

# Olde East Raleigh Area Plan Update

## RFQ Survey Summary Report



The Olde East Raleigh Area Plan was completed and became part of the city's 2030 Comprehensive Plan in 2007. The Area Plan Update project is to revise that plan, focusing on changes that the neighborhood has experienced over the past 13 years and how well the existing policies have achieved the goals of the previous plan.

The updated Olde East Raleigh Area Plan will replace the original guidance in the Comprehensive Plan for issues important to the neighborhood, such as land use, residential infill, and historic and cultural resources. It will also consider new emerging issues that are critical to the area's future, including bus rapid transit (BRT), market pressures and gentrification, and more.

City staff prepared a Request for Qualifications (RFQ) for consultants interested in leading the project. As part of an enhanced engagement effort, the project description to be included in the RFQ was open to public comment. This approach was meant to express the Planning and Development Department's commitments that those who are affected by a decision have a right to be involved in the decision-making process, that public participation should seek out and facilitate the involvement of those potentially affected by a decision, and that public participation should seek input from participants in designing how they participate.

To publicize the three-week comment period, staff mailed postcards to over 2,500 addresses within the study area. The Planning and Development Department also announced the survey through CAC presentations, on its social media channels, through its email lists, and in multiple City Manager's Weekly Reports.

## Survey Results

The format to solicit input from the public was a four questions survey that asked respondents to:

1. Rank planning issues selected by staff.
2. Suggest important issues staff had not identified.
3. Offer questions that consultants applying for the project would be required to answer.
4. Tell the project team anything else about the project or the neighborhood.

A total of 115 people answered at least one of the questions. The full results are included in the Appendix.

### Q1. Rank the issues

Survey respondents ranked the ten issues identified by staff as important to the neighborhood in the following way:

- ↑ **Least** **Importance** **Most** ↓
1. Mobility (biking, walking, driving)
  2. Affordable housing
  3. Parks and open space
  4. Equity and anti-displacement
  5. Bus rapid transit (BRT) implementation
  6. Historic character and preservation
  7. Residential and commercial infill
  8. Land use
  9. Urban design  
(physical features of buildings and places)
  10. Cultural resources

### Q2. Important issues that are missing

Survey respondents suggested additional important issues to consider, including:

1. Public safety (17 respondents)
2. Walkability (8 respondents)
3. Community assets such as historic sites, events, and institutions (6 respondents)
4. Parking (6 respondents)
5. Traffic calming (5 respondents)
6. Density and infill (5 respondents)
7. Public spaces (5 respondents)
8. Commercial uses (4 respondents)
9. Food access (3 respondents)
10. Infrastructure (3 respondents)

### Q3. Questions for the consultants

The following questions submitted by survey respondents for interested consultants were chosen to be included in the RFQ:

1. What is your experience working with neighborhoods experiencing a collision between accelerated redevelopment and current residents?
2. What weight do you think longtime residents should be given in the conversation?  
How will you establish trust in a community that does not trust the city?
3. When have you had success bringing people together to form a consensus?  
When have you not been successful, and what did you learn from that?
4. How will current residents, businesses, and neighborhoods be included in future growth and development?
5. Do you have experience balancing the need for new housing with priorities related to historic neighborhoods?
6. What seems to be the biggest concern in regard to this neighborhood, and how is this different than the city at large or other nearby neighborhoods?
7. Based on your experience with projects in similar areas, what worked well, and what do you wish you had done differently?
8. How can this plan improve the neighborhood while also promoting inclusivity?

In selecting the questions, staff attempted to achieve the following criteria:

- Choose questions that were actually questions, not statements.
- Choose questions appropriate for an interview setting.
- Avoid questions that will be answered by the planning process itself (e.g., "What will happen to the DMV?").
- Weight the number of questions chosen about a particular topic based on the number of questions submitted for that topic.
- Avoid rephrasing questions as much as possible.

### Q4. Anything else about the project

Survey respondents offered additional comments to the project team on topics that included:

- |   |  |
|---|--|
| 1. Density and infill (6 respondents)   | 7. Public safety (3 respondents)                               |
| 2. Public spaces (5 respondents)        | 8. Gentrification (3 respondents)                              |
| 3. Walkability (5 respondents)          | 9. Community assets such as historic character (2 respondents) |
| 4. Community engagement (4 respondents) | 10. Open space (2 respondents)                                 |
| 5. Affordable housing (4 respondents)   |  |
| 6. Transit (3 respondents)              |  |

# Olde East Raleigh - Kickoff Survey

## Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS	IMPRESSIONS
411	115	608	154	109	2,839

1. The draft project description lists the following issues as important to the neighborhood. Rank the issues from most important to least important for the study to include. (To rank issues, drag them up to the box above the list. You can change the order at any time.)

1	Mobility (biking, walking, driving)	MOST IMPORTANT
2	Affordable housing	
3	Parks and open space	
4	Equity and anti-displacement	
5	Bus rapid transit (BRT) implementation	
6	Historic character and preservation	LEAST IMPORTANT
7	Residential and commercial infill	
8	Land use	
9	Urban design (physical features of buildings and places)	
10	Cultural resources	

## 2. Are there important issues missing from the list that you would like us to consider?



Gentrification and gerrymandering prohibition



Storm water management, re-vitalization of critical infrastructure (e.g. below ground utilities, fiber connections), public safety



Parking and resining 4 way stops to incorporate stop signed on Chavis way



Improve the road conditions



Repair sidewalks for safe walking and include trash cans along the road and cleanup crews to help begin to eliminate all the garbage that lines the streets



Traffic operations and traffic calming



Public safety?



Support for community businesses and vendors besides bars and restaurants, in particular bodegas and a grocery store(!!)



What was wrong with just Chavis Park? Why not honor the legacy of Raleigh's African Americans? WTF is Olde Raleigh? This is some racist bullshit.



Give thought to smaller footprint single homes (500-250 sq ft) as a cottage cluster or pocket neighborhood so that those that work in the city can not only afford to live here but also shop small business and be involved in the community.



Ensure safety and Reduce crimes in the area



Developers wanting to rezone for higher density/higher income housing



Why did the planners wait until gentrification was well-underway before they asked for community input.



Category: Fear of Gentrification and losing the old neighborhood and easy access to downtown by the historically African-American neighborhood

Former U.S. Vice President Joe Biden made a striking pledge during the Democratic presidential debate in South Carolina on February 25: "We're going to go after those people involved in gentrification."

His promise came in response to a question about how candidates can convince black voters that they will address the effects of years of inequities — an issue of concern going into the South Carolina primary, the first in which a state with a sizable African-American population will weigh in on the White House race.



This is a minor request in the grand scheme (I recognize there are more important issues and this may not be the forum for the request) but I would love to see a dog park/run in the area, perhaps in Chavis Park or along some of the green space at Chavis Way. As a resident, I would even pay an annual fee to use it.



Connecting people to opportunities.



You are completely missing the big stuff. You are missing the drugs, prostitution and gang activity. Vanilla planning



Popular Restaurants - Moes, Pizza Hut, Olive Garden in the heart of Southeast Raleigh



I currently reside on South State Street (between Tipton and Lenoir). I purchased my home at the end of 2016, before any of the other homes on the street had been restored. There are no sidewalks, and we now have a lot of children in the neighborhood. I am frightened for the safety of children and pedestrians on a daily basis due to the speed at which cars drive down the road, using South State Street as a thoroughfare between MLK and Lenoir. I would love to see speed humps installed, as the 4-way stop at the intersection of South State and Tipton is not enough. In an ideal world, we would also have sidewalks (at least on one side of the street installed).

I would also love to see more patrolling of the street, addressing the issues of speeding and of cars parked in clearly marked "No Parking Any Time" zones. At least 4 times per week, I witness city buses that are unable to pass through due to cars parked on both side of the road in no parking zones. The buses will be forced to come to a complete stop and sit and honk to hopefully get the attention of the drivers who are parked in no parking areas. I realize this is a low priority based on all of the other issues our police force must handle, but I think it would go a long way to create an even better neighborhood.



What about cleaning up the spaces owned by Raleigh? The "margins" with overgrown vegetation that becomes trash collection areas and outdated chain link fences and poor sidewalks?



Lots of appreciation for city services, Police, Fire fighters, garbage, recycling, yard waste workers!! <3



This could be a part of the list, but if it is not included under one of the listed categories, changing zoning to allow a denser residential area (duplexes, quadplex, etc) would help allow middle and low income families to stay in the area that they work without changing the entire look of the area. A do not advocate for large apartments but smaller multi family homes



Inclusion and ridding redlining in historically black neighborhoods



School yard / playground / green space / garden integration



Police presence NOT JUST WHEN BAD THINGS ARE HAPPENING. If they drive thru more often, they may remind people that they are watching. Can we get speed bumps on Quarry Street. Too many fast cars!!!!!!



Utility infrastructure (overhead power lines), addressing specifically the lack of street trees (as opposed to specifically programmed open space), and code/parking enforcement.



Public Safety



Community Resources, like those housed in the building on Lenoir St are very important to the community.



Our biggest issue in the neighborhood at the moment is trash and sidewalk safety. Vacant lots have overgrowth taking up the few sidewalks available, littering and dog waste. It seems minor, but for those of us who walk and love our city, it is pollution and unsightly. Safety has also been a concern lately. I like to run in the evenings, but do not feel comfortable running the greenway after 5pm. Another concern are the GoRaleigh buses that drive fast down neighborhood streets with no sidewalks. I watch kids and parents walk to and from school and always keep watch for concern a car or bus will not see them.



Safety



Road and utility infrastructure. Existing paved roads are in poor condition and there is at least one city-maintained road in this neighborhood that is unpaved. Parking is unorganized and parking restrictions are not enforced. With small lots and small driveways, many people park on the street. Utility lines are all above ground and many are attached to old decaying poles. Davie and Martin Streets have several spots with very low hanging or loose wires. It seems UDO violations are not strictly enforced in this neighborhood.



Safety/Well-Being (adequate street lights, paved sidewalks, police patrols)



Safety. There is constantly police activity and gunshots on a nightly basis in our neighborhood. Primarily around a few areas—specifically the affordable housing complexes and the strip mall on Martin St.



Codes around residential, on property parking. With influx of new business (ie Transfer) and those looking to save on parking who work downtown, it is becoming more difficult to park near home. We have one parking spot on property and have been unable to add because we would have to touch a city tree in the right of way. It seems like large developments get exceptions but residents do not. Easing code to allow extra parking would go a long way



Please keep taxes down, it is getting to expensive to live here. Please do not over regulate



Parking and traffic calming - many downtown workers park fairly deep into the neighborhood during weekdays; and with five active elementary and middle schools in the neighborhood, issues of carpool line chaos and sight visibility at intersections are concerns for vehicle and pedestrian safety.



Need for grocery store, sidewalks, and address needs of safety. Way too much prostitution, gangs, drugs, and shootings. Look forward to selling my house.



Safety and the changes to these neighborhoods, helping to ensure that there is equal opportunity and everyone is given ample resources for success.



Please support the development of mix-used projects, such as condos with bottom floor retail. Please allow for retail in general with easy zoning ability. Right now, there is minimal retail outside of an abandoned or decrepit corner store.



Affordable senior housing



Olde East Raleigh was/is still in desperate need of gentrification. I question how many of you 'consultants' actually live in the neighborhood.

I could not care less about affordable housing/anti-displacement. Displace them all. Keep encouraging residential redevelopment and DO NOT change or deviate from the current plan. Why is driving out those who can no longer afford to live downtown (primarily lower income renters and those government housing) a bad thing? My guess would be that these are the same people who put bullets into our houses in drive-by shootings that we owners are then forced to fix out of our own pockets. But yes, lets continue to pander to those who don't help themselves and take no personal responsibility for their surroundings by subsidizing more of their housing at below-market rates, thus driving down the values for owners.

There are proverbial winners and losers in any market shift and I suggest you stop focusing on who is losing and focus on those who have made the investment in that neighborhood to turn it around. The option always existed for those currently being displaced to buy land and/or housing at a substantially low price years ago; let's not mince words, the land was almost worthless. If someone chose not to make an investment in the community and is now being squeezed out because of high real estate prices, so be it. Tear down all of it. The value of the land now far exceeds the value of the structures sitting on top of them.

Get grocery stores over there. Get restaurants over there. Expand outward from Blount Street. Get more establishments like Transfer Food Hall. Drive up the cost of the real estate with more neighborhood amenities; don't suppress what is occurring in the area with over-concern for those that do nothing to provide value.



Sidewalks. Too much police presence.



I couldn't move the # 1 priorities as I'd like.  
affordable housing, BRT implementation, Equity and anti-displacement, parks and open space



Crime reduction and prevention



N/a



Partnerships with St Aug's



N/A



Access to healthy food, reduction of gun violence



Transitions and Edges between higher density - 4+ stories and other areas. Impact of allowing accessory structures



Encourage incremental development (ADUs, home businesses, live-work buildings) that provides infill opportunities without displacing existing residents



Not just historic character but actual historic interpretation of this area and making sure it's easy to access



address poorly managed commercial property (the martin street strip mall)



Community building and community events; public safety/neighborhood watch.



Public transit outside buses - train!



Maintaining character of the neighborhood - with increased interest comes increased traffic and noise, litter, people speeding on residential streets, difficulty parking - how do we help mitigate this and protect the quality of life for residents



walkability of areas further from downtown



densification/upzoning to allow more people to live in the area



It seems that this planning process is a little behind in the timing, considering how much the area has changed in the last two years and the sharp increase in tax values.



Small business support



Pedestrian connections to downtown. There is a stark contrast from one side of person st to the other. None of the E/W streets are lighted properly. Would also focus on enhancing the existing assets like the historic city cemetery, greenway, and parks.



Neighborhood safety, perceived and real



This issue probably fits into the others, but serious consideration needs to be given to the way schools are integrated into this area. There are at least two public schools and one charter school and students must be considered when looking at mobility options. This is the kind of area where it should be easy and safe for students to walk/bike to school, and use BRT when available, to reduce car traffic associated with the schools and provide easy access to the rest of the community for students. This should include considering whether these schools are slated for renovation or replacement in the near future and even consideration of open access to certain school facilities for the community, which would increase access to parks/open space if playgrounds are available to children living in the community outside of school hours.



### 3. Do you have any questions you'd like consultants applying for the project to answer?



I'd like consultants to be completely transparent in representing their role and any benefits



Where do sidewalks and pedestrian access fit into your mobility plans? What is your the overall desired end state of this study? What goal do you have that is objective, quantifiable and attainable?



How do we handle street parking. Permits? Restrict times to park on street?



Tell us if you got to see the original Olde East plan - hope you did because we did not.



Ditch the idiotic Olde Raleigh name



Do we have budgets for Phase 2 Chavis park development?



Is there any consideration for pollution-free rail travel.



Is rail travel being considered?



Why did they wait until gentrification was well underway to ask for input?



What does affordable housing mean to you, and how do you balance the need for housing with priorities related to historic neighborhoods? Have you done other projects in areas like this? What worked well, and what do you wish you had done differently?



How will your project improve the neighborhood while also promoting inclusivity? For instance, Transfer Company Food Hall is an awesome business to have nearby, but I rarely see any of my neighbors who have been in the neighborhood for years there. I hate to think that gentrification will keep them out of new development, either because of the nature of the development or the cost.



East Raleigh has suffered from lack of disinvestment for decades. If you want to catch a bus you have to wait in a ditch on New Bern Avenue. What is one thing that you can do that is meaningful for us and do it in the short term?



What is your experience working in rapidly gentrifying areas, and what weight do you think longtime AA residents should be given in the conversation? How will you establish trust in a community that does not trust the City?



Please Keep habitat for humanity and affordable first-time home-buyer programs And Respect for moderate and lower-income humans! Love! <3



How can you come inside our communities to tell us what's wrong with our communities ? If leadership doesn't listen to the community nor effectively communicate amongst council . Do you think your "findings" will be effective information for change .



Does your project team have experience with engagement in the neighborhoods within the area? Does anyone on the project team live in the area? For how long? Does the project team include multi-modal (bus, pedestrian, bike) experts?



Not right now. Maybe later.



Bus Routes. Lenoir street is overwhelmed with the constant movement. The old water/sewer lines in Lenoir street literally shake the houses when the buses go by.



I don't know if this is a fit for the consultants, but a concern I have is that the recent property tax increase may lead to landlords charging more rent for their units. For example, I have two good friends who have great little houses at an affordable rate. But I fear that if their landlords received tax increases, then their rent may rise. It seems that there needs to be an incentive for these landlords to keep renting their houses to these great longterm residents.



Will the study look into access to food and grocery stores for residents? A big attraction to city and urban living is walkability and there is no where to purchase groceries.



-What is the consultants biggest concern in regard to this neighborhood, and how, if at all, is this different than the concerns of the City at large or other nearby neighborhoods?  
-As growth continues in this area how do you propose to preserve character and green space?  
-How do you think current green space could be improved?



Olde East is nestled between two highly trafficked roads leading into downtown (New Bern Avenue and MLK Blvd.) What steps can be taken to make sure that the area remains safe for families and doesn't become a cut-through for people heading downtown?



Why is it so difficult to gain permits to upgrade our existing single family property to better our homes or even more difficult to build multi family town homes on property that has already been zoned for it? It should not be this difficult or take this much time.



Share with us your experience working with historic, African American neighborhoods, and gentrification? Where have you had success bringing people together and forming a unifying consensus and where have things not been successful and what did you learn from that?



Does this study have any impact on the funding and potentially moving up phase 2 & 3 of the Chavis park revitalization project?



Most of these areas, including the street I live on do not have sidewalks, how will they approach this? How will they improve walkability? How will they ensure that children from lower income and upper income are both given ample resources to succeed. d



How will you prioritize the climate and affordable housing crisis's?



What percentage of the public right-of-way in the study area is dedicated to Car Storage/Parking?



Why do none of the N/S streets (Coleman, Quarry, State, Church, Montague, Alston) have sidewalks and why are there no parking restrictions and/or regulations. People drive way too fast and it's dangerous for pedestrians and cyclists. We need traffic calming.



Create Zoning to replacing the ease of McMansion with 2,3,4 plexis to infill existing neighborhoods.



What happens to the dmV?



How will you engage St Aug's? What are the plans for St Agnes



Do you plan to engage original/longtime residents and not just transplants? How will you balance the voice of both groups to honor and acknowledge the rich history of the original residents against the wishes of the new ones?



If the study area today has a population of around 4000 and BRT and logistics planning wants to encourage the population to grow to 10,000 what are three strategies to make this happen.



How do you intend to ensure the foundation of this area, it's previous residents, businesses, and neighborhoods, are reflected and connected to its future growth and development?



How will you improve the walkability in portions of the Olde East Raleigh further from downtown? How will you mitigate gentrification?



Ideas on how current property owners and residents may benefit in this area being affected by gentrification.



This area needs to accomodate increased density. Also, the State DMV site appears well positioned as a catalytic TOD site, so I would like to see special attention paid to that transit node.



How will affordable housing be protected?



What is your specific experience working with neighborhoods experiencing a collision between accelerated redevelopment and current residents, many of whom have lived there for years?



Equity and anti-displacement will be one of the biggest issues to address - how do you make this area attractive to some kinds of development and new residents without pushing out those who have lived here for decades?

#### 4. Is there anything else about the project you'd like to tell us?



Affordable housing, allowing for more density with accessory units or 2/3/4 unit buildings, filling in gaps where sidewalks are missing. Extending bike lanes from downtown where possible.



5 Agree



This is far less important, but has been annoying me for years. Please drop the "e" from "olde." This isn't medieval times. I was one of the people at the first community meeting suggesting calling it Old East Raleigh but somewhere along the way the city added that tacky "e." Should be just like Old West Durham and similar neighborhoods in the Triangle.



7 Agree



Good pointe.



4 Agree



Maybe some general trash pickup/curb appeal like planted trees would be a good start :)



1 Agree



Raleigh Planning thanks! I did fill out the official survey as well



1 Agree



Ian Palmquist Thanks for the comments! We can certainly discuss the name as part of this project. I've sent your comments to the project manager.



1 Agree



This area contains many beautiful historic homes. Many more have been demolished in recent years. Please do nothing to facilitate further demolition.



1 Agree



Thank you!



Ask about affordable housing and neighborhood scale development



1 Agree



Thanks, Chris! I've sent your comments to the project manager.



How can we continue to get updates virtually?



I wish city initiates the cleaning project. I noticed trashes on the street are not picked up and there are so many weeds are growing in the green area.



I have gone to the website and looked back at the 2030 Plan and see the summary 'chapter' on Olde East Raleigh. I have also reviewed the Community Inventory from 2007 (i believe, couldn't find a publish date on the report) which included only a chart entry under the zoning section and a somewhat legible map that purports to show the enacted community plans (i don't think this one was on there as enacted but it was hard to tell) - i did not see anywhere a copy of the 2007 Olde East Plan that this project is supposed to update. I think we should be able to see that plan, and I find it unfortunate and odd that the city provides us no link to that plan, as that would certainly help inform our input if it is indeed meant to update it. I ask that the city make it available as part of seeking public input on its update.



Stop displacing black folks and turning neighborhoods into cash cows for rich developers.



Road and sidewalks are outdated. Repair of the damaged sidewalk and re-pavement of the road need to be considered.



Please keep in mind that the rents, property values and home cost are outpacing affordability for former residents of those area.



I'm surprised by the name "Olde East Raleigh" - was the name change something that came out of the 2007 plan? I'm new to living in the neighborhood, but I have heard it referred to as Southeast Raleigh more than Olde East Raleigh in my 15 years in the area.



While this is not a question, I feel the need to share the following information regarding this project. As an African American reared in the Olde East Raleigh and Southeast Raleigh communities, these plans over the years have not afforded African Americans the opportunity to remain in their homes. Homes were memories were formed are being destroyed and African Americans being forced out. We are being pushed out at all cost. When these plans are formed, it seems that no thought or consideration is given to the fact that African American neighborhoods and our rich history and heritage are being destroyed. When these projects began in the early 1980s, whites moved into our neighborhoods as the minority and were approved for loans for affordable housing and we, African Americans welcomed the diversity, however, now there are more whites than blacks in the neighborhoods because we cannot afford the houses and high rises that are being erected in our communities. Where is the diversity?

Another example, Wintershaven, which was a HUD subsidized facility for low-income senior citizens built by John Winters and other investors was purchased in August 2017 by an out-of-state investor. The majority of senior citizens who resided at Wintershaven had lived there for many years, formed friendships, lived and cared for each other like family. These senior citizens were given a year to find housing, many had to move in with family until housing became available. Others eventually moved out-of-state to live with family. These senior citizens who worked hard all their lives were strewn like trash across this city that claims to care for the elderly, but not the elderly of African American decent. After a few months of being separated from the family they had formed at Wintershaven, several seniors died. Would they have lived longer had they not been displaced? I believe they would have. Displacement can cause heartbreak.

Further, the majority of the senior citizens did not drive, yet they enjoyed, especially during the warmer months and those who were able, loved to walk downtown, to sit in the park, to have lunch with a friend. Also living downtown afforded them the opportunity to be closer to their doctors.

Besides the Sir Walter Hotel, is there any consideration for an affordable housing facility for the elderly in the Olde East and Southeast Raleigh communities?

I urge you to please take into consideration the history and heritage of these neighborhoods and do what is right to preserve that history and heritage. Please strongly consider implementing detached affordable housing in the Olde East Raleigh and Southeast Raleigh plans. Leave the high rise buildings in the heart downtown Raleigh.

Furthermore, I would like to add that the Lincoln Theater on East Cabarrus Street was the only movie theater for African Americans in downtown Raleigh. It wasn't until the mid to late 1970s that we were able to enter the Ambassador Theater, then on Fayetteville Street. When I am in downtown Raleigh and pass the Lincoln Theater my heart breaks. My history and heritage is broken and destroyed. Again, what have these projects done to preserve my history, my heritage?



There was a lot of participation when this plan was originated. I would be careful of the appearance that you all are trying to undo that work. Do we update other neighborhood plans as frequently?



Thank you for allowing People to Share ideas!! <3



Bring back the CAC's it's older residents who attend those meetings every month who are not literate or may not have the desire to use a computer to take a freaking survey



The city using parts of its own land (strips of property along Chavis for example) to combine with private property so there is enough land to leverage for small affordable/equitable housing opportunities.

Duplex by right development to allow for more density on larger or recombined lots.



I have many neighbors who would likely not participate in an online survey. Will anyone be going door to door for their opinion?

Also, the Thompson-Hunter Neighborhood Association was started in 2009. The longtime residents wanted it to be called Thompson-Hunter and not Olde East. The boundaries are New Bern, Tarboro, Lenoir and East.



We would love if the R-line came to our neighborhood. We have tried taking the GoRaleigh bus downtown, but our only destination is the station with a transfer, which takes much longer than if we just walk. We have tried to use the R-line, but we have to walk to Moore Square for the closest stop, which defeats the purpose of using the bus. It would be more beneficial if the residents around downtown could use it and I'm certain it would have many more riders who work downtown or go for pleasure.



This region is in need of something like a transfer foodhall or morgan street foodhall an easy to access neighborhood spot we can walk to



One additional point I would like to make regarding infrastructure improvements - Despite widespread concerns about affordability, if the economy tanks then people will be less concerned about buying homes and to a certain extent the problem will correct itself (see housing prices after 2008). However, the infrastructure will still be subpar. Improve the infrastructure now instead of trying to create policy to address temporary or cyclical economic trends.



Obviously affordability and displacement are big issues in this neighborhood (and rightfully so) but sometimes the hyper-focus on the foregoing blinds residents and city officials to other issues in the area that are also pressing matters and could be more easily rectified than the affordability and displacement issues which so many cities grapple with. Housing affordability in the Olde East neighborhood is an issue because of the neighborhood's proximity downtown - not because it is an exceptionally great place to live. Many houses/roads/sidewalks are in poor to very poor condition. Crime in this area of the city is exponentially greater than other areas, to the point where being close to downtown is a moot point because it is not safe to walk at certain times of night. There is also an INCREDIBLE amount of litter and trash in this neighborhood. It might be wise to install some sort of city maintained trash cans in certain areas to help with this issue. I would also point out that the character of the neighborhood is not being maintained at all. On a single street near my home, there is a house that is 3 stories tall, ultra modern, 2,500 square feet and having a building value of over 500k. Next door is a home that is 1 story, 950 square feet, sitting on cinderblock foundation and having a building value of less than 15k. New, larger houses are fine, but there should be some limit on size and height to prevent this ridiculous hodge-podge of design styles within single blocks in the neighborhood. Lastly, I feel like this area has until recently (and to a certain extent, still to this day) been an area that the city and residents of Raleigh ignore. There is rich history in this neighborhood, good urban green space (with potential to be GREAT urban green space) and mix of some nice new homes and nice old homes, and it really has a lot to offer, but the City does not invest the same time and effort as other neighborhoods receive. North Hills, Country Club Hills, Ridge Road and Dixie Trail area receive so many infrastructure upgrades - i.e. speed bumps on certain roads, greenway and park improvements, new street lights and signs, etc., but this neighborhood does not receive nearly the attention it deserves. The previous report stated that the neighborhood grew at faster rates than others in the City have in recent history, but I imagine it would be growing significantly more if it was actually encouraged by the City. With all the improvements recently done to Moore Square, it makes sense to continue to encourage growth and infrastructure improvement toward the east, and with all the interest in developing those areas, it also makes sense to incentivize developers to help improve the neighborhood - not just throw up a monstrosity and sell it for the highest price they can get.



We moved to Olde East in August 2019, and love the community we have found here. Happy to be a part of the next phase for Olde East.



I have lived downtown for 15 years, and we moved to E Davie St 2.5 years ago—safety is the biggest thing our neighbors talk about. Police presence had gotten a lot better, but we still have shootings and crime frequently. Many incidents happen at the affordable housing complexes, and it hasn't seemed to slow or stop. We don't even feel safe walking 8 blocks to downtown in broad daylight because you will almost be guaranteed to run into someone begging for money, high on something, or even kids throwing rocks at people for fun. We believe safety is the number one thing our neighborhood is lacking.



Encapsulated in olde east is Chavis Park. While grateful for the initiation of the renovations at the park, it is still tens of millions away from its original plan. Once completed it still won't be close to the number of attractions at Pullen. This historic park lost their pool, train, airplane slide, etc. I hope this park continues to be a recipient of future funds and the plans are not lost again...to Dix.



I live near East & Worth. My only real option for getting onto the downtown footprint is to walk. It actually takes longer to catch the 19 bus than to walk in. I would love to see more commercial & residential infill coming into south east raleigh so not everything was downtown & west.



I'm interested in getting a sidewalk on S State St



I'd like to see something that isn't only focused on development and building new houses, raising taxes, and just being on another meaningless "best of" list, i'd like to see the city approach how we actually grow as an inclusive community for all.



We have to prioritize affordable housing as the #1 issue. No more letting developers build apartments that start at \$1500 for small studios. Affordable housing should be affordable always, no allowing developers/owners to put it as affordable for 5 years, only for them to gentrify it a few years later.



As a highly residential area near downtown, government centers, entertainment districts and universities, a high emphasis should be placed on transportation options other than by car. Reducing car dependency can also help counter rising housing costs.



Please add curb/sidewalk beautification as part of this project. This includes tree-lined drives and general landscaping. Please also include regular trash pick up. Due to the heavy foot traffic through the area to places like Cookout, Bojangles and gas stations on New Bern Ave, streets are littered with trash on a daily basis.



You guys are overpaid and a group of community members could've come up with be same plan for a fraction of the cost. Also, how many people working on this project live in this area? My guess is very few if any.



No



The area identified as 'Olde East Raleigh' is part of Southeast Raleigh, correct? If not, what boundaries are being used to identify Southeast Raleigh? It seems that any area adjacent to Downtown Raleigh becomes a new part of Downtown Raleigh that really is Southeast Raleigh. How are the decisions made as to what area is considered Southeast Raleigh? North Raleigh? West Raleigh? East Raleigh?



This is far less important, but has been annoying me for years. Please drop the "e" from "olde." This isn't medieval times. I was one of the people at the first community meeting suggesting calling it Old East Raleigh but somewhere along the way the city added that tacky "e." Should be just like Old West Durham and similar neighborhoods in the Triangle.



This study will need clearly state a specific number for new population expected. This area should see some change to support the BRT but there are other areas that can also change. Not addressing this number will likely leave this plan seeming like a NIMBY plan even if it is not.



I'd love to see an updated and modernized Olde East Raleigh (continue the Transfer Co. feeling) while still maintaining diversity in the neighborhood. Safety needs to be a priority as I personally witness multiple drug deals and fights in this part of town on a weekly basis.



I think that mixed-income housing, where tenants pay a fixed portion of their income for rent (capped at market rate) and with a certain percentage of units reserved for lower and middle income tenants is the best way to address affordable housing in Olde East and in fact other areas of Raleigh. This will allow people to live in neighborhoods where they work and in neighborhoods of their choosing.



Need more density to create a true walkable neighborhood for all.



Duke Energy has let the sub-station at MLK and East St rot, collect trash and generally serve as an eyesore at the entrance to this historic neighborhood. Pressure should be put on Duke to invest money in a beautification effort to complement the neighborhood



Due to the very strong urban form (close gridded streets) this area has the potential to be very walkable if made primarily mixed-use and somewhat denser (missing-middle to 5 stories).



I would like more detailed information on the previous plan that is being updated.



It's odd that the plannin area does not include the Battery Heights neighborhood.



On street parking is stretching farther east over time due to constrained supply downtown. How will this be handled, within what boundaries?



Chavis Park and other green space needs to be protected.



The old plan's focus on single family detached housing is unrealistic and inequitable at this point, and should be seriously re-assessed given the current conditions and trends for this area.