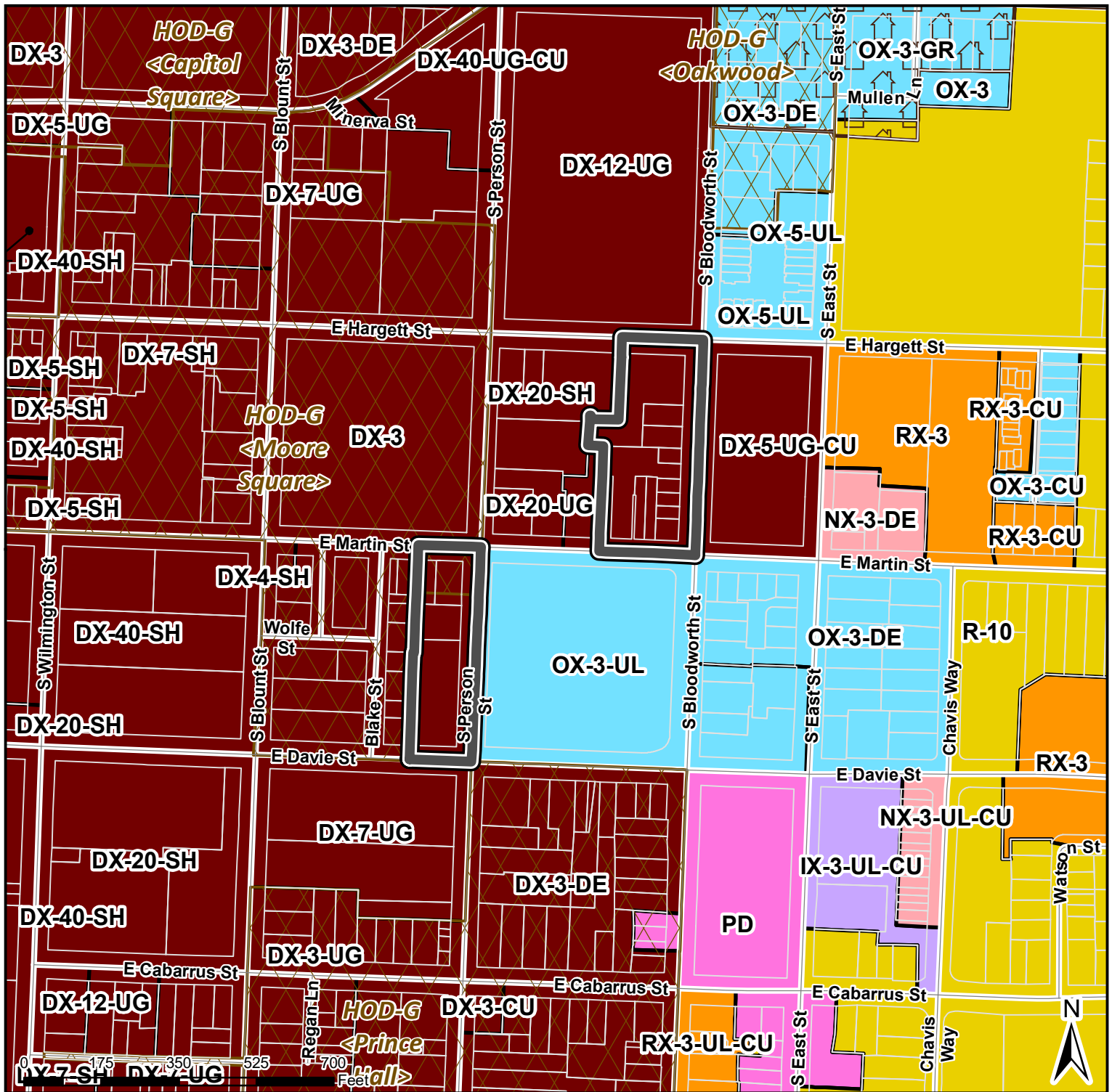


Existing Zoning

Z-69-2021



Property	225 E Davie St, 226-230 E Martin St; 317-327 E Martin St, 210-228 S Bloodworth St, 330 E Hargett St
Size	2.63 acres
Existing Zoning	DX-3-SH w/part HOD-G; DX-12-UG-CU
Requested Zoning	DX-12-SH w/part HOD-G; DX-12-UG

Location


Rezoning Application and Checklist

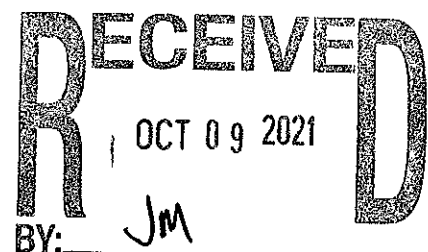
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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	<input checked="" type="checkbox"/> General Use	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: Exhibit A		Height: Exhibit A	Frontage: Exhibit A	Overlay(s): Exhibit A
Proposed zoning base district: Exhibit A		Height: Exhibit A	Frontage: Exhibit A	Overlay(s): Exhibit A
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-27B-14 and Z-108-99				

General Information		
Date: September 9, 2021	Date amended (1):	Date amended (2):
Property address: Exhibit A		
Property PIN: Exhibit A		
Deed reference (book/page): Exhibit A		
Nearest intersection: E Martin/S Person, E Martin/S Bloodworth		Property size (acres): 2.63
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: City of Raleigh		
Property owner email: matthew.klem@raleighnc.gov		
Property owner phone: 919-996-4637		
Applicant name and address: Matthew Klem, One Exchange Plaza Suite 300		
Applicant email: matthew.klem@raleighnc.gov		
Applicant phone: 919-996-4637		
Applicant signature(s): 		
Additional email(s): kenneth.bowers@raleighnc.gov , bynum.walter@raleighnc.gov		



Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	<input checked="" type="checkbox"/> General Use	Conditional Use	Master Plan	Office Use Only Rezoning case # _____
	Text change to zoning conditions			
Existing zoning base district:	Height:	Frontage:	Overlay(s):	
Proposed zoning base district:	Height:	Frontage:	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information			
Date:	Date amended (1):		Date amended (2):
Property address:			
Property PIN:			
Deed reference (book/page):			
Nearest intersection:		Property size (acres):	
For planned development applications only	Total units:		Total square footage:
	Total parcels:		Total buildings:
Property owner name and address:			
Property owner email:			
Property owner phone:			
Applicant name and address:			
Applicant email:			
Applicant phone:			
Applicant signature(s):			
Additional email(s):			

LOT 2 (PIN 1703871749):

Commencing at a nail found, said nail being the point of intersection of the Western right-of-way line of South Person Street and the Southern right-of-way line of East Martin Street, thence runs along and with the Southern right-of-way of East Martin Street the following bearings and distances: North 87°45'27" West 23.57 feet to a nail found; thence North 87°41'57" West 31.79 feet to an iron pipe found; thence North 88°19'01" West 4.89 feet to the POINT OF BEGINNING; thence runs along and with the Southern right-of-way of East Martin Street the following bearings and distances: North 88°19'01" West 3.32 feet to an iron pipe found; thence North 88°19'01" West 34.00 feet to an iron pipe found; thence North 88°19'01" West 5.00 feet to a point; thence departing the Southern right-of-way line of East Martin Street runs South 02°15'27" West 73.00 feet to a point; thence runs South 88° 18' 58" East 42.38 feet to a point; thence runs North 02°12'49" East 73.00 feet to a point in the Southern right-of-way line of East Martin Street, said point being the point and place of BEGINNING and containing 0.071 acres.

LOT 3 (PIN 1703872717):

BEGINNING at a nail found, said nail being the point of intersection of the Western right-of-way line of South Person Street and the Southern right-of-way line of East Martin Street, thence runs along and with the Western right-of-way of South Person Street South 02°10'49" West 73.00 feet to a point; thence runs North 87°46'20" West 60.28 feet to a point; thence runs North 02°12'49" East 73.00 feet to a point in the Southern right-of-way line of East Martin Street; thence runs along and with the Southern right-of-way of East Martin Street the following bearings and distances: South 88°19'01" East 4.89 feet to an iron pipe found; thence South 87°41'57" East 31.79 feet to a nail found; thence South 87°45'27" East 23.57 feet to a nail found, said nail being the point and place of BEGINNING and containing 0.101 acres.

LOT 4 (PIN 1703871762)

Commencing at a nail found, said nail being the point of intersection of the Western right-of-way line of South Person Street and the Southern right-of-way line of East Martin Street, thence runs along and with the Western right-of-way of South Person Street South 02°10'49" West 73.00 feet to the POINT OF BEGINNING; thence runs along and with the Western right-of-way of South Person Street South 02°06'56" West 106.11 feet to a nail found; thence departing the Western right-of-way line of South Person Street runs North 88°32'22" West 102.93 feet to a nail found; thence runs North 02°15'27" East 107.09 feet to a point; thence runs South 88° 18'58" East 42.38 feet to a point; thence runs South 87° 46'20" East 60.28 feet to a point in the Western right-of-way line of South Person Street, said point being the point and place of BEGINNING and containing 0.252 acres.

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	Office Use Only Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

Rezoning Application Addendum #2

Impact on Historic Resources

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

Office Use Only
Rezoning case #

Inventory of Historic Resources

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

Public Mitigation	
1	Public Mitigation

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

Design Guidelines

The Applicant must respond to the **Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation:

Click [here](#) to view the Urban Form map.

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Pre-application conference					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see Development Fee Guide for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design or downtown design guidelines					
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)					
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit					
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)					
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes					
15. Proposed conditions signed by property owner(s)					

Please continue to the next page for the Master Plan Submittal Requirements checklist.

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan:	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application submitted through Permit and Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is two acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					

Rezoning Exhibit A

Site	Address	Wake County PIN	Property Size (acres)	Existing Zoning	Proposed Zoning	Deed Reference (book/page)
Site 1	225 E Davie Street	1703871564	0.59	DX-3-SH*	DX-12-SH	6644/258
	226 E Martin Street	1703871749	0.10	DX-3-SH*	DX-12-SH	14944/2370
	228 E Martin Street	1703871762	0.19	DX-3-SH*	DX-12-SH	4604/73
	230 E Martin Street	1703872717	0.14	DX-3-SH*	DX-12-SH	4604/73
Site 2	317 E Martin Street	1703875954	0.06	DX-12-UG-CU	DX-12-UG	18428/1087
	319 E Martin Street	1703886024	0.39	DX-12-UG-CU	DX-12-UG	18428/1087
	323 E Martin Street	1703876933	0.08	DX-12-UG-CU	DX-12-UG	18428/1087
	325 E Martin Street	1703876953	0.08	DX-12-UG-CU	DX-12-UG	18428/1087
	327 E Martin Street	1703876898	0.06	DX-12-UG-CU	DX-12-UG	18428/1087
	210 S Bloodworth Street	1703886184	0.10	DX-12-UG-CU	DX-12-UG	18428/1087
	214 S Bloodworth Street	1703886088	0.10	DX-12-UG-CU	DX-12-UG	18428/1087
	218 S Bloodworth Street	1703887004	0.04	DX-12-UG-CU	DX-12-UG	18428/1087
	224 S Bloodworth Street	1703877908	0.04	DX-12-UG-CU	DX-12-UG	18428/1087
	226 S Bloodworth Street	1703876995	0.04	DX-12-UG-CU	DX-12-UG	18428/1087
	228 S Bloodworth Street	1703876991	0.03	DX-12-UG-CU	DX-12-UG	18428/1087
	330 E Hargett Street	1703886253	0.59	DX-12-UG-CU	DX-12-UG	18428/1087

*All properties within Site 1 are partially zoned with the Moore Square Historic Overlay District (HOD-G). The rezoning request will not amend the HOD-G district where it is mapped. The HOD-G will remain in its current mapped configuration.

Urban Design Guidelines Addendum

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Urban Design Guidelines

The Applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

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- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

Urban Form Designation:

Click [here](#) to view the Urban Form map.

1

All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.

Response:

2

Within all mixed-use areas, buildings that are adjacent to lower density neighborhoods should transition (height, design, distance, and/or landscaping) to the lower heights or be comparable in height and massing.

Response:

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major street. Preferred and discouraged street networks.

Response:

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Street Plan. Streets should connect adjacent developments.

Response:

5	New development should be composed of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.
	Response:
6	A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.
	Response:
7	Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.
	Response:
8	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
	Response:
9	To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.
	Response:
10	New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.
	Response:
11	The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.
	Response:
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.
	Response:

13	New public spaces should provide seating opportunities.
	Response:
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response:
15	Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.
	Response:
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would. Care in the use of basic design elements can make a significant improvement.
	Response:
17	Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
	Response:
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	Response:
19	All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.
	Response:
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	Response:

21	It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the city and should be scaled for pedestrians.
	Response:
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	Response:
23	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree canopy, which shadows both the street and sidewalk and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
	Response:
24	Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.
	Response:
25	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.
	Response:
26	The ground level of the building should offer pedestrian interest along sidewalks. This includes windows, entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.
	Response:
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	Response:

Downtown Urban Design Guidelines

The Applicant must respond to the Downtown Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Click [here](#) to view the Urban Form map

1	Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.
	Response:
2	Loading or service entrances should be embedded within the block where possible. If embedding the loading dock is not possible, the loading dock should be located to the side or rear of a building. The width should be minimized and doors or gates should shield the loading docks from view. Roll-down gates should be decorative if facing the public realm.
	Response:
3	Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.
	Response:
4	Mechanical equipment, satellite or microwave dishes, elevator penthouses, and other utilitarian equipment should be screened from view by a structure that complements the design of the building through the use of similar materials, colors, finishes, and architectural details. Views from buildings above should also be considered when designing rooftop mechanical equipment.
	Response:
5	The widths of all curb cuts at parking deck entrances should be minimized. Design techniques should be used (such as lane splits within the deck to encourage consolidated single exit or entrance lanes at the street side, and/or columns between lanes to reduce the perceived size of the openings), while maintaining adequate ingress and egress capacity to provide efficient operations and meet air quality conformity.
	Response:
6	Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.
	Response:

7	The primary pedestrian building entrances should be located along the store front. For buildings that front on three streets, the primary pedestrian entrances should be located on the axial street or the corner if the building is located at an intersection.
	Response:
8	Building entries should be at grade.
	Response:
9	The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.
	Response:
10	The use of solid roll-down security gates is discouraged.
	Response:
11	Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.
	Response:
12	Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.
	Response:
13	The articulation of the façade should be designed to appear more vertical than horizontal.
	Response:
14	Entries that provide access to a building's upper floors should be located along a street to promote street life. They should be designed as separate entries and distinguished from ground level spaces with different architectural details, materials, colors, lighting, signage, and/or paving so that it is clear which entries are public and which are private.
	Response:
15	Recessed entries are encouraged. They should be no wider than one-third of the width of the storefront or 20 feet, whichever is less. Recessed entries should be a minimum of 4 feet deep, except where necessary to meet fire code.
	Response:

16	A minimum of 2/3 of the first story façade should be windows. Of the total amount of glass on the first-floor façade, a minimum of 85 percent must be transparent. Tinted or reflective glass is discouraged. First-story windows should be located a maximum of three (3) feet above the adjacent sidewalk.
	Response:
17	Windows should be used to display products and services and maximize visibility into storefronts. Windows should not be obscured with elements that prevent pedestrians from seeing inside.
	Response:
18	The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.
	Response:
19	If ceilings must be lowered below the height of ground level windows, provide an interior, full-height, three (3) foot minimum deep space immediately adjacent to the window before the drop in the ceiling.
	Response:
20	The use of deep awnings and canopies on the first story is recommended to help mitigate wind, reduce glare, and shade ground level spaces.
	Response:
21	Arcades, colonnades, and galleries are discouraged within the public right-of-way.
	Response:
22	Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.
	Response:
23	An outdoor ground plane that abuts or is adjacent to the public right-of-way should be paved with terrazzo, concrete pavers, concrete, stone, brick, tile, or another high-quality hardscape material. Asphalt and loose paving materials such as gravel are discouraged. The paving design and materials should complement the building or storefront architecture.
	Response:

24	In larger courtyard style spaces visible from the public right-of-way, use groundcovers, shrubs, and flowers to accent and fill blank areas with interest. Minimize the use of bare mulch and rocks. Areas of bare earth are discouraged.
	Response:
25	Walls of buildings should parallel the orientation of the street grid.
	Response:
26	Towers or high-rise buildings should have three zones: a streetwall or base zone, a tower transition zone, and a tower top zone. Cornices should be considered to separate base zone from tower transition zone.
	Response:
27	Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.
	Response:
28	Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.
	Response:
29	Fences, railings, and walls are discouraged except to screen surface parking lots and unimproved lots, to protect pedestrians from grade changes, and to delineate a private courtyard. Fences are preferred over walls except where designed to hold grade.
	Response:
30	Fences should be a minimum of 36 inches and a maximum of 42 inches tall and a minimum of 70 percent open. Railings should be 42 inches tall. Solid walls should be a minimum of 18 inches and a maximum of 32 inches tall.
	Response:
31	Fences, railings, and walls should be designed to complement the adjacent architecture through the use of similar materials, colors, finishes, and architectural details.
	Response:

32	Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.
	Response:
33	Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.
	Response:
34	The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.
	Response:
35	Building materials should be of stone, brick, or similar durable, high quality materials. Building form, articulation, and materials should respect and be sympathetic to the major governmental and institutional buildings in the area.
	Response:
36	Preferred materials (other than glass) include metal, brick, stone, concrete, plaster, and wood trim; discouraged materials include vinyl siding, pressed wood siding, and exterior insulated finishing systems (EIFS).
	Response:
37	Materials covering original architectural features of historic or architecturally significant buildings are discouraged.
	Response:
38	A minimum of 35 percent of each upper story should be windows.
	Response:
39	Building corners that face an intersection should strive for a distinctive form and high level of articulation.
	Response:
40	Buildings may step back further at intersections in order to articulate the corners.
	Response:

41	Buildings downtown and in Pedestrian Business Overlays should have stepbacks and articulated facades to mitigate wind effects and increase light and air. Buildings should step back 10 to 15 feet at the 60-foot point above the ground on a wide street and 15 feet on a narrow street. A wide street is 75 feet in width or more.
	Response:
42	Flat roof buildings should have decorative parapets with elements, such as detailed cornices, corbeling, applied medallions, or other similar architectural treatments.
	Response:
43	Signage should be compatible in scale, style, and composition with the building or storefront design as a whole.
	Response:
44	Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.
	Response:
45	All mechanical and electrical mechanisms should be concealed.
	Response:
46	Signs should not obscure a building's important architectural features, particularly in the case of historic buildings.
	Response:
47	Signs should be constructed with durable materials and quality manufacturing.
	Response:
48	Sign bands above transom and on awnings are preferred signage locations.
	Response:
49	Only the business name, street address, building name, and logo should be on an awning or canopy. The lettering should not exceed 40 percent of the awning area.
	Response:

50	Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.
	Response:
51	Allowed sign types: channel letter signs, silhouette signs (reverse channel), individualized letter signs, projecting signs, canopy/marquee signs, logo signs, awning signs, and interior window signs.
	Response:
52	Discouraged sign types: signs constructed of paper, cardboard, styrofoam-type materials, formed plastic, injected molded plastic, or other such materials that do not provide a sense of permanence or quality; signs attached with suction cups or tape; signs constructed of luminous vacuum-formed plastic letters; signs with smoke-emitting components. Changeable copy signs are prohibited.
	Response:



August 12, 2021

Dear Resident or Property Owner:

You are invited to attend a rezoning neighborhood meeting on August 24, 2021 at 6:00 p.m. The meeting will be held at the Urban Design Center at One Exchange Plaza, Raleigh NC, 27601.

The purpose of this meeting is to discuss a city-initiated rezoning of the following properties:

Site	Address	Existing Zoning	Proposed Zoning
Site 1	225 E Davie Street	DX-3-SH*	DX-12-SH
	226 E Martin Street	DX-3-SH*	DX-12-SH
	228 E Martin Street	DX-3-SH*	DX-12-SH
	230 E Martin Street	DX-3-SH*	DX-12-SH
Site 2	317 E Martin Street	DX-12-UG-CU	DX-12-UG
	319 E Martin Street	DX-12-UG-CU	DX-12-UG
	323 E Martin Street	DX-12-UG-CU	DX-12-UG
	325 E Martin Street	DX-12-UG-CU	DX-12-UG
	327 E Martin Street	DX-12-UG-CU	DX-12-UG
	210 S Bloodworth Street	DX-12-UG-CU	DX-12-UG
	214 S Bloodworth Street	DX-12-UG-CU	DX-12-UG
	218 S Bloodworth Street	DX-12-UG-CU	DX-12-UG
	224 S Bloodworth Street	DX-12-UG-CU	DX-12-UG
	226 S Bloodworth Street	DX-12-UG-CU	DX-12-UG
	228 S Bloodworth Street	DX-12-UG-CU	DX-12-UG
	330 E Hargett Street	DX-12-UG-CU	DX-12-UG

*All properties within Site 1 are partially zoned with the Moore Square Historic Overlay District (HOD-G). The rezoning request will not amend the HOD-G district where it is mapped.

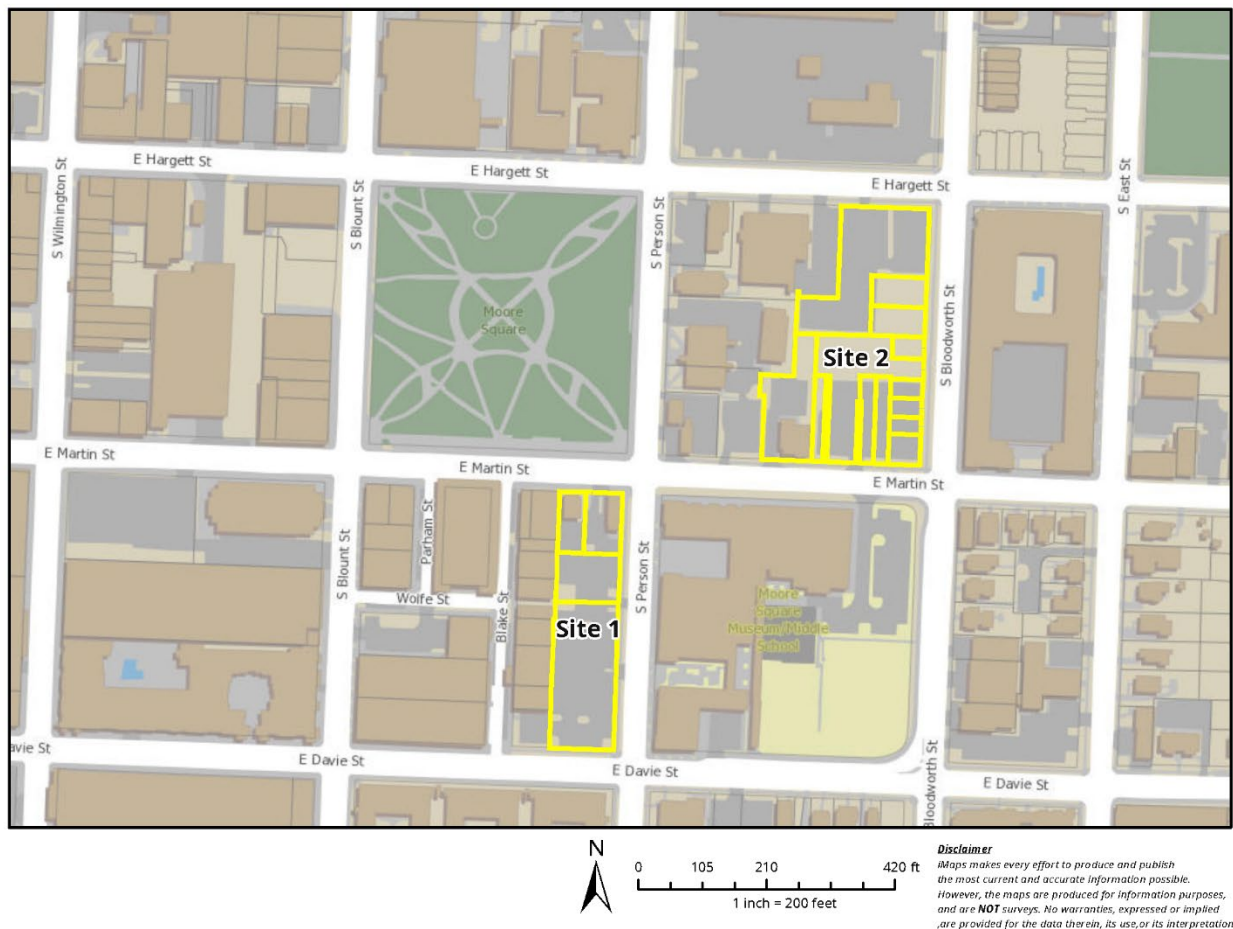
The purpose of the rezoning is to increase permitted building height on Site 1 and remove existing zoning conditions on Site 2. The intent of this proposal is to sell Site 1 and dedicate the proceeds to the City's housing fund. Money from this fund will be made available to subsidize affordable housing production on a portion of Site 2.

Prior to filing a rezoning petition, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning. After the meeting a petition will be filed with the Planning and Development Department.



Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, or would like to submit written comments after the meeting please contact:

Matthew Klem
Raleigh Planning & Development
(919) 996-4637
matthew.klem@raleighnc.gov



1 sign required
308 S BLOUNT ST
950 3RD AVE FL 18
NEW YORK NY 10022-2705

2 signs required
500 E HARGETT ST
NEW YORK NY 10022-3410

240 E. DAVIE ST LLC
240 E DAVIE ST
RALEIGH NC 27601-1808

3 signs required
109 E DAVIE ST
5309 TRANSPORTATION BLVD
CLEVELAND OH 44125-5333

313 EAST CABARRUS STREET LLC
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

330 EAST DAVIE STREET LLC
ATTN: EMPIRE PROPERTIES
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

ALL EMPIRE SAINTS LANDLORD LLC
133 FAYETTEVILLE ST STE 600
RALEIGH NC 27601-2911

AMALGAMATED EMPIRE PROPERTIES LLC
133 FAYETTEVILLE ST STE 600
RALEIGH NC 27601-2911

AMASSIAN, ARAM PERCHER, SABRINA
131 E DAVIE ST APT 538
RALEIGH NC 27601-3056

APPLEYARD, DOUGLAS A APPLEYARD,
JENNIFER A
444 S BLOUNT ST STE 217
RALEIGH NC 27601-2084

ARTESIA WINTERS I LLC
1000 E CESAR CHAVEZ ST
AUSTIN TX 78702-4208

ARTSPACE INC
201 E DAVIE ST
RALEIGH NC 27601-1869

AYTCH, LYNETTE
309 S EAST ST
RALEIGH NC 27601-1960

BAGLIO, NICHOLAS MICHAEL
324 E DAVIE ST
RALEIGH NC 27601-1810

BAKER, STACY WAYNE BAKER, KIMBERLY J
149 S BLOODWORTH ST
RALEIGH NC 27601-1503

BARGE, WALTER S II BARGE, SARAH A
820 N POLLARD ST APT 711
ARLINGTON VA 22203-1778

BARKER, LUKE
444 306 S BLOUNT ST
RALEIGH NC 27601-2085

BARTOK, RYAN A
444 S BLOUNT ST STE 322
RALEIGH NC 27601-2087

BASS, MICHAEL WAYNE
416 E MARTIN ST
RALEIGH NC 27601-1906

BEACH, JOHN E EINLOTH, MARY LOU
444 S BLOUNT ST STE 211
RALEIGH NC 27601-2084

BEHRNS MILLER, MICHAEL
444 S BLOUNT ST STE 108
RALEIGH NC 27601-2083

BERRYANN, DONALD JAY BERRYANN,
CARLA JEAN
130 S EAST ST
RALEIGH NC 27601-1537

BISSETTE, ROBYN
290 E DAVIE ST
RALEIGH NC 27601-1808

BLACK, RICHARD L
248 E DAVIE ST
RALEIGH NC 27601-1808

BLACKWELL, AMY C
PO BOX 12531
RALEIGH NC 27605-2531

BLALOCK, ALPHONZA HOOKER, DONALD
WAYNE
306 S EAST ST
RALEIGH NC 27601-1959

BLOUNT STREET PARKING DECK PROP
OWNRS CONDOS
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

BRANCH, MANIE MARIE
308 CHAVIS WAY
RALEIGH NC 27601-1989

BROTHERS, J A BROTHERS, SUSAN D
2506 FAIRVIEW RD
RALEIGH NC 27608-1328

BRYAN REGAN LLC
2100 NANCY ANN DR
RALEIGH NC 27607-3317

BRYANT, LINDA FAYE
305 S BLOODWORTH ST
RALEIGH NC 27601-1901

BRYANT, SUSAN L
307 E CABARRUS ST
RALEIGH NC 27601-1835

BURKE, MATTHEW J
444 S BLOUNT ST STE 209
RALEIGH NC 27601-2084

BURNSIDE, NICOLE
212 E DAVIE ST
RALEIGH NC 27601-1808

CAPIZZI-WALSH, CONNER
444 S BLOUNT ST STE 106
RALEIGH NC 27601-2083

CARVER, BENJAMIN
236 E DAVIE ST
RALEIGH NC 27601-1808

CHAPIN, DAVID S REVELLE, MARGARET P
150 S EAST ST
RALEIGH NC 27601-1537

CHAUCER INVESTMENTS LLC
3111 GLENWOOD AVE
RALEIGH NC 27612-5006

CHEATHAM, LONNIE WRIGHT
315 S EAST ST
RALEIGH NC 27601-1960

CHINCHILLA, ANGELA VAN OSDOL
CHINCHILLA, FRANCISCO JOSE
262 E DAVIE ST
RALEIGH NC 27601-1808

CITY OF RALEIGH
222 W HARGETT ST
RALEIGH NC 27601-1316

CITY OF RALEIGH
PO BOX 590
RALEIGH NC 27602-0590

COBLE, JONATHAN BRYAN LOGAN,
CAROLYN J
2728 STRAWBERRY POINT RD
OAK HARBOR WA 98277-8693

COGGIN, JOHN
1414 LORD ASHLEY DR
SANFORD NC 27330-8255

Council Member Corey Branch
City of Raleigh City Council Office
PO Box 590
Raleigh 27602-0590

Council Member David Cox
City of Raleigh City Council Office
PO Box 590
Raleigh 27602-0590

Council Member David Knight
City of Raleigh City Council Office
PO Box 590
Raleigh 27602-0590

Council Member Jonathan Melton
City of Raleigh City Council Office
PO Box 590
Raleigh 27602-0590

Council Member Nicole Stewart
City of Raleigh City Council Office
PO Box 590
Raleigh 27602-0590

Council Member Patrick Buffkin
City of Raleigh City Council Office
PO Box 590
Raleigh 27602-0590

Council Member Stormie Forte
City of Raleigh City Council Office
PO Box 590
Raleigh 27602-0590

DALEY, JAMES P
276 E DAVIE ST
RALEIGH NC 27601-1808

DAVIE STREET PRESBYTERIAN CHURCH USA
300 E DAVIE ST
RALEIGH NC 27601-1810

DAVIE STREET UNITED PRESBYTERIAN
CHURCH
300 E DAVIE ST
RALEIGH NC 27601-1810

DAVIS, LINDA
133 S BLOODWORTH ST
RALEIGH NC 27601-1503

DELGADO, JOSE A
102 N KING CHARLES RD
RALEIGH NC 27610-2413

DEPASQUALE, STEPHEN F
444 S BLOUNT ST STE 204
RALEIGH NC 27601-2084

DESAUTELS, ANNE C
LENORA C DESAUTELS
9077 134TH WAY
SEMINOLE FL 33776-2315

DOMBALIS, FLOYE L
2617 TATTON DR
RALEIGH NC 27608-2050

DON LLAMA LLC
444 115 S BLOUNT ST
RALEIGH NC 27601-1881

DUCK & DUMPLING PROPERTIES LLC THE
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

DUO LLC
1535 114 CARALEIGH MILLS CT
RALEIGH NC 27603-6452

DUPLIN PROPERTIES, LLC
2510 STAFFORD AVE
RALEIGH NC 27607-7243

EDISON CONDO OWNERS ASSOC
C/O THE NRP GROUP
5309 TRANSPORTATION BLVD
CLEVELAND OH 44125-5333

EDISON ONE, LLC EDISON TWO, LLC
ATTN: GENERAL COUNSEL
1427 CLARKVIEW RD STE 500
BALTIMORE MD 21209-0016

EDISON RETAIL PARTNERS LLC
104 LAKE CLIFF CT
CARY NC 27513-5695

EDWARDS, BRIAN TODD EDWARDS,
ELIZABETH BOWEN
114 S EAST ST
RALEIGH NC 27601-1537

ELDER, BRUCE W ELDER, SHERRY H
116 WESTFIELD DR
LAFAYETTE LA 70503-5484

ELMORE, RICHARD A ELMORE, RICHARD A
JR
296 E DAVIE ST
RALEIGH NC 27601-1808

ELMORE, RICHARD A SR
294 E DAVIE ST
RALEIGH NC 27601-1808

EMPIRE AVENUE PROPERTIES LLC
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

ENTREPRENEURSHIP BUILDING LLC
3323 ALLEGHANY DR
RALEIGH NC 27609-6903

EV & LAURAS RETIREMENT LLC
416 MORSON ST
RALEIGH NC 27601-1558

FAY, KAREN RENEE
444 S BLOUNT ST STE 326
RALEIGH NC 27601-2087

FELIX, CHARLES
405 E HARGETT ST
RALEIGH NC 27601-1541

FIVE HORIZONS DEVELOPMENT LLC
310 HECK ST
RALEIGH NC 27601-1214

FORD, CHRISTOPHER J
444 S BLOUNT ST STE 314
RALEIGH NC 27601-2086

FOUAD, SHERIF FOUAD, ASSMA S
444 S BLOUNT ST STE 120
RALEIGH NC 27601-2083

FOUNDERS ROW CONDOMINIUM
YORK PROPERTIES INC
2108 CLARK AVE
RALEIGH NC 27605-1606

FRANCIS, CHARLES T FRANCIS,
MARVEALAVETTE D
3231 BIRNAMWOOD RD
RALEIGH NC 27607-6703

FRANCIS, FLORENCE I
1939 CRAIG ST
RALEIGH NC 27608-2107

GAD, SAMANTHA
254 E DAVIE ST
RALEIGH NC 27601-1808

GADDY, SMITH GADDY, AMANDA W
1812 BENNETT ST
RALEIGH NC 27604-2314

GAYNOR, ANTHONY G
444 S BLOUNT ST STE 315
RALEIGH NC 27601-2086

GORE, JOHN MILTON CONDRAN, BRENDA K
1009 WINONA RD
RALEIGH NC 27609-6762

GRAHAM, JOHN
444 S BLOUNT ST STE 213
RALEIGH NC 27601-2084

GRANADOS, JACQUELINE ELISA
444 318 S BLOUNT ST
RALEIGH NC 27601-2087

GREENE, JOHN DIXON SCHWAB-GREENE,
MOLLY JANE
138 S EAST ST
RALEIGH NC 27601-1537

GUESTHOUSE, LLC
215 HAYWOOD ST
RALEIGH NC 27601-1525

GUILLEN, CECILIA INEZ
444 S BLOUNT ST STE 114
RALEIGH NC 27601-2083

GUNN, JAMES SCOTT GUNN, RICHARD W JR
3030 N FAIRWAY DR
BURLINGTON NC 27215-4434

HADLEY, HOWARD F HADLEY, DIANNE W
210 GROVELAND AVE
RALEIGH NC 27605-1631

HAKAN MARKET PARTNERS INC
MICHAEL HAKAN
410 PALM AVE APT B4
CARPINTERIA CA 93013-2465

HARGETT PLACE OWNERS ASSOCIATION
INC
601 N BLOODWORTH ST
RALEIGH NC 27604-1227

HARGETT408 LLC
408 E HARGETT ST
RALEIGH NC 27601-3139

HARNER, RODNEY SCOTT
260 E DAVIE ST
RALEIGH NC 27601-1808

HENDERSON, CHARLES TODD
444 S BLOUNT ST STE 311
RALEIGH NC 27601-2085

HERSON, JOHN DAVID LANCASTER,
DEBORAH
129 S BLOODWORTH ST
RALEIGH NC 27601-1503

HHH INVESTMENTS, LLC
421 FAYETTEVILLE ST STE 1100
RALEIGH NC 27601-3000

HIGHBURY LLC
304 BRIARHAVEN CT
GARNER NC 27529-5100

HIGHWOODS REALTY LIMITED
PARTNERSHIP
3100 SMOKETREE CT STE 600
RALEIGH NC 27604-1050

HILL, KEVIN THOMAS TODD, IVY NICHOLE
444 S BLOUNT ST STE 119
RALEIGH NC 27601-2083

HORWITZ, PHILLIP HORWITZ, SUE ELLEN
PO BOX 6
RALEIGH NC 27602-0006

HORWITZ, PHILLIP S
PO BOX 6
RALEIGH NC 27602-0006

HOWZE, ALPHA L JR HEIRS
MONROE & MORDEN PLLC
3225 BLUE RIDGE RD STE 117
RALEIGH NC 27612-8060

HUNTER, STEVEN W HUNTER, FRANCES S
121 S BLOODWORTH ST
RALEIGH NC 27601-1503

HYDE, TIMOTHY J II
444 S BLOUNT ST STE 203
RALEIGH NC 27601-2083

IBARRA, HECTOR
444 109 S BLOUNT ST
RALEIGH NC 27601-2083

INMAN, ROSS
444 113 S BLOUNT ST
RALEIGH NC 27601-2083

IRVING, VIVIAN E HEIRS
PO BOX 28227
RALEIGH NC 27611-8227

JAISON, JEROSH
1534 PLAZA LN #158
BURLINGAME CA 94010

JENKINS, FLOYD T III
270 E DAVIE ST
RALEIGH NC 27601-1808

JOHNSON, DAVID MICHAEL
444 103 S BLOUNT ST
RALEIGH NC 27601-2083

JOHNSON, EDWARD WEBER, JULIE L
444 S BLOUNT ST STE 327
RALEIGH NC 27601-2087

JPMORGAN TRUST CO NTL ASSOC TRUSTEE
PENNY DEVELLE CXIG/PROGRESS ENERGY
PO BOX 14042
ST PETERSBURG FL 33733-4042

KAPIL TRUST THE KAPIL, IRIS TRUSTEE
8616 BROOKDALE DR
RALEIGH NC 27613-1316

KARGMAN, KENNETH J KARGMAN, MARY
LYNN
5 LARGO LN
LIVINGSTON NJ 07039-4108

KEIFER, ROBERT SHAWN CONWAY, JOHN
WILLIAM JR
444 121 S BLOUNT ST
RALEIGH NC 27601-2083

KELLY, EMILY ROSAR
125 S BLOODWORTH ST
RALEIGH NC 27601-1503

KIERNAN, KEVIN R KIERNAN, KATHLEEN
202 HALEY HOUSE LN
CARY NC 27519-5507

KIJEWSKI, TIMOTHY R
324 S WILMINGTON ST STE 420
RALEIGH NC 27601-1847

KINDER, REID
605 MIAL ST
RALEIGH NC 27608-1819

KONDUB, ANGELICA MARLA LOZIER,
BENJAMIN PHILIP
444 S BLOUNT ST STE 202
RALEIGH NC 27601-2083

LACIN, ROBERT KIRKHAM-LACIN, LESLIE
ANN
117 S BLOODWORTH ST
RALEIGH NC 27601-1503

LACIN, ROBERT LACIN, LESLIE ANN KIRKH
417 E HARGETT ST
RALEIGH NC 27601-1541

LEE REALTY AND ASSOCIATES INC.
808 E EDENTON ST
RALEIGH NC 27601-1165

LEHMANN, MARTIN PAUL
444 201 S BLOUNT ST
RALEIGH NC 27601-2083

LEWIS, BRIAN
444 105 S BLOUNT ST
RALEIGH NC 27601-2083

LITTLE, KEVIN
1912 SOUTHGATE DR
RALEIGH NC 27610-4116

LONG VIEW CONDOMINIUM
PO BOX 12504
RALEIGH NC 27605-2504

LONGO, MARIO SR
298 E DAVIE ST
RALEIGH NC 27601-1808

LUZZI, JOSEPH MICHAEL
5 W HARGETT ST RM 407
RALEIGH NC 27601-1348

LYNCH, JEFFREY
444 S BLOUNT ST STE 310
RALEIGH NC 27601-2085

MADUABUCHUKWU, CHIKA N
505 W FRANKLIN ST
ZEBULON NC 27597-2149

MAGOON, RYAN MARSHAL BALLARD,
MEREDITH GRAY
444 312 S BLOUNT ST
RALEIGH NC 27601-2086

MAHLAN, KATHERINE EASTMAN
202 E DAVIE ST
RALEIGH NC 27601-1808

MALOUF, ABDALLAH MALOUF, JOANNE
444 301 S BLOUNT ST
RALEIGH NC 27601-2085

MARBLES KIDS MUSEUM
207 E HARGETT ST
RALEIGH NC 27601-1437

MARTINEZ, NAYO F
444 S BLOUNT ST STE 307
RALEIGH NC 27601-2085

MASTER CARD PALLADIUM PLAZA CONDO
WHITE OAK PROPERTIES
21 GLENWOOD AVE STE 203
RALEIGH NC 27603-1768

MATHEW, RACHEL
444 112 S BLOUNT ST
RALEIGH NC 27601-2083

MAX, CRISTINA
444 111 S BLOUNT ST
RALEIGH NC 27601-2083

MAX, CRISTINA
444 S BLOUNT ST STE 110
RALEIGH NC 27601-2083

Mayor Mary-Ann Baldwin
City of Raleigh City Council Office
PO Box 590
Raleigh 27602-0590

MAZZA, CHRISTIAAN
8804 DONNINGTON DR
RALEIGH NC 27615-3822

MCDONALD, ALAN
318 E DAVIE ST
RALEIGH NC 27601

MIES, KASSY
1823 FLOYD AVE
RICHMOND VA 23220-4513

MINACHI, BEHNOOD
444 305 S BLOUNT ST
RALEIGH NC 27601-2085

MITCHELL, NIKITA FAISON, HEATHER A
444 S BLOUNT ST STE 308
RALEIGH NC 27601-2085

MMP 135 E MARTIN LLC
STUART FRANTZ
2426 E LAKE DR
RALEIGH NC 27609-7610

MOKIMI LLC
1004 NEW DOVER RD
APEX NC 27502-8955

MOORE BUILDERS, INC.
5700 BAIRD DR
RALEIGH NC 27606-9436

MOORE SQUARE APARTMENTS, LLC
BANNER PROPRTY MGMT LLC
500 SKOKIE BLVD STE 600
NORTHBROOK IL 60062-2831

MOORE, MARY D HEIRS
LYNETTE CULLOM
4101 FOWLER RIDGE DR
RALEIGH NC 27616-7407

MOREL, KATHERINE COLEMAN, MATTHEW
CHARLES
298 E DAVIE ST
RALEIGH NC 27601-1808

MUNOZ, MATTHEW G OBRIEN, LARA
322 E DAVIE ST
RALEIGH NC 27601-1810

MUNSON, JASON
608 14TH PL NE APT 4
WASHINGTON DC 20002-5466

MYRTLES POSTCARDS LLC
101 S BLOODWORTH ST
RALEIGH NC 27601-1503

NATHAN, DANNY
444 309 S BLOUNT ST
RALEIGH NC 27601-2085

NATIONAL ASSOCIATION OF SOCIAL
WORKERS
412 MORSON ST
RALEIGH NC 27601-1558

NEWSOME, CHARLES NEWSOME,
CHRISTINA
115 W GLENVIEW DR
SALISBURY NC 28147-7208

NIGGEBRUGGE, JORDAN PAUL
444 212 S BLOUNT ST
RALEIGH NC 27601-2084

NIKOLAJEV, PAVEL
256 E DAVIE ST
RALEIGH NC 27601-1808

NORTH CAROLINA STATE OF
STATE PROPERTY OFFICE
116 W JONES ST
RALEIGH NC 27603-1335

NORTH MAIN STREET INVESTMENTS LLC
147 CARNEGIE RD
RUTHERFORDTON NC 28139-2129

OAKLEY, CHRISTINA GARREN MOSIMAN,
LARRY GENE
118 S EAST ST
RALEIGH NC 27601-1537

OBARR, KEVIN P MOORE, GREGORY G
228 E DAVIE ST
RALEIGH NC 27601-1808

O'CONNELL, ELIZABETH
272 E DAVIE ST
RALEIGH NC 27601-1808

ONEAL, EUGENE JR ONEAL, GWENDOLYN
SPARKS
301 S EAST ST
RALEIGH NC 27601-1960

OSBURN, KELLEN
10200 E DRY CREEK RD UNIT 7-201
ENGLEWOOD CO 80112-1655

OUZTS, ELIZABETH
408 E MARTIN ST
RALEIGH NC 27601-1906

PAGANO, JOSHUA J
444 S BLOUNT ST STE 302
RALEIGH NC 27601-2085

PANOS, JANELL L MCNAUGHTON, AARON
208 E DAVIE ST UNIT 208
RALEIGH NC 27601-1808

PATTERSON, WALTER C
288 E DAVIE ST
RALEIGH NC 27601-1808

PECNIK, DAMIAN
207 N SIERRA AVE APT A
SOLANA BEACH CA 92075-1185

PENKOWSKI, KENNETH R
444 320 S BLOUNT ST
RALEIGH NC 27601-2087

PERSONS, CHARLES FERGUSON
444 S BLOUNT ST STE 118
RALEIGH NC 27601-2083

PONIROS, FREEDA
5416 CHAPEL HILL RD
RALEIGH NC 27607-5139

POUPARD, MIKE POUPARD, DONNA
5711 SIX FORKS RD STE 103
RALEIGH NC 27609-3888

PPAS PROPERTIES LLC
3620 E JAMESON RD
RALEIGH NC 27604-3971

PROCTOR, EDWIN ALLEN JR TRUSTEE FBO
EDWIN ALLEN PR
210 E DAVIE ST
RALEIGH NC 27601-1808

PUTNEY LAND CONDO HOA
416 MORSON ST
RALEIGH NC 27601-1558

RALEIGH CITY OF
COMMUNITY DEVELOPMENT DEPT
PO BOX 590
RALEIGH NC 27602-0590

RALEIGH MASONIC LODGE P H A WIDOW'S
SON LODGE
PO BOX 40205
RALEIGH NC 27629-0205

RALEIGH RESCUE MISSION INC THE
PO BOX 27391
RALEIGH NC 27611-7391

RASH, JOSEPH M RASH, TAMARA
444 S BLOUNT ST STE 316
RALEIGH NC 27601-2087

RD CONSTRUCTION INC
106 S EAST ST
RALEIGH NC 27601-1537

REFVEM, WILLIAM E REFVEM, JOANNA
294 MONTCLAIRE DR
MOUNT AIRY NC 27030-6780

RESIDENT/TENANT
100 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
110 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
126 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
130 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
170 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
180 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
406 S BLOUNT ST
RALEIGH NC 27601

RESIDENT/TENANT
408 S BLOUNT ST
RALEIGH NC 27601

RESIDENT/TENANT
105 S BLOODWORTH ST
RALEIGH NC 27601

RESIDENT/TENANT
110 S EAST ST
RALEIGH NC 27601

RESIDENT/TENANT
110 S PERSON ST
RALEIGH NC 27601

RESIDENT/TENANT
114 S PERSON ST
RALEIGH NC 27601

RESIDENT/TENANT
118 S PERSON ST
RALEIGH NC 27601

RESIDENT/TENANT
207 E HARGETT ST
RALEIGH NC 27601

RESIDENT/TENANT
211 E HARGETT ST
RALEIGH NC 27601

RESIDENT/TENANT
123 E MARTIN ST
RALEIGH NC 27601

RESIDENT/TENANT
135 101 E MARTIN ST
RALEIGH NC 27601

RESIDENT/TENANT
135 201 E MARTIN ST
RALEIGH NC 27601

RESIDENT/TENANT
135 E MARTIN ST
RALEIGH NC 27601

RESIDENT/TENANT
200 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
210 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
214 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
216 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
218 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
220 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
234 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
238 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
242 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
244 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
250 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
252 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
264 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
268 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
274 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
278 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
280 E DAVIE ST
RALEIGH NC 27601

RESIDENT/TENANT
282 E DAVIE ST
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507 L E MARTIN ST
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REYNOLDS, DAVID G REYNOLDS, LYNN B
313 S BLOODWORTH ST
RALEIGH NC 27601-1901

RICHARDSON, JOSEPH L
222 E DAVIE ST
RALEIGH NC 27601-1808

RICH-BALLENTINE, EDNA RUTH TRUSTEE
RICH, RHONDA MONIQUE TRUSTEE
PO BOX 26252
RALEIGH NC 27611-6252

ROMER, LAUREN ASHLEY
444 S BLOUNT ST STE 324
RALEIGH NC 27601-2087

SANTACANA, CHRISTINA ELIZABETH
226 E DAVIE ST
RALEIGH NC 27601-1808

SATCHELL, RUFUS E
319 S EAST ST
RALEIGH NC 27601-1960

SCALZO, MICHAEL
258 E DAVIE ST
RALEIGH NC 27601-1808

SCHIFFER, ADAM HATHAWAY, ASHLEY T
224 E DAVIE ST
RALEIGH NC 27601-1808

SELLERS, ANGELO M SELLERS, CAROL YU
246 E DAVIE ST
RALEIGH NC 27601-1808

SERA, BARRIE W SERA, BRENT
88 FLEETWOOD DR
BRADFORD PA 16701-2550

SHAW, JASON
107 GREYGATE PL
CARY NC 27518-9558

SHEPHARD, DANIEL G SHEPHARD, MELISSA
J
126 S EAST ST
RALEIGH NC 27601-1537

SHEPHARD, MELISSA SHEPHARD, DAN
2728 SOUTHWINDS RUN
APEX NC 27502-6515

SLOAN, SCOTT C
444 S BLOUNT ST STE 210
RALEIGH NC 27601-2084

SMITH TEMPLE FREEWILL BAPTIST CHURCH
2720 SANDERFORD RD
RALEIGH NC 27610-5834

SMITH, BEVERLY B
3323 ALLEGHANY DR
RALEIGH NC 27609-6903

SMITH, KEVIN H
208 BICKETT BLVD
RALEIGH NC 27608-2566

SOUTH PERSON STREET LLC
2021 FAIRVIEW RD
RALEIGH NC 27608-2315

SOUTH PERSON STREET, LLC PO BOX 6356 RALEIGH NC 27628-6356	SPARLING, MARGARET MAE 230 E DAVIE ST RALEIGH NC 27601-1808	SPLEES, JOLIN D SPLEES, CHRISTOPHER 444 104 S BLOUNT ST RALEIGH NC 27601-2083
SPRINGS, SHARON A 304 CHAVIS WAY RALEIGH NC 27601-1989	TENER, WILLIAM C 409 E HARGETT ST RALEIGH NC 27601-1541	THE STEEL PILE LLC 421 WATSON ST RALEIGH NC 27601-1943
THOMAS, FREDRICK THOMAS, LANDONNA 1001 SNOW PEAK CT RALEIGH NC 27603-7892	THOMPSON, JAYSON 943 PEACHTREE ST NE UNIT 915 ATLANTA GA 30309-4449	TRIANGLE GREEN PROPERTIES LLC PO BOX 721 MORRISVILLE NC 27560-0721
TRUSTEE OF THE HEALY FAMILY TRUST 146 S EAST ST RALEIGH NC 27601-1537	TUNEZ, ADRIAN PIRRAGLIA 444 116 S BLOUNT ST RALEIGH NC 27601-2083	TYLER, ANDREW 444 207 S BLOUNT ST RALEIGH NC 27601-2084
ULLMAN, CHARLES R ULLMAN, LISA S 109 S BLOODWORTH ST RALEIGH NC 27601-1503	UNITED STATES OF AMERICA C/O GENERAL SERVICES ADMINISTRATION 77 FORSYTH ST SW STE 400 ATLANTA GA 30303-3490	VAVONESE, JAMIE LYNN 608 E MARTIN ST RALEIGH NC 27601-1932
VINTAGE CHURCH 118 S PERSON ST RALEIGH NC 27601-1422	WAKE COUNTY WAKE COUNTY ATTORNEY'S OFFICE PO BOX 550 RALEIGH NC 27602-0550	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTOR 1551 ROCK QUARRY RD RALEIGH NC 27610-4145
WARD, JEFFERY LEE WARD, TERESA F 122 S EAST ST RALEIGH NC 27601-1537	WATKINS, ALICE W 2505 GLEN EDEN DR RALEIGH NC 27612-4350	WATKINS, ALONNIE B 300 CHAVIS WAY RALEIGH NC 27601-1989
WILLIAMSON, CAROLINE T WILLIAMSON, MARTHA L 444 S BLOUNT ST STE 208 RALEIGH NC 27601-2084	WMI CAPITAL FLATS & MAGNOLIA SQUARE LLC 555 MADISON AVE FL 5 NEW YORK NY 10022-3410	WOOD PILE LLC THE 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356
WRENN, CAMERON A 444 S BLOUNT ST STE 206 RALEIGH NC 27601-2084	WWG RALEIGH LLC WWG RALEIGH 2 LLC THE WORLDWIDE GROUP 950 3RD AVE FL 18 NEW YORK NY 10022-2705	YARBOROUGH, MARY ANN 514 E LANE ST RALEIGH NC 27601-1144
YEE, BRIAN 206 E DAVIE ST RALEIGH NC 27601-1808	Z EMPIRE RUNS THROUGH IT 2 LLC 133 FAYETTEVILLE ST FL 6 RALEIGH NC 27601-1356	

First Neighborhood Meeting Notes – Moore Square Rezoning

Questions and Answers

Q. Question about the purpose for rezoning.

A. It is to sell city land on site 1 and provide subsidy for affordable units on site 2.

Q. Question about disposition study.

A. Was done in 2017, had public meetings and process.

Q. Why not put affordable units on site 1?

A. Size doesn't lend itself well to lower-cost type

Q. What would an affordable housing building be like? Mixed income or uses?

A. It's hard to get LIHTC if it's not one all-affordable building.

Q. Why remove conditions from the site 1?

A. There aren't any, only on site 2.

Q. Does rezoning application talk about affordability?

A. No, it's not a condition. But it will be in RFQ, which will be released later this year.

Q. How affordable will it be?

A. Typical target is 60 percent of AMI. It's hard to get it to 30 AMI. You can do it through averaging, so that some can be 30, balanced through "income averaging" with 80. But in the RFQ process those who get deeper affordability will get a higher score.

Q. Is a tax credit tied to Census tract?

A. No.

Q. Schools, buildings need to breathe, a recent rape, infrastructure needs, market manipulation, the embezzlement in the tax assessment office.

A. Can include stormwater controls in RFP.

Q. What about site 1? What would that be sold for

A. RFP will look at proposed quality and uses.

Q. So it would be for anything?

A. No, will look at RFP.

Q. How does RFQ work? Is it a city thing?

A. Yes. Council directed staff to put it out.

First Neighborhood Meeting Notes – Moore Square Rezoning

Q. Why are the specific conditions being removed?

A. The trees prevent getting as many housing units on the site, might make it infeasible. Other conditions are really redundant with code or with the RFP, like that it be residential.

Q. Why no conditions on the site?

A. City can't, per city attorney, condition its own property.

Q. Why not just leave it as a parking lot?

A. The Downtown Disposition Study has identified these sites for sale and development to advance the city's policy goals of increasing housing and employment in the core of the city.

General Comments

- There was a lack of notice.
- These properties are unrelated. The rezoning petition should be two separate requests.
- The city is proposing to upgrade the value of its property by downgrading the value of nearby properties. This needs quite a bit more study.
- Height is too much on site 1.
- Site 1 building is too close to market. Will put market in shadow.
- Concerned about safety.

City Initiated Rezoning – Neighborhood Meeting August 24, 2021

1.	May Winstead
2.	Jeff Winstead
3.	Carla Berryann
4.	Don Berryann
5.	Michael Hakan
6.	Adam Hoffman
7.	Mario Lango
8.	Joe Hatch
9.	JACK SMYRE
10.	JIM DALEY
11.	ASHLEIGH ARMSTRONG
12.	TOM SIMON (tomsimon3d@gmail.com)
13.	
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To	Marchell Adams-David, City Manager
Thru	Patrick O.Young, Director
From	Ken Bowers, Deputy Director Ralph Recchie, Real Estate Manager
Department	Planning and Development
Date	June 29, 2021
Subject	Moore Square Sites—Disposition Strategy

City Council has requested staff to begin the process of making two key City-owned downtown sites, both included in the Downtown Land Disposition Strategy, available for development under terms that meet the City’s policy goals. The sites are comprised of the parking lot adjacent to City Market (the City Market site) and the City-owned parcels on the block east of Moore Square (the Moore Square East site). City Council has already made two assignments to staff—that the City Market site be rezoned from DX-3-SH to DX-12-SH to provide a greater redevelopment opportunity and likelihood of high-quality development; and that an RFP be prepared for the Moore Square East site. Staff proposes a stronger link between the disposition of these two sites. The next steps and timeline are outlined in this memo. Specific topics addressed are zoning, affordable housing goals, and disposition methods.

Zoning

As noted above, the City Market site is currently zoned DX-3-SH. Height was limited to 3 stories during the 2015 citywide remapping due to proximity to City Market and the Moore Square historic district. Subsequently, the RHDC has given courtesy approval (advisory only) to much taller rezoning proposals adjacent to historic properties when steps are taken to avoid overwhelming the adjacent historic resources. Based on these precedents, staff had recommended 12 story zoning, with the RFP selection process to give weight to how development relates and transitions to the historic City Market. Council accepted this recommendation, and staff is currently preparing this rezoning application and preparing for the first neighborhood meeting. The rezoning will be limited to property not currently within the local Historic Overlay District.

The zoning of Moore Square East is a combination of DX-20-SH/UG for the property closer to the park, and DX-12-UG-CU for the property closer to Bloodworth Street. The DX-12-UG-CU district has conditions that were applied with the approval of zoning case Z-108-99 in 2000. The conditions contemplated a very different development pattern and are counter to the current vision. They would have a significantly detrimental

impact on development yield and the ability to produce substantial affordable housing on the site. Removal of these outdated conditions prior to issuing an RFP provides greater clarity and certainty in the process.

Staff recommends a rezoning to remove the conditions and convert the DX-12-UG district to general use. This rezoning can run concurrently with the City Market site rezoning.

Affordable Housing

There is a long history of social service provision and efforts to aid the homeless centered on Moore Square, which activity continues with the presence of the Raleigh Rescue Mission on the block. Consistent with the adopted Downtown Land Disposition Strategy, Council wishes to make a strong commitment to affordable housing with the sale of these sites and other City-owned properties, either by providing land for affordable housing development, or using the proceeds of sale to supplement the City's Affordable Housing Fund.

Staff has looked at the options for these properties as relates to affordable housing. For a given City investment in land or money, the best return is obtained by facilitating the development of 100 percent affordable housing projects under the Low-Income Housing Tax Credit program, using either 9 percent or 4 percent credits. Using tax credits, particularly 4 percent, introduces significant fixed bond costs that require a development at least 120 units to be feasible. These projects also need to use an affordable construction type. This caps the density that can be achieved, as high-rise construction is significantly more expensive than wood frame mid-rise.

With this in mind, staff believes that the Moore Square East block could accommodate a LIHTC development, but that the City Market Site, at approximately 0.8 acres, is too small to do so—the development would either have too few units, or would require expensive concrete and steel structural framing. Without tax credit equity, only a token number of affordable units could be achieved on this small and shallow site by writing down the land value, and any units above that would require outsized City subsidy. A better approach is to invest the sale proceeds in the Affordable Housing Fund, where it could be used to gap-finance LIHTC projects elsewhere in the City, thereby producing many more units. This is the same fund that could be tapped to gap-finance a tax credit project on the Moore Square East block, if necessary.

Staff recommends specifying a minimum of 120 affordable units targeting an average of 60 percent of Area Median Income (with at least 10 percent targeting 30 percent AMI) in the RFP for Moore Square East; and pledging the proceeds of the City Market site sale to the Affordable Housing Fund.

Disposition Method

Staff has recommended, and City Council has concurred, with using a competitive RFP process to dispose of both the Moore Square East and the City Market sites. While North Carolina law requires that these properties be sold for their market value unless

specific public benefits (such as affordable housing) are obtained, the RFP process allows for the weighing of other factors such as the quality of the developer's proposal, the commitment to affordable housing, and their past track record.

The conveyance mechanism can be either fee-simple sale of the land, or a long-term ground lease. The former is simpler, but the latter gives the City more control and options, as these can be incorporated into the terms of the lease. Failure to abide by the terms can result in termination of the lease, at which time the City resumes full possession of the land.

Staff is recommending that the bulk of the property be sold fee-simple, but that the portion of the Moore Square East block to be developed for affordable housing be subject to a long-term ground lease. This would give the City ultimate control over the delivery of an affordable housing project. Failure to deliver would result in the City being able to offer the land to a different developer.

Staff recommends utilizing a long-term ground lease for the land under the affordable project, and fee-simple sale of the balance, as detailed in the draft RFP document.

Next Steps & Timeline

Should City Council concur with the recommendations above, staff would commence the rezoning process for the eastern half of the Moore Square East block on the same general timeline as the City Market rezoning, which is scheduled to have its first neighborhood meeting in July. These may be combined into a single zoning case, or kept separate, depending on a judgment as to which option offers the best engagement and greatest efficiency. Tentatively, staff believes that given the intertwined nature of the disposition strategies, a single rezoning application is the best option, as it would make clear why the same housing goal resulted in two different approaches for each site.

Once the rezonings were adopted, the RFP documents would be queued up and ready for immediate release. Staff anticipates a two- to three-month process of selection, including two weeks to advertise; two weeks to review the applications; one week to make a selection; and three or more weeks to negotiate the terms of the sale and ground lease. Interested developers could bid on one or both sites.

Item	Date Range
File rezoning	July 2021
Staff review	August 2021
PC review	September – October 2021
Council public hearing	November 2021
Release of RFP	November 2021
Selection process	December 2021
Negotiation	January – February 2022
Final award of property	February 2022