

Real Estate Division
Department of Planning and
Development

MOORE SQUARE EAST & SOUTH REDEVELOPMENT RFP





Raleigh

Moore Square East

+/- 2.58 acres
City owned property
outlined in bright
green





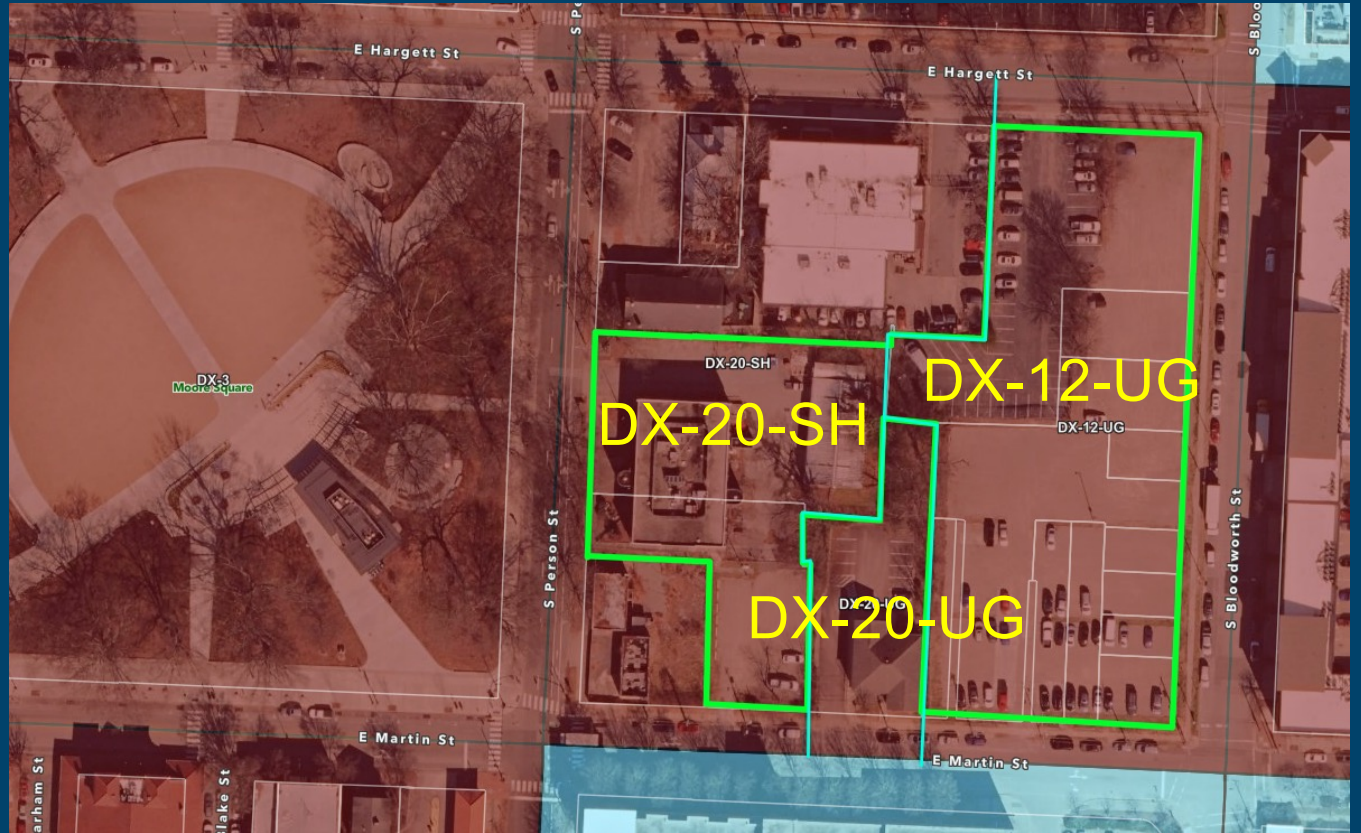
Background

- Acquired in 2013 by the City for redevelopment
- Downtown Disposition Study (2017) recommended mixed-use, possible Office, Retail, Residential, Hospitality.
- Zoning of Person St. facing DX-20-SH
- Zoning of Bloodworth St. facing DX-12-UG



Moore Square East

Zoning
DX-20-SH
DX-20-UG
DX-12-UG





Proposed RFP Features

- Seeking redevelopment of the entire site
- Encouraging submissions that include broad mixed-use with emphasis on an Affordable Housing component
- LIHTC Affordable Housing portion could be on a ground lease
- Mixed Use development to be conveyed by deed and valued by average of (2) MAI appraisals



City Market Redevelopment Site

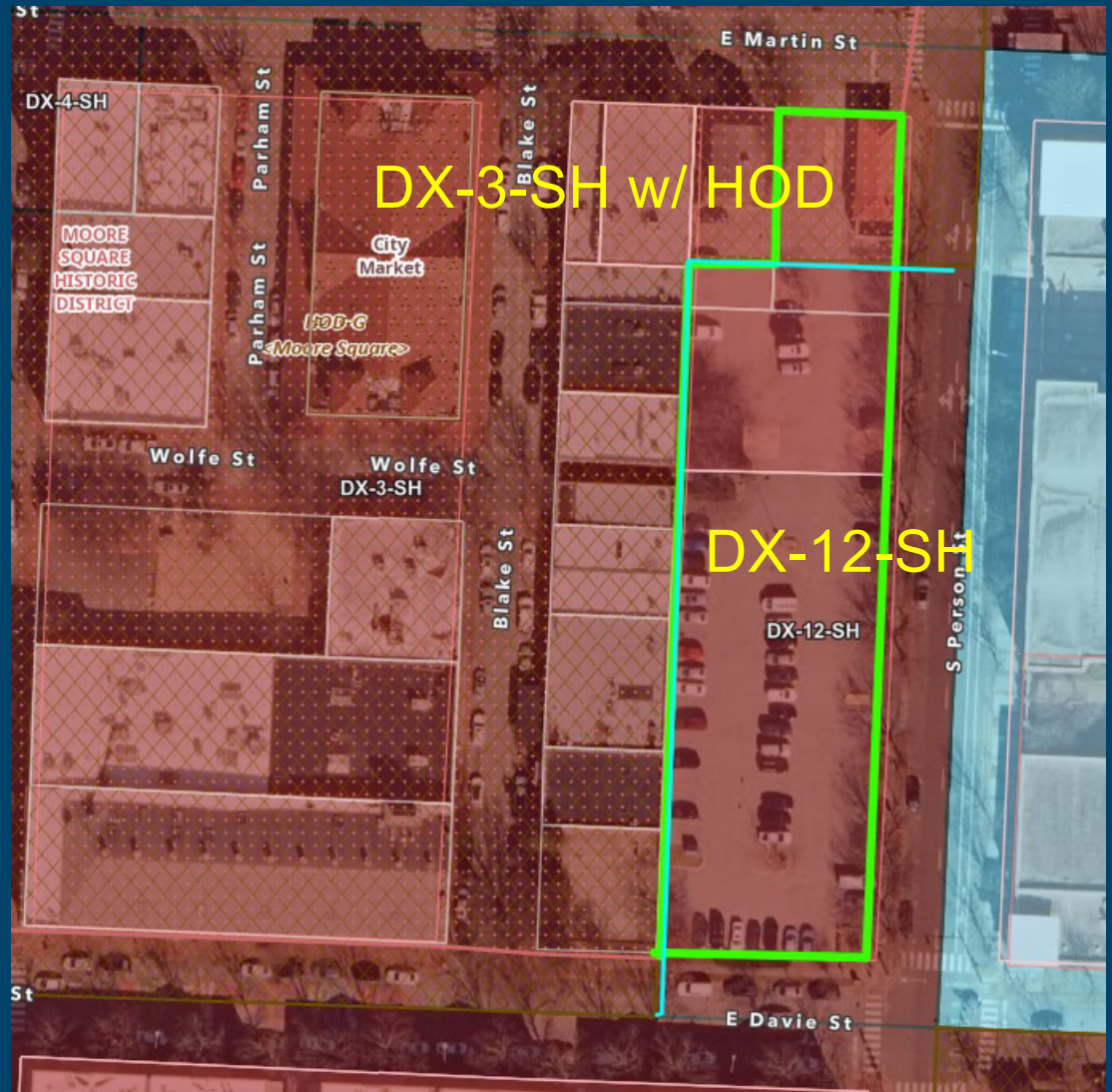
+/-0.9 acre





City Market Redevelopment Site

+/-0.9 acre





Allowed Uses

Properties have
Downtown Mixed Use
zoning (“DX”)

Would permit multi-family,
office, retail, hotel,
restaurants, bars

Zoning accommodates
mix of uses





Building Height

Maximum building height is 20 and 12 stories

No limit on maximum measurement of height in feet

Minimum of two to three stories required along street frontage

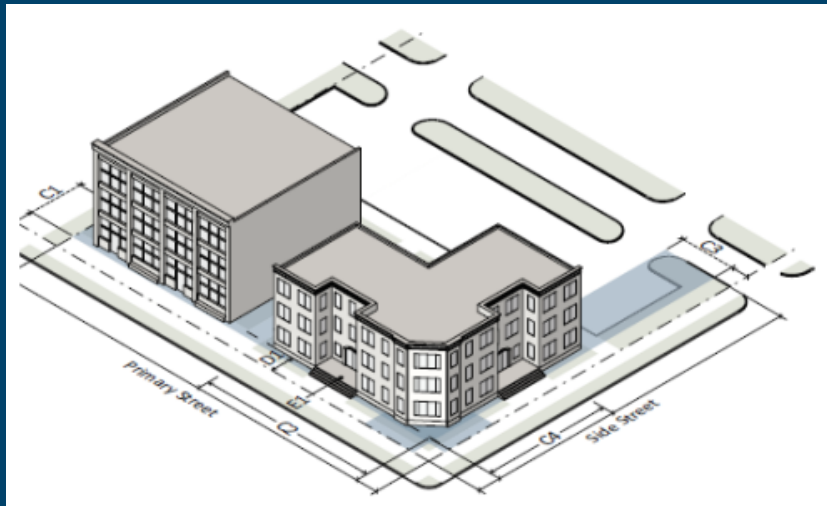
| | District | -3 | -4 | -5 | -7 | -12 | -20 | -30 | -40 |
|---|---|-----|-----|-----|-----|-----|-----|-----|-----|
| A. Max Height | | | | | | | | | |
| A1 | Building height (max stories) | 3 | 4 | 5 | 7 | 12 | 20 | 30 | 40 |
| A2 | Building height (max feet) | 50' | 68' | 80' | | | | | |
| B. Min Height (Urban Frontages Only) | | | | | | | | | |
| B1 | Building height (min stories) street facing façade(s) at min | n/a | n/a | n/a | 2 | 2 | 3 | 3 | 3 |
| B2 | Height (cumulative min % of building width(s)) | n/a | n/a | n/a | 75% | 75% | 75% | 75% | 75% |
| B3 | Depth of min height from front building façade into lot (min) | n/a | n/a | n/a | 30' | 45' | 60' | 60' | 60' |



Urban General Frontage

“Urban General” frontage

Requires a maximum build-to of 20 feet on primary street and side street

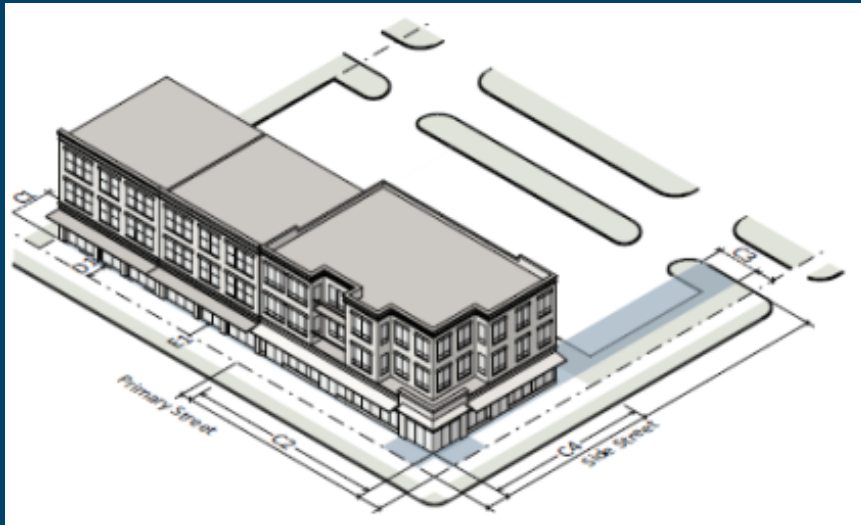


| A. Description | |
|--|--------------------------------------|
| Intended for areas where parking between the building and street is not allowed. Buildings abut the street and sidewalk but higher street wall continuity is required than the -UL Frontage. | |
| B. Building Types Allowed | |
| Townhouse (see Sec. 3.2.3.) | Mixed use building (see Sec. 3.2.6.) |
| Apartment (see Sec. 3.2.4.) | Civic building (see Sec. 3.2.7.) |
| General building (see Sec. 3.2.5.) | Open lot (see Sec. 3.2.8.) |
| C. Build-to | |
| C1 Primary street build-to (min/max) | 0'/20' |
| C2 Building width in primary build-to (min) | 70% |
| C3 Side street build-to (min/max) | 0'/20' |
| C4 Building width in side build-to (min) | 35% |
| D. Additional Parking Limitations | |
| D1 Parking setback from primary street (min) | 30' |
| D2 No on-site parking or vehicular surface area permitted between the building and the street | |
| E. Pedestrian Access | |
| E1 Primary street-facing entrance required | yes |
| F. Streetscape Requirement | |
| Main Street; or | see Sec. 8.5.2.A. |
| Mixed Use. | see Sec. 8.5.2.B. |



Shopfront Frontage

- Requires a maximum build-to of 15 feet on primary street and side street



| A. Description | |
|---|--|
| Intended for areas where the highest level of walkability is desired. The -SH Frontage is intended to create a "main street" type of environment; therefore, mixed use buildings are the primary building type allowed. | |
| B. Building Types Allowed | |
| Mixed use building (see Sec. 3.2.6.) | |
| Civic building (see Sec. 3.2.7.) | |
| Open lot (see Sec. 3.2.8.) | |
| C. Build-to | |
| C1 | Primary street build-to (min/max) 0'/15' |
| C2 | Building width in primary build-to (min) 80% |
| C3 | Side street build-to (min/max) 0'/15' |
| C4 | Building width in side build-to (min) 40% |
| D. Additional Parking Limitations | |
| D1 | Parking setback from primary street (min) 30' |
| D2 | No on-site parking or vehicular surface area permitted between the building and the street |
| E. Pedestrian Access | |
| E1 | Primary street-facing entrance required yes |
| F. Streetscape Requirement | |
| Main Street | see Sec. 8.5.2.A. |



Other Frontage Standards

Shopfront and Urban General

Build-to requires a minimum percentage of the lot width to be occupied with a building

Restricts parking between building and ROW

Requires a street-facing entrance into the building

In Shopfront, building must be built to accommodate retail (taller floor-to-ceiling height, greater transparency)



Streetscape Requirements

-UG parcels require either a mixed use or main street streetscape

-SH parcels require a main street streetscape

Six-foot hardscaped planting area

Either 8' (Mixed Use) or 10' (Main Street) sidewalk

A. Main Street



B. Mixed Use



| Frontages | |
|-----------------------------|-------------------------|
| Applicable frontages | -SH, -UG, -UL, -GR, -PL |
| Zoning Districts | |
| Applicable zoning districts | Mixed use districts |
| Width | |
| A Streetscape width (max) | 35' |
| Streetscape | |
| B Sidewalk (min) | 10' |
| C Planting area (min) | 6' |
| General | |
| Walkway type | Sidewalk |
| Planting type | Tree grate |
| Tree spacing | 40' o.c. avg |

| Frontages | |
|-----------------------------|---------------------|
| Applicable frontages | -UG, -UL, -GR, -PL |
| Zoning Districts | |
| Applicable zoning districts | Mixed use districts |
| Width | |
| A Streetscape width (max) | 35' |
| Streetscape | |
| B Sidewalk (min) | 8' |
| C Planting area (min) | 6' |
| General | |
| Walkway type | Sidewalk |
| Planting type | Tree grate / lawn |
| Tree spacing | 40' o.c. avg |



Amenity Area

10% of the site area must be an outdoor “amenity area”

Can be landscaping, hardscape

Half of the amenity area can be above grade, like a rooftop terrace



Affordable Housing Considerations

The maximization of affordable housing units is a key consideration for evaluation of proposals.

Any and all approaches to achieving affordability will be considered

Use of LIHTC equity can be facilitated through a ground lease on the land under an affordable building

Appendix A of the RFP presents possible options for incorporating affordable housing



Next Steps & Key Dates

- Written Question Deadline April 11, 5:00 pm
- City Responses April 20, 5:00 pm
- Proposals Due June 27, 4:30 pm
- Evaluation Meeting July 5 TBD
- Interviews / Demonstrations (if req.) July 19-21 TBD
- City Council Selection Announcement Aug. 16, 1:00 pm

Questions or Comments?

