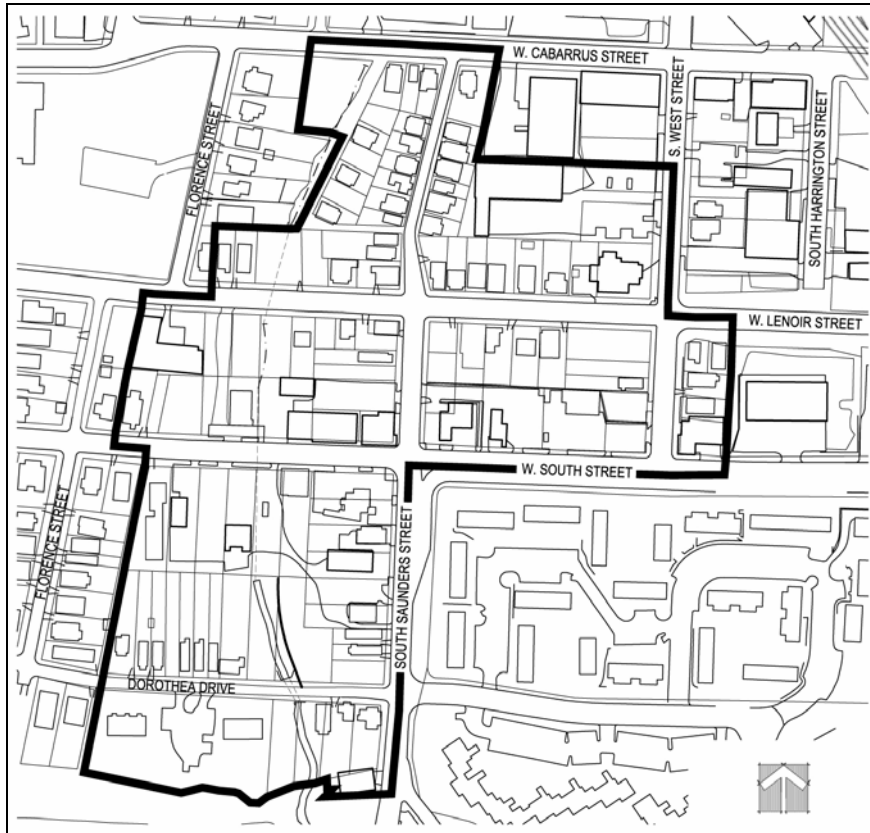


Saunders North Area Redevelopment Plan

9/21/04



City of Raleigh, North Carolina

**Prepared by the Downtown West Gateway
Task Force**

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I. INTRODUCTION

At its October 17, 2001 meeting, the Raleigh City Council authorized the development of the Downtown West Gateway Small Area Plan and Redevelopment Plan to develop plans, standards, guidelines and recommendations for the area on the western side of Downtown Raleigh, including areas for which no detailed small area planning efforts had been undertaken generally west of the North Carolina Railroad and Norfolk Southern Railroad lines generally between Downtown and the Boylan Heights Historic District. It was also intended that further, more detailed planning in this area would be needed to complement and become a key component of the Downtown Raleigh Livable Streets Plan adopted earlier in 2003. The Jamaica Drive Redevelopment Plan, generally located south of this area and south of Western Blvd. was approved by City Council in the late 1990's and also strongly recommended additional redevelopment activities to the north of Western Blvd. to help stabilize this deteriorated gateway area to Downtown Raleigh from the south and west.

The planning effort was divided into two phases of work. Phase 1, completed in 2003, included an analysis of a larger study area generally bounded by W. Morgan Street on the north, S. Dawson Street on the east, Western Blvd. on the south and the Boylan Heights Historic District Boundary and S. Boylan Avenue on the west. Pursuant to this Phase 1 effort, it was determined that a small area plan would be produced for the larger area, and that a redevelopment plan would be prepared for a specific blighted area described herein below meeting the standards set below under NCGS 160A-503 Urban Redevelopment Law. The Phase 1 analysis and subsequent certification report concluded that a specific blighted area existed within the southern portion of the study area which met the following criteria set forth in State Statutes for designating a redevelopment area:

- Substandard conditions exist in 72% of the structures in the blighted area. These substandard buildings have a tremendous impact on neighborhood quality;
- There is evidence of substantially increasing crime within the blighted area that impairs the sound growth of the community;
- Poor streetscape design, a great disparity in property values and non-conformities in lot sizes and the location of structures have a negative impact on investment in the area;
- Socio-economic conditions indicate a lower economic base for supporting new businesses and residential investment. A predominance of rental housing that is obsolete has resulted in minimal investment in building maintenance and property upkeep by owners;
- The median property values are only 20% of the citywide average;
- Some of the infrastructure does not meet city design guidelines or other standards. Two of the streets are substandard and some of the existing public utilities appear to be inaccessible for maintenance and repair if needed;
- There is a proliferation of vacant lots. This condition substantiates the apparent deterioration of structures throughout the area;
- Because of these blighted conditions, City intervention is justified in order to stabilize the neighborhood and to revive the health, safety, and welfare for residents and property owners. Without such intervention and infusion of resources, further decay, decline in the tax base and general divestment is very likely to occur.

Phase 2 work, to prepare both the small area plan and blighted area redevelopment plan, was authorized by City Council on August 5, 2003 pursuant to a Certification of Blight Report reviewed and adopted by

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the Raleigh Planning Commission on June 10, 2003. This area has been named for the purposes of this plan the Saunders North Area Redevelopment Plan.

This plan will establish mechanisms for the removal of substandard conditions and incompatible uses, as well as set forth tools for redevelopment, revitalization, stabilization and new economic development and investment opportunities for the blighted area. The previously described small area plan will set forth standards and guidelines for the larger study area. It is expected that this redevelopment plan and the activities proposed herein will provide a more secure and stable environment for continued investment in this portion of the City, and will contribute to the continued growth and stabilization of Downtown Raleigh to the east and the historic neighborhoods to the west and north.

Generally, this redevelopment plan describes activities to be undertaken by the City of Raleigh, North Carolina (herein referred to as the "City"), as well as other public and private entities, in the area bounded generally by W. Cabarrus Street on the north; Western Boulevard and W. South Street on the south; the boundary of the Boylan Heights Historic District on the west; and South Saunders Street and South West Street on the west. (For a more detailed description of the area, see "Project Area Description and Boundary" below). This area is generally referred to in this plan 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 22 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 power of condemnation or eminent domain authority if necessary.

This plan is also a public policy tool that directs local, State and Federal funds into distressed areas. It is a useful blueprint for the community, including local private property owners and businesses, to use in crafting strategies for area redevelopment. As a revitalization tool and public policy focus, Saunders North 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

Pursuant to a careful analysis of the larger Downtown West Gateway Planning Area, a smaller area generally bounded by W. Cabarrus St. on the north, S. West St., W. South St. and S. Saunders Street on the east, Western Blvd. on the south and the eastern boundary of the Boylan Heights Historic District on the west, has been determined to meet blighted standards set by the State of North Carolina under Article 22, Chapter 160A *Urban Redevelopment Law*.

This project area was certified by the Raleigh Planning Commission as blighted and meeting the standards set in G.S. 160A-503 as a redevelopment area on June 10, 2003. The blighted area consists of approximately 22 acres of land on the southwestern edge of Downtown Raleigh, immediately adjacent to the Boylan Heights Historic District. The boundary of the Saunders North Area Redevelopment Plan is shown on the Existing Location Map (See map BA-1), and is described more specifically as follows:

Saunders North Redevelopment Area Boundary Description

BEGINNING at a point, said point being the intersection of the centerline of West South Street and the eastern line extended of the property with Wake County PIN 1703.10.46.9268; thence westerly along the centerline of West South Street 602 feet± to its intersection with the centerline of South Saunders Street; thence southerly along the centerline of South Saunders Street 655 feet± to a point that is in the northern right-of-way line extended of Western Boulevard; thence westerly 679 feet± along said northern right-of-way line extended to a point that is in the eastern line of the property with Wake County PIN 1703.10.35.7787; thence northerly 170 feet± along said eastern line extended to the centerline of Dorothea Drive; thence northerly 450 feet± along the eastern lines extended of the properties with Wake County PIN 1703.10.35.7887, 1703.10.35.7992, 1703.10.35.8907, 1703.10.36.8001, 1703.10.36.8015, 1703.10.36.8027, 1703.10.36.8132, 1703.10.36.8178 to its intersection with the centerline of West South Street; thence westerly 60 feet± along said centerline to a point that is in the eastern line extended of the property with Wake County PIN 1703.10.36.8356; thence northerly along the eastern lines extended of the properties with Wake County PIN 1703.10.36.8356 and 1703.10.36.8467 to its intersection with the centerline of West Lenoir Street; thence easterly 128 feet± along said centerline to a point that is in the eastern line extended of the property with Wake County PIN 1703.10.46.0633; thence northerly 136 feet± along the eastern line of said property to its intersection with the southern boundary of the property with Wake County PIN 1703.10.46.1711; thence easterly along the southern line extended of said property 160 feet± to its intersection with the centerline of Rosengarten Alley; thence northeasterly 198 feet± along said centerline to a point that is in the southern line extended of the property with Wake County PIN 1703.10.46.2931; thence westerly 75 feet± along said southern line extended to the southwest corner of said property; thence northerly 169 feet± along the western line extended of said property to its intersection with the centerline of West Cabarrus Street; thence easterly 374 feet± with said centerline to a point that is in the eastern line extended of the property with Wake County PIN 1703.10.46.5932; thence southerly 203 feet± along the eastern line extended of said property to its intersection with the northwest corner of the property with Wake County PIN 1703.10.46.7736; thence easterly 375 feet± along the northern line of said property to its intersection with the centerline of South West Street; thence southerly 286 feet± along said centerline to its intersection with the centerline of West Lenoir Street; thence easterly 126 feet± with said centerline to a point that is in the eastern line extended of the property with Wake County PIN 1703.41.56.0412; thence southerly 303± feet along said eastern property line extended to the point of beginning.

The entire rights-of-way of both S. Saunders Street from W. South Street to the Western Boulevard overpass and W. South Street from Boylan Heights Historic District boundary line to S. Dawson Street adjacent to Heritage Park are also to be addressed and included in this redevelopment plan as areas in need of special streetscape planning.

III. GOALS AND OBJECTIVES

The principal goals of this redevelopment plan are to develop new and improved housing stock, create economic development and employment opportunities, rehabilitate deteriorated buildings, visually enhance the area with streetscape improvements, improve public safety, continue to develop the City's greenway system through the area, develop an integrated and interconnected pedestrian, bicycle and street network in the area, develop guidelines and standards for urbanization and more dense land uses in and

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around the Intermodal Transportation Center and TTA's Downtown Regional Rail Transit Station, coordinate with and implement appropriate recommendations contained in the Downtown Raleigh Livable Streets Plan and Program, promote development and stabilization on the western edges of Downtown, especially adjacent to the new Convention and Civic Center and provide good, sound transitions between this developing/redeveloping area and the adjacent neighborhoods, especially the Boylan Heights Historic District to the west. Specific objectives are as follows:

- To create an environment whereby mixed land uses of new single family, higher density housing, lodging, retail, office and a mix of compatible land uses are appropriate;
- To encourage a vertical mix of land uses where practical in designated portions of the area;
- To reduce crime to ensure the safest area possible with cooperation of residents, property owners and City police;
- To demolish designated deteriorated structures and to sensitively redevelop vacant parcels;
- To sensitively rehabilitate structures not planned for acquisition and demolition;
- To encourage the preservation **and rehabilitation** of significant or contributing **existing** structures wherever feasible and not in conflict with other major plan goals, and to use the existing architectural and historical character within the area as a guide for new construction;
- To encourage the protection of natural features and riparian buffers areas along Rosengarten tributary of Rocky Branch that traverses the area from south to north and to develop standards for a more multi-purpose, urban greenway through the area;
- To acquire necessary properties, whether vacant, standard or deteriorated, adjacent to the urban greenway to create larger open spaces to provide needed park and open space functions in the larger area;
- To engage in cooperative redevelopment/reinvestment programs and ventures, where appropriate, with area institutions, public and private businesses and nonprofit organizations;
- 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 good transitions between urbanizing, more densely developing portions of the area and adjacent neighborhoods, especially Boylan Heights;
- To allow for increases in intensities and densities of development to the north adjacent to the Intermodal Transportation Center area and to the east adjacent to the proposed Convention and Civic Center;
- To create investment opportunities for new housing, compatible lodging and office developments through land assemblage and public infrastructure improvements;
- To stabilize and enhance the W. South Street/S. Saunders Street Business Area as a core retail, mixed use center supporting the immediate area, as well as adjacent neighborhoods and the Convention and Civic Center/BTI Center areas;
- 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 from the south and west;
- To enhance views through the area of the evolving Downtown skyline;
- To improve street and pedestrian access into and out of this area from Downtown and to new redevelopment sites without creating undue traffic burdens on adjacent neighborhoods;
- To develop streetscape plans to visually improve the rights-of-way of area streets, especially

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S. Saunders Street, W. South Street, W. Lenoir Street and W. Cabarrus Street;

- To encourage a mix of land uses, income levels and diversity of peoples in the area.

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 blighted area currently consists of 86 structures and a wide mix of land uses, some of which are incompatible. There are mostly industrial uses along the northern edges in the W. Cabarrus St., S. West Street and S. Harrington St. area. A fragmented mostly deteriorated, renter occupied residential area can be found along S. Saunders St. and W. Lenoir St. between the northern industrial area and the S. West St. commercial corridor. There are several vacant lots in this area, as well as an established church.

The southern portion of the blighted area consists of neighborhood business and other commercial/industrial uses along W. South and S. Saunders St. This area can be characterized as generally deteriorated, cluttered and unkempt appearance with unpaved parking lots and several vacant lots. There are residential uses, some single family and some apartment buildings to the west and south adjacent to Boylan Heights, within the southernmost portion of the blighted area, generally along S. Saunders St. and Dorothea Drive. (See Existing Land Use Map BA-2 and Existing Public Improvements Map BA-4)

Existing zoning in the area ranges from Industrial 2 (I-2) in the north, with Residential 20 (R-20) through the middle of the area along W. Lenoir and S. Saunders St., to Neighborhood Business (NB) along W. South St. and S. Saunders St. There is an area of Residential 10 (R-10) on the north and south sides of Dorothea Drive and along W. South St. in the southern portion of the area. (See Existing Zoning Map BA-3) The project area shall accommodate predominately new infill development, rehabilitation of specifically designated structures, new urban greenway development and stream buffer/open space/parkland acquisition, preservation and development as appropriate. New infill development should be a mix of lower scaled detached and attached housing within transition areas adjacent to Boylan Heights, attached and vertically mixed residential, residentially sensitive lodging/hotel/motel, residential business retail, office, or a mix of the above uses, as well as existing commercial uses within the eastern portions of the redevelopment area and along the primary mixed use corridors of W. South Street and S. Saunders Street.

New development should respect, and should be examined on a case-by case basis, as to the compatibility of scale and design of new construction with the surrounding area, and be in accordance with any other design guidelines outlined in this plan. Generally lower scaled structures would occur as transitions in the western portions of the redevelopment area as shown on the attached Preliminary Site Plan Map, with increasing scale and height to the east adjacent to Downtown. 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 BA-5)

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In addition to new infill development on assembled sites, the plan proposes that all properties not acquired should be sensitively rehabilitated. Most of the nonresidential structures and developed properties, generally found on S. Saunders Street, W. South Street, W. Lenoir Street, S. West Street, S. Harrington Street and W. Cabarrus Streets are proposed to be rehabilitated or rebuilt 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 area streets, especially S. Saunders Street, W. South Street, W. Lenoir Street and W. Cabarrus 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 additions or off-street parking where a variety of nonresidential uses could be accommodated. Care must always be taken, however, to the installation of careful screening of rear parking, utility areas or additions that are adjacent to residential structures.

All properties located in the project area should conform to the proposed zoning as follows (See Proposed Zoning Map BA-6): *Conditional use zoning cases are strongly encouraged throughout the area in order that future development can better adhere to design standards, recommendations and other guidelines contained in this plan. The City should also initiate rezoning cases to move this project along as quickly as possible as a critical implementation tool.*

- 1. W. South Street and S. Saunders Street Neighborhood Center:** This area could remain zoned Neighborhood Business (NB), although a rezoning to Business (B) similar to most of Downtown Raleigh would allow more flexibility, especially with regards to mixed uses and recommended minimal setbacks, and is therefore proposed. This area should also be considered for additional study for designation as a Pedestrian Business Overlay District (PBOD), and should be considered for a high priority implementation item upon the adoption of this plan. This would require the development of a more detailed streetscape plan and parking plan, with more specific design standards and parking requirements. The Parking Plan specifically should examine mechanisms for providing additional parking along W. South Street and S. Saunders Street, especially in the areas of excessive street width, solving existing loading problems, and should pursue means for constructing adequate parking and loading facilities to the rears of existing and proposed commercial and mixed use buildings.
- 2. Rosengarten Urban Greenway:** This expanded greenway and park area should be zoned to Conservation Management (CM) where appropriate.
- 3. Western Transition Area:** This area should remain zoned R-10 where currently zoned and other areas rezoned to R-10 to encourage single family residential uses on small lots. Exception are the property at W. Cabarrus St., west of Rosengarten Lane recently rezoned to R-20 CUD, which should remain as currently zoned to follow historic district guidelines; and the property south of Dorothea Drive adjacent to Western Blvd. which should be considered for rezoning to a higher density up to R-15 due to its location adjacent to this Primary Arterial Thoroughfare and the need for more flexibility and density in designing a highly compatible, attached townhome or condominium project.
- 4. Old South Saunders Street North:** This area is currently zoned R-20, with one parcel zoned Industrial-2. This area should remain zoned R-20, with the one parcel at the corner of W. Cabarrus and S. Saunders Streets rezoned to R-20, in order to accommodate the very small lots and unique built environment that currently exists in this one block section between W. Cabarrus

Street and W. Lenoir Street. The existing character and setbacks within this area should be carefully preserved to the maximum extent feasible or replicated as closely as possible with new construction.

- 5. W. Lenoir Street Mixed Use Residential Business Area:** This area is currently a mix of R-20, I-2 and NB zoning, but should be considered for rezoning to Residential Business (RB) if a residential character is desired that allows a mix of residentially-scaled and compatible businesses and other uses. The southwest corner of W. Lenoir St. and S. Saunders St. should also be rezoned to Residential Business (RB), to better accommodate expansion of existing church uses and possible future residential or residentially sensitive nonresidential uses as a transition between the neighborhood retail center to the south and the surrounding revitalizing residential areas. The old warehouse area north of the properties fronting on W. Lenoir St. and east of S. Saunders St. should be rezoned from I-2 to Business District to allow development flexibility, especially if combined with other properties to the north fronting on W. Cabarrus St. The area proposed for attached residential development on the east side of S. West St. between W. Lenoir St. and W. South St. could be considered for rezoning to R-15 if only residential uses are built, or Business (B) to allow more flexibility, especially for mixed used development with ground floor retail along with the townhome development.

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. If public nuisances do exist, they should be dealt with aggressively and accordingly, pursuant to City and State enabling authorities.

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 may be allowed according to individual needs of redevelopers provided they do not conflict with the land use and development provisions of this plan. (See Proposed Public Improvements Map BA-7 and Proposed Preliminary Site Plan Map BA-8)

Specific Area Recommendations

- 1. W. South Street and S. Saunders Street Neighborhood Center:** This area is generally the existing commercial area along W. South Street from the Rosengarten Urban Greenway tributary on the west to the eastern boundary of the redevelopment area on the east, and along S. Saunders Street, south of W. South Street, from the rear property lines along the eastern boundary of the Rosengarten Urban Greenway southerly to the Western Boulevard overpass. This area should undergo a general and significant clean-up effort with existing buildings being rehabilitated to meet various City Code standards, and new compatible construction on the several vacant lots within the area. Attempts should be made to bring new or redeveloped buildings to the front property lines to the maximum extent feasible to create the feel of an older, coherent, small neighborhood commercial area, such as Five Points or the Person Street Business

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Area. Mixed uses are strongly encouraged, especially vertical mixed uses where retail occurs predominantly on the first floors with office and residential uses above. Building heights should generally be no more than two or three stories, although higher mixed use buildings may be appropriate just beyond the eastern edge of the redevelopment area in close proximity to the new Convention and Civic Center.

As mentioned above in the Land Use and Zoning Plan, a Pedestrian Overlay Zoning District should be pursued for this area as a high priority implementation item. The Parking Plan specifically should examine mechanisms for providing additional parking along W. South Street and S. Saunders Street, especially in the areas of excessive street width, solving existing loading problems, and should pursue means for constructing adequate parking and loading facilities to the rears of existing and proposed commercial and mixed use buildings. Such rear parking lots should be designed with safety in mind, and should be well-lighted, secure and not designed to encourage increased crime opportunities within the general area.

As referred to below in **Streetscape Plans**, urban streetscape treatments with special, area specific sidewalk treatments, street trees, street furniture and special lighting treatments should be considered for this neighborhood center commercial/mixed use area, as well as eventual utility line undergrounding. The widest portions of W. South Street east of S. Saunders Street should be closely examined to determine if the street could be narrowed, while still providing needed additional parking, sidewalks could be widened, and a possible planted median could be installed. Slower traffic design speeds should be pursued in making these improvements, especially as the area becomes more pedestrian oriented through the designation of a Pedestrian Business Overlay District (PBOD).

Visual improvements to this area should include the paving of gravel parking areas, screening of parking and storage areas, general landscaping and the removal of dumped debris and overgrown weeds. Expansion of the uses in this area and/or their parking/storage needs could be accommodated on acquired or existing land to their rears. Landscaped buffers should be established between commercial/mixed uses and any adjacent residential uses, and especially between proposed parking facilities and the proposed Rosengarten Urban Greenway. Sensitive infill of vacant lots with new construction is important to achieving the proper visual character for this area.

2. Rosengarten Urban Greenway: This natural area should become a defining and significant feature and open space for the redevelopment area as well as for surrounding areas. It should serve as a key pedestrian/bicycle/multipurpose transportation and recreational link between the cross-City Rocky Branch/Walnut Creek Greenway to the south and the emerging Intermodal Transportation Center and intensifying redevelopment to the north in the Railroad Wye area.

The plan proposes that natural riparian areas, vegetated buffers and an urban greenway be established adjacent to the Rosengarten tributary. Whereas a riparian buffer requires 50 feet on either side of the tributary, a minimum of 75 foot (combination of easement or fee simple ownership) on each side of the stream may be more advisable to accommodate the more urban character proposed. It is further proposed that portions of the stream that may have been placed in culverts or covered over (other than under street rights-of-way) should be re-opened or “day-lighted” in order to restore the natural streambed throughout the area.

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The only uses allowed in the urban greenway would be carefully installed, paved and easily accessible multipurpose, greenway trails, public utilities as necessary, open space amenities, good lighting and other appropriate park functions within larger or wider areas acquired adjacent to the greenway itself. This would include expanding the existing minipark north of W. Lenoir Street to include additional parcels along the north side of W. Lenoir Street, but not including any properties currently within the Boylan Heights Historic District, and acquiring all of those vacant and deteriorated properties on the east side of Rosengarten Lane. This would call for the closing of Rosengarten Lane as a public street so the old right-of-way can become part of the urban greenway. Tree preservation should be a goal throughout the area as it redevelops, especially along the Rosengarten tributary and along any existing street.

Areas of overgrown vegetation, which occur in several locations along the tributary, should be carefully pruned, thinned and managed to a more well-kept, well-lighted and safe urban appearance. Any new buildings built in this vicinity will be placed out of the 100-year floodplain, with only greenway trails, public utilities, open space amenities and off-street parking, if needed to support adjacent redevelopment, to be placed within these flood prone areas.

Additional funding sources for the greenway project should be pursued, and could include the City's Parks Bond funds, the State's Wetland Restoration Fund and NCDOT's Enhancement Program as an active transportation corridor between the Rocky Branch Greenway and the Intermodal/TTA Regional Rail Facilities.

Consideration must be given to extending the Rosengarten Urban Greenway with possible additional adjacent open space beyond the northern boundary of the redevelopment area at W. Cabarrus Street through the Dupont Circle area, with creative solutions developed for connecting this vital urban greenway corridor across or under the NCRR lines into the Intermodal Transportation Facility and supporting new developments.

In addition, steps must be taken to extend the urban greenway to the south, either within the northern right-of-way of Western Boulevard (if sufficient and appropriate r-o-w exists) or more likely along Dorothea Drive out to S. Saunders Street, then under the Western Boulevard Overpass to connect with the existing Rocky Branch Greenway Crossing at Jamaica Drive.

3. Western Transition Area: The western transition area includes those properties generally west of the Rosengarten Urban Greenway tributary up to the eastern boundary of the local Boylan Heights Historic District.

Attached, historically sensitive, well designed and contextual townhome or condominium development would occur in three areas: along the south side of Dorothea Drive up to the Rosengarten tributary; along the south side of W. Lenoir Street up to the Rosengarten tributary; and along the south side of W. Cabarrus Street up to the Rosengarten tributary, with densities as recommended on the attached Proposed Land Use Map. This attached housing should generally be two stories in height, although three stories may be considered appropriate on a case-by-case basis based on general massing, scale and compatibility with nearby architecturally or historically contributing structures. The attached housing south of Dorothea Drive may have slightly higher densities up to 14 dwelling units per acre due to its location adjacent to Western Blvd., which is classified as one of the City's Primary Arterial Thoroughfares.

Other areas within this western transition area should include rehabilitation of existing single family structures where practical, with new infill development that is sensitive to the nearby historic district context. This plan further proposes that the westernmost, architecturally significant structure on the north side of W. South Street immediately adjacent to the Boylan Heights Historic District be preserved and rehabilitated if possible. One to two story height limits are recommended for single family detached housing along the north and south sides of W. South Street, the north side of Dorothea Drive and along a **new north-south street** (perhaps calling it Rosengarten Lane since the older section of Rosengarten Lane to the north is proposed to be closed.) to be constructed between Dorothea Drive and W. South Street. It is possible for several new single family houses to be constructed on the west side of this new street, with the east side of the street being the Rosengarten Urban Greenway tributary, designed in a manner similar to the Chavis Heights Greenway east of Downtown Raleigh. Densities would be those allowed within R-10 zoning, encouraging small lots and houses built close to the street similar to those structures that currently exist in the area. Attempts should be made to emulate the unique character of Old S. Saunders Street North in developing this new street, with narrow street widths, sensitively designed, densely developed houses and very small lots and setbacks to create a very urban, detached single family character. This type of more dense, detached development could further take advantage of the Rosengarten Urban Greenway directly across the street. Parking areas just to the east of the greenway should be carefully designed with a pleasant view towards the new street and redeveloped houses. Housing along this new street, combined with the urban greenway, could also promote increased safety and visibility for the rear parking areas to the east.

4. Old South Saunders Street North: This one-block stretch of S. Saunders Street from W. Cabarrus Street to W. Lenoir Street has been described as one of Raleigh's most unique older streets, with its narrow, winding character and detached houses close to the roadway, it is reminiscent of urban streets in much older, more unstructured cities. This plan recommends that this character be retained to the maximum extent feasible, with existing houses rehabilitated where practical and new infill housing built to closely fit with the existing character of the area. New construction within the area may be necessary only if houses cannot be rehabilitated and must be very sensitively designed to retain the unique qualities of this urban streetscape. The existing housing currently fronting on W. Cabarrus Street should be carefully evaluated for rehabilitation and preservation as an entrance feature to the Old South Saunders Street North area. If rehabilitation is not possible, subdivision of the lots should provide for new infill housing to front on S. Saunders Street rather than W. Cabarrus Street.

It is proposed that this one block section of S. Saunders Street remain one-way with parking on one side where possible. As the Rosengarten Urban Greenway is developed and properties are acquired to the rear of the houses fronting on S. Saunders Street, a public alleyway should be considered along the eastern edge of the Greenway property and adjacent to the rear lot lines of the residential properties to provide improved parking for the detached residences. The proposed Rosengarten Urban Greenway should be a major asset that should contribute to stabilization of the properties and the attraction of new investments for rehabilitation and/or new construction within the area. This block should remain a combination of one and two story, single family houses.

Home ownership is strongly encouraged here, as well as other residential zones, such as along W. Lenoir St., within the redevelopment area. City and other programs to assist in transitioning rental properties to home ownership should be established and implemented wherever possible. Designs should be compatible with the existing historic nature of surrounding areas, including bungalows, Victorian or

Classical-styled cottages and the like.

The future connection of Glenwood Avenue to South Saunders South Street corridor should be removed from the CAMPO Thoroughfare Plan and downgraded in the Raleigh Comprehensive Plan to a collector street from Morgan Street to South Street. Such a thoroughfare, if constructed, would not only be detrimental to the redevelopment of this blighted area, but would likely have negative impacts to the north within the Glenwood South pedestrian-oriented retail and entertainment area and to stabilizing neighborhoods both to the north and south.

5. W. Lenoir Street Mixed Use Residential Business Area: This area generally includes properties on the north and south sides of W. Lenoir Street from the Rosengarten Urban Greenway on the west to the eastern boundary of the redevelopment area, plus those properties on the east and west sides of S. West Street. This area is to serve as a residential transition area to the more intense commercial and higher density residential uses to the north and east within the Transit Station Area Core, Downtown Core and around the new Convention and Civic Center.

Whereas residential uses would be the primary land use, it is proposed that vertical mixed uses be encouraged whereby residential business type uses allowed within the Residential Business zoning district could occur on the first level of structures, with office and residential above. Single family detached residential with residential business potential would be the primary use on both the north and the south side of Lenoir Street between S. West Street and S. Saunders Street. Existing structures could be rehabilitated if practical, or new sensitively designed infill could be constructed to complete the streetscape. Infill should fit within the existing scale and character of the area, but could be two to three stories in height.

Attached townhome or condominium development, or buildings with ground floor business or office and residential above, is recommended on the east side of S. West Street south of W. Lenoir to W. South Street, again being carefully designed to fit the context of surrounding historic developments, but could be two to three stories in height. This area could have slightly higher densities up to 14 dwelling units per acre as a transition to the much higher intensities just to the east around the new Convention Center. It is further proposed that the existing church uses on the southwest corner of W. Lenoir Street and S. Saunders Street be allowed to remain and expand as necessary as a transition between the neighborhood business area to the south, with expansion opportunities up to the Rosengarten Urban Greenway on the west and to the south adjacent to the retail, mixed use area along W. South Street. If this church expansion opportunity does not occur, the properties in this area should redevelop for detached single family residential uses similar to the other houses along W. Lenoir Street between S. Saunders Street and S. West Street, with residential business opportunities similar to the other areas of the W. Lenoir Mixed Use Residential Business Area.

The existing nonresidential structure at the northwest corner of S. West Street and W. Lenoir Street could remain as a sensitively rehabilitated residential business uses, or a combination of residential and residential business uses. The old warehouse property to the rear of those lots fronting on W. Lenoir Street could be considered for redevelopment along with properties to the north fronting on W. Cabarrus St. and could be considered as part of a larger more intense, mixed use development. Such a redevelopment must however consider and include adequate transitions to the detached single family or residential businesses uses likely to occur adjacent to and just to the south along W. Lenoir St. and the

residential detached uses to the west along Old South Saunders St. North.

General Area Recommendations

Streetscape Plans: Detailed urban streetscape plan should be developed for S. Saunders Street and W. South Streets to visually improve these older commercial/mixed use areas south of W. Lenoir Street. These detailed plans should include both the east and west sides of the right-of-way both streets to include areas along the north and west sides of Heritage Park. Extensive sidewalk and street tree planting needs should be a part of these streetscape plans, including appropriate street furniture, and the front facades of existing buildings should be rehabilitated throughout this area. ***Such improvements should therefore be included for consideration in the City's facade renovation grant program.***

Overhead utility lines should be placed under ground (or consolidated where possible as a preliminary step to under grounding to reduce overhead visual blight). Special street lighting should also be a part of this more detailed planning effort. Along these streets, every effort should be made to minimize curb cuts and promote shared drives and parking facilities. All existing off-street parking areas fronting on public streets (as an interim step to future redevelopment with mixed use buildings) should be paved, screened and landscaped. New parking lots or decks should be hidden from general public view where practical, and located behind or under existing and proposed commercial or mixed use structures.

Consideration should be given to lowering the design speed and narrowing W. South Street with wider, landscaped, more urban sidewalk treatments and the possible use of a landscaped median to break this wide expanse of street. Opportunities for additional and better designed on-street parking and improved loading areas should also be further pursued.

New, sensitively designed infill development should be encouraged along both streets to provide a continuous line of buildings where possible along street frontages, with consideration given to two to three storey buildings with vertical mixed uses to bring life to the area. This mix could include first floor retail with upper floor office and residential uses.

Streetscape plans should also be developed for W. Lenoir Street and W. Cabarrus Streets. These plans should include sidewalk improvements and tree plantings, but may not need to be of the wider, more urban character necessary for W. South and S. Saunders Streets. The exception would be the need for a wider, more urban treatment of W. Cabarrus Street beginning at West Street to connect the Amtrak Station area, with improved pedestrian/vehicular crossings of the existing rail lines, to the new Convention Center area. These more urban improvements would generally be outside of the redevelopment area plan boundary, but should be covered in more detail in the small area plan.

Throughout the area, sidewalks should be improved or constructed, where needed or practical and appropriate street trees planted. (See Proposed Public Improvements Map BA-7)

Transportation Plans: This plan calls for all public streets and sidewalks to be brought up to current City standards, with curb and gutter and new sidewalks installed where necessary and practical. **The future connection of Glenwood Avenue to South Saunders South Street corridor should be removed from the CAMPO Thoroughfare Plan and downgraded in the Raleigh Comprehensive Plan to a collector street from Morgan Street to South Street.** Such a thoroughfare, if constructed, would not

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only be detrimental to the redevelopment of this blighted area, but would likely have negative impacts to the north within the Glenwood South pedestrian-oriented retail and entertainment area and to stabilizing neighborhoods both to the north and south. Such a thoroughfare would require an immense bridging structure over the railroad wye area, as well as significant widening through the center of the area. This could significantly hamper or destroy the chances of redeveloping the Downtown West blighted area between Boylan Heights and the Downtown Core.

In order to promote better interconnectivity of streets in this area, which has been identified as a significant problem as the area intensifies due to the proposed Intermodal Transportation Facility, TTA Station and more transit-oriented development, it is imperative that other street connections be pursued in the planning area. This could include connections of collector or commercial streets into and through the Intermodal Center complex, and other possible north-south connections across the railroad tracks, such as the extension of S. West Street. These particular street extensions could be better facilitated by the relocation of the extensive rail yard facilities in the area and will require additional study.

Other transportation changes recommended by this plan are the closing of Rosengarten Lane pursuant to the acquisition of adjacent properties for the development of the Rosengarten Urban Greenway, and the development of a new interconnected, smaller-scaled residential street between W. South Street and Dorothea Drive. **It is also proposed that the one-block, strip-paved section of Dorothea Drive between Florence Street and S.Saunders Street be improved with curb, gutter and sidewalk to match the existing improved section west of Florence Street to S.Boylan Avenue, and to accommodate proposed redevelopment on both the north and south sides of Dorothea Drive in the vicinity of the Rosengarten Urban Greenway.**

All one-way streets within the redevelopment area should be further studied and considered for conversion to two-way traffic, with the exception of S. Saunders Street between W. Cabarrus Street and W. Lenoir Street. This includes Dorothea Drive, W. South Street east of S. Saunders Street and W. Lenoir Street. Improvements are needed to the intersection of W. South Street and S. Saunders Street, especially as traffic is expected to increase in the area with the opening of the new Convention Center, hotel and other support facilities. **Additional studies are needed to address potential intersection congestion and to examine several design options to assist in calming traffic** (See Proposed Public Improvements Map BA-7).

Historic Preservation: The Historic Districts Commission has reviewed a draft of the proposed plan and recommends that a study be performed to determine if portions of the area (primarily West Lenoir Street and the portion of South Saunders Street north of Lenoir) would qualify for National Register District nomination. In addition, the scope of the study should also determine areas that may qualify for Local Historic District Zoning Overlay District designation. The Historic Districts Commission would serve as sponsor for the implementation of this evaluation.

VI. ESTIMATED COSTS AND METHODS OF FINANCING

A. Property Acquisition/Assemblage	\$ 3,200,000
B. Relocation	\$ 600,000
C. Moving/Demolition	\$ 300,000
D. Rehabilitation	\$ 2,300,000

JDAVIS ARCHITECTS, PLLC

9/21/04

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E. Public Improvements	\$ 3,000,000
F. Planning	\$ 1,200,000
Total:	\$10,600,000
FY 04-05	\$ 0
FY 05-06	\$ 2,120,000
FY 06-07	\$ 2,120,000
FY 07-08	\$ 2,120,000
FY 08-09	\$ 2,120,000
FY 09-10	\$ 2,120,000

The source of funding is the City of Raleigh General Fund, the City of Raleigh Capital Improvement Budget Fund, possible State and Federal funding sources to be identified, possible City of Raleigh Bond Funds and City of Raleigh CDBG funds, as well as private investment funding and public/private joint venture funding. With the limited amount of CDBG funds, and with the conditions attached thereto to benefit to the maximum extent, low and moderate income individuals, it is essential that these other funding sources be aggressively pursued. An example is the pursuit of Wetlands Restoration Funds and NCDOT Enhancement Funds for the Rosengarten Urban Greenway, and bond and other City funds for both the residential and nonresidential projects.

VII. REDEVELOPMENT ACTIONS

Intent

This section explains those actions that 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 several 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 that 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.

The City will take special care when working with elderly property owners and their families in the redevelopment area. The City will detail the redevelopment process and implementation of the plan to property owners, with special assistance to be provided, if needed, for elderly residents. The City will use existing provisions for working with sensitive cases, such as these, and will continue to adapt its process to meet the needs and relocation requests of these persons. The City or its agent shall focus on an educational component for residents and property owners to better understand the redevelopment process and implementation, the rezoning process, and other related information. This can be accomplished in conjunction with a future community design workshop and also through other means.

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 shall encourage property owners to maintain streetscapes on their property.

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. As part of this service, the City will maintain the greenway throughout the redevelopment area. The plan calls for any dangerous vegetation to be removed along the greenway. This may include areas of thick bushes that obscure parts of the trail and may be havens for illegal activities. The plan also encourages the City to increase housing code enforcement throughout the redevelopment area through the duration of the redevelopment process and after implementation.

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;

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- 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.

Properties to be acquired are shown on the Land Acquisition Map (See Proposed Acquisition Map BA-9) and as discussed in the plan text.

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 does not automatically imply demolition of existing structures, although this is often the case in order to assemble and clear tracts for new infill housing and nonresidential developments, and to remove specific nuisance properties. Acquisition may also be necessary to accomplish redevelopment objectives specific to this plan such as rehabilitation of architecturally or historically significant structures and areas, and/or resale and rehabilitation to promote the overall goal of achieving a greater percentage of home ownership within the blighted area.

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

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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 he 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; and 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

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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 loans, grants, contributions, private resources 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. The development of private sources of revenue to assist in implementing this plan is strongly encouraged.

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. CDBG funds may only be used where a national objective is being met, primarily benefit to low- and moderate-income persons as defined by HUD and contained in the City's adopted five-year Consolidated Plan. The next five-year Consolidated Plan will be adopted on or before May 3, 2005.

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. CDBG or HOME resources are only available if the occupants meet federal standards of low- and moderate-income status. 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 project area. Relocation services will be extended to persons and nonresidential establishments displaced by project actions. The relocation of site occupants will be in accordance with the following policies of the Uniform Relocation Act (URA) and the City's Optional Relocation Policy for locally funded capital improvement projects:

- Relocation advisory assistance by the relocation staff;
- Referrals to displaced for comparable replacement dwellings from a full range of neighborhoods within Raleigh's housing market;
- Comparable replacement housing that is within the financial means and adequate to displaced needs;
- Referrals to appropriate agencies or services that will assist the displaced as needed;
- Business concerns and non-profit organizations to be displaced shall be provided assistance to aid in their satisfactory re-establishment with a minimum of delay and loss of earnings;
- The City will give a minimum of 90 days notice before requiring actual relocation; and the City will provide financial assistance to displaced individuals or families who meet the eligibility criteria in accordance with URA.

No family or individual would be required to move from a home in the project 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.

The relocation officer of the City will be in charge of the relocation activity, and will maintain contact with the occupants, and assist the displaced with locating suitable standard housing available in the community and offer all possible assistance within the City's power for relocation of occupants of the project area.

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 weather tight, 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 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 intended that all dwellings into which project 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 and the displacees will be given up to 18 months to locate standard housing.

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.

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

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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; and
- 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; and
- 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 2034.

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 from the west, with significant views of the downtown skyline. It also serves as an entrance to the older Boylan Heights neighborhood to the west. 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 should be of the highest quality of construction and design.

Design and Site Development Guidelines for New Construction

Building Orientation

All new buildings should be oriented to the primary street with front doors and yard areas facing the public streets. In the case of assembled tracts, new construction of townhomes and condominium projects should also place front doors facing public streets, with parking to the rear. Condominium and townhome projects on assembled tracts should be considered on a case-by-case basis to determine the best fit with individual streetscapes and the immediately surrounding environment. Attached housing that is

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perpendicular to the existing public streets should be generally discouraged; new housing should be placed horizontally along street faces, wherever practical. Detached smaller houses on small lots are an established pattern of development in the area and should continue to be encouraged.

Exterior Appearance Guidelines

Basic details of new facade design should be obtained from nearby architecturally significant buildings. Materials or design techniques generally foreign to the character of the redevelopment area should not be employed in new facades unless such changes are considered to be complementary to other redevelopment projects and architectural styles used in the redevelopment area or closely surrounding areas.

Nonresidential building facades should not be covered with materials such as aluminum or vinyl siding. Natural brick masonry should generally be left unpainted. 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 false mansard roofs are not permitted.

New commercial or mixed use structures should generally maintain the appearance of early twentieth century storefronts, such as those found in the nearby Depot National Register Historic District. New constructions should follow these standards, although on a case-by-case basis modern elements complementary to newer construction in nearby areas, such as the proposed Convention and Civic Center or other more modern public or private projects in the general vicinity could be considered on new nonresidential or mixed used buildings based on their individual appropriateness.

New residential infill projects should emulate the scale, character, style and building materials of the older existing structures in the area, as well as adjacent historic areas. Although modern architectural styles may not be totally prohibited, they should be sensitively designed and fit well with traditional building styles found nearby, such as Craftsman bungalows, Victorian or Classically-inspired cottages, larger houses and the like, and should employ similar building materials. Hardiplank or closely simulated wood products would be allowed, but not vinyl or aluminum siding.

Building Setbacks

Setbacks should be based on site conditions, existing and/or historic building patterns in the area and presenting the best possible visual impact from the adjacent streets and thoroughfares. Buildings in this area are generally built very close to the street, a pattern that should be used throughout the area. Buildings should not encroach upon the 100-year floodplain of the Rosengarten tributary of Rocky Branch that traverses the area from south to north.

Building Materials

Natural or indigenous building materials should be used on new single family or attached residential construction, such as wood, shingles, stucco and brick to complement the materials currently found in the area and in adjacent historic areas. Acceptable exceptions could be manmade, visually compatible siding such as hardiplank and similar products that closely simulate wood. Vinyl and aluminum siding is strongly not permitted.

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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 gateway area to Downtown from the west. Parking areas, utility areas, dumpster locations and the like should be sensitively landscaped and/or screened, but consideration must also be given to public safety and not creating havens or harbors for hidden or illicit activities.

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

Within designated transition areas adjacent to the Boylan Heights Historic Districts, and generally within the boundaries of the redevelopment area, buildings should be compatible in scale and architecture, with two to three story building height maximums as designated. Within the few blocks just east of and outside of this redevelopment area, especially along W. Cabarrus Street, S. Harrington Street and W. South Street, closer to the Downtown core area and the new Convention and Civic Center, taller structures may be appropriate.

Dwelling Unit Size.

New dwelling units constructed should be as spacious and accommodating as possible to meet the needs of new residents and shall conform to the most current size standards for efficiency, one, two and three or more bedrooms and other required heated living space to meet requirements set by various City, State, Federal or private funding sources.

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

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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.

Existing commercial structures should generally maintain the appearance of early twentieth century storefronts, such as those found in the nearby Depot National Register District. New constructions should follow these standards, although on a case-by-case basis modern elements complementary to newer construction in nearby areas, such as the proposed Convention and Civic Center or other more modern public or private projects in the general vicinity could be considered on new nonresidential or mixed used buildings based on their individual appropriateness.

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.

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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.