

JAMAICA DRIVE AREA REDEVELOPMENT PLAN

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I. INTRODUCTION

In 1995 the City of Raleigh adopted the Southern Gateway Corridor Plan, Section 1, as an amendment to the Raleigh Comprehensive Plan. This corridor plan contains recommendations that require implementation through the City's redevelopment programs. One such recommendation is the need "to redevelop the triangular shaped area at the junction of the McDowell/Dawson Connector and South Saunders Street into a mix of residential and office uses with a neighborhood orientation." Another high priority recommendation is "the development of the Rocky Branch Greenway to serve pedestrian traffic between Lake Wheeler Road and Wilmington Street at Walnut Creek." To initiate the implementation of these plan recommendations, this triangular shaped area bounded by Western Boulevard Extension, S. Saunders Street and the Dawson/McDowell Connector was certified by the Raleigh Planning Commission in February of 1999 as a blighted area meeting the standards established in G.S. 160A-503 for a predominately Residential Redevelopment Area.

This plan will establish mechanisms for the removal of substandard conditions and incompatible uses. The redevelopment activities proposed in this plan will provide a more secure and stable

environment for continued investment in this portion of the City.

Generally, this plan describes activities to be undertaken by the City of Raleigh, North Carolina (herein referred to as the "City") in the area generally bounded by Western Boulevard Extension on the north, the Dawson/McDowell Connector on the east and South Saunders Street on the west. (For a more detailed description of the area, see "Project Description and Boundary" below). This area is found on Wake County Property maps numbered 1703-10 and 1703-14, and is in this plan referred to as the "project area". The activities will be undertaken in accordance with North Carolina Urban Redevelopment Law (General Statutes of North Carolina, Chapter 160A, Article 11 as amended).

This redevelopment plan is one of a number of possible economic development tools that may be used to improve the conditions in this area. It is a legal instrument that permits the City of Raleigh to acquire and sell property for private development, using its condemnation authority if necessary.

This plan is also a public policy tool that directs local and Federal funds into distressed areas. It is a useful blueprint for the community, including local property owners and businesses, to use in crafting strategies for area redevelopment. As a revitalization tool and public policy focus, the Jamaica Drive Area Redevelopment Plan is intended to be flexible enough to address a variety of problems and opportunities. It may be revised from time to time to address changing conditions, property owner or redeveloper initiatives and public funding timetables.

II. PROJECT DESCRIPTION AND BOUNDARY

The Jamaica Drive project area contains 15.2 acres. Currently, the area has 20 residential structures, 5 nonresidential structures and several vacant parcels (see Existing Land Use Map). Building and property conditions within the area are all deteriorated to some degree, with most residential structures severely deteriorated to dilapidated. The area is zoned mostly Residential-20, with the parcels fronting on S. Saunders Street zoned Industrial 2 (as well as split portions of some of the interior lots), Industrial 1 and a small piece of Neighborhood Business. (see Existing Zoning Map.)

This project area was certified as a redevelopment area by the Raleigh Planning Commission on February 23, 1999 in Certified Action No. 682. The boundary of the Jamaica Drive Area Redevelopment Plan is shown on the Location Map, and is described as follows:

Beginning at the point of intersection of the northern curb line of Jamaica Drive with the eastern right-of-way line of S. Saunders Street, thence proceeding northerly and easterly with the line of Western Boulevard; thence proceeding northerly and easterly with the western right-of-way line of the Dawson/McDowell Connector; cornering, thence southwesterly with the western right-of-way line of the Dawson/McDowell Connector, crossing the rights-of-way of Jamaica Drive, Rocky Branch Drive and Mt. Hope Drive, to the point of intersection with the eastern right-of-way line of S. Saunders Street; cornering, thence northerly with the eastern right-of-way line of S. Saunders Street, crossing the rights-of-way of Mt. Hope Drive and Jamaica Drive to the point of beginning.

The entire right-of-way of S. Saunders Street from the Dawson/McDowell Connector to the Western Boulevard overpass is also addressed in this redevelopment plan as an area in need of special streetscape planning.

III. GOALS AND OBJECTIVES

The principal goals of this redevelopment plan are to develop new housing stock, create economic development and employment opportunities, rehabilitate deteriorated buildings, visually enhance the area with streetscape improvements and continue to develop the City's greenway and Neuse River riparian buffer network in the Rocky Branch area. Specific objectives are as follows:

- To create an environment whereby mixed land uses of new higher density housing, lodging and office uses are appropriate;
- To reduce crime to ensure the safest area possible with cooperation of residents, property owners and City police;
- To demolish designated deteriorated structures;
- To rehabilitate structures not planned for acquisition and demolition;
- To encourage the protection of natural features, riparian buffers and flood prone areas along Rocky Branch;
- To develop a greenway and pedestrian trail along Rocky Branch as a critical link in the City's overall greenway plan;
- To engage in cooperative redevelopment/reinvestment programs and ventures, where appropriate, with area institutions and businesses;
- To eliminate blighted conditions which are detrimental to sound economic growth and development in the area;
- To ensure that new construction is of a scale and character compatible with the surrounding area;
- To create investment opportunities for new housing, lodging and office developments through land assemblage and public infrastructure improvements;
- To create jobs, especially for low and moderate income people;
- To improve the appearance of the area as an important visual gateway

to downtown Raleigh;

- To improve street access to this area from Downtown;

- To develop streetscape plans to visually improve the rights-of-way of adjacent thoroughfares;

- To protect large trees and steep slopes.

IV. LAND USE AND ZONING PLAN

In order to achieve the objectives of this plan, the use of land acquired by the City within the project area will be made subject to the requirements and restrictions specified in this land use plan. These requirements and restrictions will be made effective by recording them as restrictive covenants in the Office of the Register of Deeds, Wake County, North Carolina, to which reference will be made in the deeds of project area properties or by including the applicable restrictions in instruments of conveyance.

The project area shall accommodate predominately new infill development, greenway development and stream buffer/open space areas. New infill development should be high density residential, lodging/hotel/motel, office, or a mix of the above uses, as well as existing commercial uses and nonresidential flex space. New development should respect, but not be limited by, the scale of the surrounding area, and be in accordance with any other design guidelines in this plan. The proposed uses or types of uses of land and public rights-of-way within the project area are shown on the Land Use Map. (See Proposed Land Use Map).

In addition to new infill development on assembled sites, the plan proposes that all properties not acquired should be rehabilitated. Most of the nonresidential structures and developed properties on S. Saunders Street are proposed to be rehabilitated to meet building code, landscaping and sign regulations, and visually improved to contribute to the economic revitalization of the area. This would include screening and landscaping of auto or other storage areas, cleaning overgrown areas and removing dumped debris. Participation in a streetscape improvement program along S. Saunders Streets is strongly encouraged. Land to be acquired and redeveloped to the rear of these existing nonresidential properties could be used for the expansion of said properties, or for the construction of new flex space buildings where a variety of nonresidential uses could be accommodated.

All properties located in the project area should conform to the proposed zoning. At present some lots in the area are split-zoned, and the predominant zoning of R-20 would not fully allow the mix of

uses proposed. The portion of the plan area north of Rocky Branch would remain R-20 to implement high density residential recommendations in the plan. The southern portion of the site, excluding existing developed commercial areas along S. Saunders Street, is proposed for rezoning to Office and Institutional 2 to allow and to encourage the new uses and pattern of development recommended in the southern portion of the plan area. Industrial 2 zoning will be maintained on the existing developed nonresidential lots fronting on S. Saunders Street and will be placed on vacant property proposed for nonresidential redevelopment to the rear of these existing developed nonresidential lots. Conservation Management zoning is proposed on both sides of Rocky Branch in order to establish the 50 foot riparian buffers and along the steep slope with its mature oak trees immediately adjacent to the Dawson/McDowell Street Connector. (See Proposed Zoning Map)

Uses existing in the area prior to plan adoption, and not on properties identified for City acquisition, which carry nonconforming status under the applicable zoning classifications shall be allowed to continue under present City zoning code provisions if the uses do not create objectionable conditions for surrounding residential uses because of excessive noise, odor, traffic, lighting, storage or refuse areas, on-street parking, hours of operation, overcrowding, or other negative impacts.

V. PRELIMINARY SITE PLAN

The Preliminary Site Plan is intended as a general design guide for redevelopment in the project area. It illustrates a conceptual layout for new construction and various public infrastructure improvements. Modifications to the site plan will be allowed according to individual needs of redevelopers provided they do not conflict with the land use and development provisions of this plan.

The preliminary or conceptual site plan included in this plan deals mainly with the construction of new office, lodging/hotel/motel, nonresidential flex space and housing developments. To accomodate these new uses, the existing lot layout will need to be changed through the recombination/subdivision process, and some streets and their rights-of-way will need to be closed, to include West Street, Rocky Branch Drive and most of Mt. Hope Drive. If the existing nonresidential properties fronting on S. Saunders Street do not choose to acquire properties to their rear for their own building/parking expansion, additional right-of-way will need to be acquired for Mt. Hope Drive at its intersection with S. Saunders Street. This will allow for the construction of a short cul-de-sac, built to City

standards, to serve possible new nonresidential flex space behind the existing developed nonresidential uses. Consequently, the small portion of Mt. Hope Drive at its intersection with S. Saunders Street needed for right-of-way for the new cul-de-sac would not be closed under this scenario. (See Preliminary Site Plan)

In the **southern portion of the project area**, either office uses or lodging/hotel/motel uses, or a mix of both, are proposed. Such a facility or facilities should be designed to preserve existing mature vegetation, where practical, and could be constructed to a height of 10 floors or 120 feet. Special attention should be given to preserving the large, mature oak trees and the steep slope immediately adjacent to the Dawson/McDowell Connector. Parking may need to be accommodated in a deck depending on the height and intensity of the use.

An access ramp from the Dawson/McDowell Connector directly onto S. Saunders Street is needed along the southern boundary of this area to improve access to and the marketability of this redevelopment site, as well as provide more direct access to the businesses and properties along S. Saunders Street. It is anticipated that development of these proposed new land uses will create job opportunities, especially for low and moderate income residents within the redevelopment area and surrounding neighborhoods.

In the **northern portion of the project area**, high density affordable residential development is proposed. This can include a mix of apartments and townhomes. Up to 86 rental dwelling units could be accommodated in this area and could include up to 14 townhomes, up to 24 one and two bedroom apartments and up to 48 studio or efficiency apartments. None of the residential buildings in this area should be over three floors or 36 feet in height. Additional plantings and landscaped buffers should be established adjacent to the Dawson/McDowell Connector and Western Boulevard.

The **older commercial/industrial area along S. Saunders Street** should undergo a general clean-up effort with existing buildings being rehabilitated to meet various City Code standards. Visual improvements to this area should include the paving of gravel parking areas, screening of autos and storage areas, general landscaping and the removal of dumped debris and overgrown weeds. Expansion of these uses and/or their parking/storage needs could be accommodated on acquired redeveloped land to their rear. However, if new flex space development is constructed in this redeveloped area, a short cul-de-sac built to City standards will be needed to provide access from newly subdivided lots to S. Saunders Street. Landscaped buffers should be established between these industrial/commercial/office uses

and the adjacent uses to the south.

All new buildings will be placed out of the 100-year floodplain, with only greenway trails, public utilities, open space amenities and offstreet parking, if needed to support adjacent redevelopment, to be placed within these floodprone areas. The plan proposes that natural riparian areas and vegetated buffers be protected or established within 50 feet of Rocky Branch. The only uses allowed in these riparian areas would be carefully installed greenway trails, public utilities and open space amenities. Tree preservation should be a goal throughout the area as it redevelops, especially along steep slopes, in the floodprone areas and the high area adjacent to the intersection of the Dawson/McDowell Connector and S. Saunders Street. Whereas natural areas should be left adjacent to Rocky Branch, other areas of overgrown vegetation should be carefully pruned and managed to a more well-kept urban appearance.

Streetscape Plan: A detailed streetscape plan should be developed for S. Saunders Street to visually improve this older commercial/industrial area and help to integrate it with the adjacent redevelopment project with its proposed new construction. This plan should include both the east and west sides of the right-of-way of S. Saunders Street from the intersection of the Dawson/McDowell Connector to the Western Boulevard overpass. Sidewalk and street tree planting needs should be a part of this streetscape plan, and the front facades of existing buildings should be rehabilitated. Such improvements could also benefit from the City's facade renovation grant program. Overhead utility lines should be consolidated where possible, and street lighting needs should be part of this more detailed planning effort. Along this stretch of S. Saunders Street every effort should be made to minimize curb cuts and promote shared drives and parking facilities.

VI. ESTIMATED COSTS AND METHODS OF FINANCING

A. Property Acquisition/Assemblege	\$1,124,316
B. Relocation	\$321,800
C. Moving/Demolition	\$105,000
D. Planning	\$50,000
E. Rehabilitation	\$200,000
F. Public Improvements	<u>\$100,000</u>
Total:	\$1,901,116

FY 99-00	\$229,800
FY 00-01	\$295,190
FY 01-02	\$338,277
FY 02-03	\$254,946
FY 03-04	\$257,903
FY 04-05	\$275,000
FY 05-06	\$250,000

The source of funding is the City of Raleigh General Fund and the City of Raleigh CDBG funds.

VII. REDEVELOPMENT ACTIONS

Intent

This section explains those actions which the City intends to use in the redevelopment area to implement the objectives and land use proposals in this plan. These are activities that are authorized under the Urban Redevelopment statutes, actions which the City may take under other North Carolina laws, and activities that the City may elect to undertake by expanding its involvement in and encouragement of neighborhood revitalization.

In order to achieve the objectives listed above in Section III of this plan, the City will undertake the following redevelopment activities over a five year period:

- Acquire, clear of encumbrances and dispose of real property within the project area.
- Relocate individuals from acquired property.
- Convey real property to qualified and willing redevelopers under the conditions described in this plan.
- Construct certain improvements to public rights-of-way and City property.

Proposed Actions

It is the intent of the City and of this plan to provide appropriate incentives for redevelopment as are necessary to fulfill the objectives of this plan. These incentives may include any or all of the actions described below permitted under current and pending North Carolina Statutes. The specific type and extent of public action will be determined by the needs of each development opportunity or program and will be detailed in amendments to this plan and/or other publications.

Planning & Administration

The City will continue efforts to access and respond to changed

conditions, needs, and desires of residents, businesses, property owners and potential developers. The City will also continue to respond to the economy of the area and the City, and to coordinate and manage resources to achieve plan objectives. This effort may result in the publication of additional reports, regulations, guidelines, plans, project proposals or other documents which aid in achieving the objectives of this plan. In addition, the City may hold public meetings to elicit additional information on the public needs and desires for the redevelopment area. The City may also participate in planning efforts with other public and private interests to accomplish plan objectives. The City will coordinate planning and implementation activities and bring zoning and other regulations and public facility plans into conformance with the basic objectives and intent of this plan.

Assistance and Counseling

The City or its designated agent will provide technical assistance and counseling to property owners and occupants within the redevelopment area regarding the methods and impacts of the implementation of this plan. The City or its agent may assist in the preparation of development proposals, coordinate development proposals with other agencies or interests on a formal or informal basis, counsel property owners and tenants on available assistance, and prepare informational or promotional documents which aid in the achievement of the objectives of this plan.

Provision of Public Services, Improvements and Facilities

The City will undertake public improvements within the project area, including sidewalk construction or repair, street tree plantings, and replacement of curbing where necessary. These improvements are intended to support private investment and to aid in changing the image of the project area. The City or its agent will also provide the highest available levels of public services throughout the redevelopment area. These may include police, fire, sanitation, social service, inspections and other service functions which support plan objectives. In addition, the City will take appropriate administrative actions which expedite the review and implementation of redevelopment project proposals. The City may also arrange or contract for the furnishing or repair, by persons or agencies, public or private, for services, privileges, streets, utilities or other facilities or public amenities to achieve plan objectives.

Preparation of Land for Redevelopment

The City will prepare land for development or reuse. The following actions are commonly associated with urban redevelopment and will be used as necessary to implement key projects.

Acquisition

The City may purchase, obtain options upon, acquire by gift, grant, bequest, devise, eminent domain or otherwise, any real or personal property or any interest therein, necessary or incidental to a redevelopment project. Whenever possible, property will be acquired through negotiation with owners. The basis for negotiation will be the fair market value of the property as determined by competent appraisers and approved by the City. Where negotiation does not result in a satisfactory agreement, or where the City may require immediate possession to carry out projects and/or clear title, the property may be acquired by eminent domain proceedings and just compensation awarded in accordance with the law.

Within the redevelopment area, property may be acquired for the following purposes:

- To remove buildings which are structurally substandard;
- To remove other buildings in order to effectively remove blighting influences which are exerted on the area. Such blighted influences include, but are not limited to, incompatibility of use with the land use provisions of the plan and obsolete buildings not suitable for improvement or conversion;
- To provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities or improvements;
- To expedite and ensure the improvement of underutilized property, vacant or vacated land, to meet the objectives of this plan;
- To assemble land to provide adequate public access to lots, and to resubdivide and recombine those lots as necessary, in order to provide adequate access where inadequate access or no access is currently available;
- To clear sound and deficient buildings to the extent necessary to assemble land into parcels of adequate shape and size to meet contemporary development needs and standards and to allow new construction of key economic development opportunities;
- To clear, move, hold, rehabilitate, restore, or otherwise improve for resale substandard properties which, after due process as described herein or in plan amendments, are not improved under an approved publicly subsidized or funded program or rehabilitation and repair.

Specific properties to be acquired at this time are shown on the Land Acquisition Map. In addition to individual parcels shown, it may be necessary to acquire additional right-of-way for Mt. Hope Drive so it can be constructed as a standard city cul-de-sac on the Code required city right-of-way.

Property Designated for Acquisition

The City will acquire fee simple absolute title to property in the project area identified on the Property Acquisition Map. The acquisition is necessary to achieve conformance with the land use provisions of this plan, to assemble tracts for new development, and to carry out other general objectives of this redevelopment plan.

Acquisition of Properties Not Designated For Acquisition

It may be necessary to acquire by purchase or condemnation for redevelopment purposes fee simple interest in properties in the project area not designated for acquisition on the Property Acquisition Map in order to insure that redevelopment takes place in a timely manner and in accordance with the land use provisions and development requirements of the plan. Such properties may be acquired by the City if the owners do not bring them into compliance with the land use and rehabilitation requirements contained in this plan. Properties will be inspected by the City and the owners notified of all improvements necessary to bring the property into compliance with standards of this plan. If compliance cannot be obtained, the City may take such actions as is necessary to acquire the property.

Additional properties may also need to be acquired in order to assemble a redevelopment site if it is determined that other properties are necessary to package the site for a particular redevelopment proposal where a larger or differently shaped site is needed to accommodate the development and to meet city code requirements such as parking or setbacks, or to avoid developing in floodprone areas or in areas of extreme topography.

Clearance and Land Preparation

The City will, as appropriate under the provisions and objectives of this plan, clear, demolish, remove, hold or otherwise improve for redevelopment any property acquired in the project area, including as necessary, the preparation of property for new construction.

Disposition and Dedication

The City may sell, exchange, transfer, assign, subdivide, mortgage, pledge, hypothecate or otherwise encumber or dispose of any real property or any interest therein; provided that the City finds that the sale or other transfer of any such part will not be prejudicial to the sale of other parts of the redevelopment area.

The transfer of land or interest therein will be in accordance with this plan, subject to such agreements, covenants, conditions and restrictions and other continuing controls as may be deemed to be in the public interest and to carry out the objectives of this plan. The plan may be amended from time to time to add additional land use controls, standards and regulations for project areas. These

additional requirements will provide the basis for design review and control by the City and the City for any and all real property disposed of by the City for private development in the area.

The methods of property disposition in the redevelopment area will vary in accordance with current redevelopment statutes. These may include:

- sale to the highest responsible bidder after required advertisements and bidding procedures, for the purposes under this plan, or for a specific purpose designated after required hearings and plan amendment;
- sale to a lesser bidder, after required hearings and City approval, where the City finds that the general public welfare and proper development of the community will be better served by the accepted bid;
- convey at private sale particular properties, at not less than fair market value, to any redeveloper where the City finds the proposed redeveloper is the only known available, qualified and willing redeveloper for the contemplated use and that: the proposed project is necessary to facilitate the relocation of displace; or that the project is necessary to assure development which will have the desired effect upon neighboring properties and the redevelopment area; or that the project will assure that the property will not be unused and off the tax rolls for an undue length of time.
- sale at private sale or without consideration to the municipality real property as, in accordance with the plan, is to be laid out into streets, alleys, and public ways;
- convey at private sale, grant, or dedicate, with or without consideration, easements and right-of-way for public utilities, sewers, streets, and other similar facilities, in accordance with the redevelopment plan;
- convey at private sale, with or without consideration to the municipality or other appropriate public body such real property as, in accordance with the plan, is to be used for parks, schools, public buildings, facilities or other public purposes as defined and authorized under the City's Charter;
- convey to a non-profit association or corporation operated exclusively for educational, scientific, literary, cultural, charitable or religious purposes of such associations or corporations, after a public hearing and approval of the City and for not less than fair market value.

The City will dispose of property as permitted under North Carolina Redevelopment Law, special enabling legislation for the City of Raleigh and other applicable State legislation.

Funding, Estimated Costs and Method of Financing Redevelopment

The City will actively pursue all possible sources of funding to achieve the objectives of this plan. This may include, but not be limited to, bond issues, loans, grants, general fund expenditures, special assessments, participation in Federal programs, County and State assistance, joint exercises with other units of government, cooperation and coordination in joint development mixed-use projects with private and public agents, sale of property or services and any and all other authorized legal actions.

The City may engage in special economic development actions within the area. It may package development proposals and coordinate and solicit such proposals for redevelopment projects. The City may provide or contract to provide special counseling and technical assistance to businesses within and locating in the redevelopment area. The City intends to support the economic development of minority and small business firms in the area, including assistance in building renovations, in accordance with the land use and development guidelines and the overall objectives for area redevelopment.

The method that the City will use to undertake area redevelopment precludes a precise and comprehensive estimation of redevelopment costs and revenues at the beginning of this program. The levels of public redevelopment activity will depend upon the relative interest and ability of redevelopers, investors, property owners and tenants to pursue the project proposals and programs outlined in this plan.

The City will provide financing for this plan from a variety of sources, including advance loans, grants and contributions and such other legally available funds, as may be determined and specifically applied to the financing of designated projects and programs in plan amendments, grant applications, and City budgets.

Community Development Block Grant entitlement funds will be used for redevelopment activities primarily benefiting area residential and commercial property owners under such programs as housing rehabilitation, business rehabilitation and acquisition and relocation assistance. Block Grant funding will be used insofar as possible to leverage private funds and to supplement other revenue sources for these rehabilitation, and economic development activities in the area. The future level of Community Development Grant expenditures in the redevelopment area will not be such as to jeopardize home improvement efforts under the loan and grant program in this area or other Community Development neighborhoods with prior rehabilitation commitments.

Rehabilitation

It is the intent of this plan that all buildings to remain in the redevelopment area, not subject to acquisition and clearance under the aforementioned provisions, will be rehabilitated and repaired to a safe, sanitary, functional, and attractive condition. The City will undertake and participate in formal rehabilitation programs of assistance to businesses and homeowners. Refer to the specific guidelines for rehabilitation contained later in this plan. Programs of rehabilitation will be approved and implemented under approval processes as is deemed appropriate by the City.

All existing structures within the project area not specifically designated for acquisition by the City will be subject to compliance with the rehabilitation standards of this plan. To assure compliance, existing structures shall be inspected by the City and property owners subsequently notified of all improvements necessary for adequate rehabilitation. Following this notification, the City will offer assistance and advice, and establish a time frame for carrying out necessary improvements. Failure to make substantial progress rehabilitating the property within the established time frame may subject the property to acquisition by the City. Where structures are in such deteriorated or inadequate condition to make any substantial rehabilitation efforts unfeasible, the City may acquire subject properties, demolish existing structures, and pursue new development according to the land use and development requirements set forth in this plan.

Relocation

The City will assist in the relocation of residents, businesses, and individuals displaced from properties acquired by the City in the project area in accordance with applicable State and Federal laws. The City has, in compliance with State and Federal law, a feasible method for relocation of families and individuals to be displaced from the plan area, in areas not generally less desirable in regard to public utilities and public commercial facilities, at rents or prices within the financial means of the families or individuals displaced, as many units of standard housing decent as there are families to be displaced from the plan area. Such units will be available to those displaced within the plan area, whenever feasible, or otherwise will be reasonable accessible to their places of employment. Every family and individual displaced by the project who is eligible for admission will, in accordance with Federal and State law, be given priority of vacancies or turnover in existing or new public housing. All possible relocation services will be extended to single persons and to nonresidential establishments displaced by project actions. The relocation of site occupants in accordance with the Uniform Relocation Act (URA).

The City considers a dwelling unit to be "standard housing" and to be decent, safe and sanitary when:

- It is in compliance with Raleigh City Building, Housing, Fire and Sanitary Codes;
- It is in good repair and is weathertight, with no leakage or dampness;
- It has no health, fire or safety hazard within the structure or in the immediate vicinity;
- It has safe running water, a private flush toilet, and a bathroom with tub or shower with hot and cold running water, all within the dwelling unit;
- It has permanent, reasonably efficient kitchen facilities, including sink, cooking stove connections, shelves and storage space for food and utensils;
- It has facilities for washing and drying clothes;
- It is large enough to accommodate a family without overcrowding;
- It is equipped with adequate heating equipment, and it is adequately ventilated in every room by at least one opening which is screened or has screens available;
- It is safely and adequately wired for electricity;
- It is located in a neighborhood which is free from nuisances, is supplied with community facilities of the standard neighborhood, and is accessible to transportation, schools, churches and stores.

It is intended that all dwellings into which plan area displaced persons relocate will be inspected by the City's relocation staff. If the dwellings are not found to be decent, safe and sanitary, the move will be considered as a temporary relocation only, and the City will then undertake to offer such families an opportunity to move into suitable standard housing. Families or individuals who move without notifying the City of their new address will be traced and similarly followed up.

A relocation office in the vicinity of the plan area will be made suitable for effective interviewing, and will be equipped for the usual office function, with a telephone, typewriter, desk and facilities for filing or records necessary; for relocation work. The relocation officer of the City will be in charge of the relocation activity, and will maintain contact with the occupants, look after applications for public housing, locate suitable standard housing available in the community and extend every assistance within the City's power for relocation of occupants of the project area.

No family or individual would be required to move from a home in the plan area unless they have an opportunity to obtain suitable standard housing. As property is acquired, the occupants will be advised in

writing and by personal interview in regard to their relocation, and information will be furnished as to suitable accommodations available. A file will be maintained by the City listing available dwellings which have been evaluated through the inspection of the relocation staff.

The relocation method is intended to remove any necessity to resort to eviction proceedings which would be a last resort only if a family or individual completely fails to cooperate with the City, or rejects relocation service or accommodations available without reason, or maintains a nuisance, or fails to recognize his or her obligation for rent due. Relocation will follow acquisition in an orderly manner, giving families or individuals sufficient time to choose a new home and prepare to relocate and that acquired property will not be operated and managed longer than necessary except in unforeseen circumstances.

In the opinion of the City, the relocation of all site occupants of the plan area in accordance with State and Federal relocation requirements will be feasible.

Redevelopers' Obligations

The redevelopers will be required by contractual agreement to observe the land use requirements of this plan and applicable amendments and disposition supplements. These instruments will spell out in detail provisions, standards, and criteria for achieving the development and design objectives and requirements set forth in the plan.

Redevelopers will be selected on the basis of their proposals, a determination of their ability to carry out such proposals and their conformance to the plan. The City, in disposing of land in the plan area which will be redeveloped, within its contracts, deeds or other instruments with such parties, include such terms and conditions as in the judgment of the City will be necessary or advisable to ensure the redevelopment of the plan area, and to prevent a reoccurrence of conditions of blight in the area. Such provisions will be contained in such contracts, deeds, or other instruments irrespective of whether or not they duplicate in whole or in part the requirements of existing or proposed zoning ordinances or other local laws or regulations with respect to the project area zoning and other laws or regulations. Such contracts, deeds and other instruments, in addition to including other terms and conditions as the City may find desirable in order to implement and effectuate the objectives of this Redevelopment Plan, will obligate the purchasers of property in the project area and their successors in interest to the following:

- Devote the parcels owned by them to and only to the uses specified in the Redevelopment Plan;

-Diligently pursue the construction of improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable length of time as determined in the contract. (This obligation, however, will not be made applicable to mortgages and their successors in interest.)

-Make no change in such improvements, after completion of the construction, that are not in conformity with this plan.

-Not to assign contract rights, or to resell or otherwise transfer the land (or interest therein) purchased by them, prior to the completion of the improvements thereof, without the approval of the City and except on a basis satisfactory to the City and not to speculate in or with respect to such land.

-Not to effectuate or execute any agreement, lease, conveyance, or other instrument, whereby any parcels in the Project Area owned by them are restricted upon the basis of race, religion, age, sex, sexual orientation, color or national origin in the sale, lease, or occupancy thereof. (This obligation is to be effective without limitation as to the time, regardless of any termination date provided with respect to any other provision in the Redevelopment Plan.)

The City shall be a beneficiary of all such covenants and obligations, and it (in addition to other appropriate public agency) shall be entitled to represent the interest and to act on behalf of the City and community in enforcing such and any other covenants and obligations as to the redevelopment and continued uses in accordance with this plan. The City shall provide, upon proper completion of the improvements, a Certificate of Compliance which will be available for recording and will represent a determination that the covenants, with respect to the construction of the improvements, have been complied with and that their existence is terminated.

Prior to disposal of property within the plan area the City shall reserve the right to review and approve or reject a prospective redeveloper's plan after review and recommendations as may be provided by another appropriate public agency or board. The proposed plan should include the following features:

-Location of all principal buildings and accessory buildings.

-Location and arrangement of automobile parking, if any.

-Location of all vehicular drives and entrances and exits to public streets.

-Existing and proposed landscaping and other amenities.

-Location of pedestrian walkways and sidewalks.

-Location of all other major site features, such as drainage systems, fences, general landscaping features, and easements.

Building data will include elevations, floor plans, building floor

area, and perspective drawings as necessary to describe proposed improvements and their relationship to neighboring properties.

The City shall then consider the development proposal in the light of both compliance with regulations and requirements of this plan and the appropriateness of the proposal in question. A positive finding by the City shall constitute preliminary approval. Prior to beginning construction on the property, the redeveloper shall then submit final plans to the City for approval. These plans shall receive final approval if they are deemed to be in substantial compliance with, and have not significant variation from, the plans which were given preliminary approval. This final approval shall be in addition to approvals and permits from other public agencies.

Management and Implementation of the Redevelopment Plan

The scope and manner of implementing redevelopment will require ongoing actions over an extended period of time to achieve meaningful and major improvement of the area. A way must be provided to stimulate, expedite, and coordinate these activities to develop and maintain momentum to assure maximum results. Many different public agencies and sources of funding will be involved, and a wide range of private initiatives and participation will be required. Therefore, strong organizational and management resources must be provided.

Restrictions and Their Duration

Any sale, lease, retention or dedication for public purposes of land in the project area will be subject to those restrictions and regulations in applicable public codes adopted and enforced by the City of Raleigh and/or Wake County and/or the State of North Carolina. In case of conflict between the land use and building requirements stated in this plan and applicable public codes, the more restrictive shall apply. No covenant, agreement, lease, conveyance or other instrument shall be affected or executed by the City or the purchasers or lessees from it (or any successors in interest thereto) which restricts the land in the project area upon the basis of race, creed, color, sex, sexual orientation or age in the sale, lease or occupancy thereof. The controls and restrictions provided by the Redevelopment Plan shall be enforced and in effect from the date of approval of this plan by the City and shall remain in effect until the year 2028.

VIII. DESIGN AND DEVELOPMENT CRITERIA

New developments proposed for this area should be examined on a case-by-case basis to determine compatibility of their designs with the surrounding area. This area is an important gateway into Raleigh's downtown area to the north, with significant views of the

downtown skyline. It also serves as an entrance to the older Caraleigh neighborhood to the south. It is important that new construction in this redevelopment area respect the unique, and rather different, qualities of the surrounding districts. New development in this redevelopment area, due to its prominent location on one of the City's gateway corridors, should be of the highest quality of construction and design.

Design and Site Development Guidelines for New Construction

Building Orientation

Carefully designed front or side facades of new buildings should be oriented to the gateway corridor, the Dawson/McDowell Connector. The rears of buildings, service areas and parking should not be placed on the gateway side of the development.

Building Setbacks

Setbacks should be based on site conditions and presenting the best possible visual impact from the adjacent gateway and thoroughfares. Buildings should not encroach upon the 100-year floodplain of Rocky Branch.

Parking

Any required parking areas should be located principally at the interior of the lot and behind or alongside the structure rather than along the street frontage, where practical. Parking should be located in small, well landscaped bays or subareas within larger parking facilities or garages, rather than unbroken, expansive lots. Parking that consists of multiple spaces should be screened from nearby streets.

Landscaping

The massing and character of landscaping should accentuate this visually important site along the gateway corridor. Parking areas, utility areas, dumpster locations and the like should be heavily landscaped and/or screened.

Waste Storage

Dumpsters or other trash storage and collection facilities and exterior mechanical equipment, shall be screened from view of adjoining properties and public rights-of-way.

Scale and Height

The size, mass and height of new structures should not visually block or obstruct the view of the downtown skyline to the north. Those redevelopment sites below the grade of the Dawson/McDowell Connector could contain new buildings having several stories and not have a

negative impact on the views of downtown. The overall height of new buildings on the redevelopment tract(s) south of Rocky Branch should not be greater than 120 feet from the grade level curb elevation of the primary access street for the building site. The overall height of new buildings on the redevelopment tract(s) north of Rocky Branch should not be greater than 40 feet from the grade level curb elevation of the primary access street for this building site.

Dwelling Unit Size.

Individual housing units should be as spacious as possible. Efficiency units should be a minimum of 250 square feet. Depending on the number of bathrooms, one-bedroom units should be at least in the range of 700 to 800 square feet and two-bedroom units, 900 to 1,200 square feet.

Signage.

Billboard (outdoor advertisement) and other off premise signs shall be prohibited in the redevelopment area. Free-standing signs shall be ground low profile and shall not be taller than 3.5 feet.

Design and Development Guidelines for Rehabilitation

Architectural Traditions

Any exterior alteration shall preserve and respect the structure's original architectural details on architecturally significant buildings. Rehabilitations of buildings not considered to be architecturally significant should be well-designed and complementary to other redevelopment efforts in the plan area. Rehabilitation shall be of a quality and extent which aids in upgrading the image of the area.

Exterior Appearance and Alteration Guidelines

Basic details of existing facade design should be retained on architecturally significant buildings. Materials or design techniques foreign to the era of the building should not be employed in facade alterations unless such changes are considered to be complementary to other redevelopment projects and architectural styles used in the redevelopment area. Existed building facades should not be covered with materials such as wood shingles or aluminum siding. Natural brick masonry should be left unpainted unless necessary to protect a deteriorated surface. Signs, where allowed, should complement the building facade rather than dominate. Large signs or advertisement posters which obscure large portions of the glass display area or other architectural elements shall not be permitted. Canvas or vinyl-coated canvas awnings shall be permitted. Aluminum awnings or canopies and mansard roofs are discouraged.

Service and Parking Areas

Service areas, including trash storage and collection facilities, and exterior mechanical equipment, shall be screened from view of adjoining properties and public rights-of-way. Parking areas and service drives should be paved, well landscaped and screened from adjacent right-of-ways and private property. Open yard areas shall be landscaped with plant materials to complement the building and surrounding streetscape environment.

Maintenance Requirements

Repoint, repaint, and repair existing building walls as necessary. Broken window panes should be replaced and deteriorated window or door frames and trim pieces should be repaired or painted. Faulty gutters and downspouts should be repaired. Leaking roofs, copings, and flashings should be repaired. Landscaped areas should be mowed, mulched, weeded, and free of trash.

IX. PROCEDURES FOR CHANGES TO THE PLAN

This plan amendment may be modified by the City at any time provided that proper notice, hearings and opportunities for review by the public are carried out in accordance with North Carolina Urban Redevelopment Statutes.

The general Redevelopment Plan may be modified and amended by the City at any time provided, if modified after the sale of property in the area, the modification must be consented to by the redeveloper or redevelopers of such property or his successors or their successors in interest who are affected by the proposed modification.

Where the proposed modification will substantially change the Redevelopment Plan as previously approved by the governing body, the modification will be approved by the City as required under the Urban Redevelopment Statutes. Substantial modifications will include amendments to this plan for major development projects and programs requiring public financing, acquisition and clearance and other redevelopment actions.

As appropriate, disposition supplements, rehabilitation programs, and other plans, standards of design and development, regulatory controls, procedures and organizational requirements may be added to this plan. When considering modifications or amendments in the plan, the City will provide an opportunity for appropriate review by City agencies and interest groups or boards. The City will recommend procedures and designated groups and/or agencies for coordinating and implementing such review as may be required.

Subject:
CA Number: 682

CERTIFIED ACTION OF THE CITY OF RALEIGH PLANNING COMMISSION

SUBJECT: Jamaica Drive Redevelopment Area Certification

LOCATION: This redevelopment area is located southwest of downtown. The boundaries of this triangular-shaped area are Western Boulevard Extension on the north, S. Saunders Street on the west and the Dawson/McDowell Connector on the east.

REQUEST: This request is to certify the above described area as a blighted area meeting the standards of a Residential Redevelopment Area as defined in the North Carolina General Statutes Article 22, Chapter 160A-503.

RECOMMENDATION: That this request be approved

FINDINGS AND REASONS UPON WHICH THIS RECOMMENDATION IS BASED: The General Statutes require a finding by the Planning Commission that a predominance of buildings within an area are deteriorated, obsolete, have inadequate provision for ventilation, light, air, are unsanitary and or unsafe. Other findings of blight relate to the existence of conditions that endanger life or property by fire or other causes and substantially impairs the sound growth of the community and is detrimental to the public health safety, morals or welfare.

Based on these conditions, the Planning Commission has found that 100% of the structures within this area are deteriorated or dilapidated. In addition, it has been found that crime in the area significantly contributes to the degradation of the area, as well as problems with lot layout, conflicting land uses, public access, public infrastructure, flooding and dumping of debris.

Motion: Brandle
Second: Taliaferro
In Favor: Hunt, Brandle, Jurgensen, Taliaferro, Thompson, Thomas, Trotter, Walker
Opposed:
Excused:

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the staff report attached.

Signed: [Signature] 2/25/99
Planning Director

Signed: [Signature] 2/25/99
Chair date

To Planning Commission: 2/23/99

Certified Action Number 682

Staff Coordinator: Watson Brown

JAMAICA DRIVE AREA REDEVELOPMENT PLAN

MAP 1



REDEVELOPMENT PLAN STUDY AREA BOUNDARY



North



Scale 1"=247'

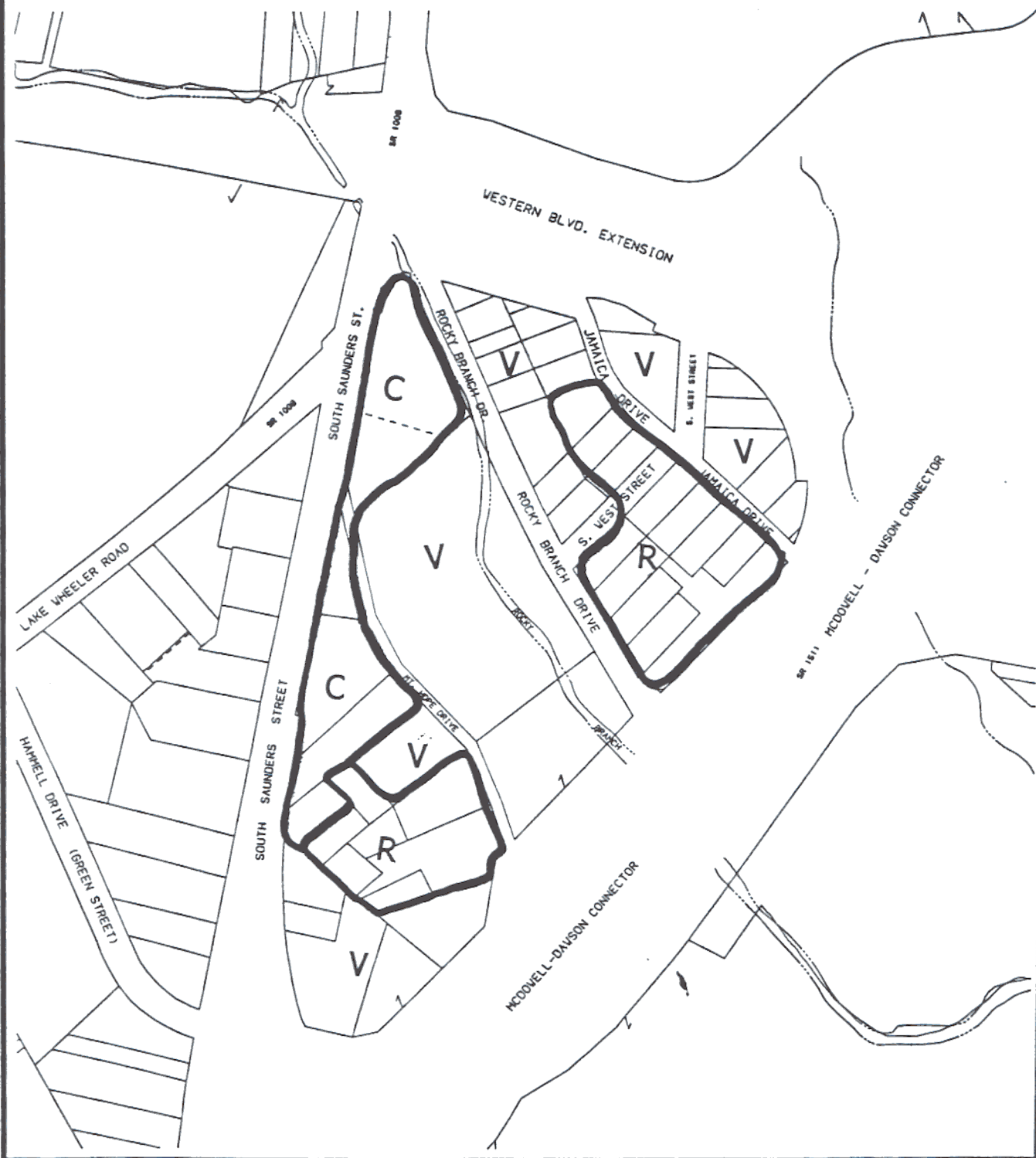
Plan R1C1D

Date 01/20/99

Information depicted herein is for reference purposes only and is derived from the best available sources. The City of New York assumes no responsibility for errors arising from the use of this map.

JAMAICA DRIVE AREA REDEVELOPMENT PLAN

MAP 2



LAND USES

Residential	R
Commercial	C
Vacant	V



Scale 1"=247'

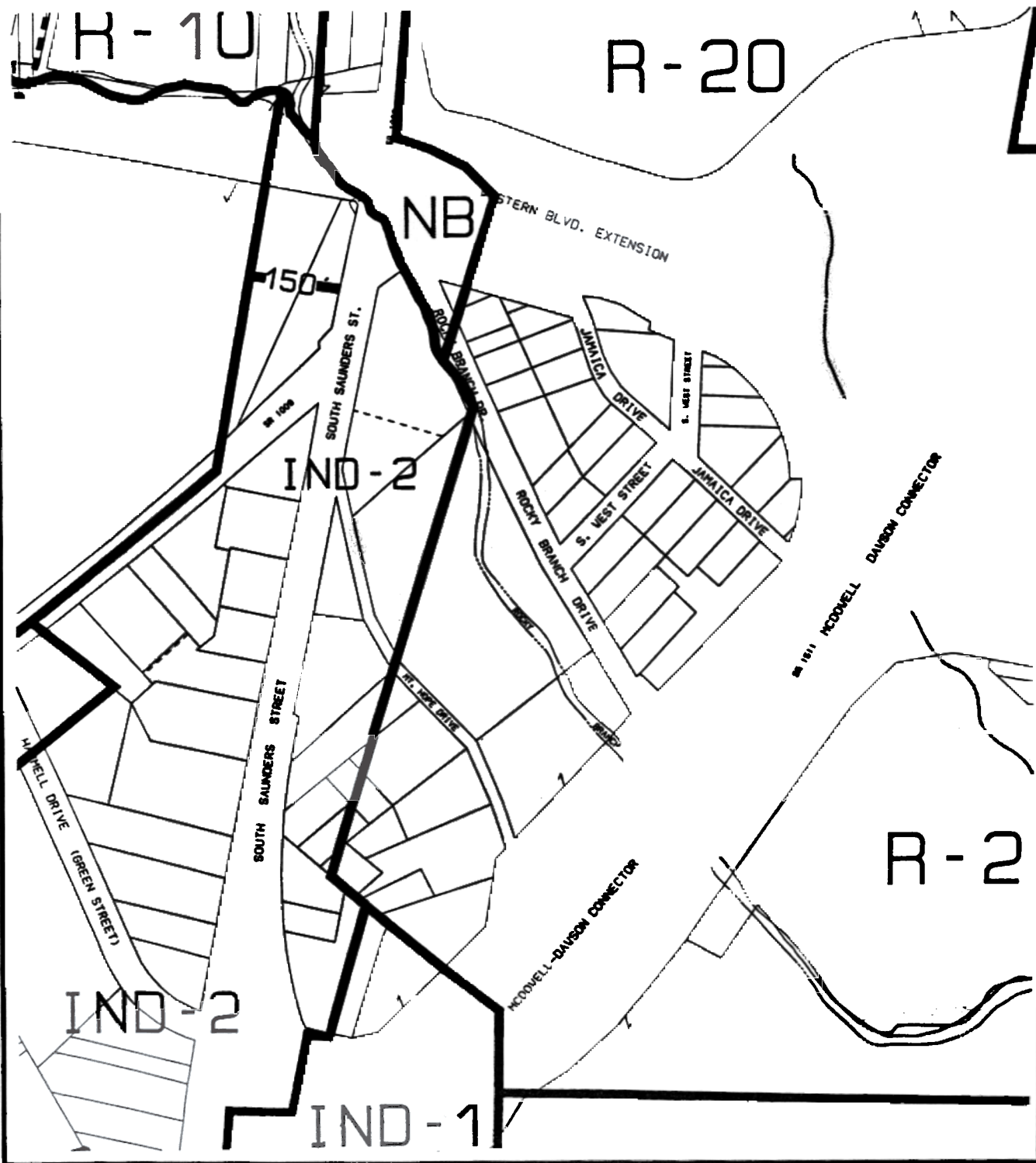
Name RICEO

Date 01/20/99

Information depicted herein is for reference purposes only, and is compiled from the best available sources. The City of Raleigh assumes no responsibility for errors arising from the use of this map.

JAMAICA DRIVE AREA REDEVELOPMENT PLAN

MAP 3



ZONING

Residential 20	R-20
Industrial 1	I-1
Industrial 2	I-2

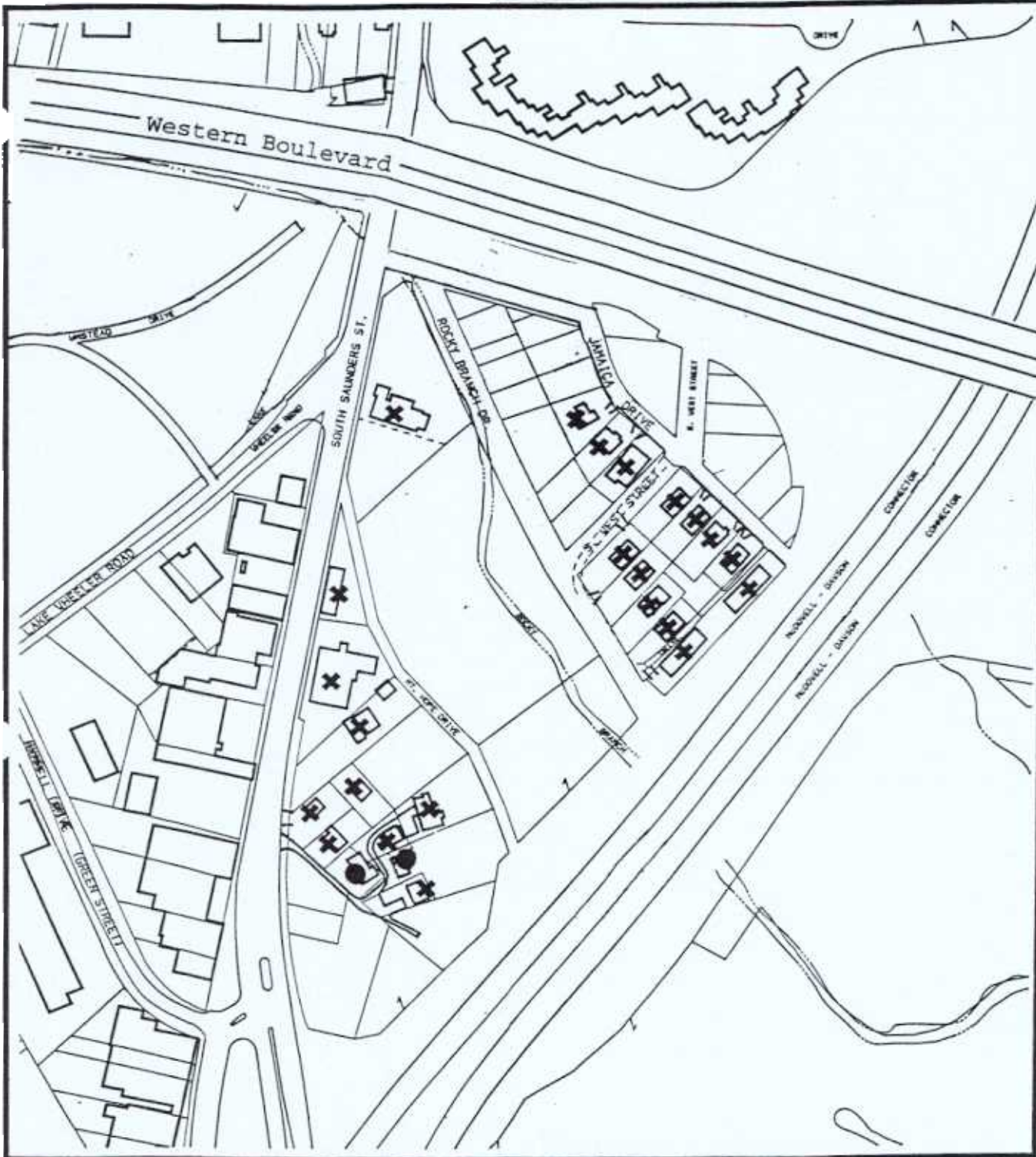


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 Name: R1C2D
 Date: 01/28/99

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JAMAICA DRIVE AREA REDEVELOPMENT PLAN

MAP 4



CONDITION OF STRUCTURES

- Standard ✓
- Deteriorating ✕
- Dilapidated ●



North

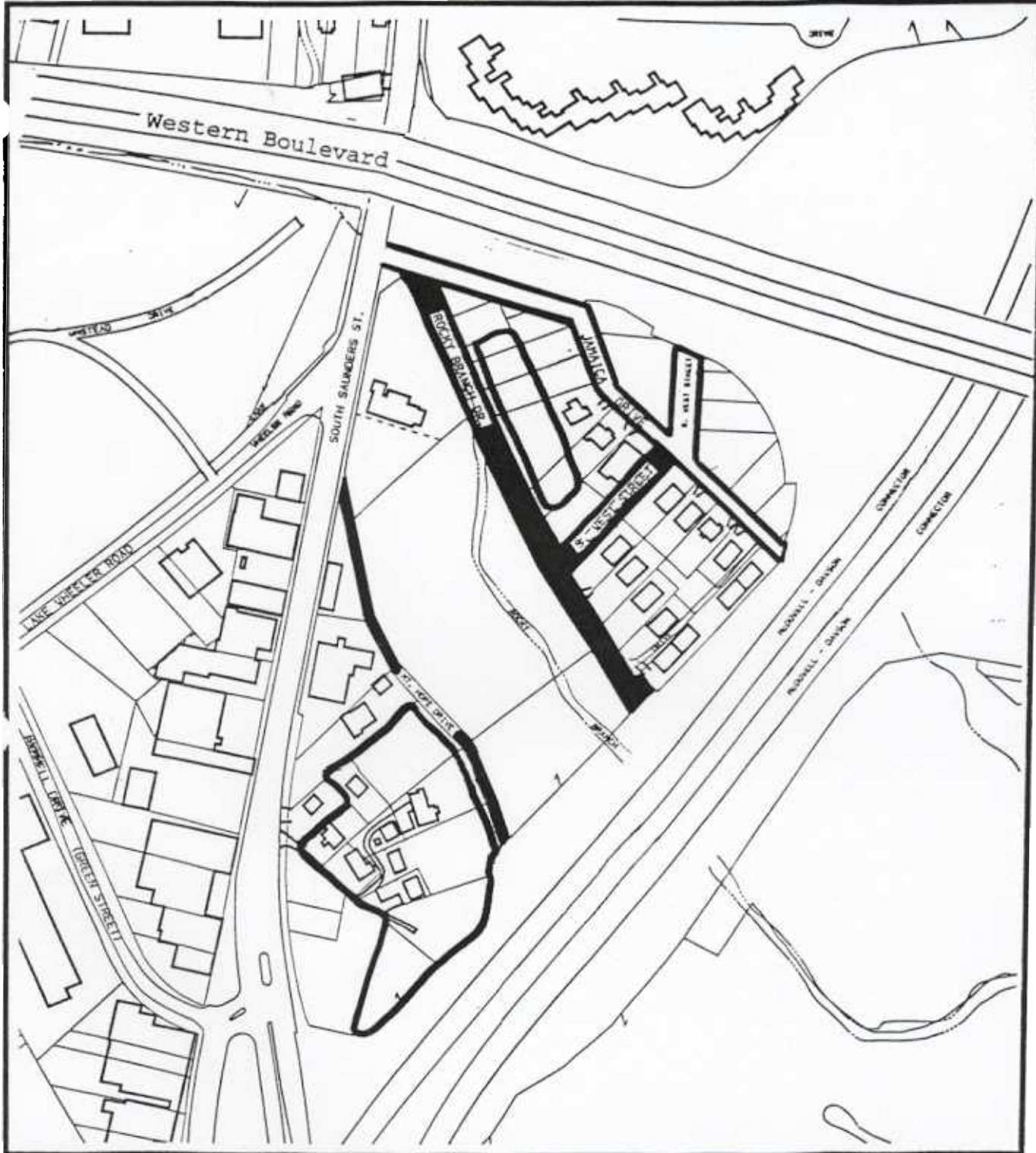


Scale 1"=247'


Drawn RICE


Date 01/20/99


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PUBLIC STREETS AND LOT ACCESS

Curb and Gutter 

Unimproved R-O-W 

Lots with Access Issues 



North



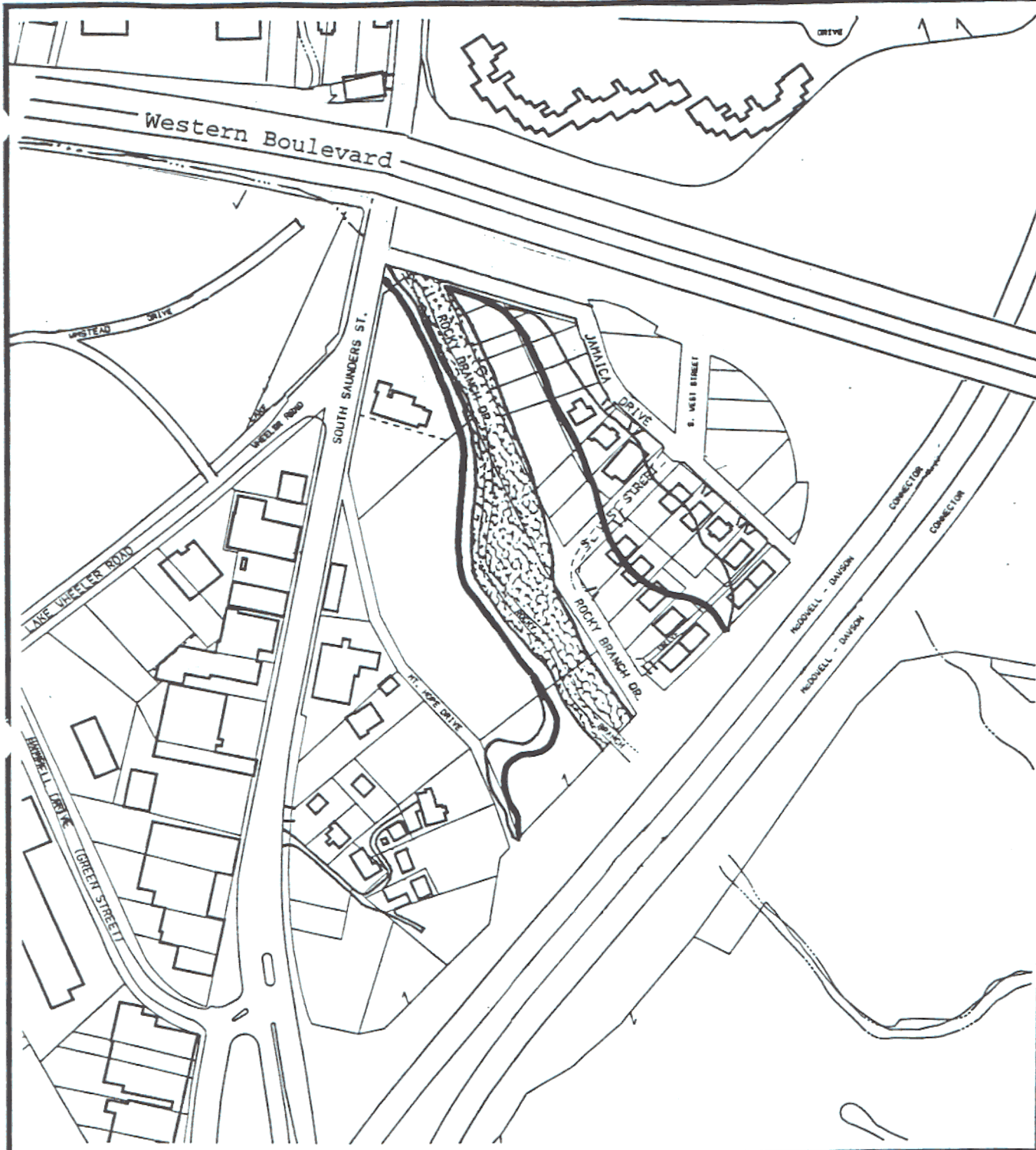
Scale 1"=247'

Drawn by RCEB

Date 01/20/99

JAMAICA DRIVE AREA REDEVELOPMENT PLAN

MAP 6



FLOOD ZONES

Floodway



100 Year Flood Zone



500 Year Flood Zone



North



Scale 1"=247'

Name RICEO

Date 01/20/99

Information depicted herein is for reference purposes only, and is compiled from the best available sources. The City of Fresno assumes no responsibility for errors arising from the use of this map.

JAMAICA DRIVE AREA REDEVELOPMENT PLAN

MAP 7



PUBLIC UTILITIES

Water Lines ————

Sewer Lines ————



North



Scale 1"=247'

Drawn BY CED

Date 01/20/99

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