

**CITY OF RALEIGH  
NORTH CAROLINA**

*Butch*

**INTER-OFFICE CORRESPONDENCE**

**TO: ADDRESSEES**

**ROOM:**

**FROM: Planner Nodine**

**DATE: January 26, 1979**

**SUBJECT: The Redevelopment Plan - Phase II, Stage II**

**MESSAGE:**

Attached is a final copy of the Hunter School, Thompson School (Phase II) Stage II redevelopment plan and project report supplement. The plan was adopted by Council on July 18, 1978, and is being implemented by the Raleigh Housing Authority.

Any questions concerning this document may be referred to the Director of Field Services at the Raleigh Housing Authority or this office.

*DN*  
Douglas Nodine

DN/ec

**ADDRESSEES:**

City Manager  
Assistant City Manager for Operations  
Assistant Manager for Planning and Budgeting  
Intergovernmental Coordinator  
Administrative Assistant II/Community Development

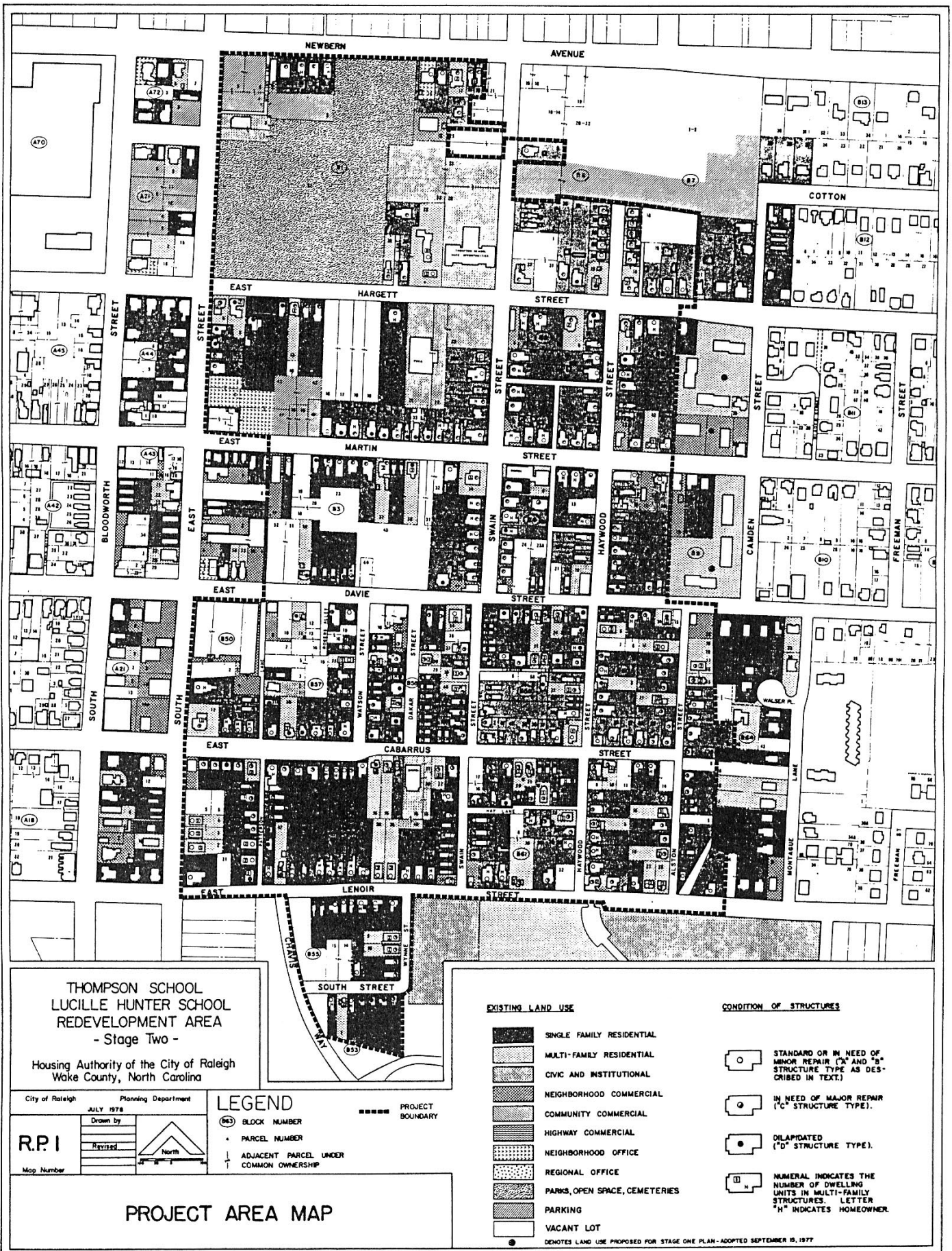
*cc:* Planning Director

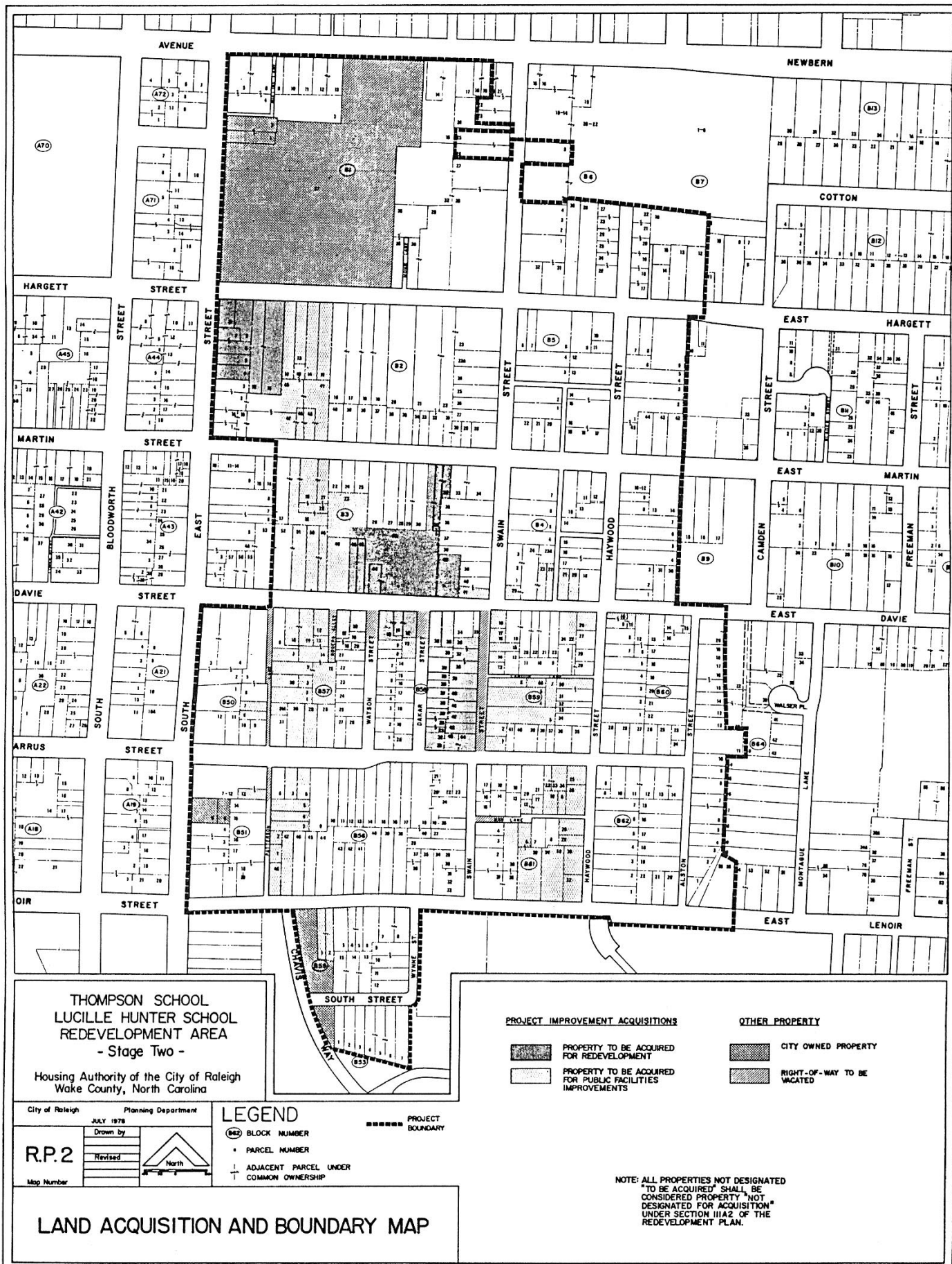
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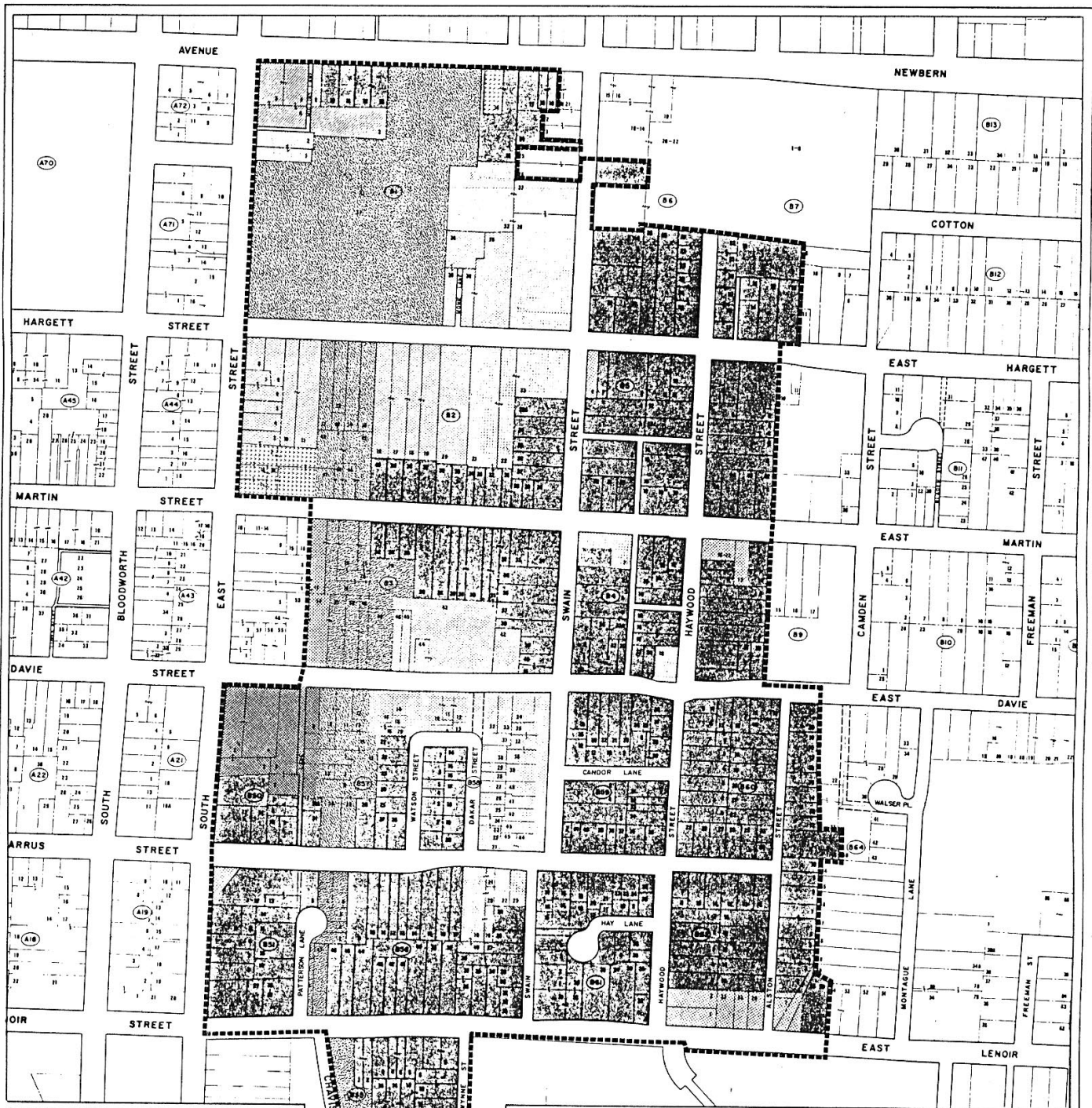
### B. Project Area Report

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THOMPSON SCHOOL  
LUCILLE HUNTER SCHOOL  
REDEVELOPMENT AREA  
- Stage Two -

Housing Authority of the City of Raleigh  
Wake County, North Carolina

City of Raleigh Planning Department  
JULY 1978  
Drawn by  
R.P.3  
Map Number

LEGEND

Block Number

Parcel Number

Adjacent Parcel Under  
Common Ownership

Project Boundary  
Easements

PROPOSED LAND USE

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- CIVIC AND INSTITUTIONAL
- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- HIGHWAY COMMERCIAL
- NEIGHBORHOOD OFFICE
- REGIONAL OFFICE
- PARKS, OPEN SPACE, CEMETERIES
- PARKING

LAND USE PLAN



THOMPSON SCHOOL  
LUCILLE HUNTER SCHOOL  
REDEVELOPMENT AREA  
- Stage Two -

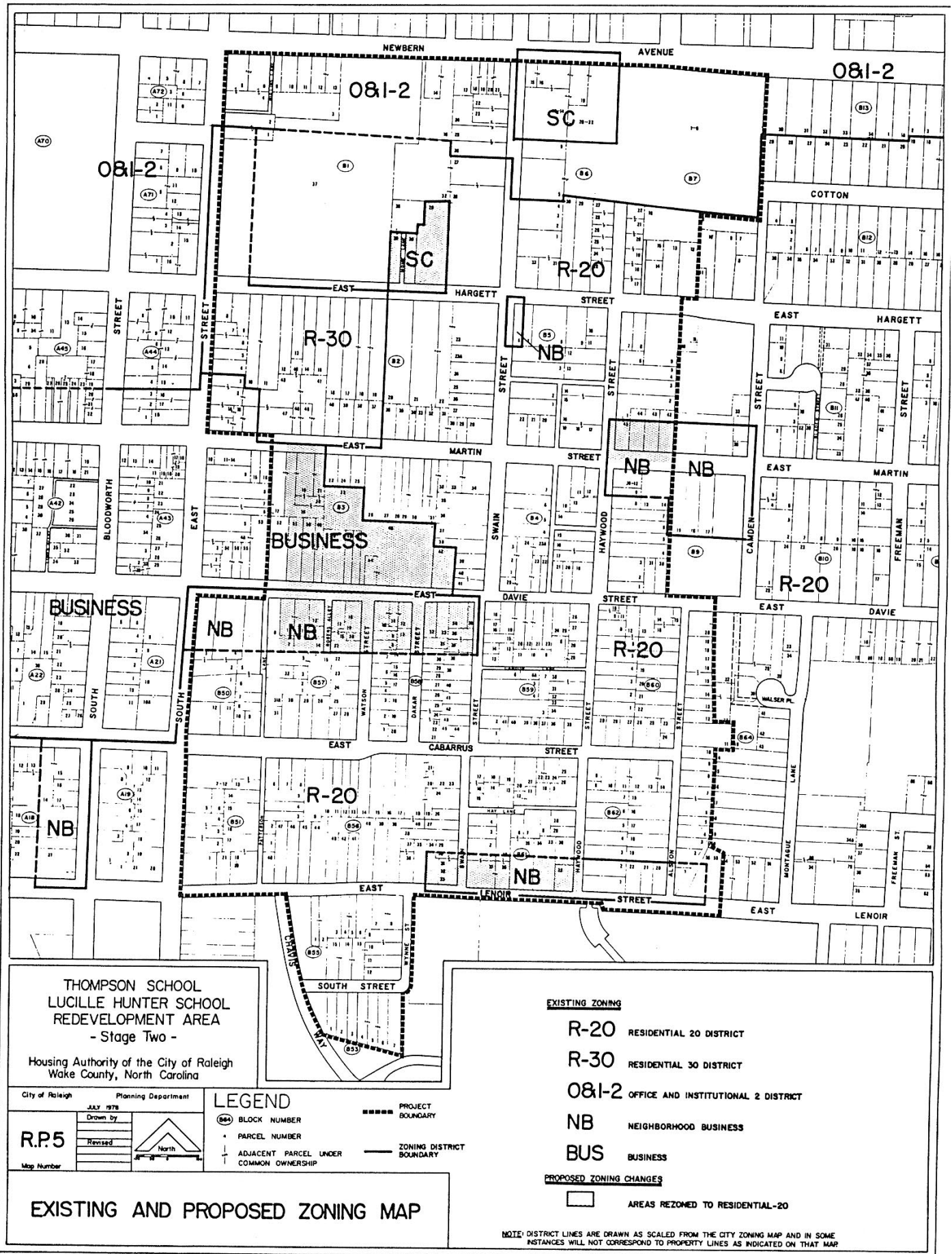
Housing Authority of the City of Raleigh  
Wake County, North Carolina

City of Raleigh Planning Department  
JULY 1978  
Drawn by  
R.P.4  
Revised  
Map Number

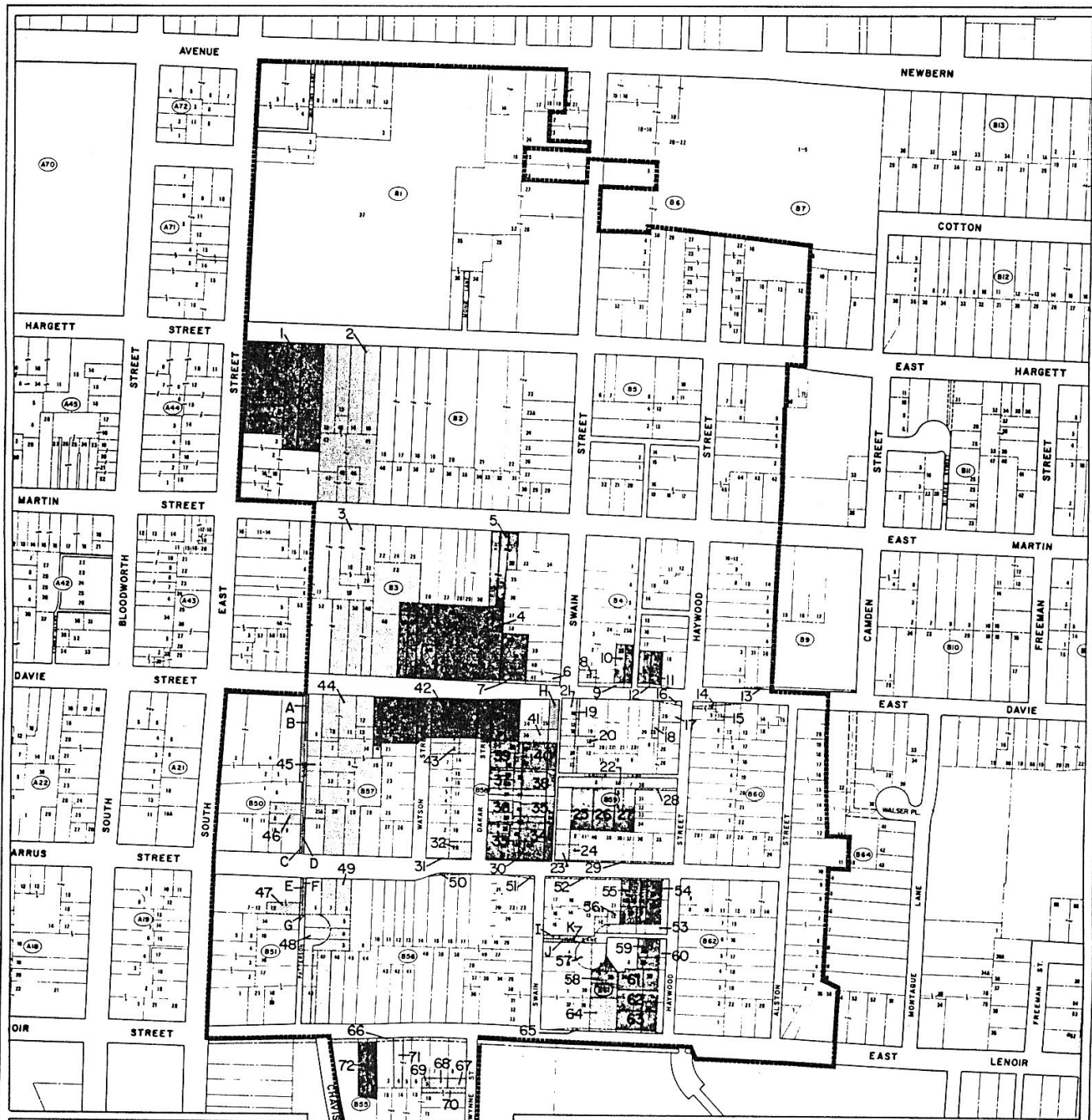
# LEGEND

- 86 BLOCK NUMBER
- PARCEL NUMBER
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- PROJECT BOUNDARY

PRELIMINARY SITE PLAN







# THOMPSON SCHOOL LUCILLE HUNTER SCHOOL REDEVELOPMENT AREA - Stage Two -

Housing Authority of the City of Raleigh  
Wake County, North Carolina

City of Raleigh Planning Department  
JULY 1978  
Drawn by  
S.D.6  
Revised  
Map Number

## LEGEND

- (B50) BLOCK NUMBER
- \* PARCEL NUMBER
- 1 ADJACENT PARCEL UNDER COMMON OWNERSHIP

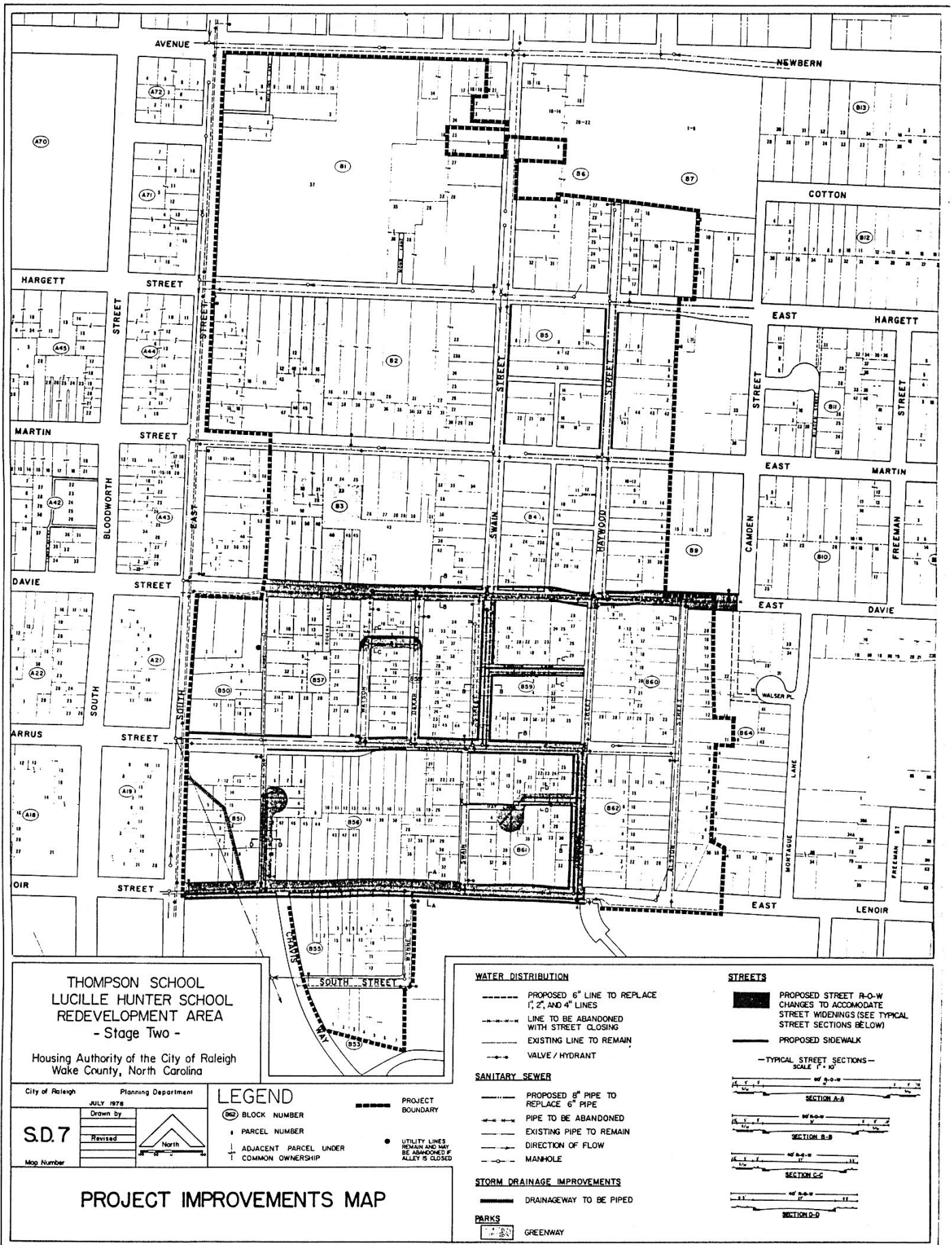
PROJECT BOUNDARY

## PROPERTY DISPOSITION

- PROPERTY TO BE DISPOSED FOR RESIDENTIAL DEVELOPMENT
- PROPERTY TO BE DISPOSED FOR REHABILITATION
- PROPERTY TO BE DISPOSED FOR YARD SPACE & OFF-STREET PARKING
- PROPERTY TO BE VACATED FOR PUBLIC FACILITIES, R-O-W, & PARKS
- R-O-W TO REVERT TO ADJACENT OWNERS
- DISPOSAL PROPERTY IDENTIFICATION
- R-O-W TO REVERT IDENTIFICATION

NOTE: FOR SQUARE FOOTAGE TABULATION OF DISPOSAL PARCELS AND RIGHT-OF-WAY TO REVERT, SEE LAND DISPOSITION REPORT.

## PROPERTY DISPOSAL MAP







## SCHEDULE CHART

[illegible]



## VIII. Information and Recommendations

This portion of the Phase II-Stage Two Project Area Report details certain redevelopment activities and alternative proposals which were considered during the preparation of the Redevelopment Plan. This report should be used as a resource throughout the implementation of proposed project activities and in preparing alternative redevelopment schemes for certain projects, should the need to amend these projects arise.

### A. Alternative Lot Recombinations (Figures 1-15)

Figures 1-15 detail possible lot recombinations and additional yard or parking space for property within the Stage Two Area. Included are properties designated for acquisition in the Project Area Report. Also included are a number of vacant parcels and improved properties that may be necessary to acquire for non-compliance with the Property Rehab Standards, under the conditions listed in Section III.2 of the Redevelopment Plan.

### B. Lenoir Street widening alternatives (Figure 16)

The Plan proposed that Lenoir Street be widened to 41' paved from East Street to Haywood Street. Since limited space may not accommodate such widening without extensive house moving, alternative street improvement schemes are suggested in Figure 16. Before final engineering plans for this project are completed, further hearings should be held in this neighborhood to inform effected residents of the impact of the proposed widening.

### C. Park-Greenway Project Recommendations

The primary functions of the proposed Park-Greenway Project should be (1) to provide a buffer for the primarily residential character of Stage Two from the encroaching commercial uses along South East Street, and (2) to provide additional open space and recreational areas needed by residents. The project would connect Chavis Park on the south with Raleigh City Cemetery on the north.

Illustrative site plan (see R.P.4) and costs were developed by Community Planning staff and should be considered preliminary proposals until final plans are developed by neighborhood representatives, parks department staff, and perhaps an outside consultant. However, final plans should keep in mind the following needs:

- sitting/open space areas for senior citizens in close proximity to elderly housing site in the block between Hargett and Martin Streets;
- surfaced game court areas and playground equipment - located near multi-family sites in the block between Martin and Davie Streets;
- gathering areas for teenagers - located near multi-family sites along Davie St.;
- well-lighted, unconcealed open spaces visible from adjacent streets;
- safe crosswalk areas (traffic slowers, etc.) linking the proposed activity areas in each block.

### D. Historically Significant Properties

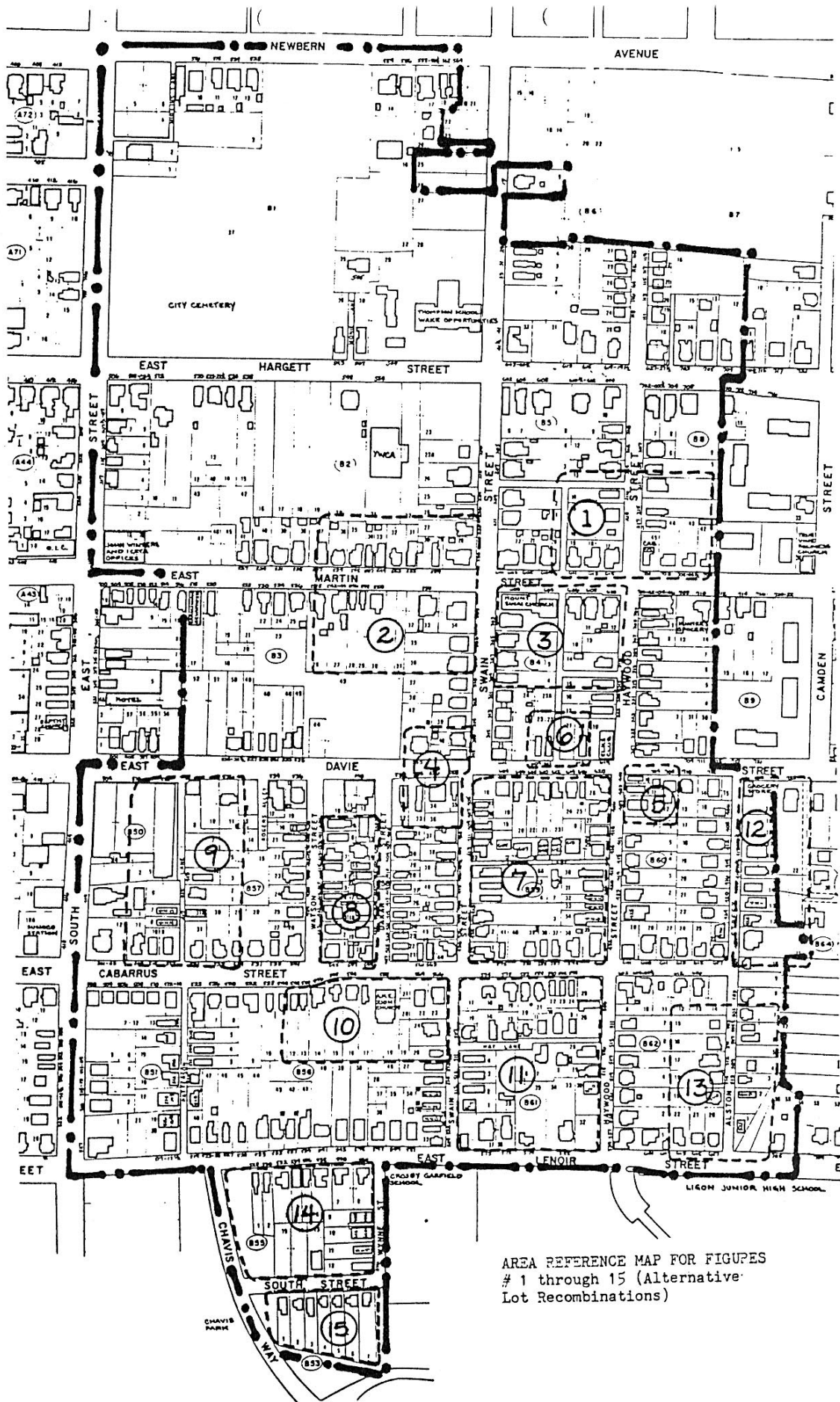
A few properties in the Stage Two Area have been identified by the City's Historic Preservation Staff as having some historical significance. These are listed below. A determination should be made of which of these may be considered eligible for inclusion in the National Register for Historic Places. This finding will be made after studies are completed by the appropriate state and local officials. Thereafter a determination will need to be made concerning the effects of project activities on properties designated as "eligible for inclusion".

#### List of Significant Properties:

567 E. Hargett St. (Thompson School)  
City Cemetery  
526 E. Davie Street

534 E. Hargett Street  
608 E. Hargett Street  
528 E. Hargett Street





AREA REFERENCE MAP FOR FIGURES  
# 1 through 15 (Alternative  
Lot Recombinations)



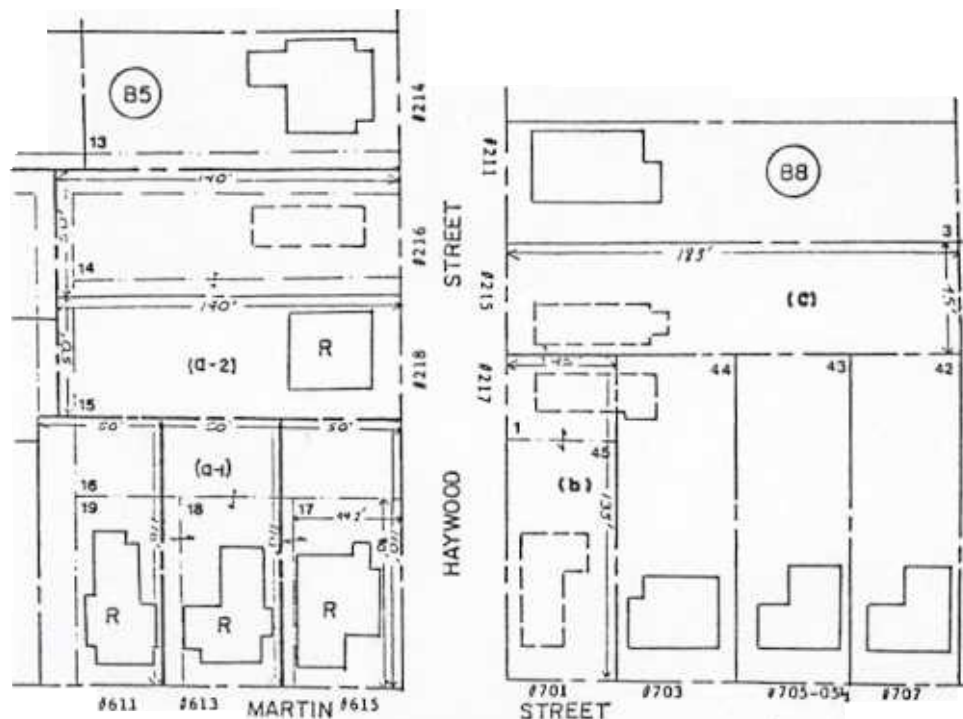


FIGURE 1

- (a) Parcels # 14 through # 19 are under common ownership and the structures, though deteriorating, offer an excellent opportunity for rehabilitation and resale as individual lots. If not brought up to PRS's (or if otherwise acquired prior to inspection) these parcels may be purchased together and replatted under the following conditions:
1. Deed records indicate the parcel 17-19 was originally platted as 44.2' x 80' lots. The exact location of these units should be determined by field survey and if possible the lot lines redrawn to form 3 - 50' x 110' lots as shown. In order to do so, parcel # 19 would have to be combined with all of the vacated alley ROW, along with a portion of parcel # 16. (Approval would be needed for using R-O-W in such a manner.)
  2. Parcels # 14 and # 15 will be replatted using vacated alley ROW to form new lots approximately 50' x 140'. The unit at 218 Haywood may be rehabet or cleared for new construction; the unit at 216 Haywood should be cleared and new unit constructed on the site.
- (b) Parcels # 1 , & 45 are under common ownership. If not brought up to PRS's these units should be cleared and the parcels sold for new single-family construction. One unit may be built on parcel # 45 and lot # 1 (not to be combined) will be used as yard space.
- (c) If unit on Parcel #2 (45' X 183') is not brought up to PRS's it should be cleared and the parcel sold for new single family construction.

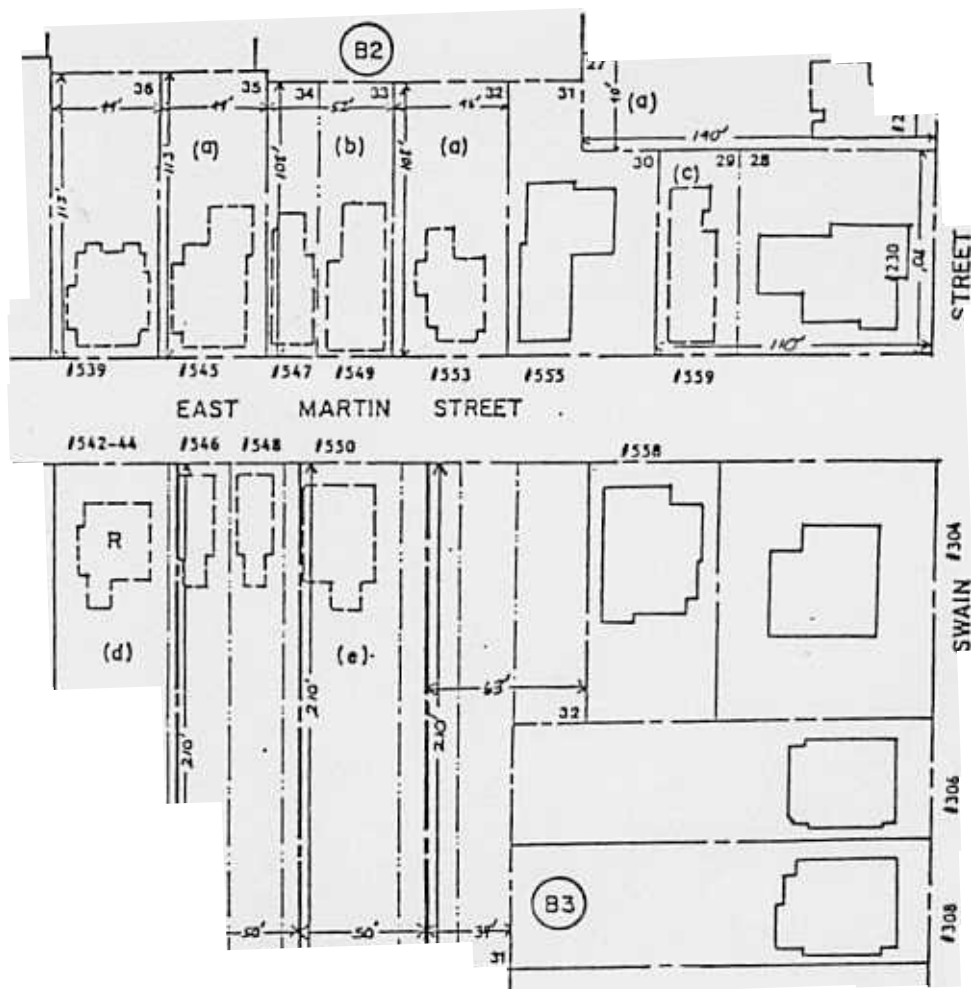


FIGURE 2

- (a) Parcels #27, #32, #35, and #36 are buildable lots and, if the structures are not brought up to PRS's, may be purchased and cleared (or rehabed) individually for resale.
- (b) Parcels #33 and #34 should be purchased and cleared together if the units are not repaired, and replatted for one new single family lot (approximately 52' x 108').

Parcel #29 is unbuildable and if acquired should be cleared and sold to adjacent owner (lot #28) for rear yard space.

If the structure on parcel #27 is not repaired, the property may be acquired and rehabed for resale. Also parcel #27 may be replatted as described below in (e).

If the structures on parcels #28, #29, and #30 are not brought up to PRS's, they should be purchased together, cleared, and replatted with portions of lots # 31, 32, 27 and unnumbered parcel (acquired with parcel #43 - Davie St. multi-family site) for 3 new single-family lots as shown.

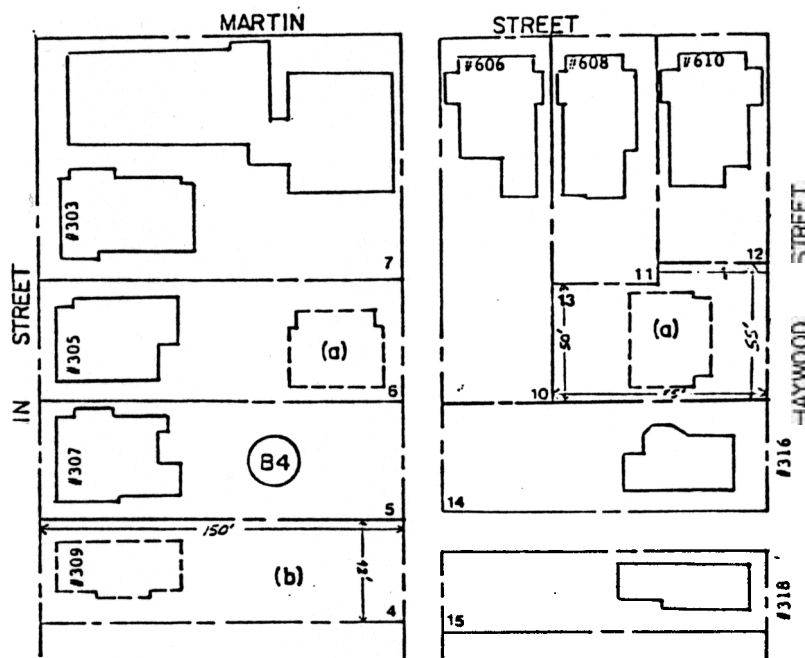
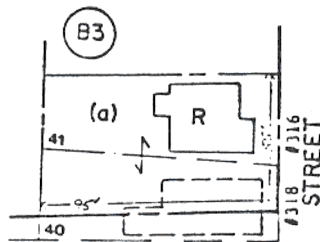


FIGURE 3

- (a) The structure on the rear of parcel #6 may be purchased and cleared, if not brought up to PRS's, or rehabed and moved to lot #13. (It will be necessary to obtain yard variances in order to accommodate this house on lot #13).

The moving or demolition of this structure will be necessary if the City decides to close this alley. This has been suggested by some residents in the area, particularly the occupant at 606 Martin Street. This closing may be advisable since the LPA will be acquiring the properties on either side of this alley at the Davie Street end. (See Figure 6). However, before closing is undertaken, the property owners adjoining the alley should be consulted. (Standard notification of property owners is required before closing.) Other means of alleviating the nuisance problem along the alley may be considered.

- (b) If not brought up to PRS's, the vacant unit on Parcel #4 may be purchased and cleared for a single family unit.



DAVIE STREET

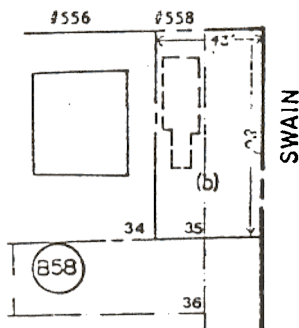


FIGURE 4

The remaining portion of parcel #40 (acquired and cleared for the Davie Street widening) should be sold back to the owner of parcel #44 and combined to form a standard lot approximately 55' x 95'. If not brought up to PRS's, the structure at #316 may be purchased and rehabed for resale.

- (b) A section of the abandoned Swain Street ROW will revert to parcel #35 and make this lot approximately 43' x 86'. If the unit is not brought up to P.R.S.'s, it may be cleared and the lot either sold for new single family construction or sold to the owner of lot #34 for yard space.

Parcel #34 was not proposed for acquisition as a part of the multi-family site along the Southside of Davie Street and between Dakar and Swain because the existing duplex on this lot was relatively new and in good condition. However this omission leaves lot #35 which is a substandard parcel. The LPA may choose to acquire these out parcels through negotiation in order to form a continuous multi-family site along Davie Street.

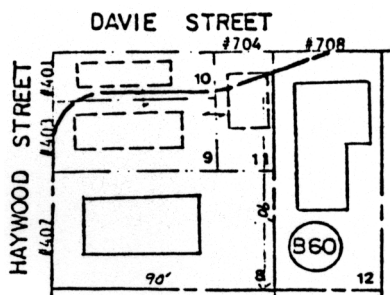


FIGURE 5

- (a) After Davie Street is widened, the remainder of parcels #10 and #11 may be sold back to the owner of lot #9 and used as yard space. However, the lots cannot be recombined. If not brought up to P.R.S.'s, the structure on parcel #9 should be cleared, the lots sold to the owner of lot #8 and recombined to form a new lot approximately 90' x 90'.

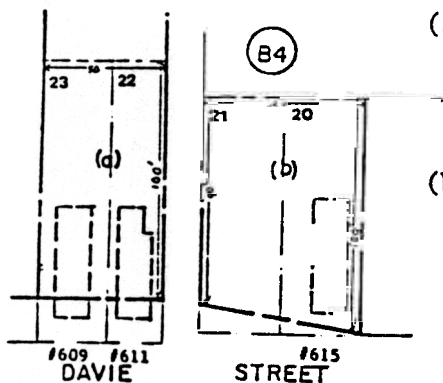


FIGURE 6

- (a) Parcels #22 and #23 will be acquired and cleared for the Davie Street widening. They should be combined to form a buildable lot approximately 50' x 100' and may be sold for new single family construction.
- (b) Parcels #20 and #21 will be acquired and cleared for widening Davie Street and should be combined to form a buildable lot approximately 65' x 95'. This parcel may be sold for new single-family construction. Alternatively the LPA may sell the lot to the Elk's Club to be used for parking and/or other uses such as storage or a basketball court.

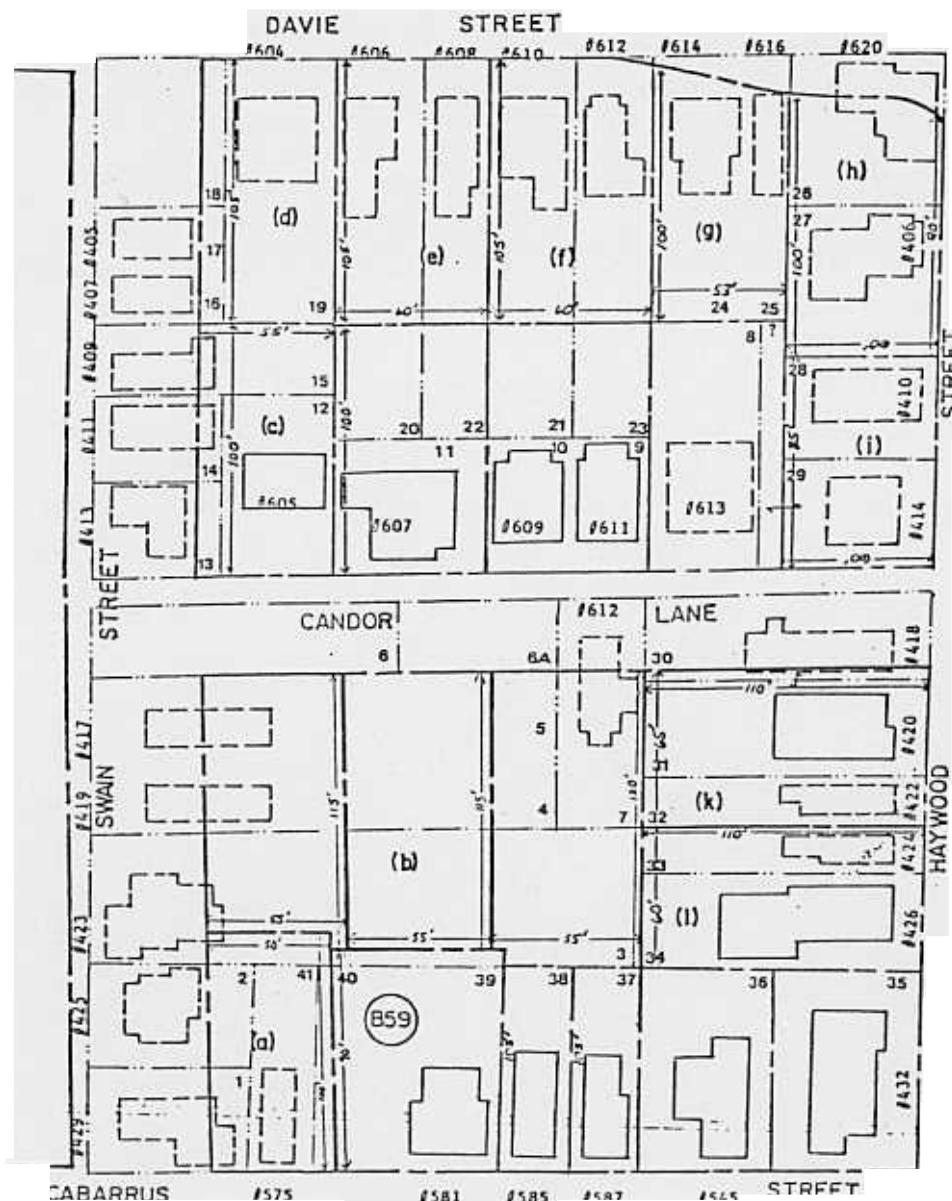


FIGURE 7

The remaining portions of lots 1, 2, and 3 (acquired for widening and realigning Swain Street) should be combined with lot 41, and a portion of lot 40, in order to form a standard parcel approximately 50' x 100'. (Final determination of additional frontage needed to be made after Swain Street R-O-W survey is completed.) If not brought up to PRS's, the structure on lot 41 may be cleared and the lot sold for new single-family construction. (See also alternative recombination below.)

The remaining portions of lots 3, 4, 5, and 7 should be replatted to form 3 new single family lots (approximately 55' x 120') facing Candor Lane. A portion of lot 3 may be sold to owner of lot 39-40 in exchange for property acquired for parcel # 41. (See also alternative recombination below.)

Portions of parcels 13, 14, & 15 (remaining after Swain Street acquisition) should be sold to owner of lot # 12 for additional yard space, and to form a standard size lot (approximately 55' x 100').

Portions of parcels 16, 17, & 18 (remaining after Swain Street acquisition) should be sold to owner of lot # 19 to form a standard buildable lot approximately 55' x 105'. If not brought up to PRS's, the structure on lot 19 may be cleared and the parcel sold for new single family construction.

Parcels # 20 and # 22 should be purchased and cleared together, if not brought up to PRS's, and recombined to form a buildable lot approximately 60 x 105. The remaining portion of these lots may be sold to the owner of lots # 9-10-11, for rear yard space and to form a standard lot approximately 100 feet deep.



- (f) Parcels # 21 and # 23 should be purchased and cleared together, if not brought up to PRS's, and recombined to form a single family lot approximately 60' x 105'. The remaining portion of these lots may be sold to the owner of lots # 9-10-11 for rear yard space for existing units on Candor Lane. If either unit # 609 or # 611 Candor Lane is removed after inspected, these parcels may be recombined to form a standard size lot approximately 60' x 100'.
- (g) The structure on lot # 25 (616 E. Davie) is designated for acquisition for the Davie Street widening. The amount of right-of-way to be acquired will be determined after final ROW studies are completed. If not brought up to PRS's, the structure on lot 24 may be cleared and the combined lot (24-25) sold for a new single family unit. Otherwise the remainder of lot 25 would be sold back to the owner of lot 24 for yard space.
- (h) Parcel # 26 will be acquired and cleared for the widening of Davie Street. The portion remaining after ROW is taken is unbuildable and may be sold to owner of lot 27 for yard space. If not brought up to PRS's, the structure on lot # 27 may be cleared and the combined parcel (26-27) sold for new single family unit facing Davie Street.
- (i) If not brought up to PRS's parcels # 28 and 29 should be purchased and cleared together, and combined to form a standard lot approximately 60' x 85'. New lot may be sold for new single family unit. Unnumbered parcel currently owned by holder of lot # 29 may be sold to owner of lot # 8 for yard space. (see j below.)
- (j) Structure on lot # 8 may be cleared if not brought up to PRS's. Cleared lot is buildable (but not standard) and may be combined with unnumbered parcel to form standard lot for new single family construction approximately 53' x 100'.
- (k) Lot # 30 will be acquired for Candor Lane widening. After ROW is dedicated, an unused parcel approximately 5 x 110' will remain. This may be used as right-of-way or sold as yard space to owner of lot # 31. However, the lots may not be recombined. (see l below).
- (l) If not brought up to PRS's, the structure on lots # 32 and # 33 should be cleared. Because the lots individually or combined are substandard, they should be sold to adjoining owners for yard space and new standard size lots formed. Lot # 31 may therefore be combined with the remainder of lot # 30 and lot # 32 to form a standard lot approximately 65' x 110'. Lots # 33-34 combined will be approximately 60' x 110'.

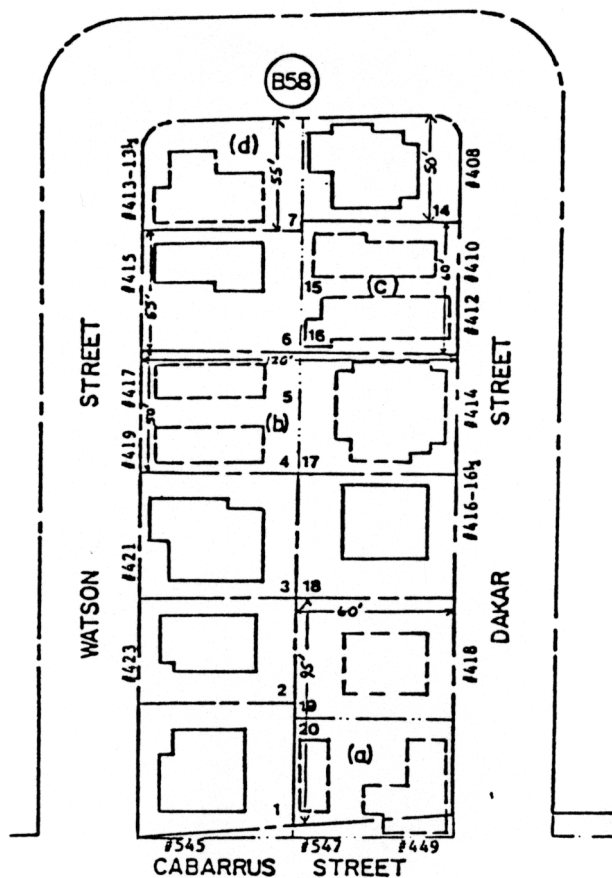


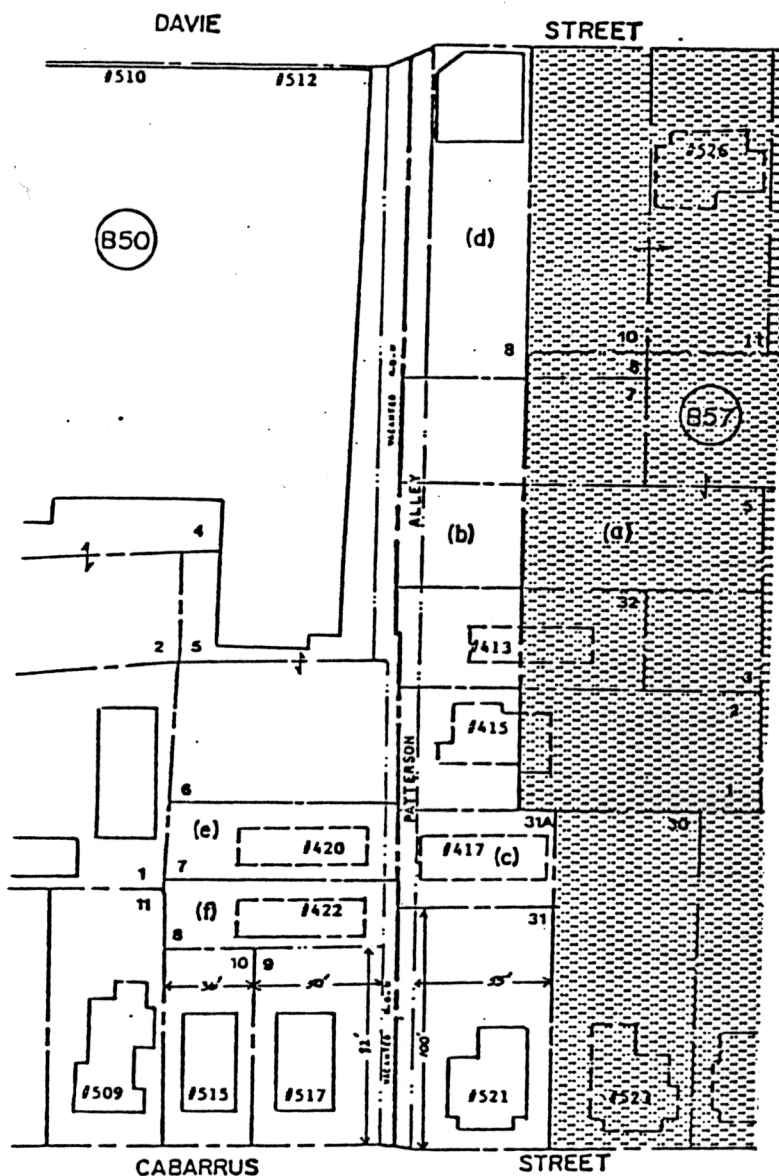
FIGURE 8

The remainder of Parcel #20 (to be cleared for Cabarrus Street R-O-W) may be sold to owner of lot #19 for yard space. Or structure on lot #19, if not brought up to PRS's, may be cleared and recombined lot (approximately 60' x 95') should be sold for new single family unit.

- (b) The structure on lot #17 has been damaged by fire and probably can not be repaired. (Restoration repairs exceeding 50% value of the unit not allowed for nonconforming structures.) If the units on parcel 4-5 are not brought up to PRS's, they should be purchased and cleared together, along with the unit on lot #17. Parcels 4-5, and 17 should be combined to form a new single-family lot facing Watson Street.

If not brought up to PRS's, the units on parcels 15-16 should be acquired and cleared together, and sold to the owner of lot #6 for rear yard space.

- (d) If not brought up to PRS's, the unit on parcel #7 should be cleared and the lot sold to the owner of lot #14 for rear yard space.



#### Block B57

**FIGURE 9**

- (a) The shaded area indicates parcels that will be acquired and cleared for the proposed Greenway. The leftover portions of these lots are to be disposed as indicated below.
- (b) The remaining segments of parcels #1-2, #5, #7, and #32 and corresponding sections of vacated Patterson Alley ROW should be reserved and sold to the owners of the commercial structure at 504-512 E. Davie Street for future parking.
- (c) Parcel #31A (acquired for the closing of Patterson Alley) may either be sold to the owners of the commercial property mentioned above, or to the owner of parcel #31 for additional yard space.
- (d) Parcel #8 (church tenant) has not been designated for acquisition as a part of this Plan. However, the widening of Davie Street may necessitate the acquisition and removal of this structure. The property should be sold to the owner of the adjoining commercial property and used for parking.

#### Block B50

- (e) Parcel #7 may be sold to owners of commercial property for additional parking and for loading zone space.
- (f) Parcel #8, with a portion of Patterson Alley R-O-W, may be sold to owner of parcel #9 for additional yard space.

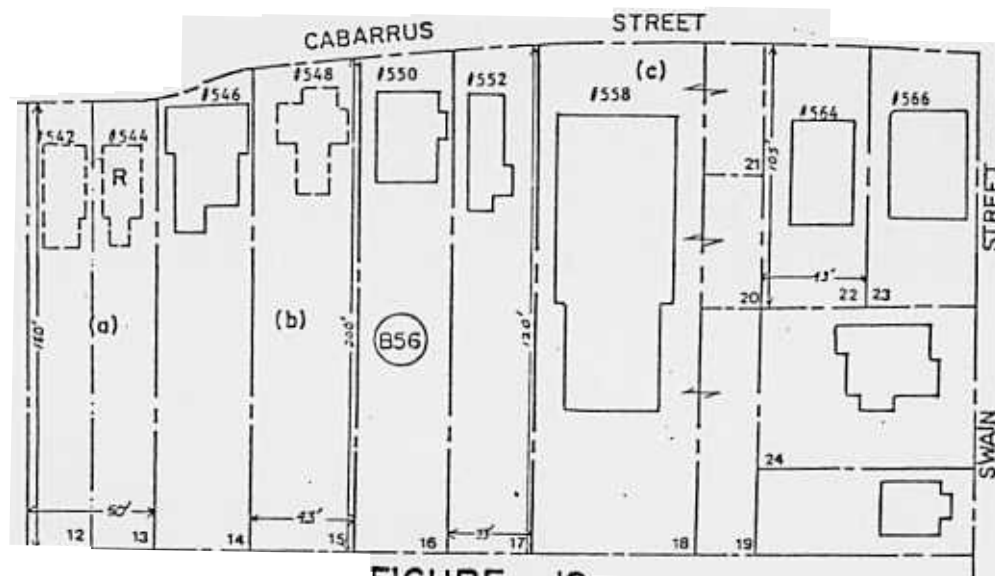


FIGURE 10

- (a) If the structures on parcels # 12 & # 13 are not brought up to PRS's, the parcels should be purchased together and recombined to form a standard size lot approximately 50' x 180'. Both structures may be cleared or the unit at # 544 may be rehabed for resale.
- (b) Parcel # 15 may be purchased and cleared for a new single family unit if the structure is not brought up to PRS's.
- (c) The church at # 558 Cabarrus is very interested in acquiring additional adjacent property for parking and/or play areas for their day care program. If the structures on parcels # 17 or # 22 (and # 23) do not meet PRS's and are not repaired, the church should be given the opportunity to purchase these lots if acquired by the LPA.

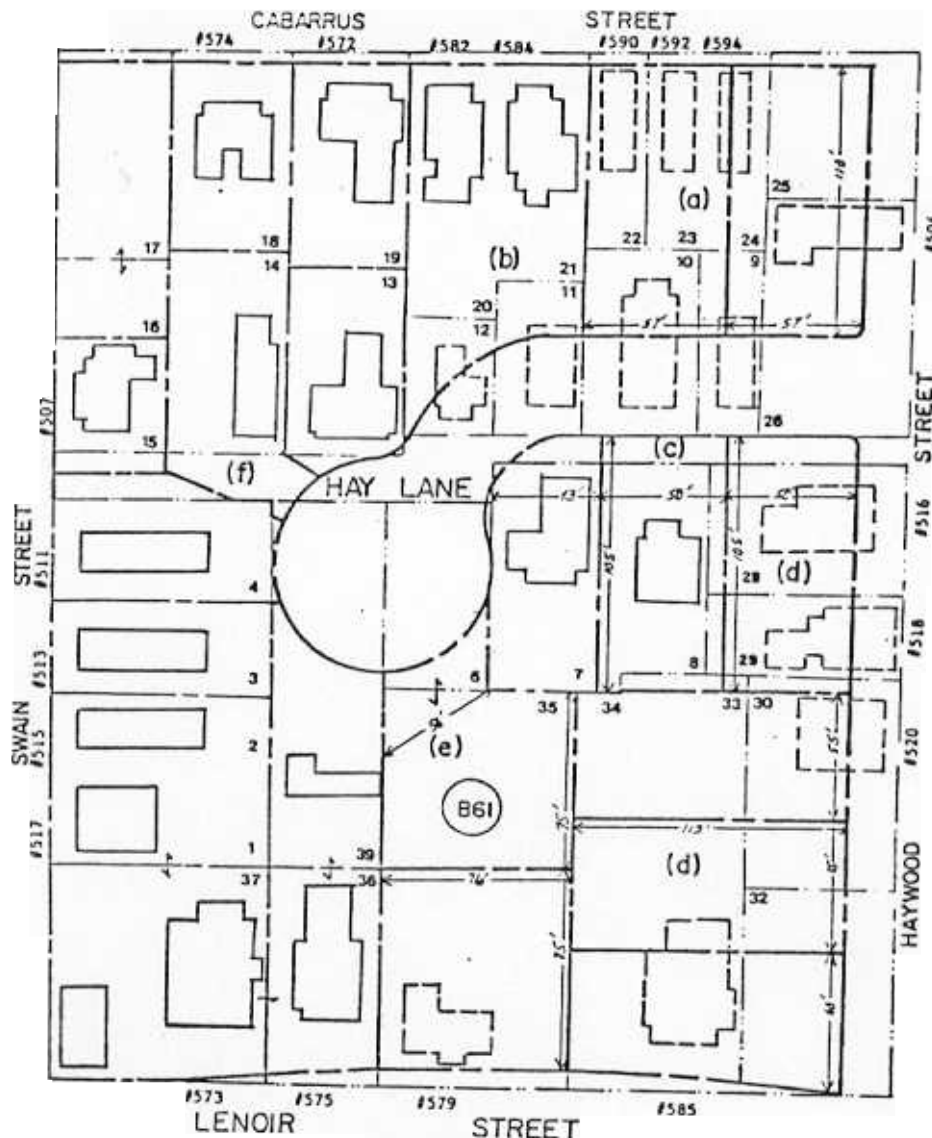


FIGURE 11

Parcels #6, #9 through #12, #23 through #34, and portion of #39 are to be acquired for street improvement projects on Cabarrus, Haywood, Hay Lane, and Lenoir Streets. Suggested replatting of remaining properties are as follows. (Recombinations subject to subdivision plan approval)

- (a) remaining portions of parcels #22, 23, 24, 25, 26, 9 and 10 should be recombined to form two standard lots for single family units approximately 57' x 110'.

remaining portions of parcels #11 & 12 may be sold to lot 20-21 as rear yard space. However, lots may not be recombined unless one (or both) of the existing structures is demolished and lots 20-21 combined with 11 and 12 to form a standard lot approximately 72' x 120'.

the proposed Hay Lane cul de sac is aligned as shown (with the existing alley ROW vacated) to provide additional front yard space for the remaining units on lots #7 and 8. In addition, portions of lots #28, 29, and #33-34 should be sold and recombined with lot #8 to form a standard lot approximately 50' x 105'

remaining portions of parcels #28 through #34 may be replatted to form 4 standard lots for new single family units as shown.

parcel #35 will be acquired for Lenoir Street ROW and the structure at #579 moved back and rehabed for resale. The parcel may be subdivided as shown and a new unit constructed on the parcel fronting on the proposed Hay Lane cul de sac.

parcel #14 should be combined with vacated Hay Lane ROW in such a manner as to provide adequate frontage and access to the proposed Hay Lane cul de sac.



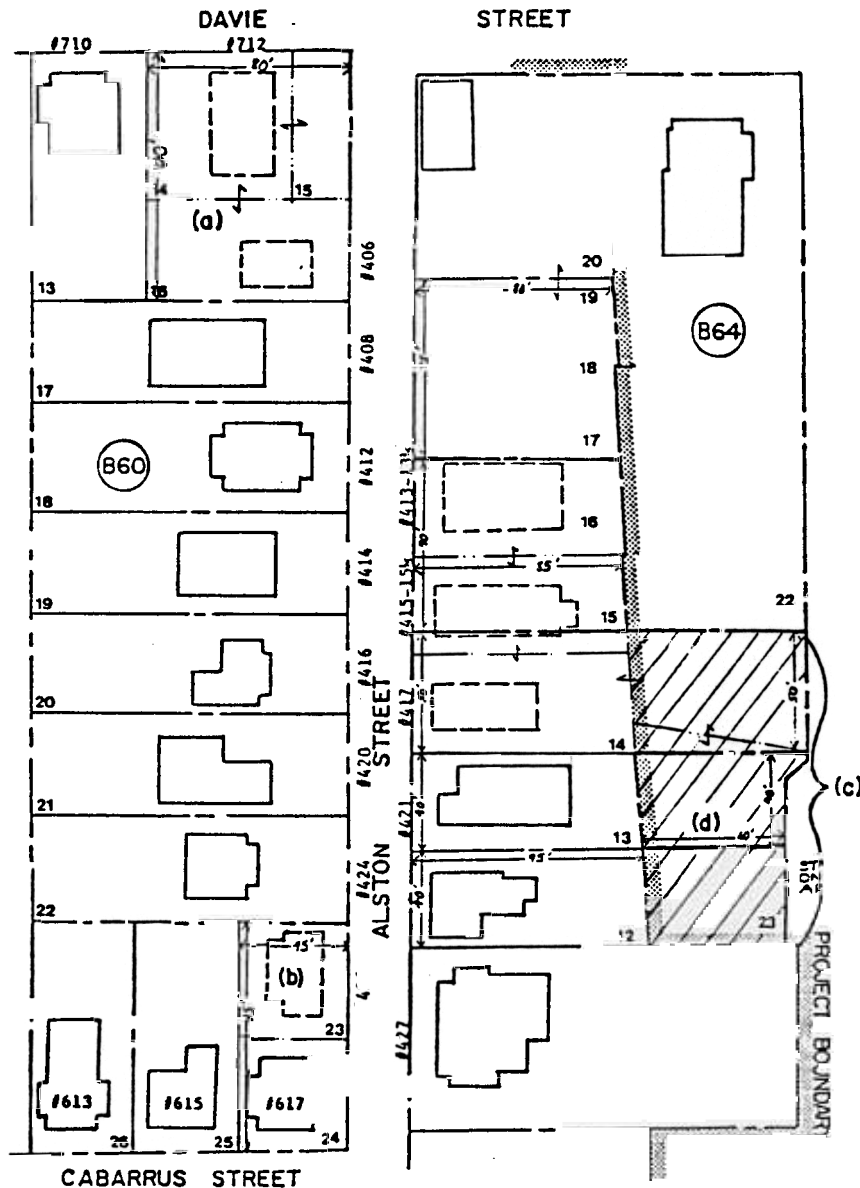


FIGURE 12

If not brought up to PRS's, parcels #14,15, and 16 (under common ownership) should be acquired and cleared together. The lots may be recombined and sold as a single parcel (approximately 80' x 100') for a new single-family unit.

- (b) The unit on parcel #23 should be cleared if not repaired to standard. The lot may be sold to adjoining owner (#24) for rear yard space. However, the parcels cannot be recombined.
- (c) A portion of block B64, as shown, is within the Stage One Project area. Parcel #23 and adjacent unnumbered parcel may be acquired when Walser Place is closed as explained under Section IX, Part C.2. of the Stage One Project Report. The property may be disposed as suggested under the following items.

Portions of lot #23 may be sold as yard space, as shown, to the owners of lots #12 and #13. The parcels, however, may not be recombined.

The units on parcels #14 through #16 should be acquired and cleared, if not brought up to standards, and replatted with remaining adjacent parcels #17-#19, #23, and unnumbered parcel to form 3 standard single family lots, as shown.

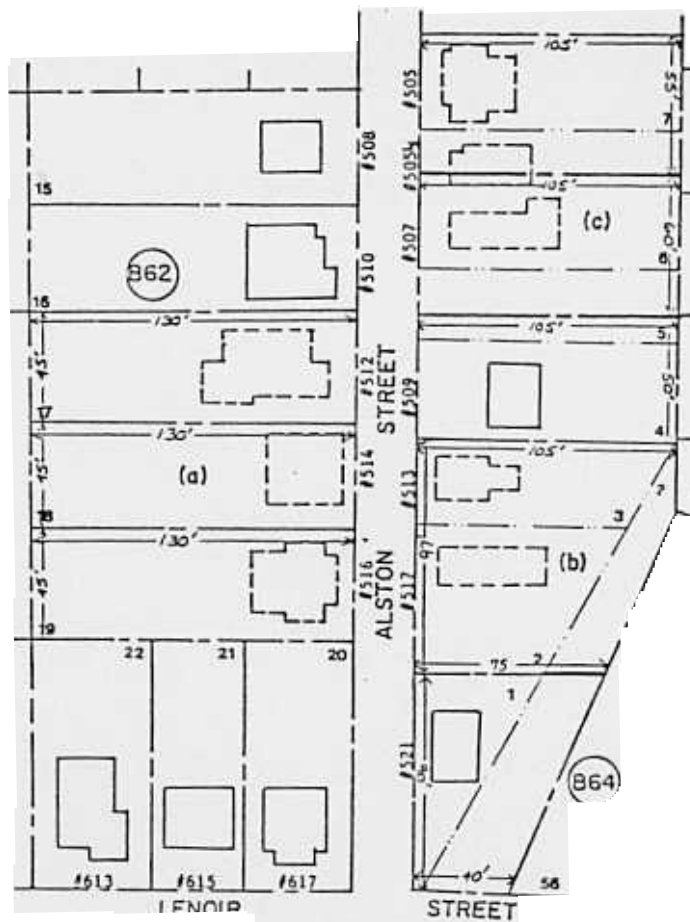


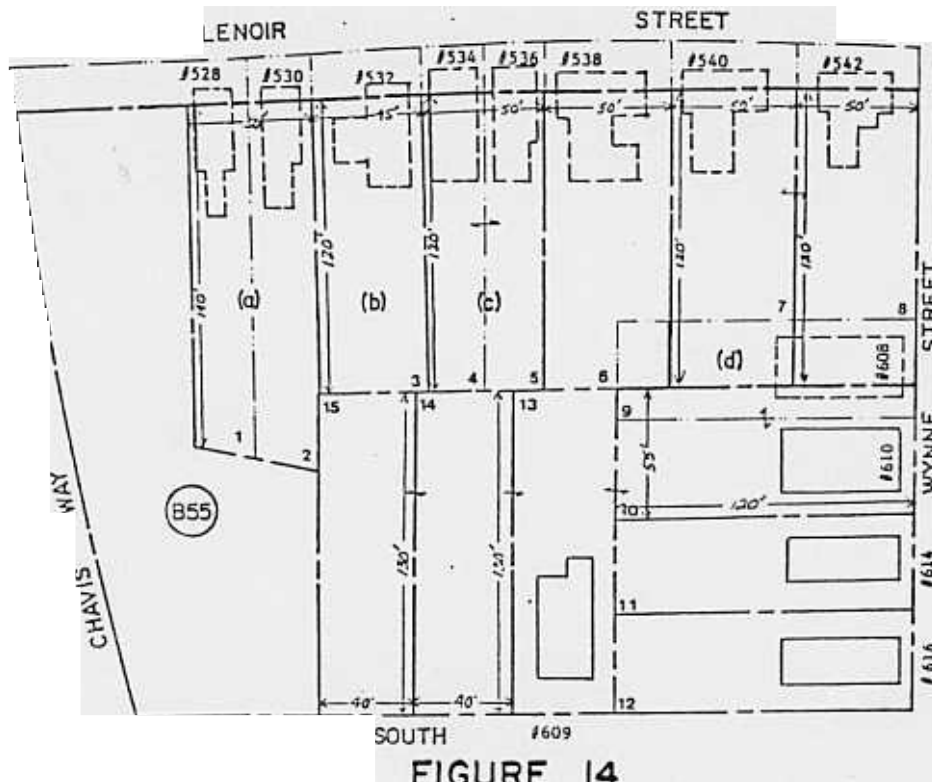
FIGURE 13

If not brought up to PRS's, the units on parcels #17, #18, and #19 should be acquired and cleared (possibly rehabed) individually. The existing lots (45' x 130') may be used for new single family construction.

The unit on parcel #2 (B64) should be acquired and cleared if not repaired. The lot may be recombined with a portion of unnumbered parcel to form a standard lot (approximately 60' x 90') for a new single family unit. If the structure on lot #3 is not brought up to PRS's, the parcel should be acquired and cleared, and the property (along with the small section of unnumbered parcel) either recombined with lot #2, or split and recombined with parcels #4 and #2.

If not brought up to PRS's, the structures on parcels #6 and #7 may be purchased and cleared together, vacant parcel #5 acquired and the lots replatted for two new single family units as shown. A portion of lot #5 should be sold to the owner of lot #4 to form a standard lot approximately 50' x 105'.

Alternatively, lots #5, 6, and 7 may be replatted to form two 63' x 105' lots the structure at #505½ cleared, and the structures at #505 and #507 rehabed or cleared for new single family units.



The Plan proposes that the additional right-of-way for this section of the Lenoir Street widening come from the south side of the street. A determination of the specific alignment and the amount of right-of-way required cannot be made until final engineering studies are completed. The following proposals have been included in the final cost projections and may be changed as necessary when right-of-way drawings are completed.

The structures on parcels # 1 & 2 should be cleared and the lots combined to form a standard parcel approximately 50' x 140'. One of the structures moved on lots 4 & 5 may be placed on this parcel or a new single family unit constructed.

The structure on lot # 3 is to be moved back approximately 40'.

Structures on lots # 4 & 5 (under common ownership) may be moved back on individual lots or one of the structures may be moved to vacated lot 1-2, and remaining structure centered on recombined lots # 4 & 5 (approximately 50' x 120').

- (d) Structure on lot # 9 is to be acquired and moved to parcel # 15 (owned by holder of lots 9, 10, 13, and 14). Parcel # 9 will be combined with lots # 6, 7, 8, and 10 to form standard lots as shown. Structures at 538, 540, and 542 E. Lenoir will be moved back approximately 40' on these replatted lots.

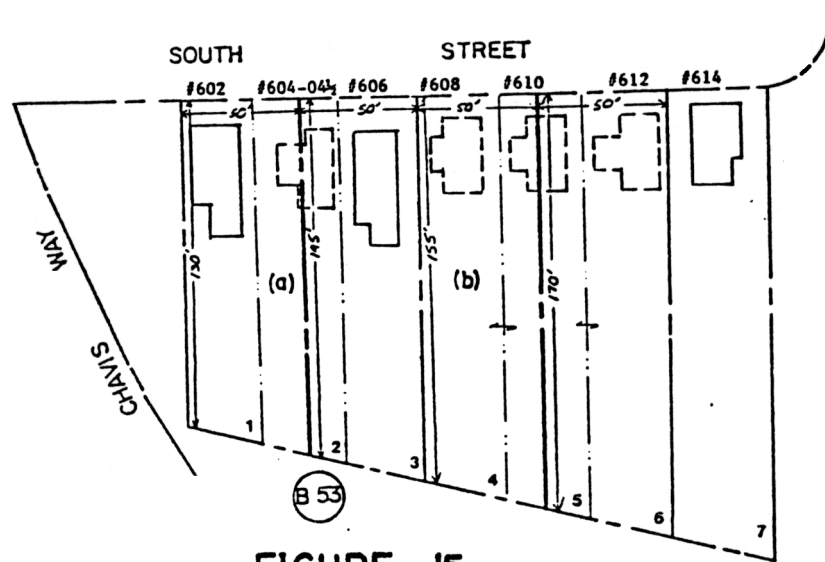
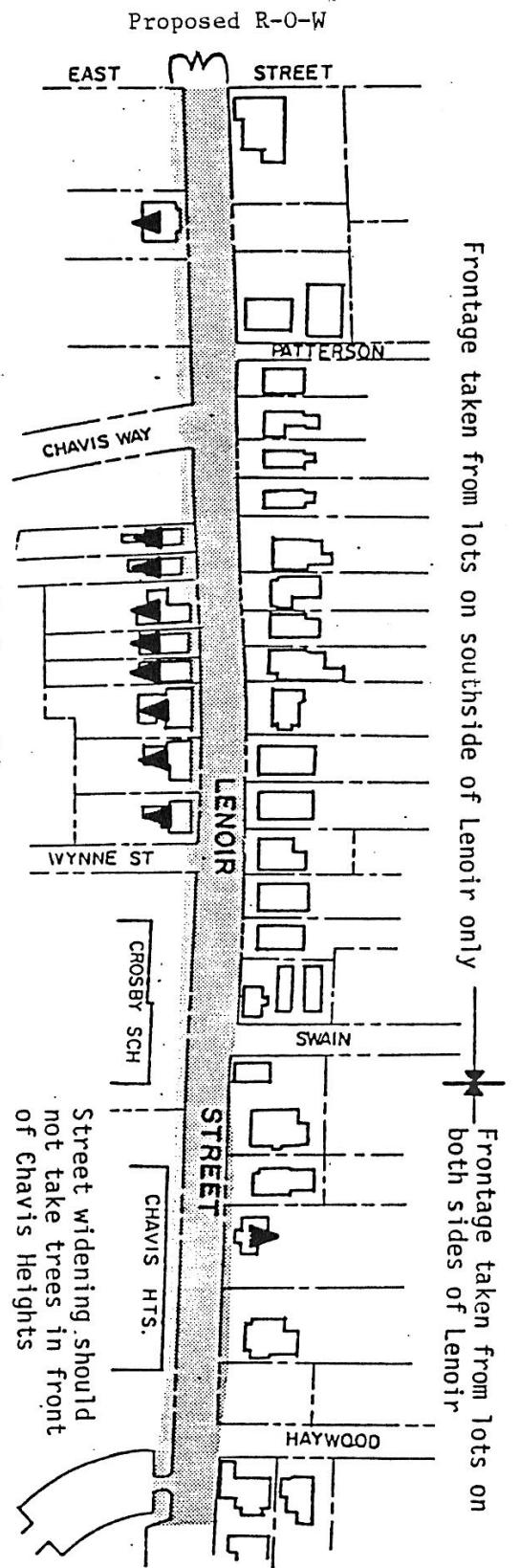


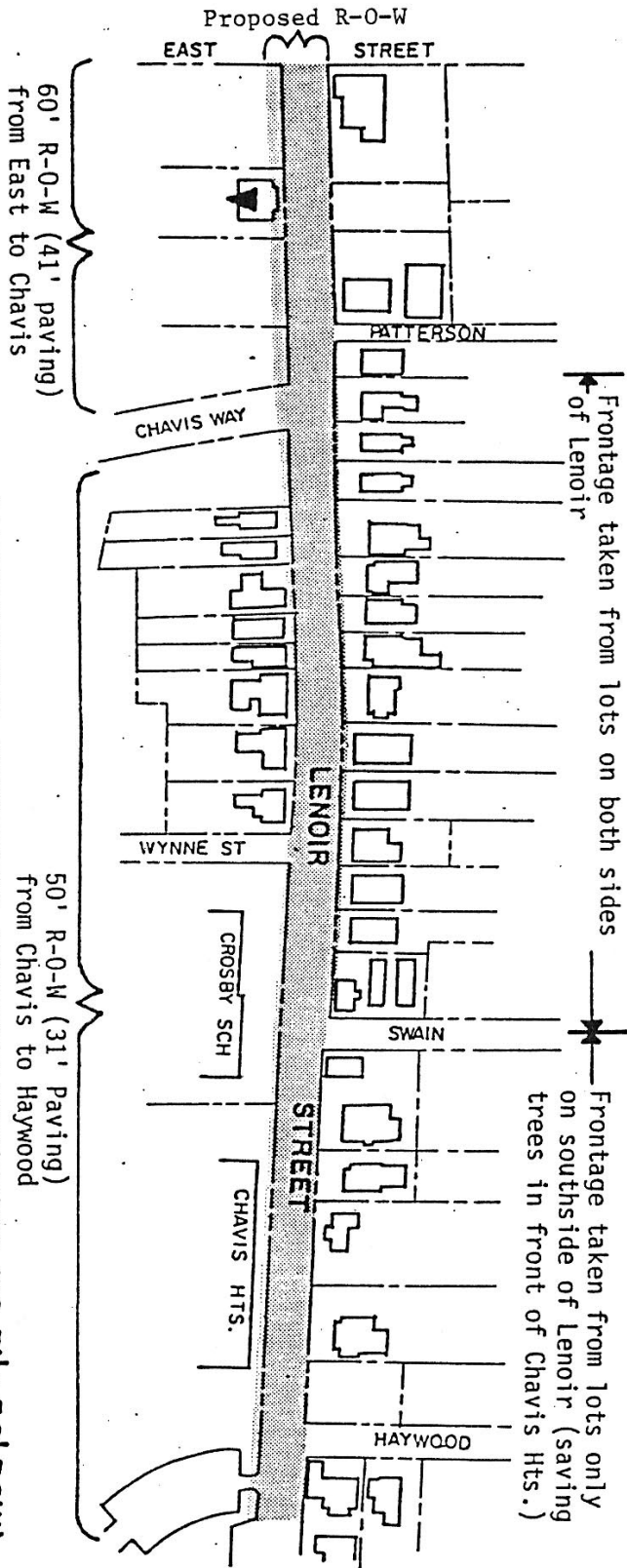
FIGURE 15

- (a) Parcel # 2 should be purchased and cleared if the unit is not brought up to PRS's. The lot should be split evenly and sold to adjacent owners of lots # 1 and # 3, to form recombined lots approximately 50' x 145'.
- (b) If not brought up to PRS's, the structures on parcels # 4, 5, and 6 should be acquired and cleared, together, and the lots replatted for two new single family units as shown. Alternatively, if the unit at # 610 cannot be re-habed and the structures on either side are repaired, parcel # 5 may be split and recombined with parcels # 4 and # 6 for yard space. Or, if any two adjacent structures are not repaired, they should be cleared together and the parcels replatted as shown.

▲ Arrows indicate structures which street widening would cause demolition or moving of



### PLAN PROPOSAL (STREET WIDENING TO 41' - 60' ROW)



### ALTERNATIVE PROPOSAL (STREET WIDENING TO 31' - 50' ROW)

FIGURE 16