

CERTIFIED ACTION BY THE CITY OF RALEIGH PLANNING COMMISSION

SUBJECT: THE DOWNTOWN EAST SIDE NONRESIDENTIAL REDEVELOPMENT AREA

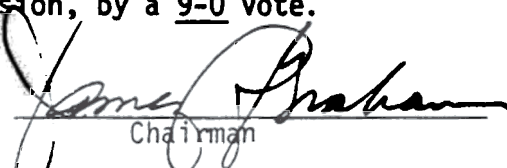
ACTION: The City of Raleigh Planning Commission declares that the area known as Downtown East Side (see attached map) is a "Nonresidential Redevelopment Area" in accordance with Chapter 160A-503.

FINDINGS AND REASONS UPON WHICH THIS APPROVAL IS BASED:

1. 74% of the structures in the Downtown East Side Area are substandard.
2. 86% of the structures in the Downtown East Side Area are used for nonresidential purposes.
3. 66% of the structures in the Downtown East Side Area are wood frame, constituting increased fire hazards with severe restrictions on their modernization.
4. Land in the Downtown East Side Area is under utilized as evidenced by improvements assessed at only 39% of the total property valuation.
5. Vacancy rates in commercially used buildings in the Downtown East Side Area are relatively higher (27%) than in other areas downtown.
6. Relatively higher rates of reported property crimes, such as burglary (55%), robbery (14%) and larceny (20%) are occurring in the Downtown East Side Area, than is occurring elsewhere in the CBD.
7. The City has made a substantial investment in revitalizing the proposed Nonresidential Redevelopment Area by installing water and sewer lines, building the Fayetteville Street Mall, constructing and maintaining roads and providing public transportation to the area. Additionally, in an effort to encourage development downtown, the City created a high density zoning overlay and adopted Comprehensive Planning goals which endorse increased density downtown. However, despite the efforts by the City of Raleigh to change conditions which exist in the proposed Nonresidential Redevelopment Area, the substandard conditions, as documented in this report, can not be practically eliminated by the exercise of the ordinary police power of the City. Nor is it expected that the existing conditions can be alleviated by the anticipated efforts or intervention of private enterprise. Furthermore, depreciated tax valuations existing in the proposed Nonresidential Redevelopment Area are contrary to the interest of the City to conserve, for the benefit of the City and its citizens, a relatively high tax base of real property.

This is a true and accurate statement of the findings and action of the Planning Commission, by a 9-0 vote.

SIGNED

  
Chairman

DATE February 23, 1981

ACTION # CA-59

