

CITY OF RALEIGH
NORTH CAROLINA

INTER-OFFICE CORRESPONDENCE

TO: Downtown Committee Members ROOM:
FROM: Associate Director/Strategic Planning DATE: 1/18/85
SUBJECT: Market Plaza/Redevelopment Plan Consideration

MESSAGE:

In October, the Committee directed staff to begin the preparation of a Redevelopment Plan amendment addressing the acquisition and rehabilitation of 15 East Martin Street in the Market Plaza project. Staff recommends an alternative approach that would direct this activity to a broader area. The amendment would focus on a process for inspecting commercial buildings and enforcing minimal rehabilitation standards. The process would stress counseling property owners about available rehabilitation assistance and would involve property acquisition only as a last resort.

The recommended Project Area would include all buildings fronting on East Martin Street between the Mall and the City Market Project. A comprehensive rehabilitation effort along this corridor would support the public improvements proposed in conjunction with the City Market development. Depending on future funding resources, the area may be expanded to include buildings adjacent to the new Transit Transfer Facility along Wilmington, Hargett, and Blount Streets. (See attached map)

An overview of the redevelopment/rehabilitation project amendment to the Downtown East Plan follows. If acceptable to City Council, staff would initiate the plan review and adoption process which would take approximately 3 months.

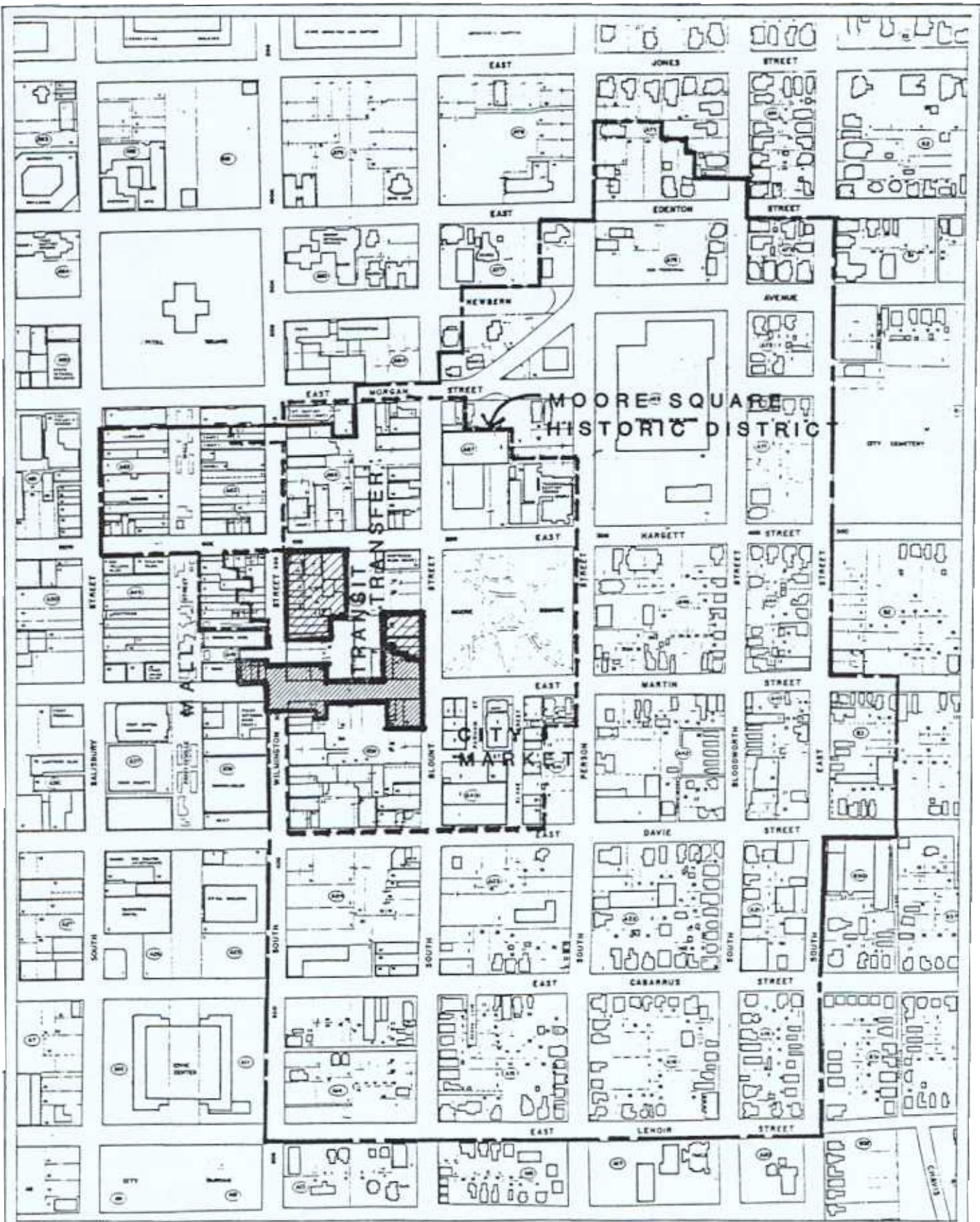
PROJECT OVERVIEW

I. Intent

The principal goal of the amendment is to improve the appearance, building conditions, and long-term economic vitality of the Project Area. The specific objectives include:

ensuring the improvement of underutilized, substandard buildings.

eliminating blighting influences.



DOWNTOWN EAST REDEVELOPMENT AREA

REDEVELOPMENT/REHABILITATION AMENDMENT



PRIORITY PROJECT AREA

EXPANDED PROJECT AREA