

People's Proposal

for the Redevelopment of Moore Square East & South

June 2022

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The People of Raleigh

in conjunction with

Meals for the Masses

present

The People's Plan for the Redevelopment of Moore Square East & South

To the City Council:

In 2016, the City contracted out a company to do a disposition study on the usage of downtown land. The company's community engagement strategy was to assist in a public meeting by the City of Raleigh which was, as written in the report, "advertised through the City's social media channels" and "attended by over 80 residents." The attendees were able to select from a limited and very general list of options on what they felt was most important to prioritize when redeveloping downtown.

Meanwhile, the consultant company held eight roundtable discussions with "Downtown stakeholders" to get their input. This study was the key deciding factor for what would eventually be the focus of Moore Square East & South RFP.

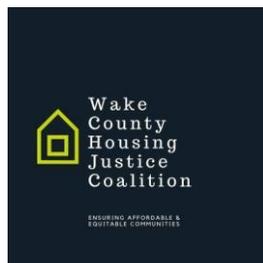
Rather than rely on a study conducted six years ago – a time in which economic and social conditions were drastically different – that only surveyed 80 people who are the type to follow the City of Raleigh on social media and clearly took businesses' opinions much more seriously than those of the people, we decided to speak to people who use the area and get a more detailed understanding of what people would like to see the land be used for now.

After talking with more people than engaged in the 2016 study and asking them in much greater detail about what they wanted for downtown and envisioned for Moore Square East & South, we aggregated the feedback and consolidated it into the following proposal. We then held an additional meeting to ensure the proposal lined up with what the people had in mind.

Our proposal meets the needs of this service requirement because it meets the needs of the people.

Follow-up on the proposal can be sent to mftmraleigh@gmail.com. Alternatively, any City Council Member interested in interfacing with the public directly can come to the Esso Building on Fridays at 7pm, where we will be continuing to meet to discuss our path forward.

Sincerely,
The People of Raleigh
Meals for the Masses
Wake County Housing Justice Coalition
Emancipate NC
RREPS
Muslims for Social Justice
PSL - Carolinas
Food Not Bombs - Raleigh



Team Background & Experience

Although we have already done research into the people's vision of Moore Square East & South and created mock-ups to show this, the City will be responsible for ensuring the continuation of the plan, continuing with community engagement, and training and staffing workers as outlined in the Concept Description.

With a paid, professional team, the City should be able to come up with even more room for housing, green spaces, and services.

In summary, the people, and in particular long-term residents who live in or near Moore Square, will provide the ideas and decision making for the project. The City of Raleigh will provide the logistical and financial support for the project. It should be noted that the City's funding does not come from or belong to the City of Raleigh, but the workers.

Concept Description

1. Procurement of Private Land

The City of Raleigh will make a strong effort to purchase the privately-owned land on Moore Square East. This effort will include offering to pay up to ten (10) percent above market value for the land.

2. Affordable Housing

Currently, one of the largest concerns for the working class of Raleigh is affordable housing. The Research Triangle has a long history of bringing in STEM students, bio and tech companies, and college-educated workers from outside of the area. The City not only encourages this growth, but prioritizes it over the needs of the other residents of Raleigh.

In the RFP for this development, the City touted affordable housing as a “key consideration” for the proposals while doing the bare minimum to define affordable housing and not actually making it a requirement for the proposals. The people of Raleigh not only want to see the City keep their word on this promise, they also want the City to accept a definition of affordable housing as set by those living in Raleigh making under 30% AMI.

Our proposal includes multiple apartment buildings in Moore Square East with 100% of the units going to households making less than 30% AMI of Raleigh. Instead of making units smaller or building them with cheaper materials, as suggested as possible options for affordable housing in the RFP, the City will subsidize the housing costs. Unit pricing for tenants will be on a sliding scale, with no household paying over 20% of their income to rent. Homeless people will be prioritized for the units.

Utilities, including water, electricity, and wifi, will be included. Keeping pets will not cost any additional money. Laundry rooms and gyms will be available to all residents. Parking for residents will be available in below-ground parking decks.

Another large concern that the people have is the condition of the housing. Because the residents of subsidized housing rarely have any power over the conditions of the buildings, their houses often end up dirty, overrun with pests,

and in constant need of repair. It is important to people that they are not only able to have a house, but to have a home. This requires power over living conditions and a space in which tenants feel safe and comfortable.

To give the residents power over their living conditions, the housing will have tenant councils composed of residents that have decision-making power over the building conditions. Additionally, general maintenance people for the buildings will be required to live there, free of charge.

3. Shelter

Although the City has a responsibility to work towards putting every resident of Raleigh in a house, the people also recognize that shelters are necessary in the meantime. The people would like to see the old Salvation Army Building in Moore Square East reopened, renovated, and expanded.

Like affordable housing, shelters are often kept in poor conditions and the residents of the shelters are not allowed any power over the shelter maintenance and operations. This results in shelters being run like prisons, and handicapped people, or anyone else the shelter does not want to deal with, being driven out rather than accommodated for their conditions.

The people demand that the shelter in Moore Square East have an emphasis on accessibility and have the resources to meet people's needs. The shelter will also have an advisory board of impacted people who have decision-making power over how the shelter is operated and maintained.

4. Resource Center & Day Shelter

Two other highly requested uses for the space were a day shelter for people to rest out of the heat or cold and a resource center for people to access hygiene, mental health, and professional services.

We propose that part of Moore Square South be used for this center. Due to its significance among the Moore Square Community, the Historic Esso Station will be used as an entryway to this building. The building will be renovated and used as a central location for finding other resources and filling out paperwork.

A multi-story building will be built onto the back of the Esso Station. The services in this building will include the following: a daycare, a laundry room, a computer room, public bathrooms and showers, wifi access, a public eating

space with microwaves, a kitchen available to use for cooking bulk meals, career development services, and mental health care services. It will be staffed by City workers and stay open daily for at least 17 hours.

The mental health care services will have licensed professional services including prescription services, and a pharmacy with sliding-scale payment. The layout of the building can be decided during future planning, but the mental health services will be located on the highest floor of the building to provide some additional privacy.

Although many of these services are available elsewhere, they are too few and far between – quite literally, many homeless and poor people have trouble physically accessing many of these resources. The people want services that are easily accessible, close together, and adequately funded.

5. Grocery Store

Another highly requested addition to the Moore Square area is a grocery store. Downtown Raleigh has very few grocery stores, and it does not have any that stock fresh food at prices affordable to poor people. Homeless people are often forced to buy snack food for entire meals due to lack of grocery store access.

We propose that the first floor of one of the apartment buildings be a grocery store. The grocery store will stock fresh fruits, vegetables, meats, and other basics available in standard commercial grocery stores. The store will accept food stamps and match prices comparable to other parts of the city.

6. Clothing Center

Downtown clothing dumps by people looking to get rid of old clothing or help the homeless in some way are very common. Unfortunately, due to lack of structure, the clothing often gets dirty, goes to waste, or doesn't end up getting used. Additionally, requiring people to dig through bags of old, possibly unclean clothing in a crowded, unclean space is disrespectful. If the City wants people to treat public spaces with respect, everyone using those spaces needs to be shown that same respect.

Moore Square East will house a city-run clothing donation center, where clothing donations can be cleaned and sorted. The center will be organized in a store-like fashion, to give people the dignity of shopping for their own clothing.

Those in need will be given vouchers by the City to purchase clothing from the center. The Center could also be open to the public.

7. Multifaith Center

A smaller building in Moore Square South will be built to host events for people of different faiths. Although the events would not be run by the City, workers employed by the City would be responsible upkeep of the building and booking the events.

8. Parking Lot

Moore Square South will retain part of the surface parking lot that is there now, as it is a convenient and popular lot for accessing the Moore Square downtown area, and the Resource Center will have parking located directly next to it.

9. Green Space

To promote mental and physical health, the spaces between buildings in Moore Square East, particularly the apartment buildings, will have accessible pathways, picnic tables, waste bins, fruit trees, and green areas. Space for a community garden for those living in the apartment buildings was specifically requested.

10. Workers

Many poor and homeless people work. Many want to work, but are too limited by the hurdles poor people have to jump over to work. Many have worked all their lives, and now deserve a dignified and comfortable retirement. And many still have given their health to working, and will be taken care of with the money that they paid into the City during that time.

Many of the same homeless people living downtown already have valuable skills that could be utilized to help make City-funded resources go even further. There are even more homeless people who could be trained by the City and do great work for their community. That is why homeless and poor (household income less than 30% AMI), nearby residents of the Moore Square East & South facilities will be prioritized for jobs including, but not limited to: daycare workers, grocery store workers, clothing center workers, maintenance workers, sanitation workers, grounds-keeping workers, administrative workers, building

management workers, career development workers, and general staffing for other Resource Center resources.

Those employed at the Moore Square East & South facilities, as well as all City workers, will be paid a minimum wage of \$22/hour.

11. Continual Public Input

The City will utilize the Office of Community Engagement to get continual public feedback on the plans. The City will continually have people out in the area to discuss the plan with the public and get feedback on it. Ultimately, the decision to approve a specific proposal for the space will lie with the people.

12. Conclusion

The people are not looking for a handout. In fact, as it is the people who do all of the making, building, and paying taxes in our society, the idea of them being recipients of government handouts is nonsensical. What the people want is for the City Council to actually utilize their money in a way that they see fit, rather than using it to give handouts to developers.

The City has made it abundantly clear that they do not want homeless people. So far, the solutions to this have included moving shelters and resources farther and farther out of the city, installing anti-homeless devices all over the city, and having police harass and brutalize people who are just trying to sleep, have a drink with friends, or any other number of normal human activities.

The City doesn't want homeless people? Good – house them. The City doesn't want more people to become homeless? Good – do something real about the housing crisis. The City doesn't want so many poor folks hanging around Moore Square and scaring off the gentrifiers? Good – train and employ them. The City doesn't want to have so many people using subsidized services? Good – pay them a living wage. The City will have to make up money somewhere else to pay for this? Good – forget the multi-million dollar soccer stadium for Downtown South. We know in addition to the \$80 million affordable housing bond, the City has the \$5.2 million HOME-ARP funding earmarked for homelessness support and prevention awarded by the federal government. Use that. The City Council is supposed to work for the people. Show them that.

Design Proposal

1. Drawings

Zoning, owner information, and preliminary building placements are shown in Appendix A. However, more detailed drawings will be required from the City with community input.

2. Building Materials

Unlike the RFP, which suggests that affordable housing be built with cheaper, more flammable materials to reduce costs, Type 1-B construction materials will be used. Type 1-B is the type of construction materials commonly used in residential buildings, and the City should not allow the jeopardization of people's safety just because they are poor.

Construction and Operation

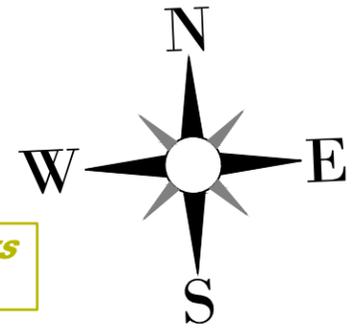
1. Construction Schedule

A general schedule has been attached in Appendix B, as a demonstration of the amount of time the City should take to consider community input on proposals. However, after acceptance of the bid, the City will develop an in-depth schedule that will be made public.

2. Additional Resources

As specified in the Concept Description, the City will have to continual community input on the design. Specifically, those who use shelters will be involved in planning for the shelter, those who need affordable housing will be involved in planning for the apartments, a food cooperative will be involved in planning for the grocery store, and those who would use the resource center frequently will be involved in planning for the resource center.

Appendix A - Drawings



REDEVELOPMENT OF MOORE SQUARE EAST & SOUTH
PEOPLE'S PROPOSAL

PROJECT:

EXISTING CONDITIONS OVERVIEW

SHEET:

SCALE: 1"=100'

DRAWN BY: LRH

DATE: 06/27/22

DRAWING NO.

1 OF 4

E. HARGETT ST.

S. PERSON ST.

"MOORE SQUARE EAST"

NON-CITY OWNED PROPERTIES THAT COULD BE DEVELOPED

GROUP OF CITY-OWNED PROPERTIES CHOSEN FOR DEVELOPMENT

INDIVIDUAL BOUNDARIES OF CITY-OWNED PROPERTIES CHOSEN FOR DEVELOPMENT

CURRENT STANDING BUILDINGS

EXISTING GROUND COVER/STRUCTURES OF PARK

MOORE SQUARE PARK

S. BLOUNT ST.

E. MARTIN ST.

"MOORE SQUARE SOUTH"

GROUP OF CITY-OWNED PROPERTIES CHOSEN FOR DEVELOPMENT

INDIVIDUAL BOUNDARIES OF CITY-OWNED PROPERTIES CHOSEN FOR DEVELOPMENT

S. BLOODWORTH ST.

WOLFE ST.

PARHAM ST.

BLAKE ST.

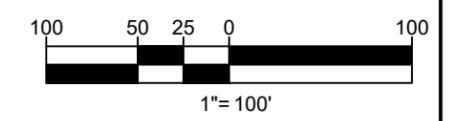
S. PERSON ST.

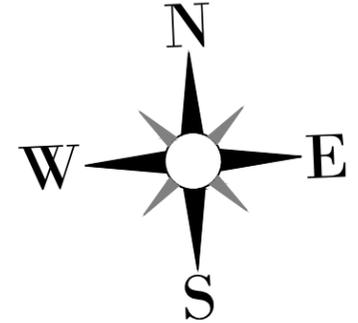
E. DAVIE ST.

NOTES:

- EXISTING SITE FEATURES DERIVED FROM WAKE COUNTY IMAPS AND WAKE COUNTY OPEN DATA.
- LAND BOUNDARIES, PROPERTY LINES, AND POINTS ARE FOR REFERENCE ONLY.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- COORDINATES ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983) AND ARE GROUND COORDINATES.

To scale if printed to 11"x17" at a size of 100%.





REDEVELOPMENT OF MOORE SQUARE EAST & SOUTH
PEOPLE'S PROPOSAL

PROJECT:

PROPERTY DATA

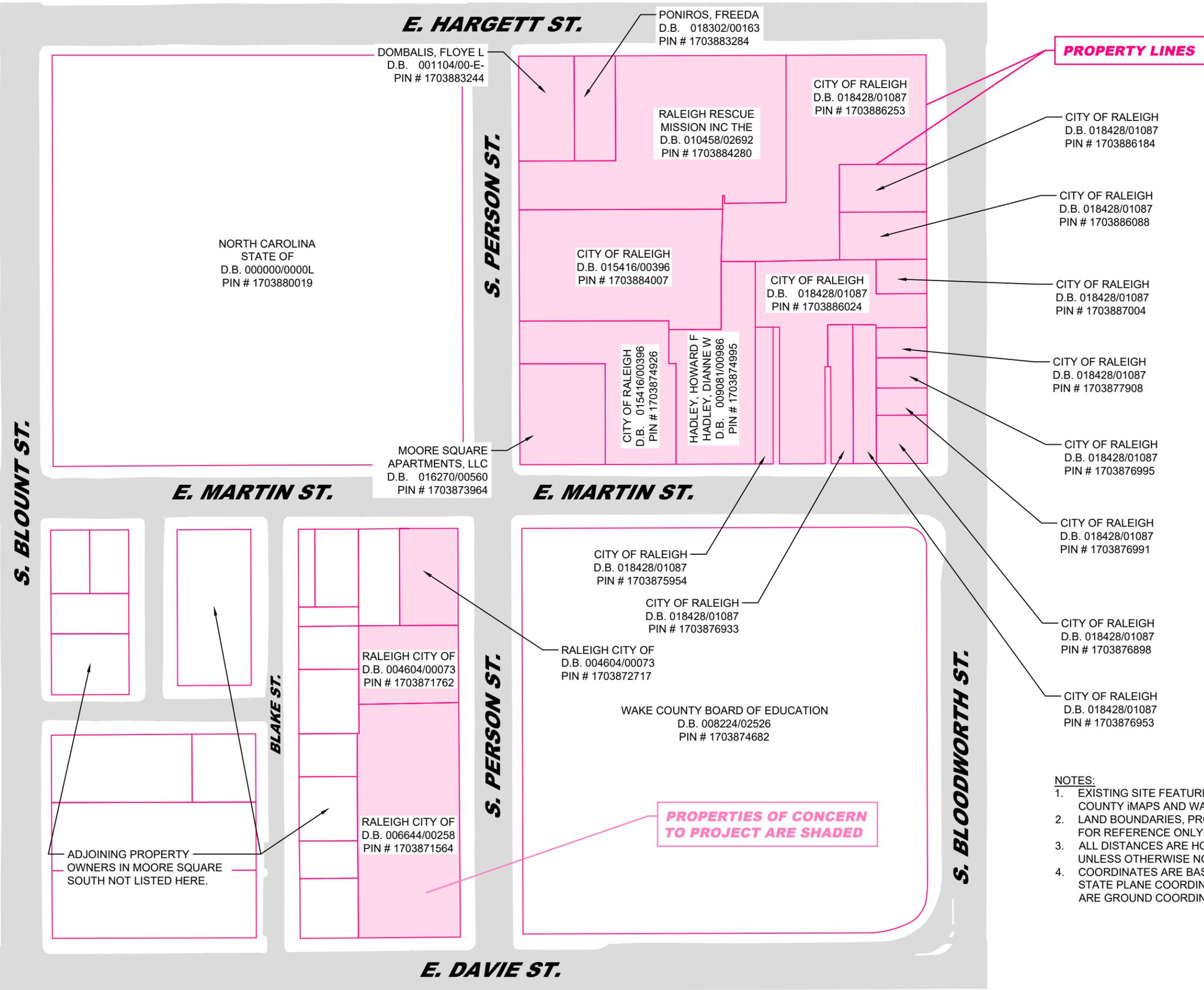
SHEET:

SCALE: 1"=100'

DRAWN BY: LRH

DATE: 06/27/22

DRAWING NO.



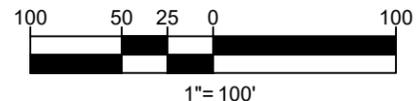
PROPERTY LINES

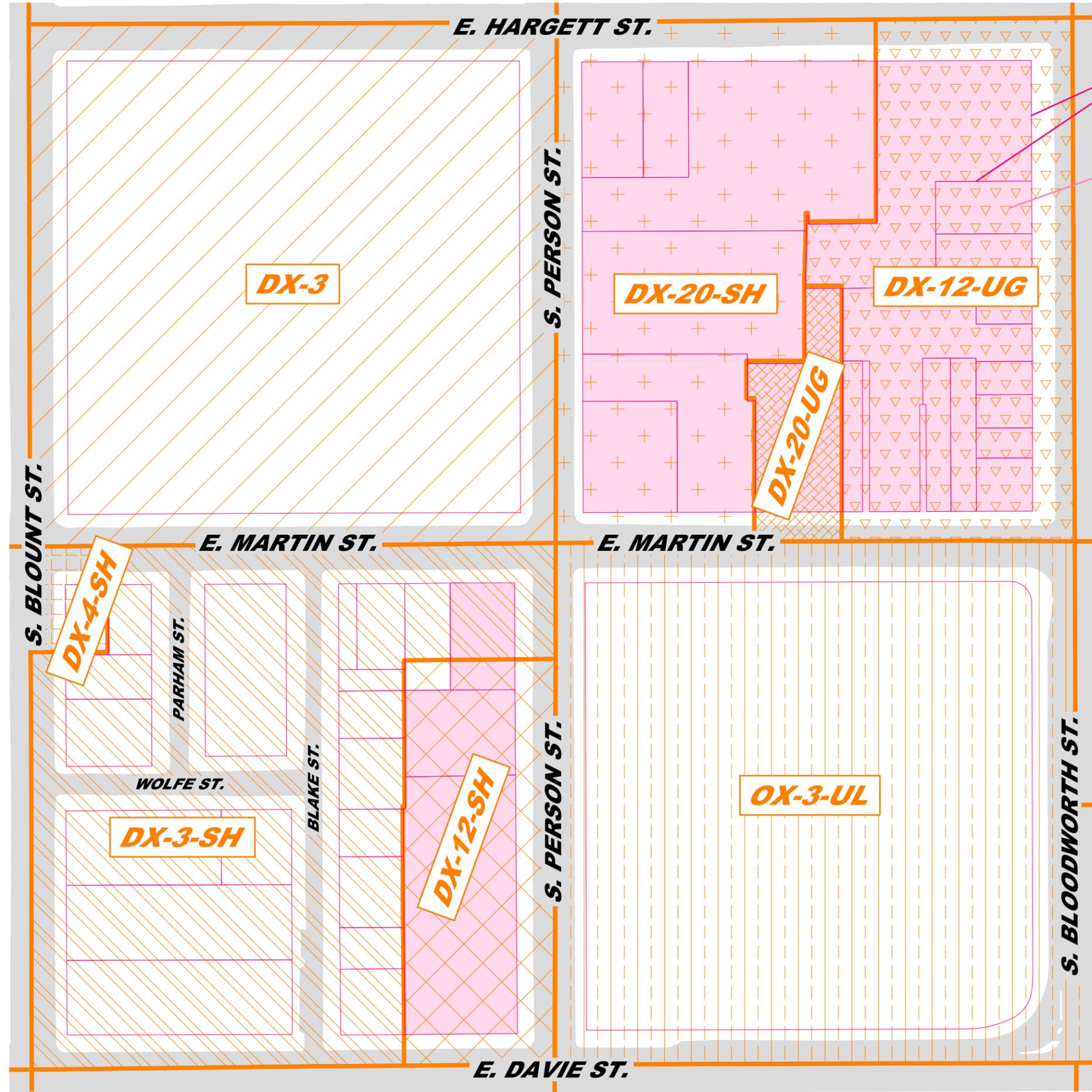
PROPERTIES OF CONCERN TO PROJECT ARE SHADED

NOTES:

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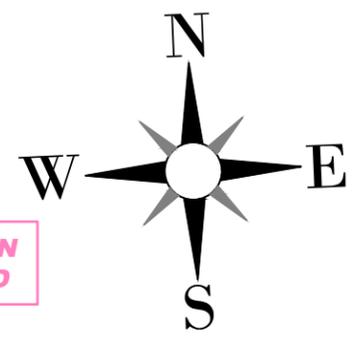
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PROPERTY LINES

PROPERTIES OF CONCERN TO PROJECT ARE SHADED



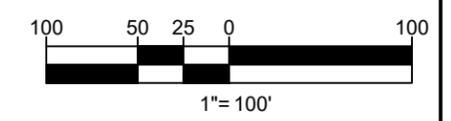
LEGEND

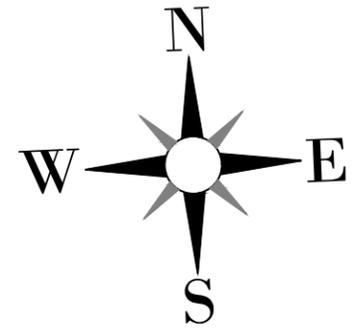
PART OF ZONING DESIGNATION	TYPES	DESCRIPTION OF TYPE
1ST: GENERAL ZONING TYPE	DX	DOWNTOWN MIXED USE
	OX	OFFICE MIXED USE
2ND: MAX. HEIGHT IN STORIES FOR BUILDINGS	3, 4, 12, 20	N/A
3RD: FRONTAGE TYPE	NOTHING LISTED	NO REQUIRED FRONTAGE TYPE
	SH	SHOPFRONT
	UG	URBAN GENERAL
	UL	URBAN LIMITED

NOTES:

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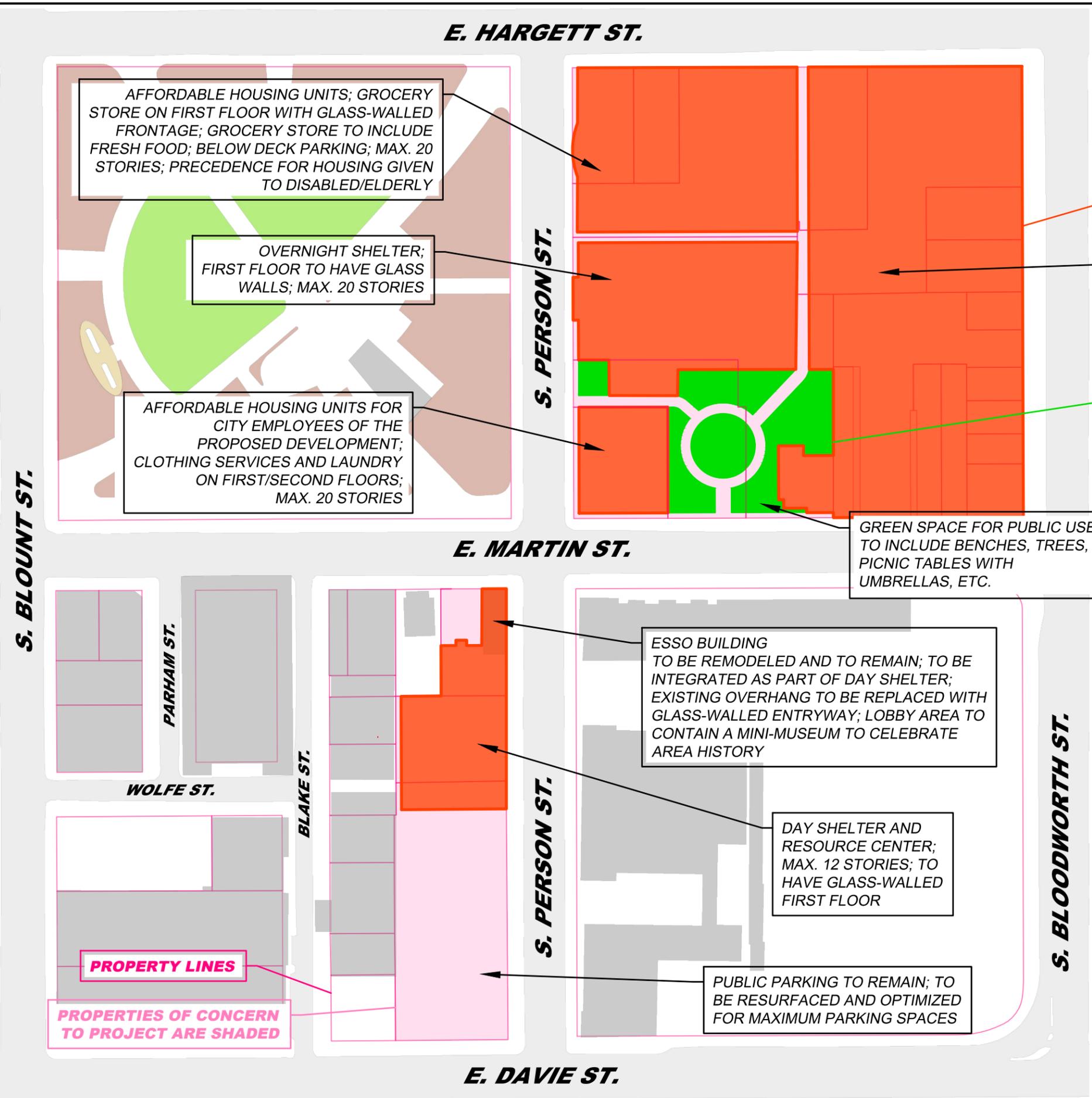
To scale if printed to 11"x17" at a size of 100%.





PROJECT:

SHEET:



AFFORDABLE HOUSING UNITS; GROCERY STORE ON FIRST FLOOR WITH GLASS-WALLED FRONTAGE; GROCERY STORE TO INCLUDE FRESH FOOD; BELOW DECK PARKING; MAX. 20 STORIES; PRECEDENCE FOR HOUSING GIVEN TO DISABLED/ELDERLY

OVERNIGHT SHELTER; FIRST FLOOR TO HAVE GLASS WALLS; MAX. 20 STORIES

AFFORDABLE HOUSING UNITS FOR CITY EMPLOYEES OF THE PROPOSED DEVELOPMENT; CLOTHING SERVICES AND LAUNDRY ON FIRST/SECOND FLOORS; MAX. 20 STORIES

PROPOSED STRUCTURES

AFFORDABLE HOUSING UNITS; BELOW DECK PARKING; MAX. 12 STORIES

PROPOSED GRASSED AREA

GREEN SPACE FOR PUBLIC USE; TO INCLUDE BENCHES, TREES, PICNIC TABLES WITH UMBRELLAS, ETC.

ACCESSIBILITY NOTE:
ALL PROPOSED STRUCTURES ARE TO BE DESIGNED TO ACCOMMODATE THE DISABLED/ELDERLY (E.G., MUST PROVIDE WHEELCHAIR ACCESS, UNCRAMPED ELEVATORS, BEDS AT ACCESSIBLE HEIGHT, ETC.)

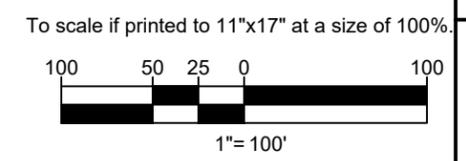
ESSO BUILDING TO BE REMODELED AND TO REMAIN; TO BE INTEGRATED AS PART OF DAY SHELTER; EXISTING OVERHANG TO BE REPLACED WITH GLASS-WALLED ENTRYWAY; LOBBY AREA TO CONTAIN A MINI-MUSEUM TO CELEBRATE AREA HISTORY

DAY SHELTER AND RESOURCE CENTER; MAX. 12 STORIES; TO HAVE GLASS-WALLED FIRST FLOOR

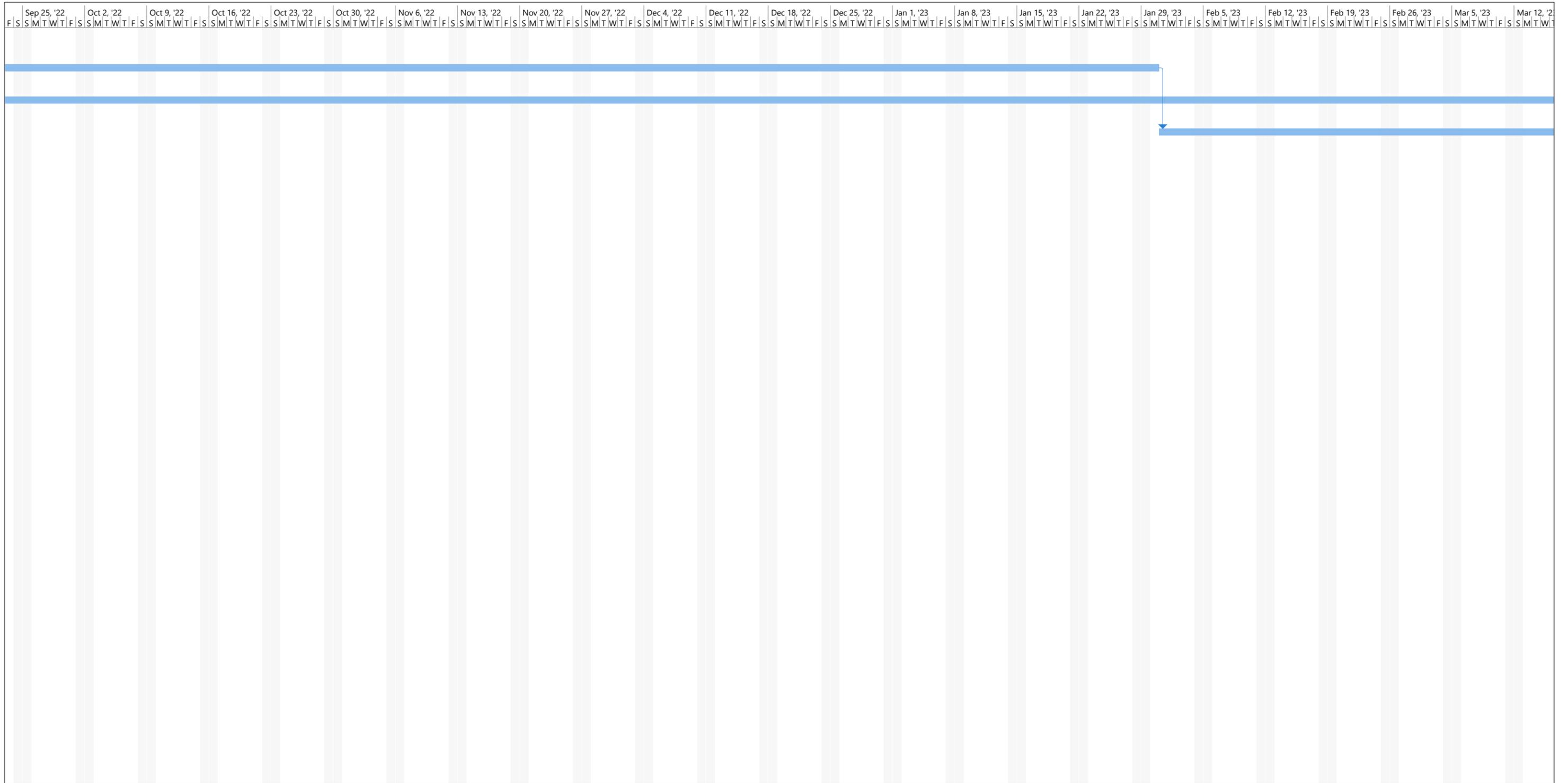
PUBLIC PARKING TO REMAIN; TO BE RESURFACED AND OPTIMIZED FOR MAXIMUM PARKING SPACES

PROPERTY LINES
PROPERTIES OF CONCERN TO PROJECT ARE SHADED

- NOTES:**
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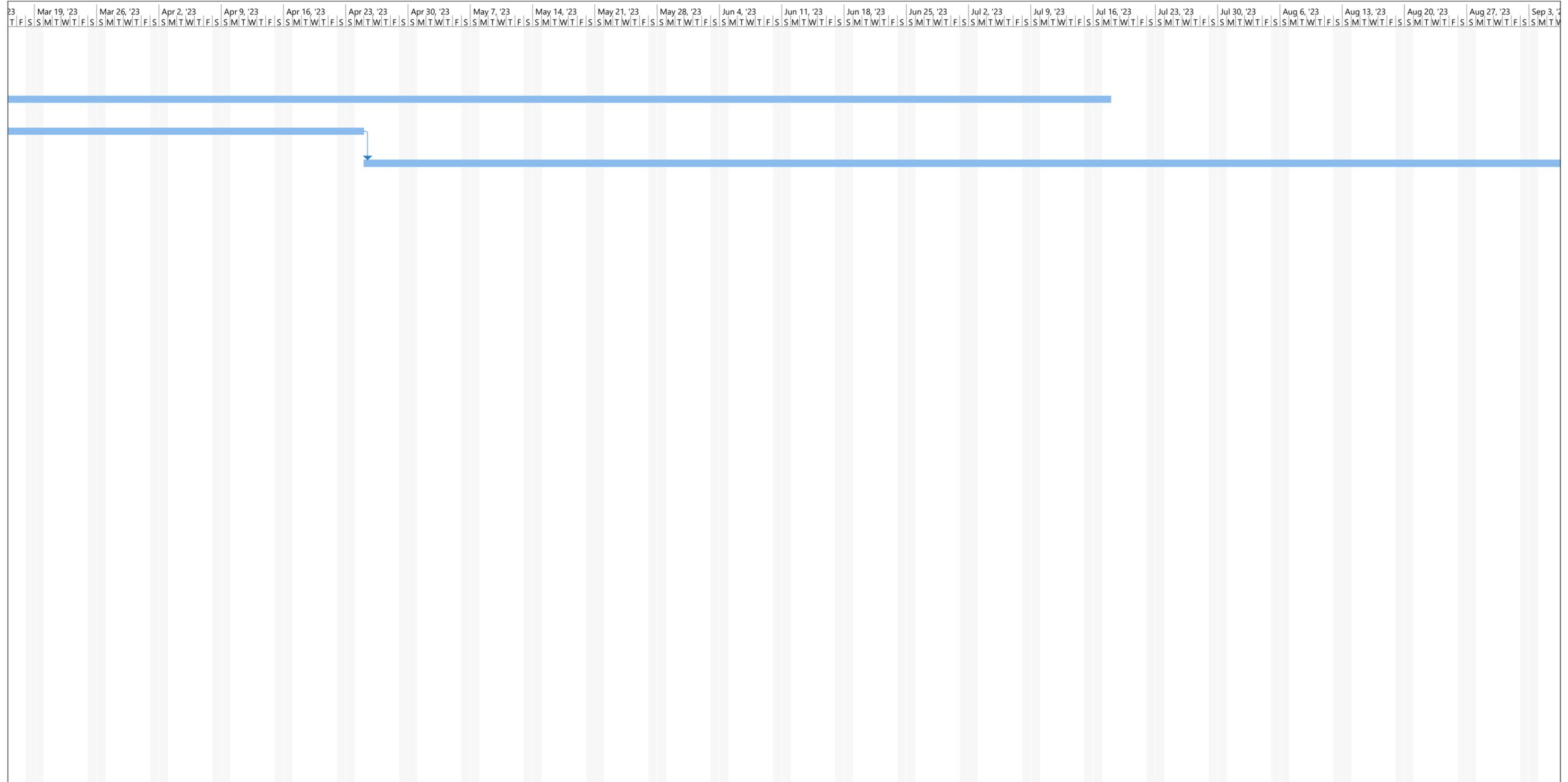


Appendix B - Project Schedule



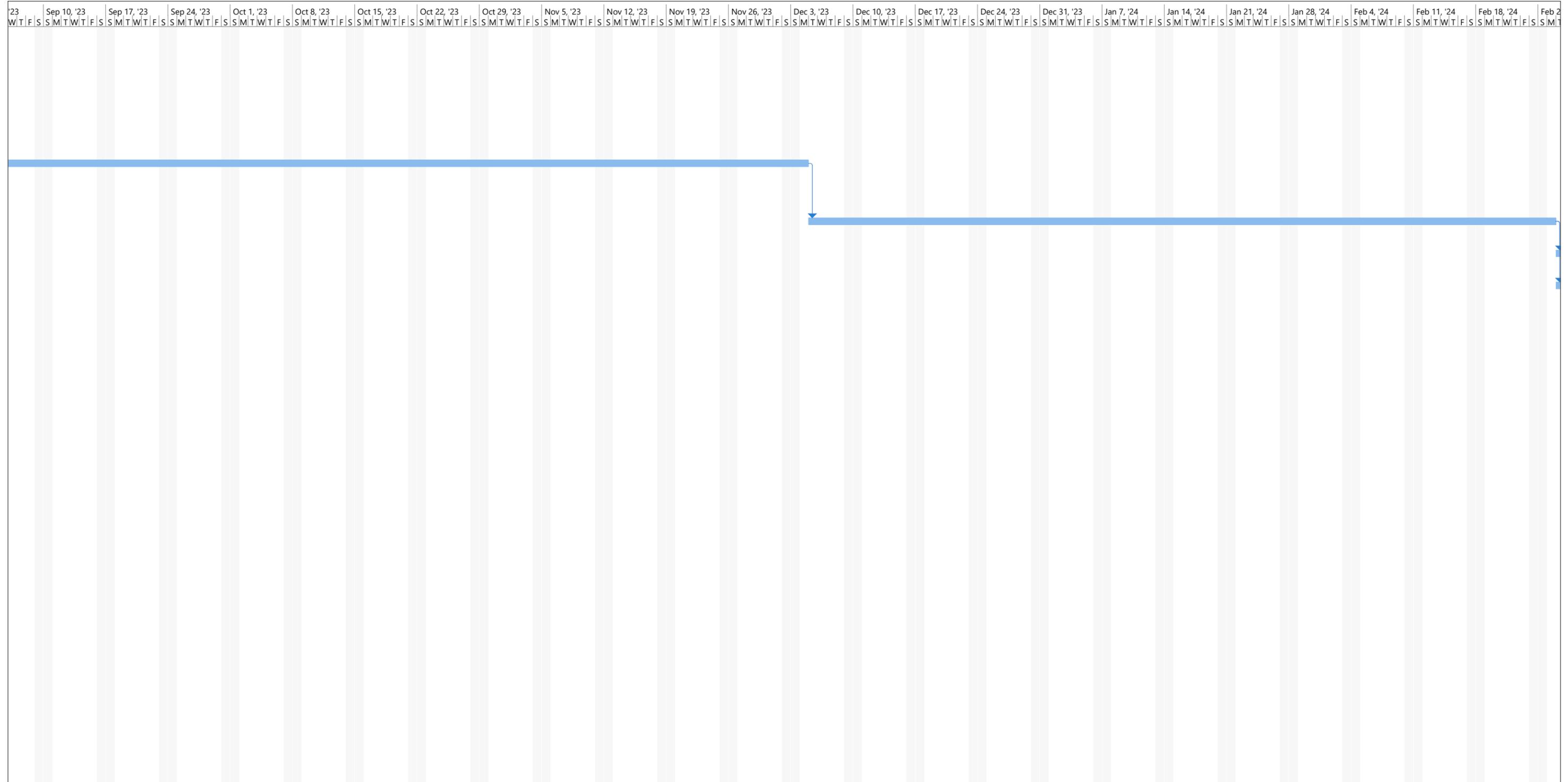
Project: Project Schedule
Date: Sun 6/26/22

Task	Summary	Inactive Milestone	Inactive Task	Duration-only	Manual Summary Rollup	Start-only	External Milestone	Manual Progress	Progress
Split	Project Summary	Inactive Summary	Manual Task	Manual Summary	External Tasks	Finish-only	Deadline	Manual Progress	Progress
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	External Milestone	Finish-only	Deadline	Manual Progress	Progress



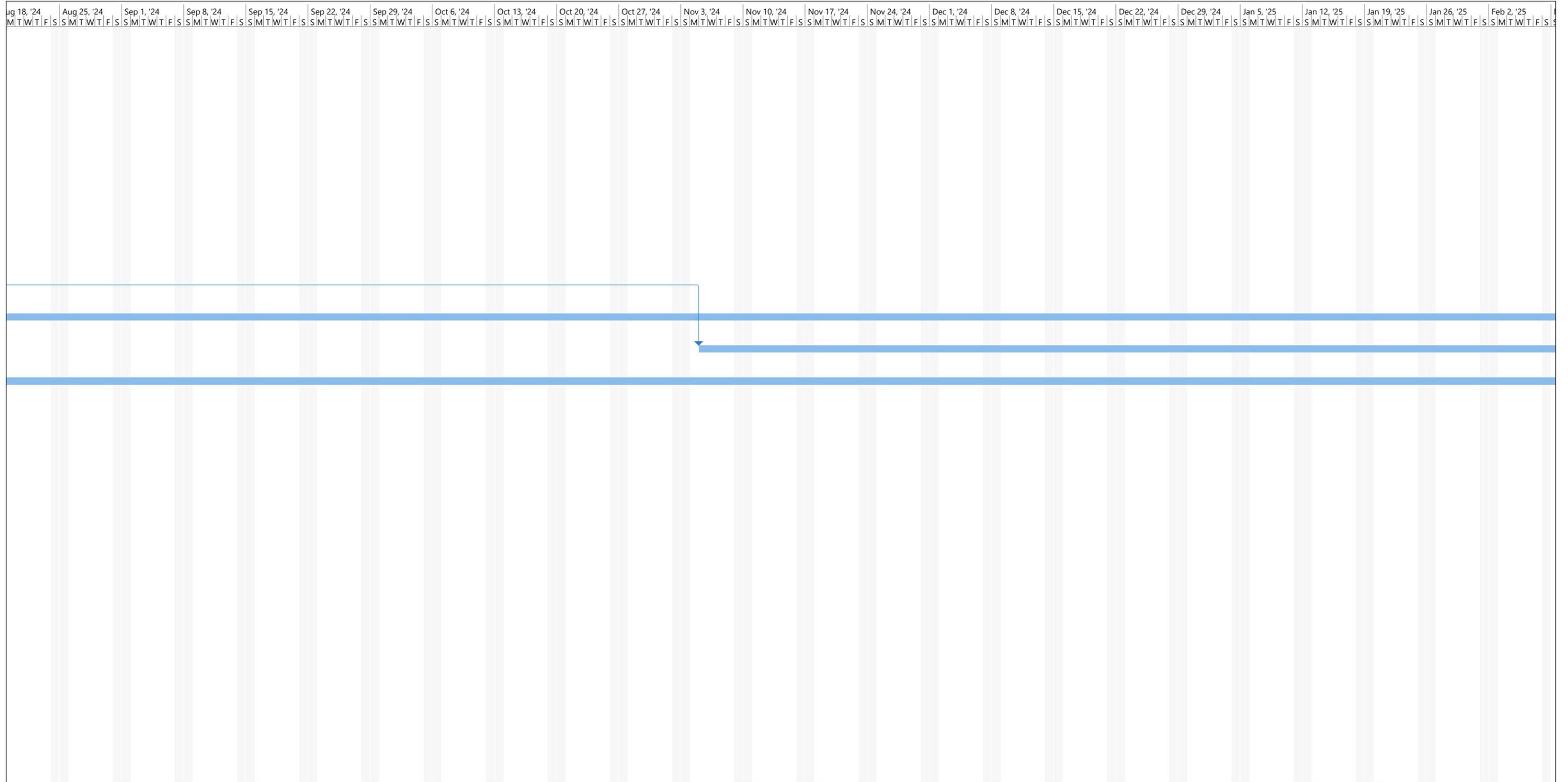
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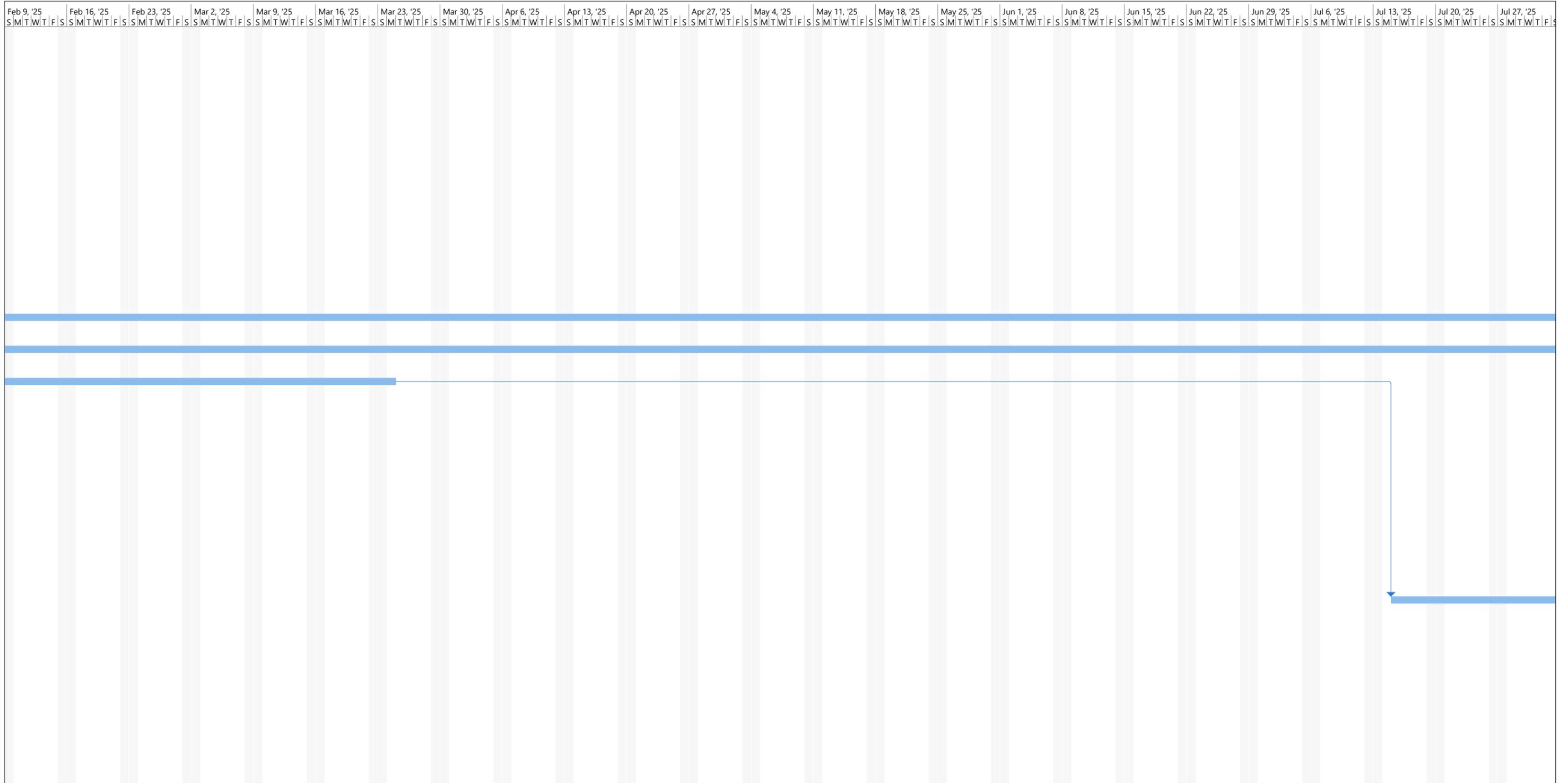
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Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	Progress



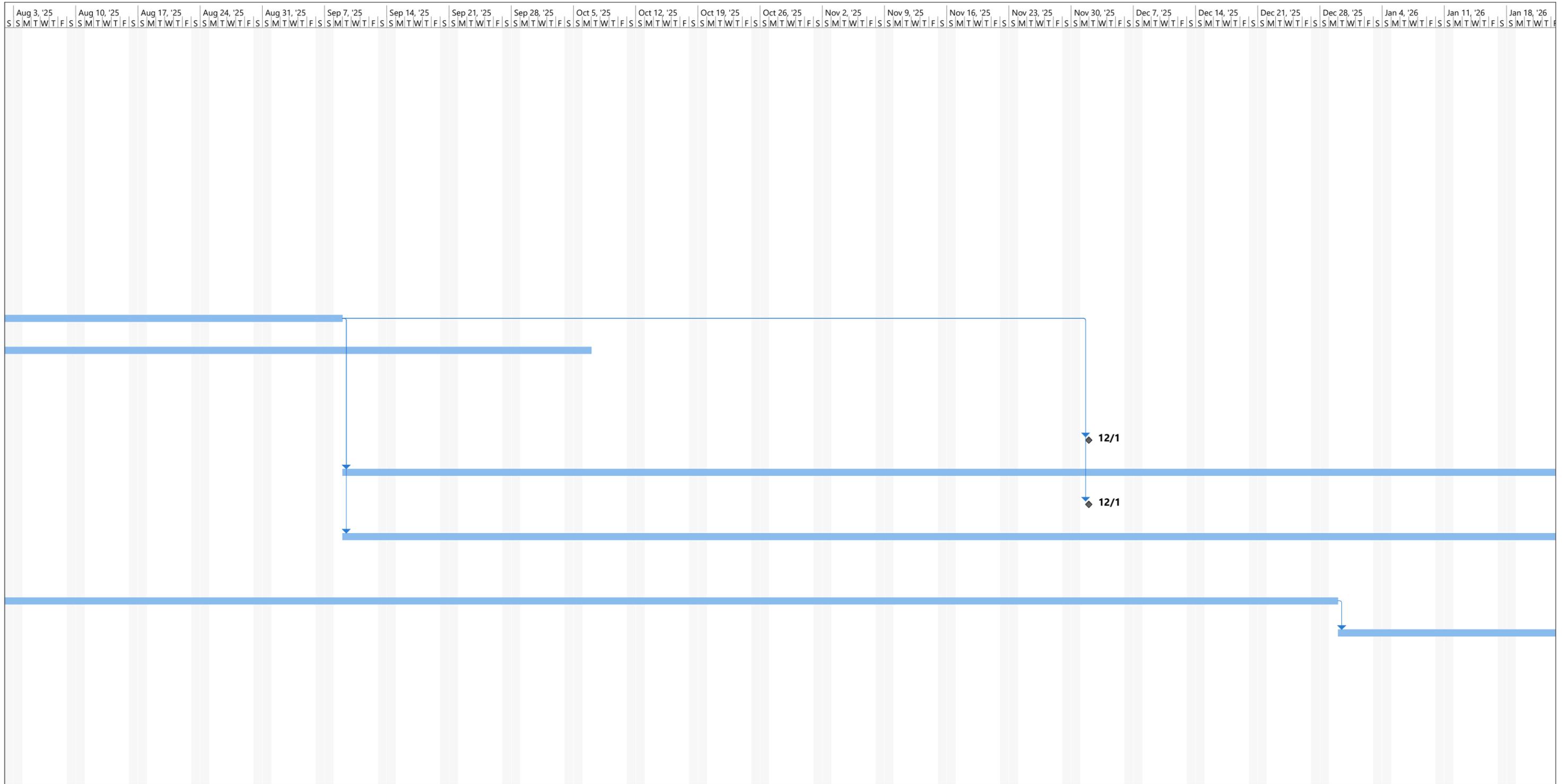
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Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	Progress



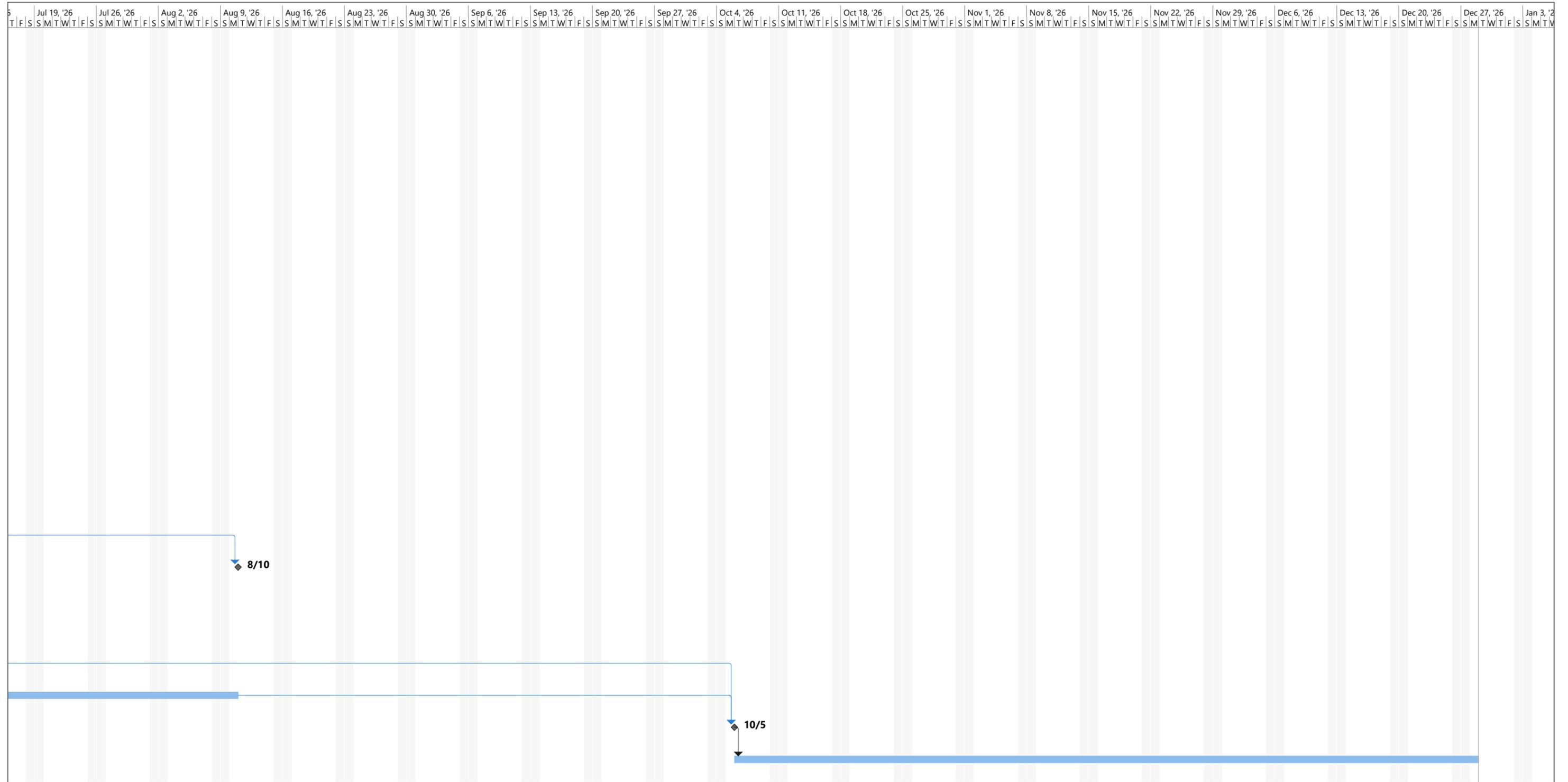
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Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	Progress



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Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	Manual Progress



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