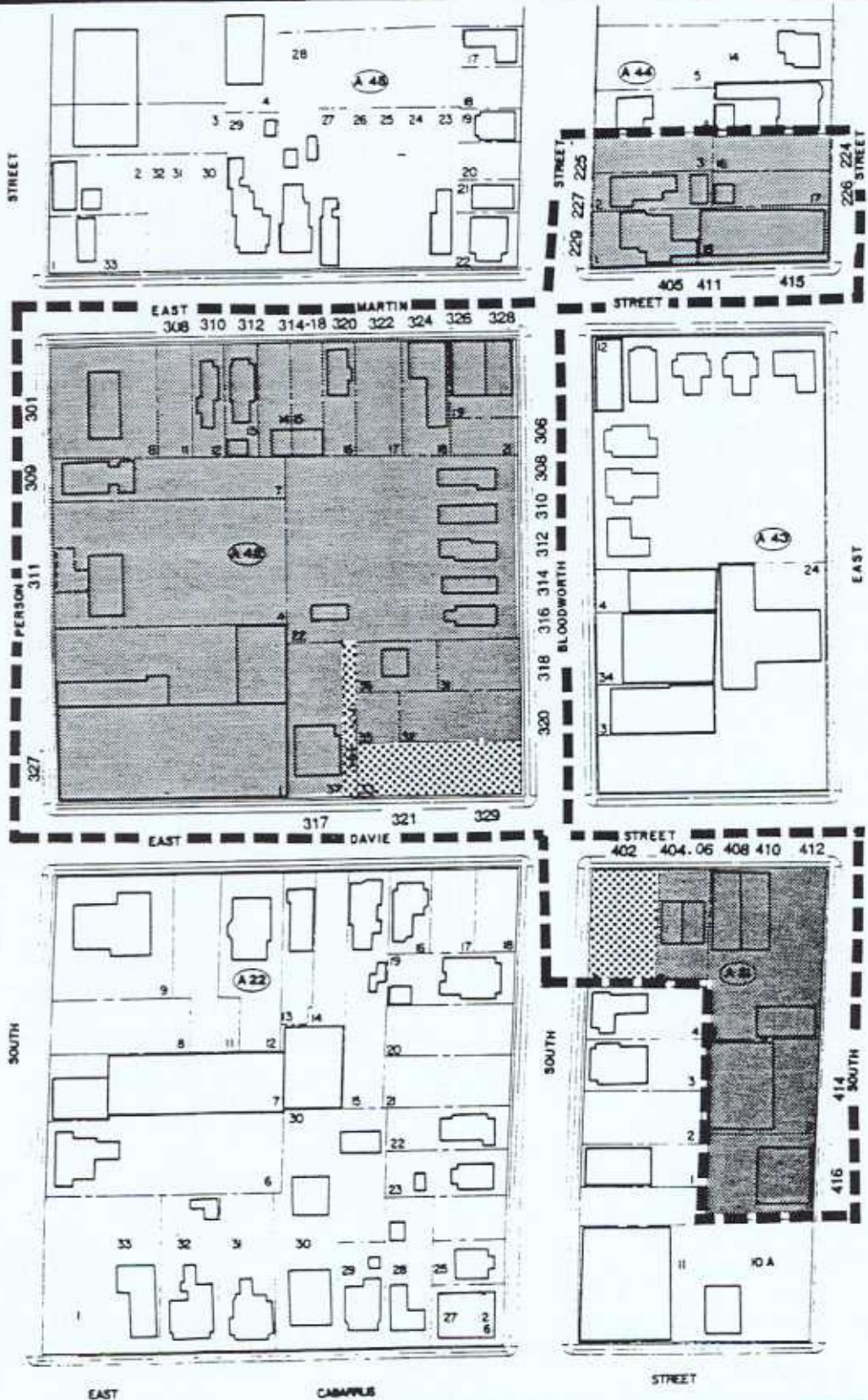
MAP NO. 1

DOWNTOWN EAST HOUSING




DOWNTOWN EAST / EAST SIDE REDEVELOPMENT PLAN

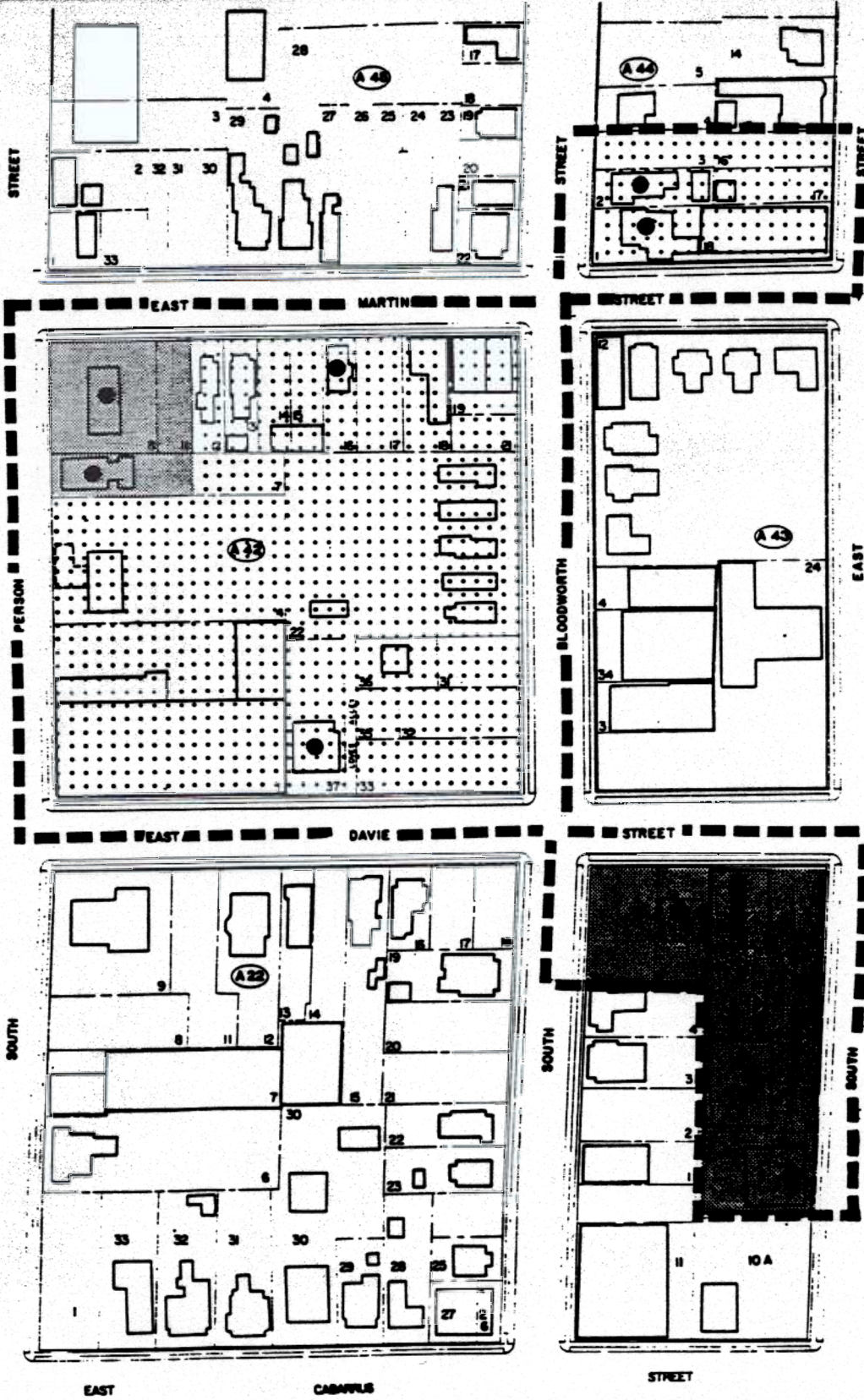
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ACQUISITION MAP

-  BOUNDARY AREA
-  CURRENT CITY OWNED PROPERTY
-  PROPERTY TO BE ACQUIRED BY CITY



LAND USE MAP

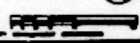
-  RESIDENTIAL USE DEVELOPMENT AREA
-  COMMERCIAL USE DEVELOPMENT AREA
-  STRUCTURES WITH REHABILITATION POTENTIAL

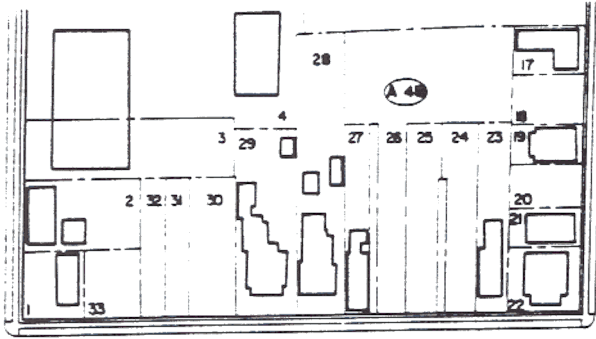
MAP NO. 3

DOWNTOWN EAST HOUSING

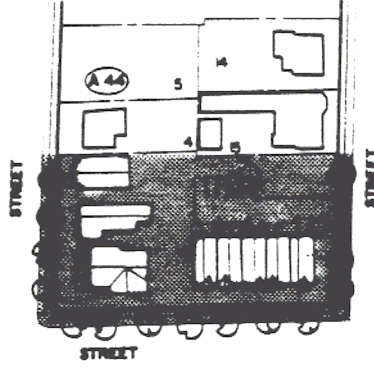
DOWNTOWN EAST / EAST SIDE REDEVELOPMENT PLAN

CITY OF RALEIGH, N.C.

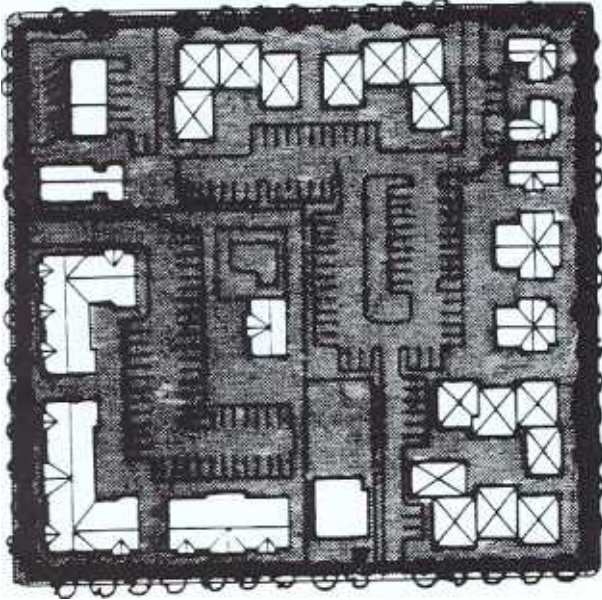




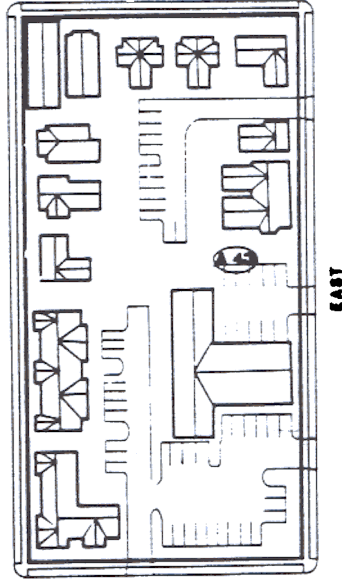
EAST MARTIN



STREET



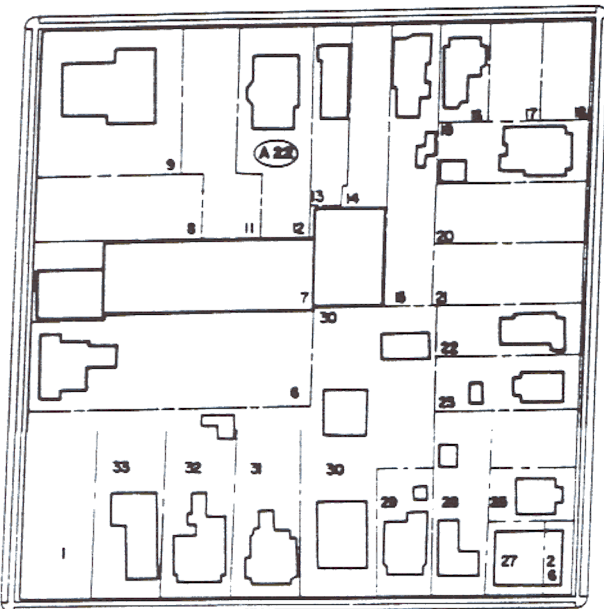
EAST DAVIE



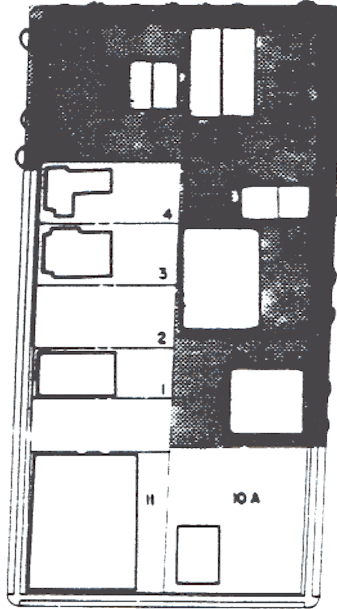
BLOODWORTH

EAST

STREET



EAST CABARRUS



STREET

**PRELIMINARY
SITE PLAN
MAP**