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
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

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<thead>
<tr>
<th>District</th>
<th>-3</th>
<th>-4</th>
<th>-5</th>
<th>-7</th>
<th>12</th>
<th>20</th>
<th>30</th>
<th>40</th>
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</thead>
<tbody>
<tr>
<td>A1</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>7</td>
<td>12</td>
<td>20</td>
<td>30</td>
<td>40</td>
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<tr>
<td>A2</td>
<td>50</td>
<td>68</td>
<td>80</td>
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| B1       | n/a| n/a| n/a| 2  | 2  | 3  | 3  | 3  |
| B2       |    |    |    | 75 | 75 | 75 | 75 | 75 |
| B3       |    |    |    | 45 | 60 | 60 | 60 | 60 |
Urban General Frontage

“Urban General” frontage

Requires a maximum **build-to** of 20 feet on primary street and side street
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 S-F 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
<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>C1</td>
<td>Primary street build-to (min/max)</td>
<td>0/15’</td>
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<tr>
<td>C2</td>
<td>Building width in primary build-to (min)</td>
<td>80’</td>
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<tr>
<td>C3</td>
<td>Side street build-to (min/max)</td>
<td>0/15’</td>
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<tr>
<td>C4</td>
<td>Building width in side build-to (min)</td>
<td>40’</td>
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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
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?