RALEIGH DOWNTOWN HOUSING PROGRAMS

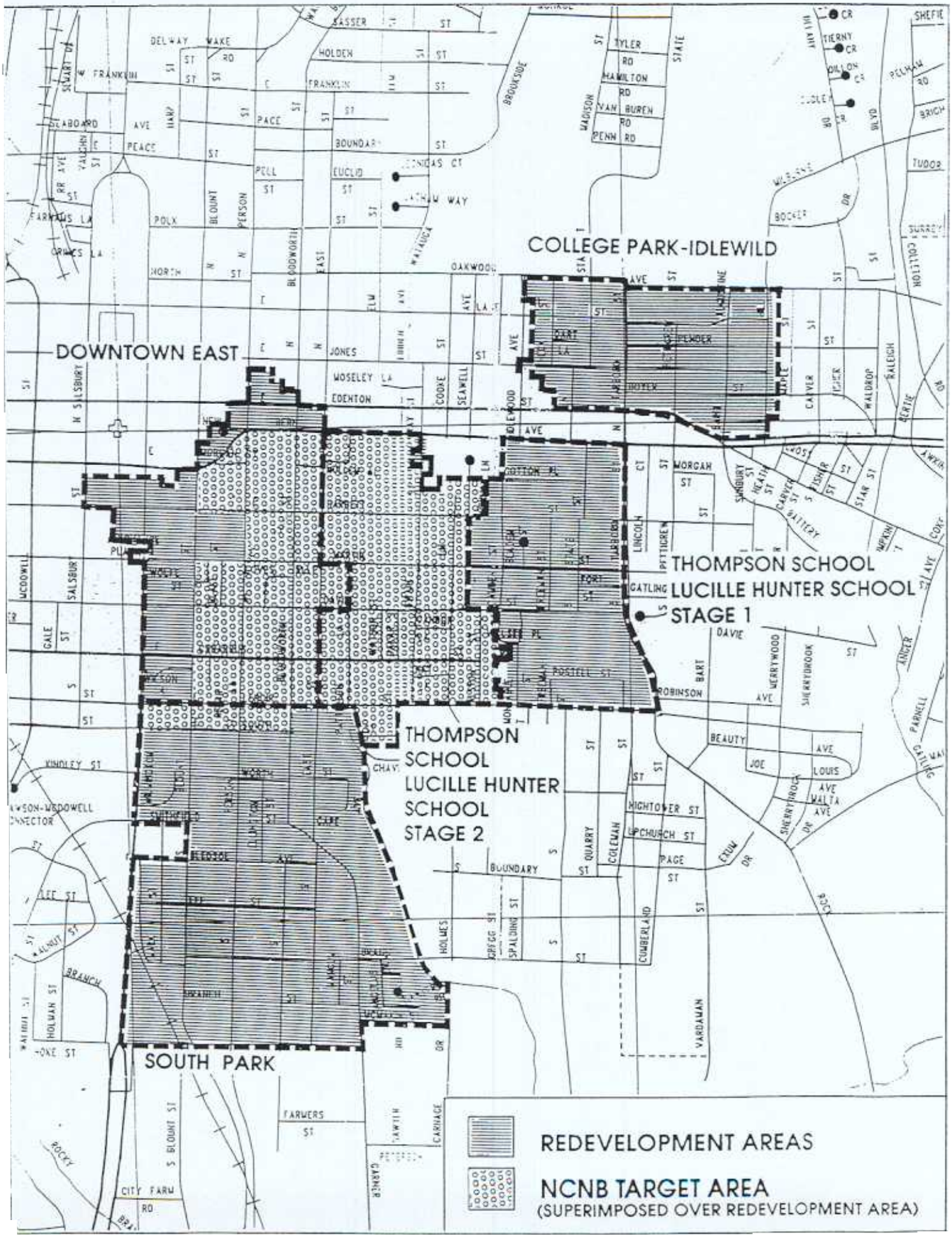
The City of Raleigh has long been committed to providing an attractive environment for housing development in the Downtown Area through a combination of investments in redevelopment, infrastructure improvements, and easing of regulatory constraints. Housing is a critical element in the success and long-term viability of Downtown. Raleigh's Comprehensive Plan draws a framework for Downtown revitalization, and elevates preservation and redevelopment of older neighborhoods as one of its three primary housing goals.

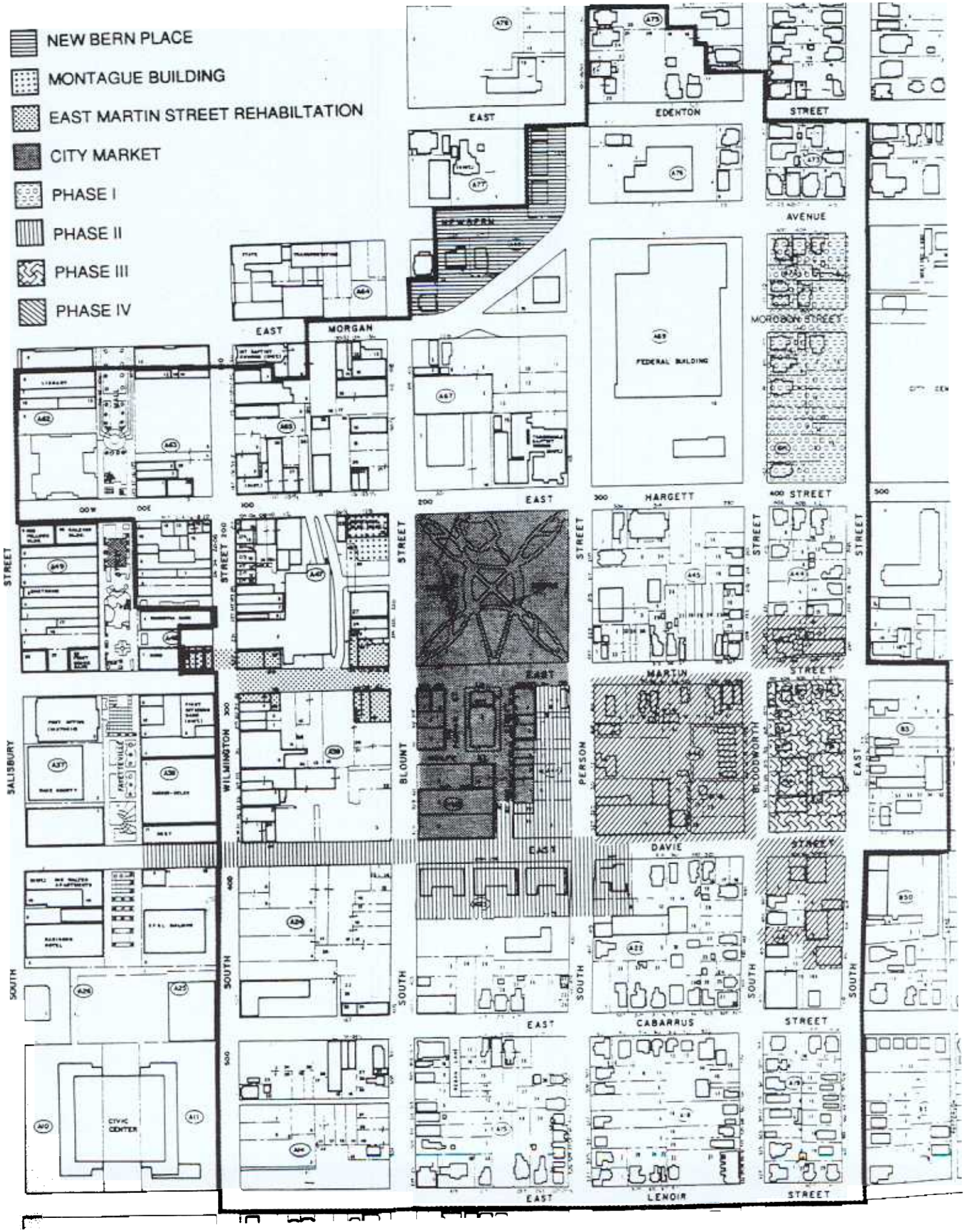
With the adoption of the Downtown East Redevelopment Plan in 1982, residential development became the central focus of plans to revitalize Downtown. In Phase I, efforts were undertaken to strengthen the residential linkage of Oakwood and Downtown East. Phase II brought the construction of higher density housing at Founders Row to support City Market. An emphasis in Phase III on affordable housing for families residing in Downtown East lead to the construction of 10 single family homes by NCNB. Phase IV will provide opportunities for higher density and market-rate housing close to City Market and the Business District.

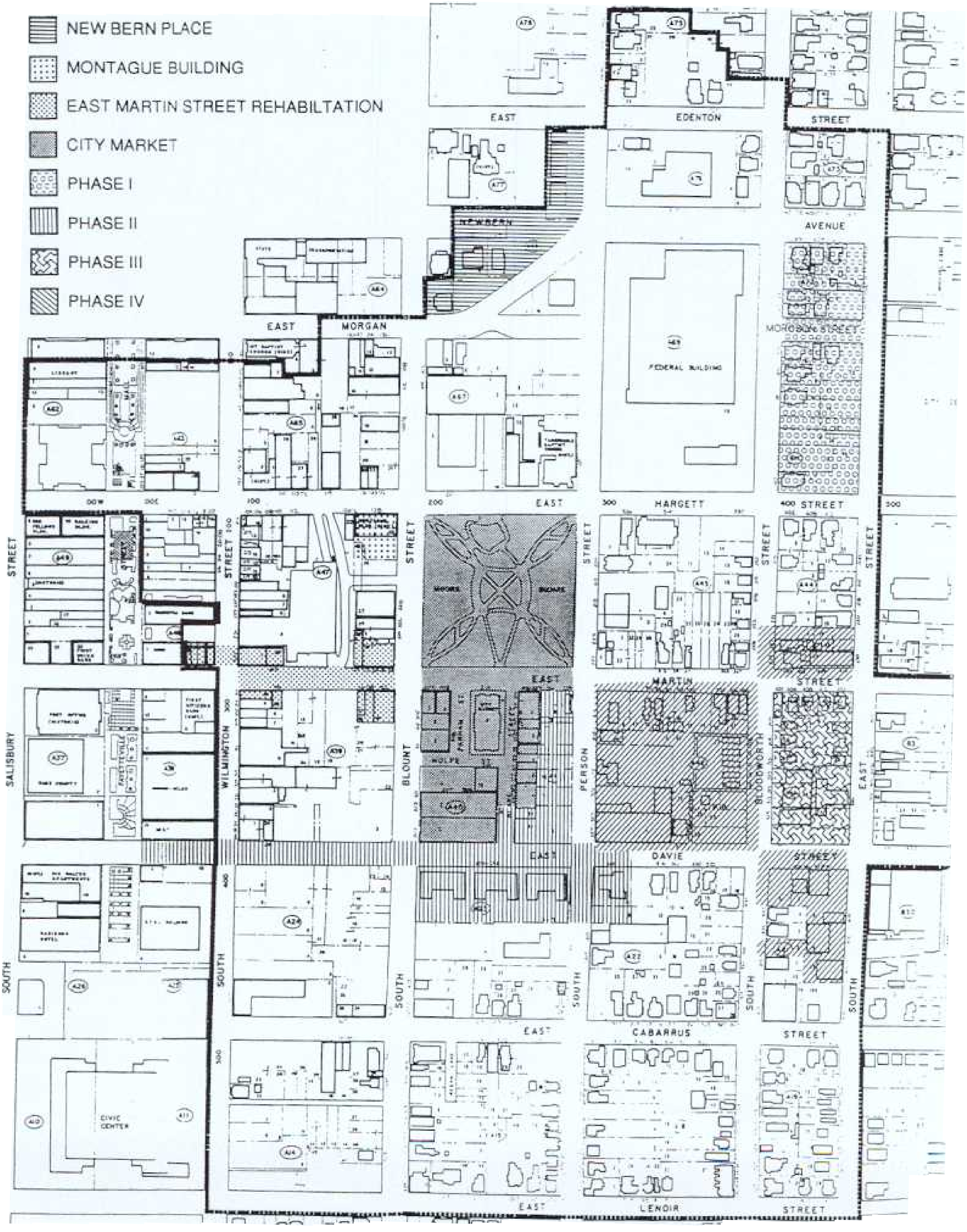
In 1984, the City acquired and sold the Old City Market properties for redevelopment. Commercial redevelopment would go hand-in-hand with residential development. With continued City financial support the City Market has survived a slow start and is now showing growing stability and improvement. To further support Downtown residential development, the City loosened development guidelines with special high density ordinances, established a new zoning category to encourage complementary residential and commercial uses, and modified the fire district guidelines to allow wood frame residential construction.

The City has also invested in infrastructure improvements, additional police security and support of the arts community to make Downtown East a safe, attractive place to live and work. Streetscape improvements brought new sidewalks, trees and the undergrounding of utilities to beautify Downtown. The City's first police substation opened in 1987 in Downtown East to provide a closer interaction with the residents. In 1989, the Horse Patrol was created to give the police a more positive profile at Moore Square. To bring new life to this area the City has been one the oldest and largest supporters of the new "Arts District" at Moore Square, financially underwriting Artspace and the City Gallery of Contemporary Art.

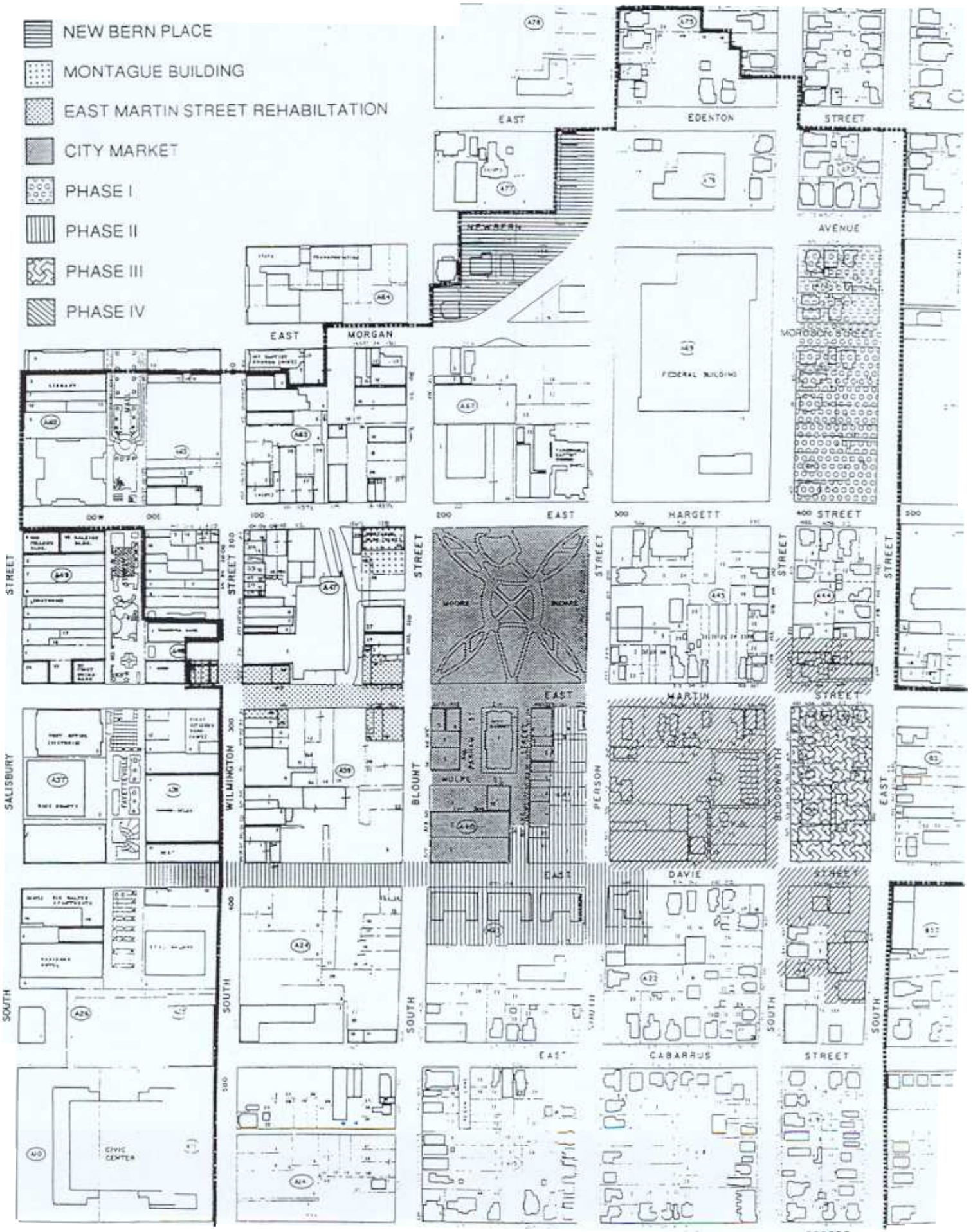
The City is working to create an atmosphere which will draw new life to the Downtown. These efforts are validated and reemphasized in the recent Downtown study and plan proposals of RTKL. The following are summaries of City activities to support housing preservation and development in Downtown and its surrounding neighborhoods:


COLLEGE PARK-IDLEWILD
DOWNTOWN EAST
THOMPSON SCHOOL
LUCILLE HUNTER SCHOOL
STAGE 1
THOMPSON
SCHOOL
LUCILLE HUNTER
SCHOOL
STAGE 2
SOUTH PARK
REDEVELOPMENT AREAS
NCNB TARGET AREA
(SUPERIMPOSED OVER REDEVELOPMENT AREA)

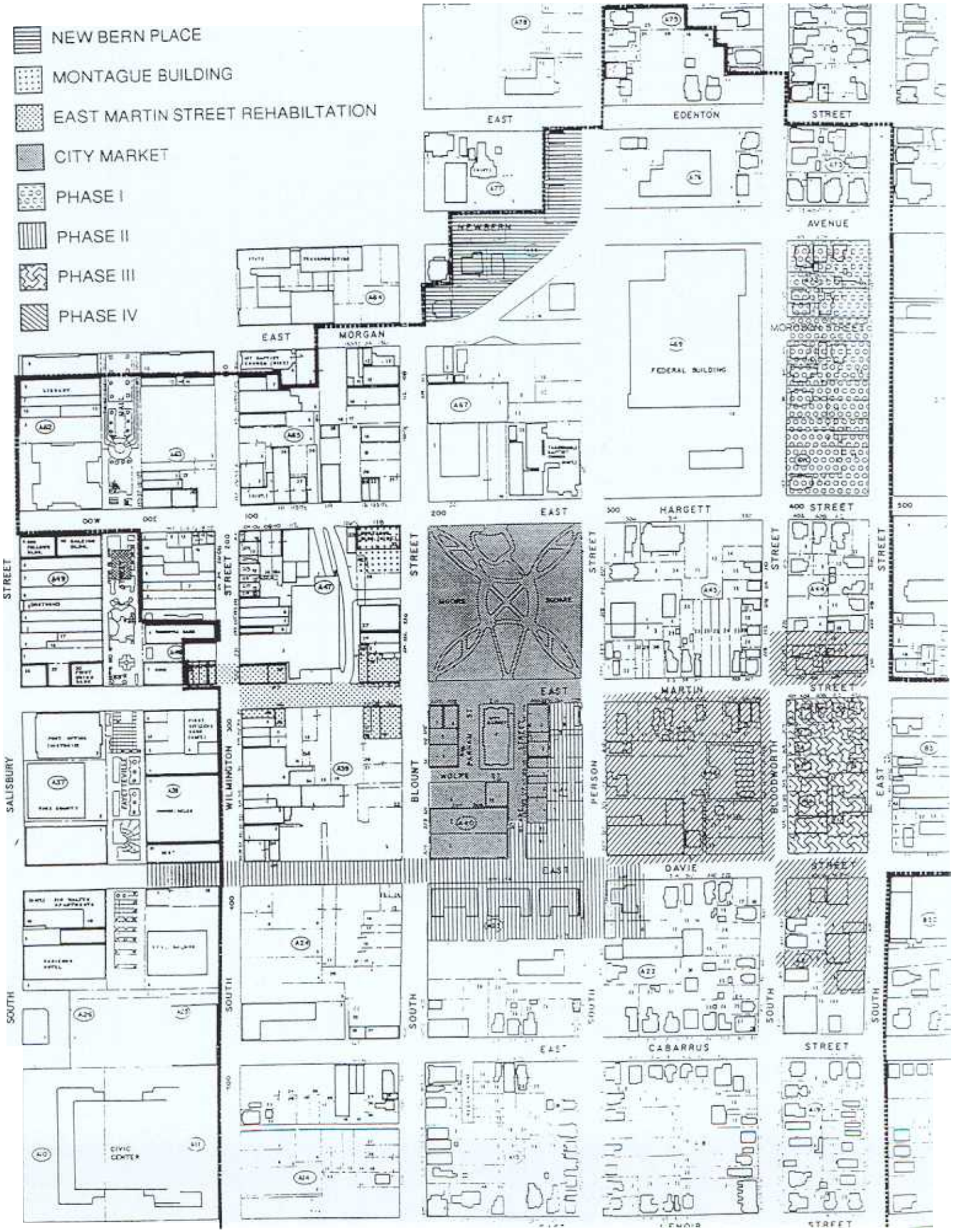

NEW BERN PLACE
MONTAGUE BUILDING
EAST MARTIN STREET REHABILTATION
CITY MARKET
PHASE I
PHASE II
PHASE III
PHASE IV
EAST
EDENTON
STREET
AVENUE
MOROBON STREET
FEDERAL BUILDING
MORGAN
HARGETT
MARTIN
DAVIE
CABARRUS
LENOIR
SALISBURY
WILMINGTON
BLOUNT
PERSON
BLOODWORTH
SOUTH
CIVIC CENTER


NEW BERN PLACE
MONTAGUE BUILDING
EAST MARTIN STREET REHABILTATION
CITY MARKET
PHASE I
PHASE II
PHASE III
PHASE IV
EAST
EDENTON
STREET
AVENUE
EAST
MORGAN
MORGAN STREET
FEDERAL BUILDING
EAST
HARGETT
STREET
SALISBURY
STREET
WILMINGTON
STREET
BLOUNT
STREET
PERSON
STREET
BLOODWORTH
STREET
EAST
MARTIN
STREET
EAST
DAVIE
STREET
SOUTH
EAST
CABARRUS
STREET
CIVIC CENTER
EAST
LENOIR
STREET

DOWNTOWN EAST/EASTSIDE REDEVELOPMENT AREA



DOWNTOWN EAST/EASTSIDE REDEVELOPMENT AREA

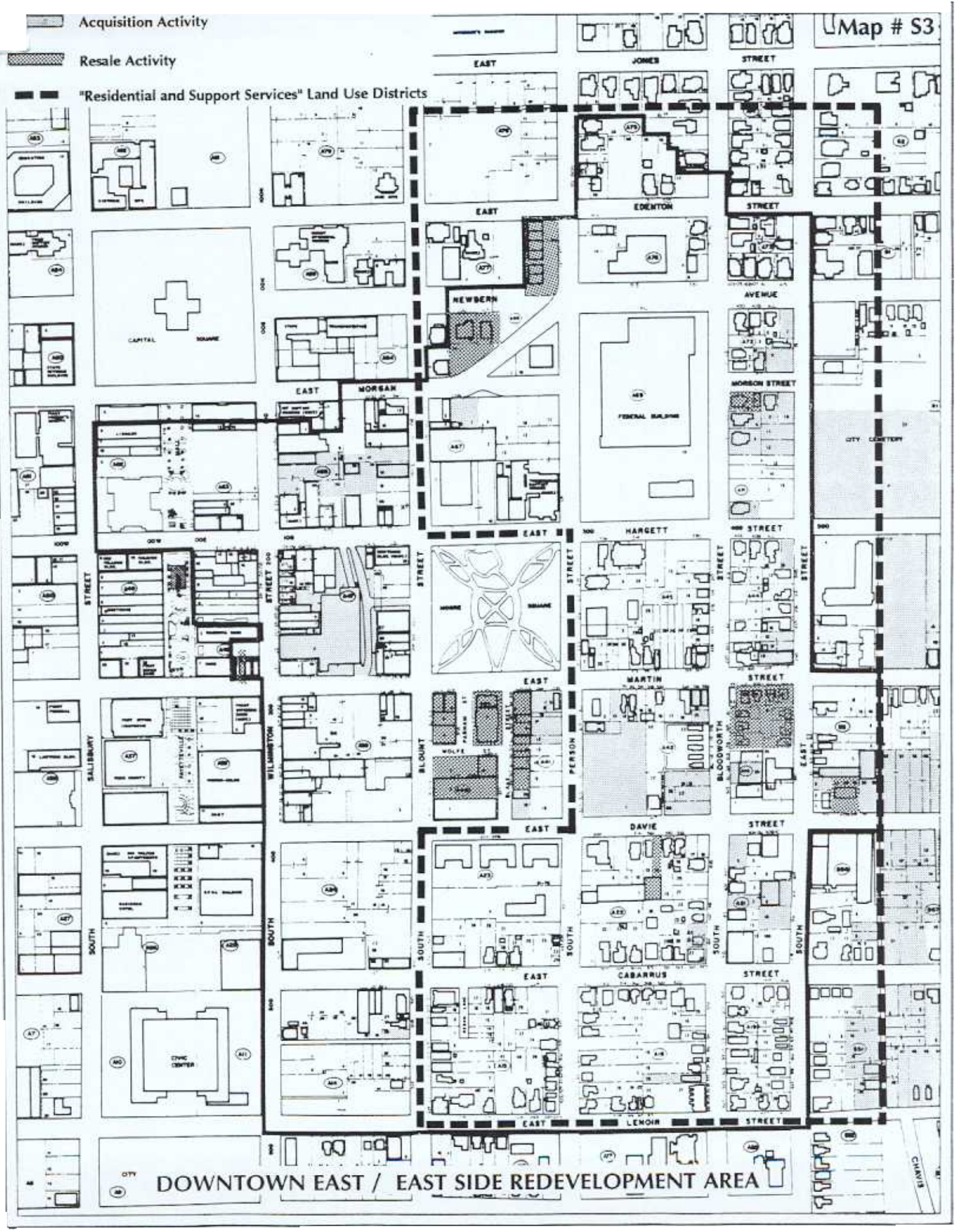


Acquisition Activity

Resale Activity

"Residential and Support Services" Land Use Districts

Map # S3



DOWNTOWN EAST / EAST SIDE REDEVELOPMENT AREA

Demolition Activity/Current Vacancy Character

Map # S1

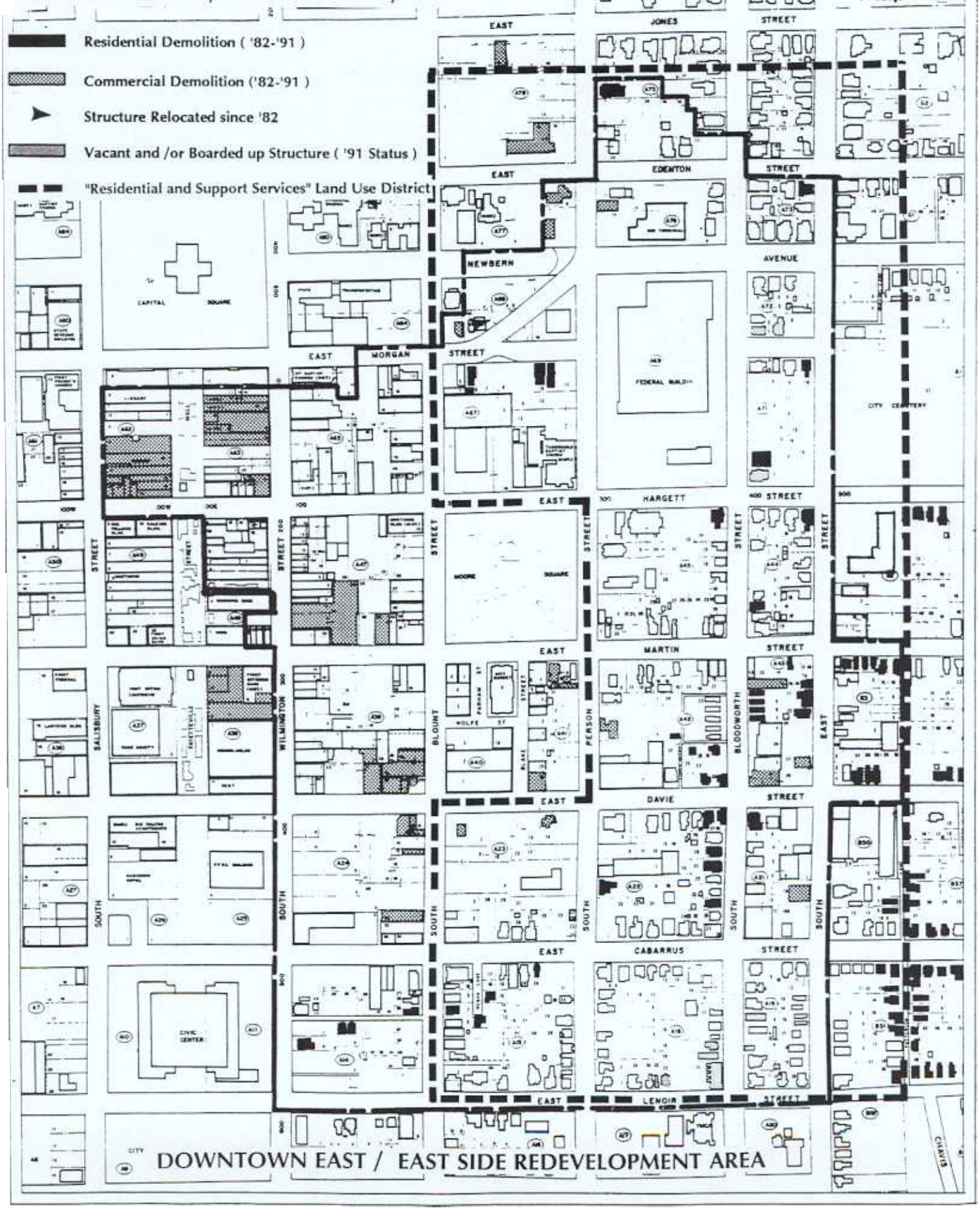
Residential Demolition ('82-'91)

Commercial Demolition ('82-'91)

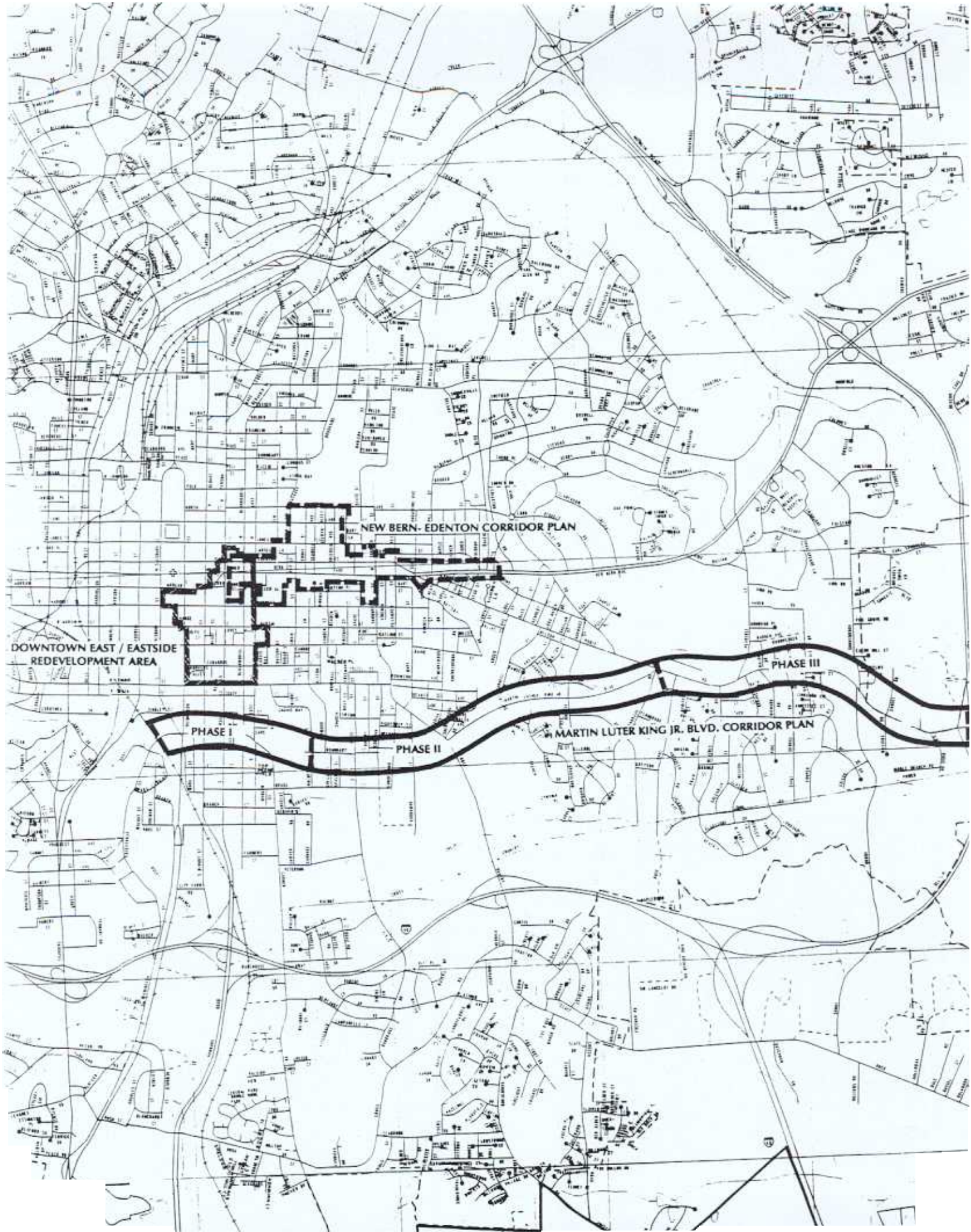
Structure Relocated since '82

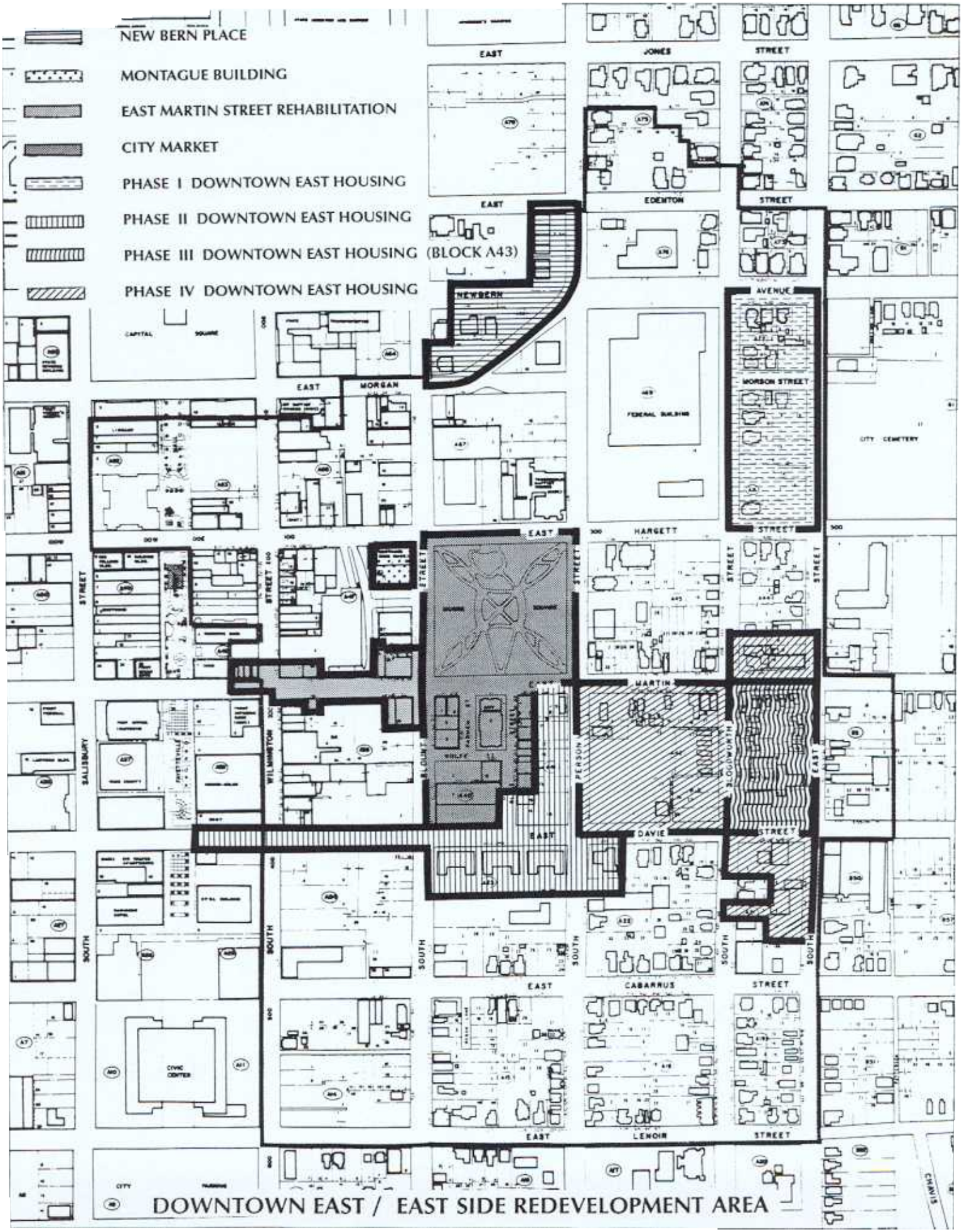
Vacant and /or Boarded up Structure ('91 Status)

"Residential and Support Services" Land Use District

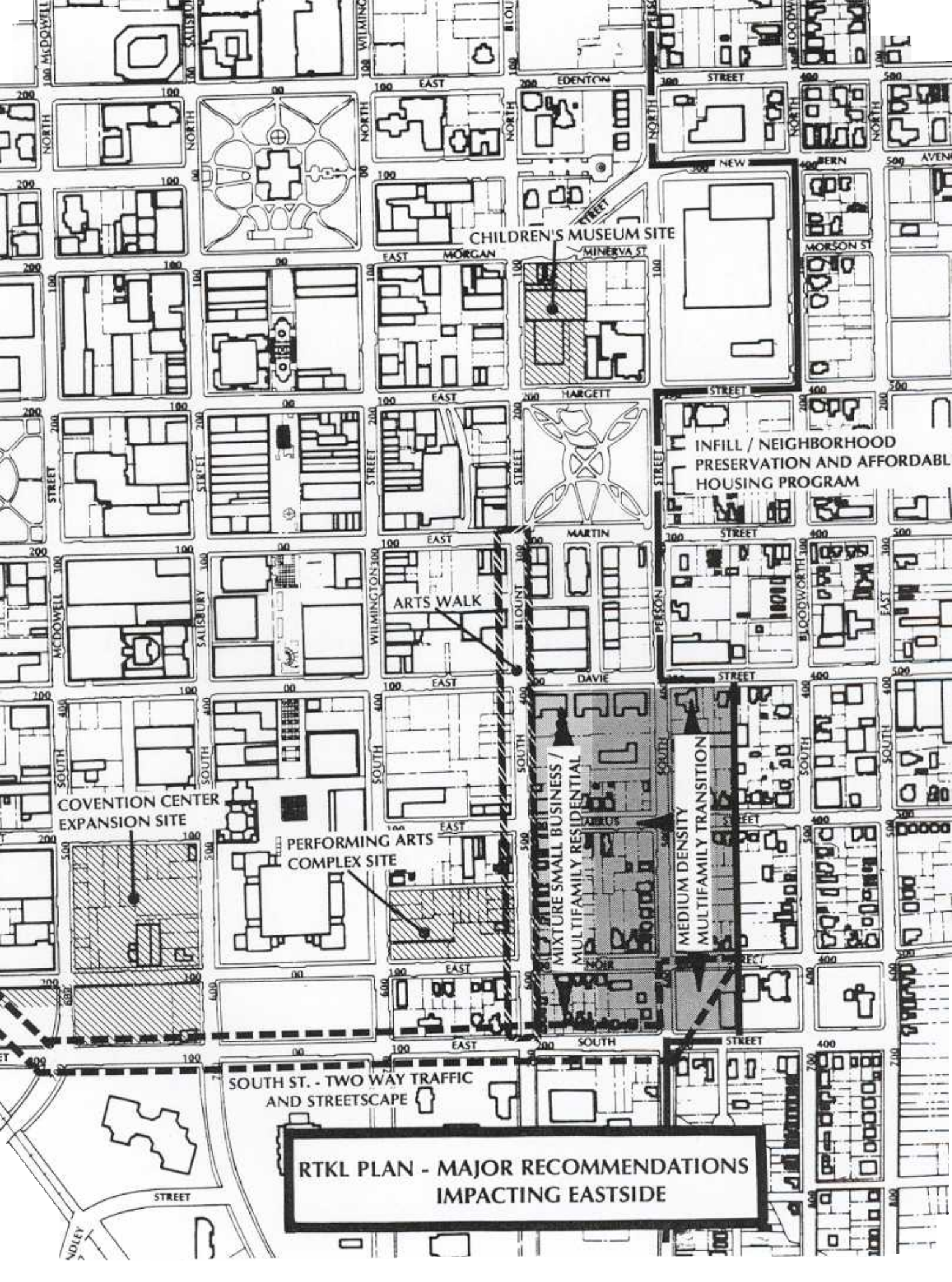


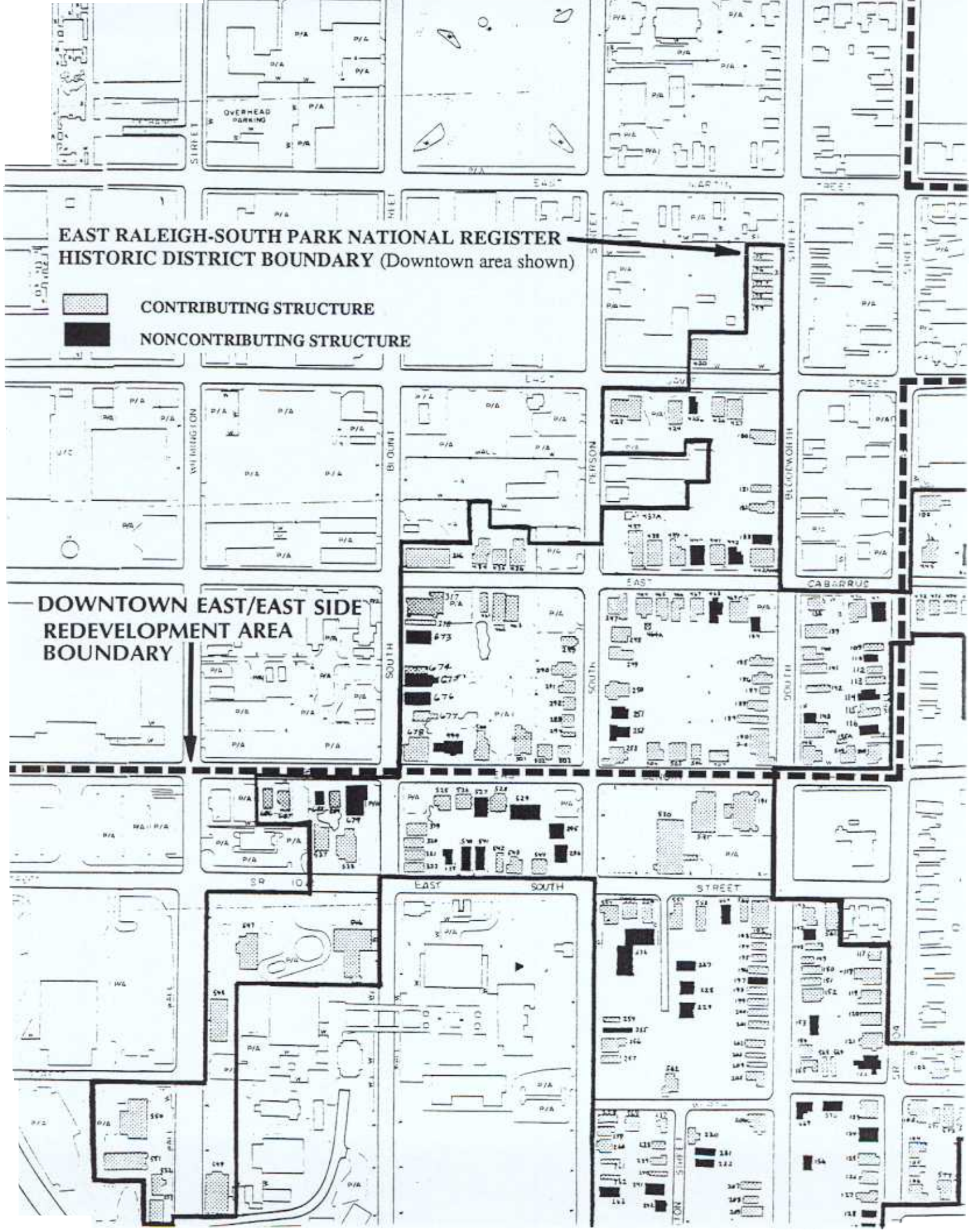
DOWNTOWN EAST / EAST SIDE REDEVELOPMENT AREA

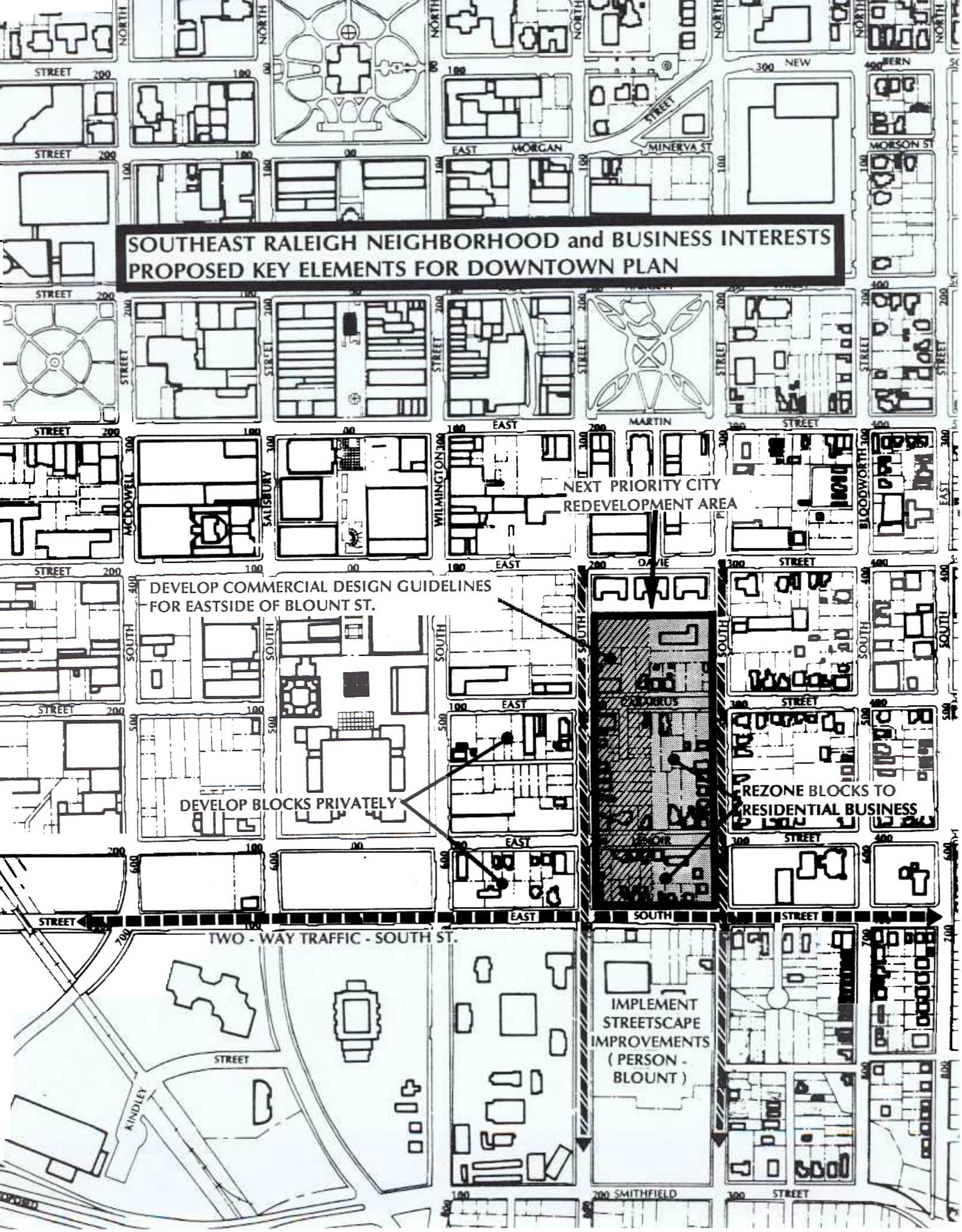

NEW BERN- EDENTON CORRIDOR PLAN
DOWNTOWN EAST / EASTSIDE
REDEVELOPMENT AREA
PHASE III
PHASE I
PHASE II
MARTIN LUTER KING JR. BLVD. CORRIDOR PLAN

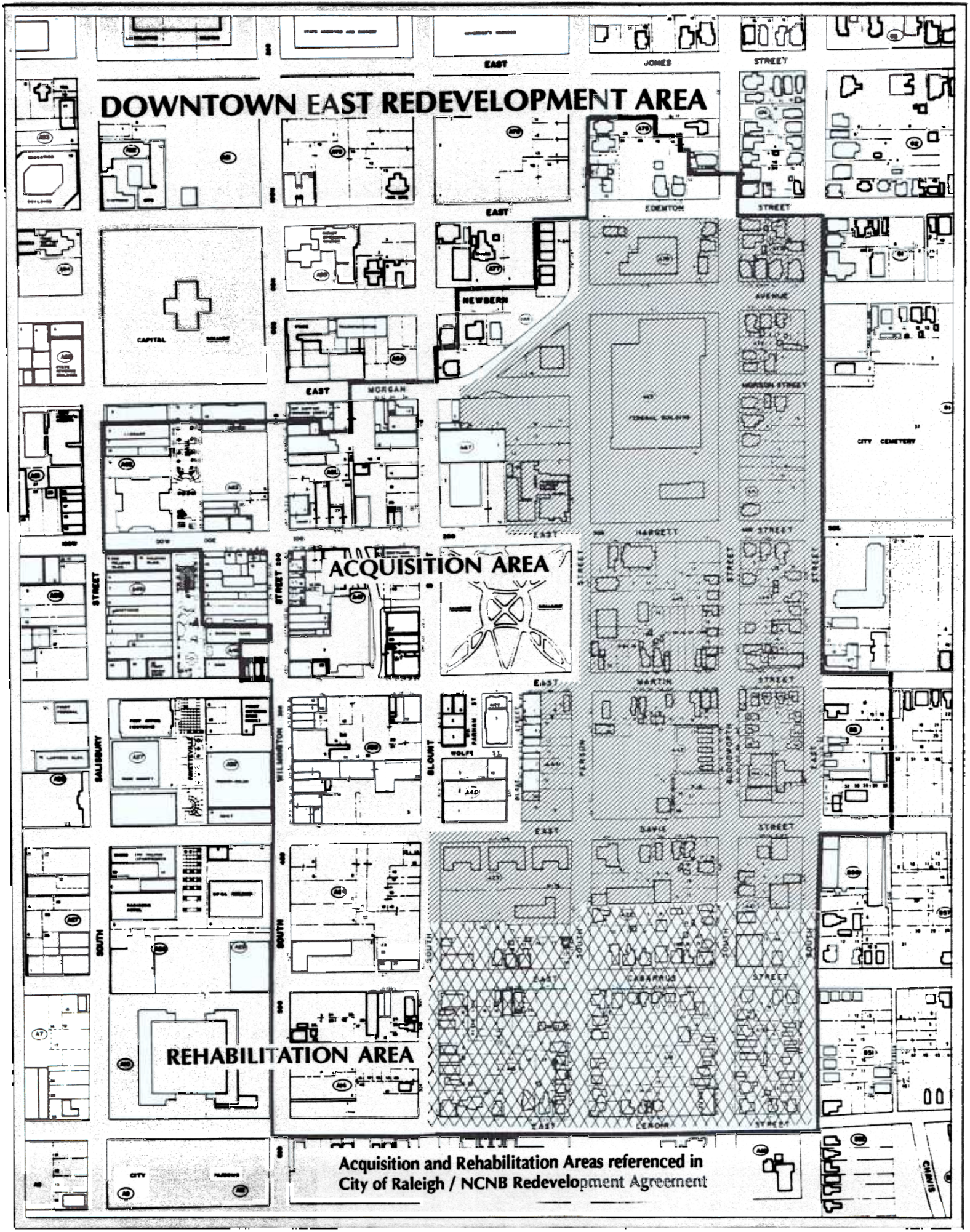


DOWNTOWN EAST / EAST SIDE REDEVELOPMENT AREA

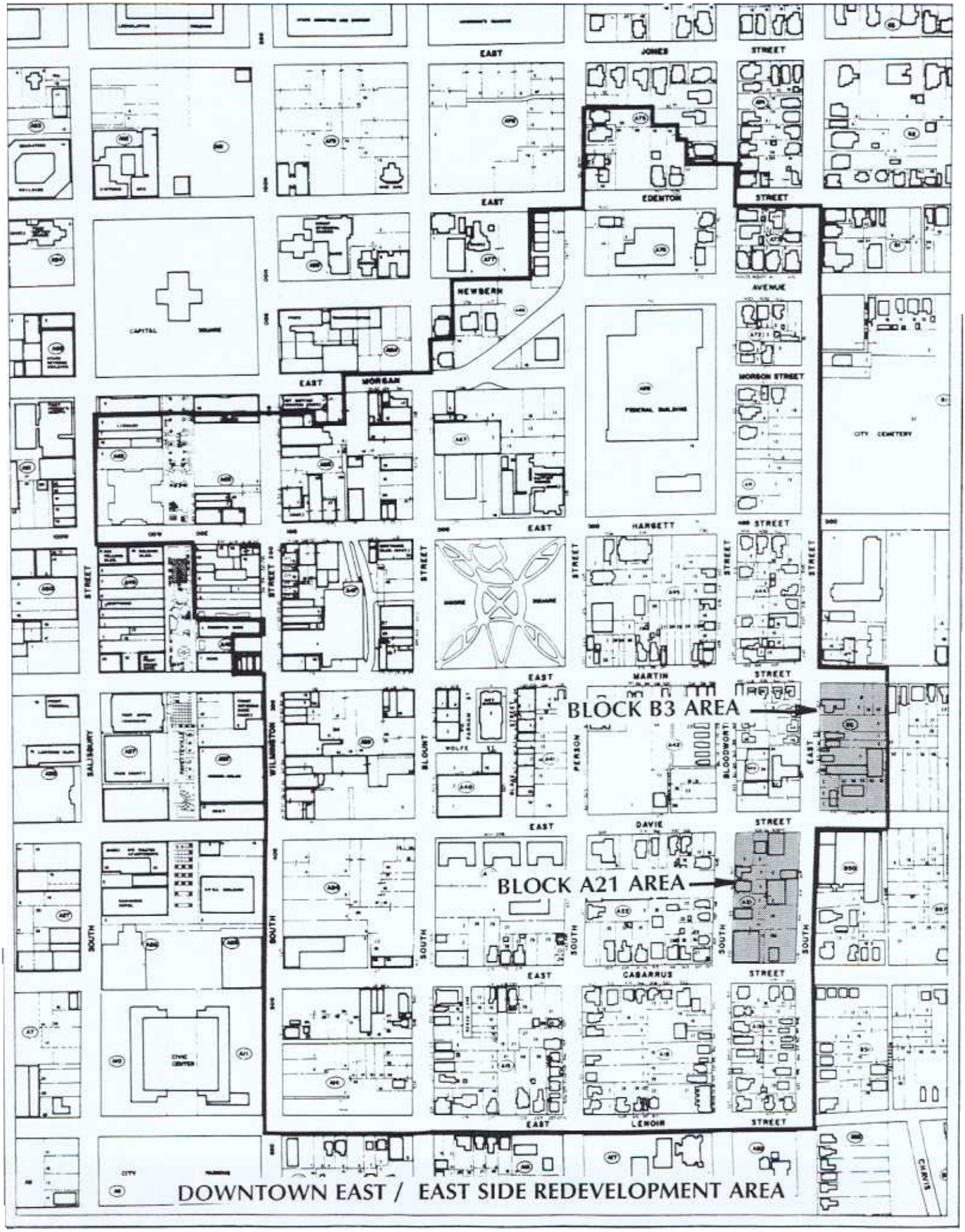

CHILDREN'S MUSEUM SITE
INFILL / NEIGHBORHOOD
PRESERVATION AND AFFORDABL
HOUSING PROGRAM
ARTS WALK
COVENTION CENTER
EXPANSION SITE
PERFORMING ARTS
COMPLEX SITE
MULTIFAMILY RESIDENTIAL /
MIXTURE SMALL BUSINESS
MEDIUM DENSITY
MULTIFAMILY TRANSITION
SOUTH ST. - TWO WAY TRAFFIC
AND STREETSCAPE
RTKL PLAN - MAJOR RECOMMENDATIONS
IMPACTING EASTSIDE


EAST RALEIGH-SOUTH PARK NATIONAL REGISTER HISTORIC DISTRICT BOUNDARY (Downtown area shown)
CONTRIBUTING STRUCTURE
NONCONTRIBUTING STRUCTURE
DOWNTOWN EAST/EAST SIDE REDEVELOPMENT AREA BOUNDARY
OVERHEAD PARKING
EAST MARTIN STREET
WILMINGTON
BLOUNT
PERSON
BLOODWORTH
EAST CABARRUS
SOUTH
EAST SOUTH STREET
SR 10

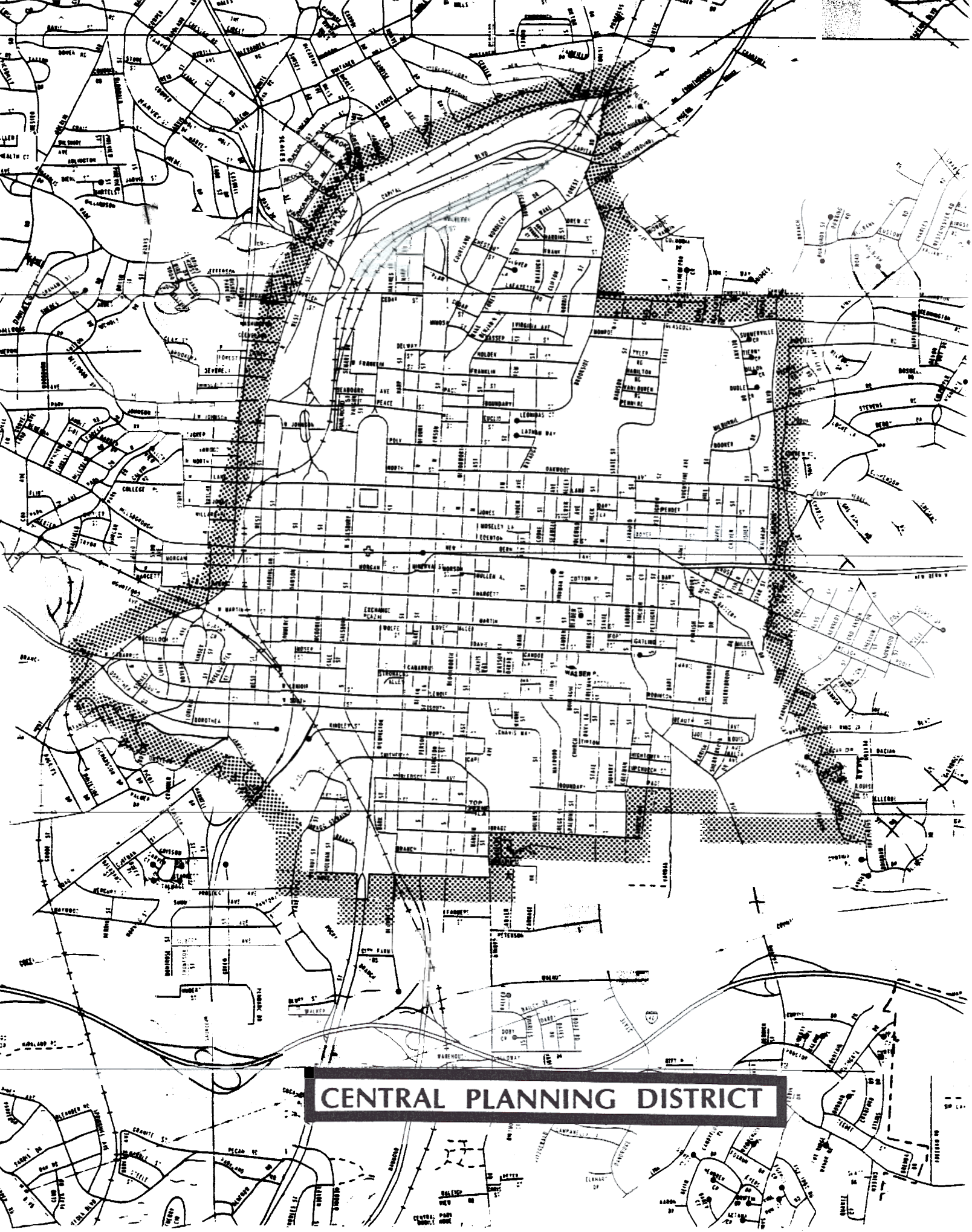

SOUTHEAST RALEIGH NEIGHBORHOOD and BUSINESS INTERESTS
PROPOSED KEY ELEMENTS FOR DOWNTOWN PLAN
NEXT PRIORITY CITY REDEVELOPMENT AREA
DEVELOP COMMERCIAL DESIGN GUIDELINES FOR EASTSIDE OF BLOUNT ST.
DEVELOP BLOCKS PRIVATELY
REZONE BLOCKS TO RESIDENTIAL BUSINESS
TWO - WAY TRAFFIC - SOUTH ST.
IMPLEMENT STREETSCAPE IMPROVEMENTS (PERSON - BLOUNT)
NORTH STREET
EAST MORGAN
MINERVA ST
NEW BERN
MORSON ST
MARTIN
MCDOWELL
SALISBURY
WILMINGTON
BLOODWORTH
DAVIE
CABARRUS
HARGETT
SOUTH STREET
KINDLEY
SMITHFIELD

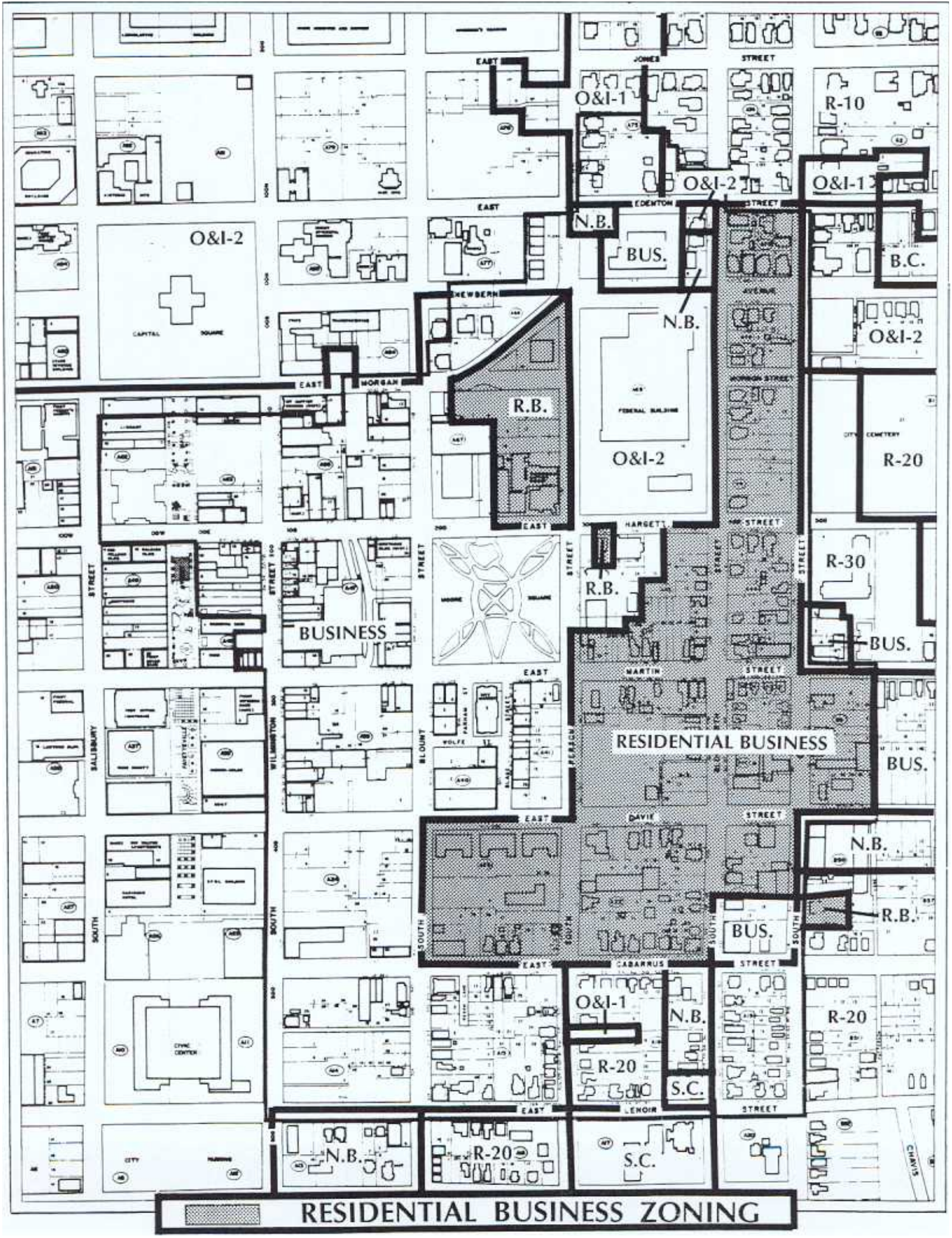


Acquisition and Rehabilitation Areas referenced in City of Raleigh / NCNB Redevelopment Agreement



DOWNTOWN EAST / EAST SIDE REDEVELOPMENT AREA

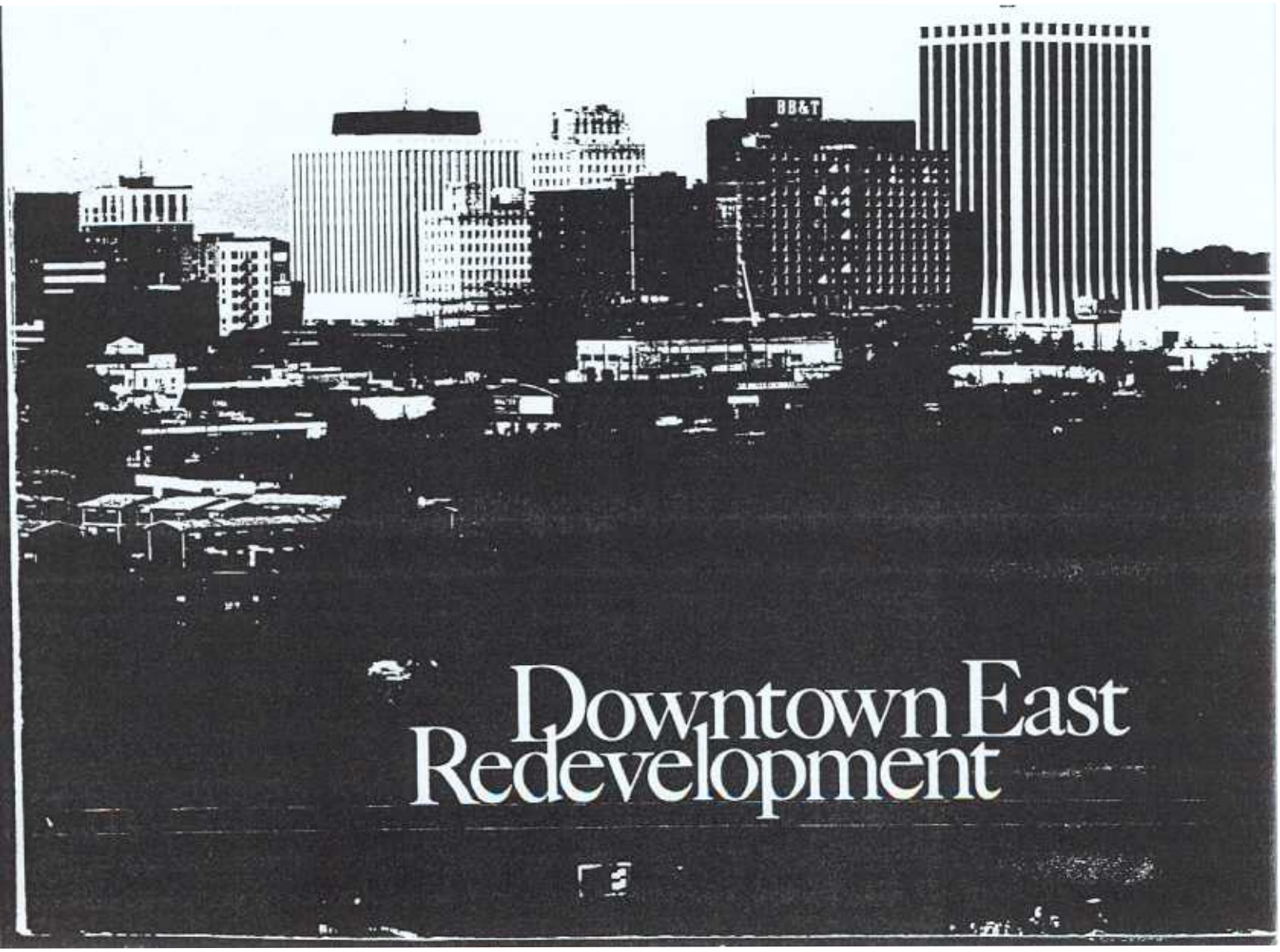

CENTRAL PLANNING DISTRICT

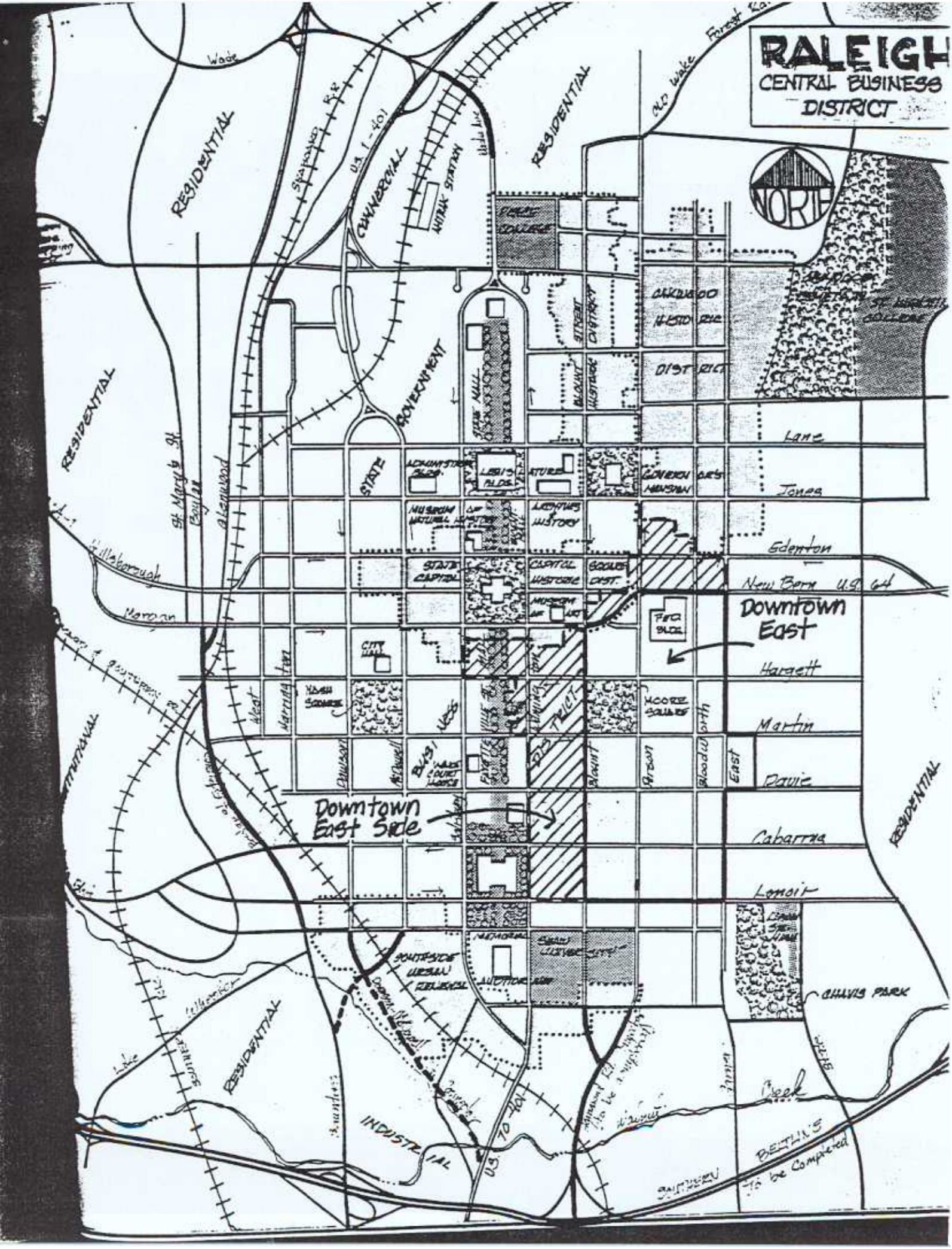


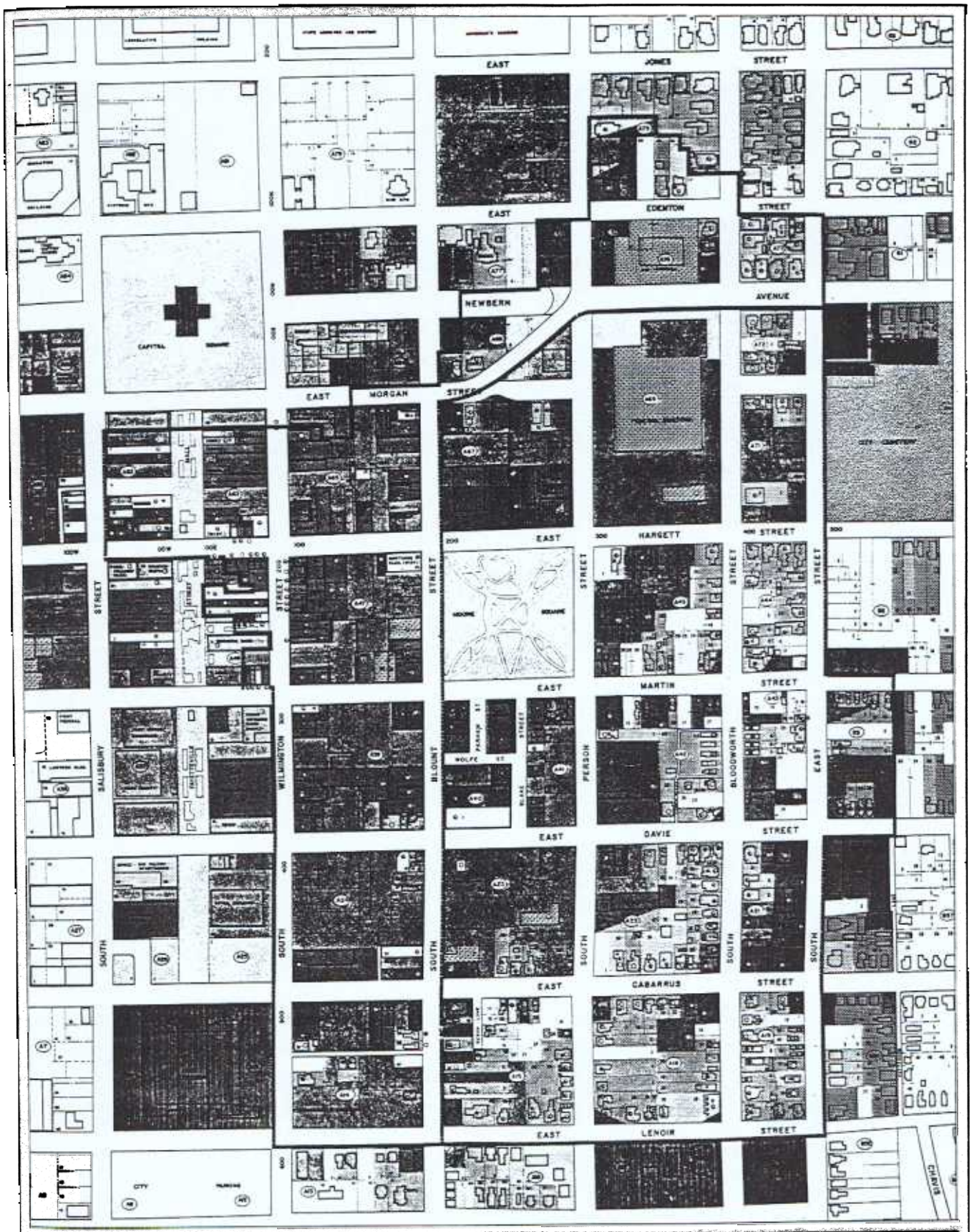
RESIDENTIAL BUSINESS ZONING

FILE COPY
DO NOT
REMOVE

Raleigh Downtown




RALEIGH
CENTRAL BUSINESS DISTRICT
NORTH
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
COMMERCIAL
AMTRAK STATION
U.S. 1-401
Wade
Old Wake Forest Rd.
PEACE COLLEGE
OAKWOOD HISTORIC DISTRICT
ST. MARY'S COLLEGE
STATE GOVERNMENT
STATE MALL
BLOUNT STREET HISTORIC DISTRICT
ADMINISTRATION BLDG.
LEGISLATURE BLDG.
GOVERNOR'S MANSION
MUSEUM OF NATURAL HISTORY
ARCHIVES & HISTORY
STATE CAPITAL
CAPITAL HISTORIC DIST.
SQUARE
MUSEUM OF ART
FED. BLDG.
CITY HALL
NASH SQUARE
MOORE SQUARE
BUSINESS DISTRICT
WAKE COURT HOUSE
Downtown East
Downtown East Side
Lane
Jones
Edenton
New Bern U.S. 64
Hargett
Martin
Davie
Cabarrus
Lenoir
Harrington
West
Dawson
Blount
Person
Bloodworth
East
SOUTHSIDE URBAN RENEWAL
MEMORIAL AUDITORIUM
CHAVIS PARK
INDUSTRIAL
U.S. 70-401
Creek
BELTLINE
To be Completed
Hillsborough
Morgan
St. Mary's St.
Boylan
Glenwood
Lake
Wheeler
Southern
Walnut
Jones
State



DOWNTOWN EAST
DOWNTOWN EAST SIDE
REDEVELOPMENT AREAS

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

NO 1 BOUNDARY & EXISTING CONDITIONS

LEGEND

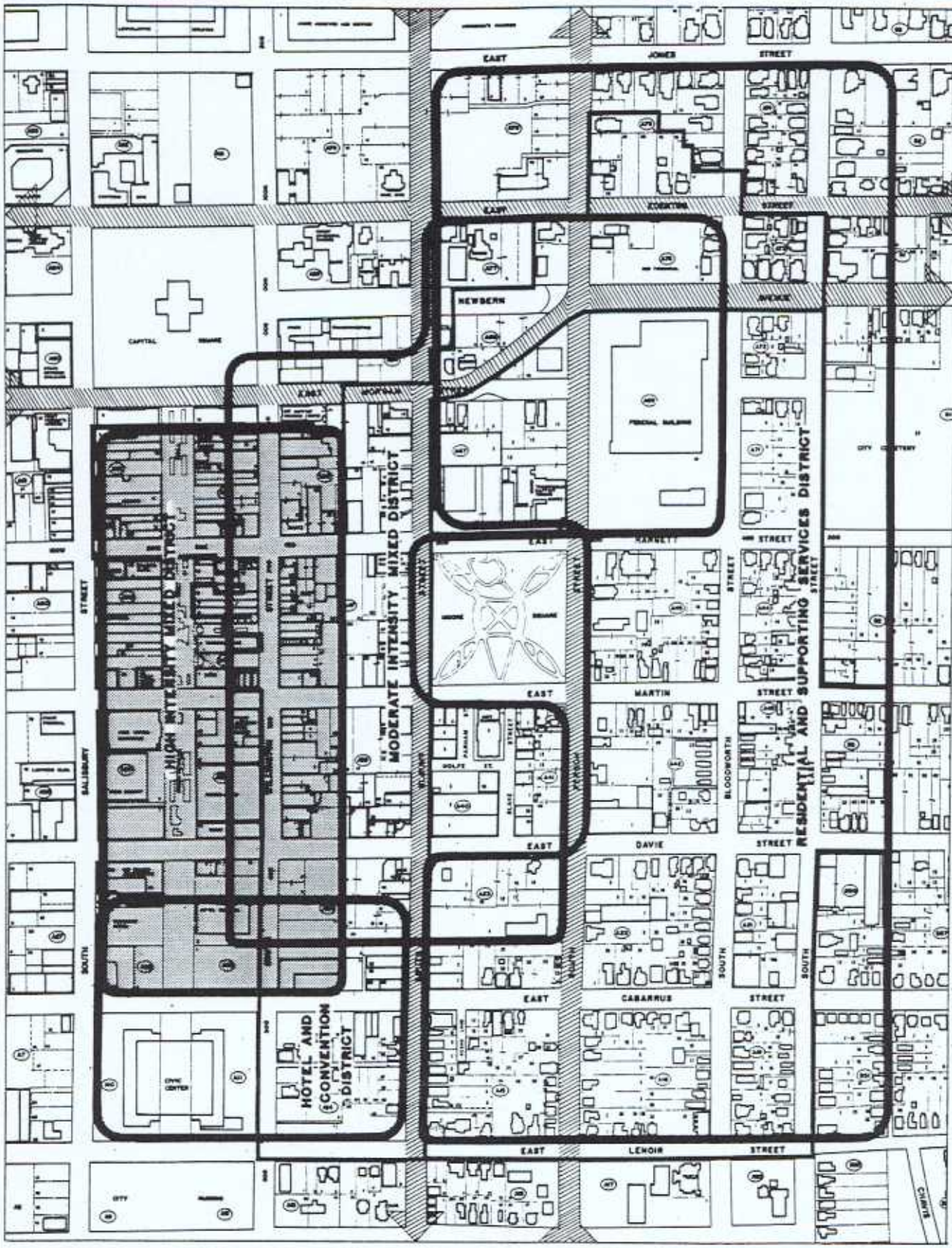
- BLOCK NUMBER
- 23 PARCEL NUMBER
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- REDEVELOPMENT BOUNDARY

EXISTING LAND USE

- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- CIVIC AND INSTITUTIONAL
- COMMERCIAL
- OFFICE
- PARK, OPEN SPACE, CEMETERY
- PARKING
- VACANT LOT, VACANT STRUCTURE
- INDUSTRIAL

CONDITION OF STRUCTURES

- STANDARD
- DETERIORATED
- DILAPIDATED
- N2 NUMERAL INDICATES THE NUMBER OF UNITS IN A MULTI-FAMILY STRUCTURE. LETTER "H" INDICATES HOMEOWNER.



DOWNTOWN EAST
DOWNTOWN EAST SIDE
REDEVELOPMENT AREAS

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

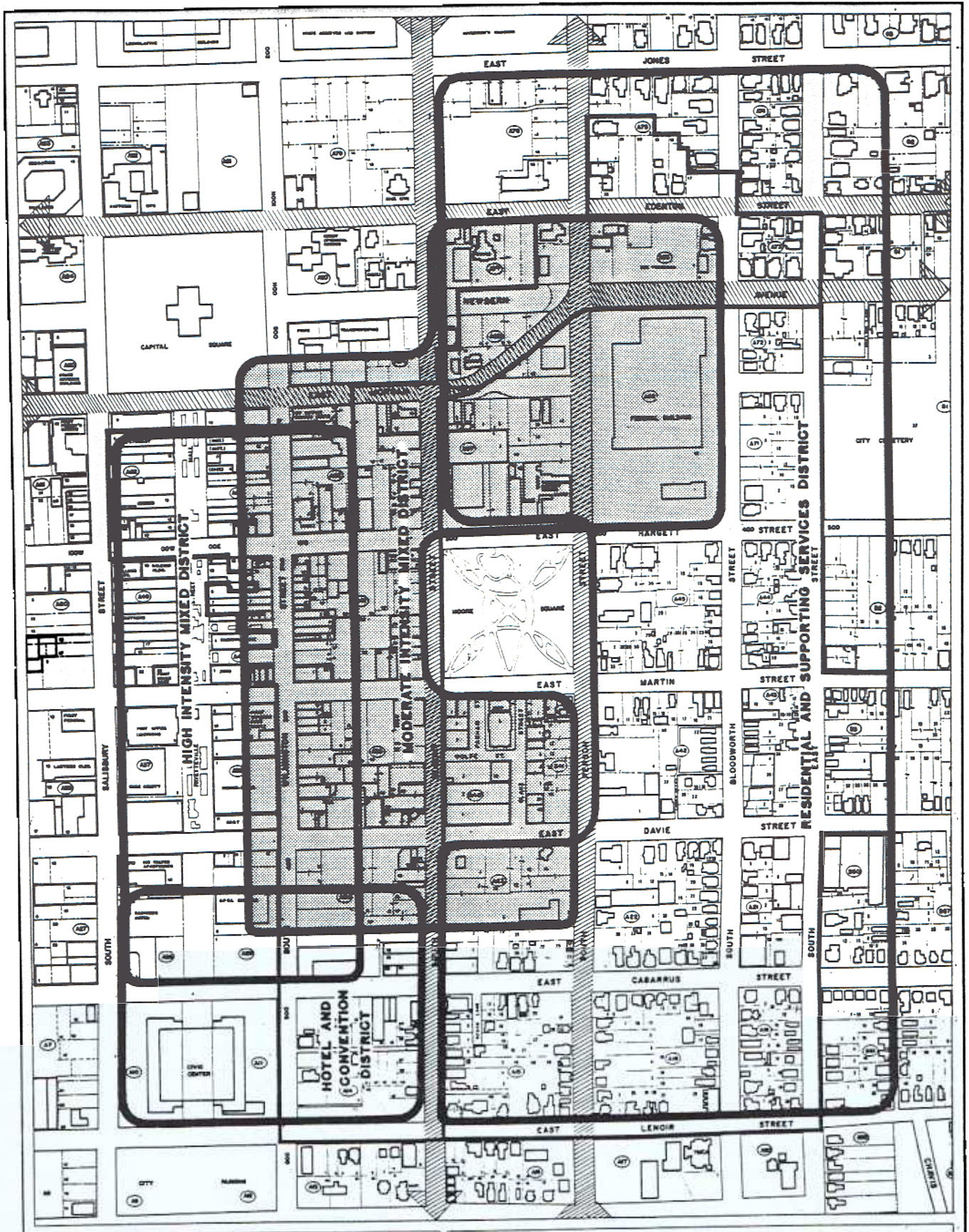
NO. 2 LAND USE FRAMEWORK PLAN

LAND USE DISTRICTS

- HIGH INTENSITY MIXED-USE: OFFICE-RETAIL-RESIDENTIAL
- MODERATE INTENSITY MIXED-USE: RETAIL-RESIDENTIAL-OFFICE
- RESIDENTIAL AND SUPPORTING SERVICES
- HOTEL AND CONVENTION

LEGEND

- BLOCK NUMBER
- 23 PARCEL NUMBER
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- REDEVELOPMENT BOUNDARY



DOWNTOWN EAST
DOWNTOWN EAST SIDE
REDEVELOPMENT AREAS

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

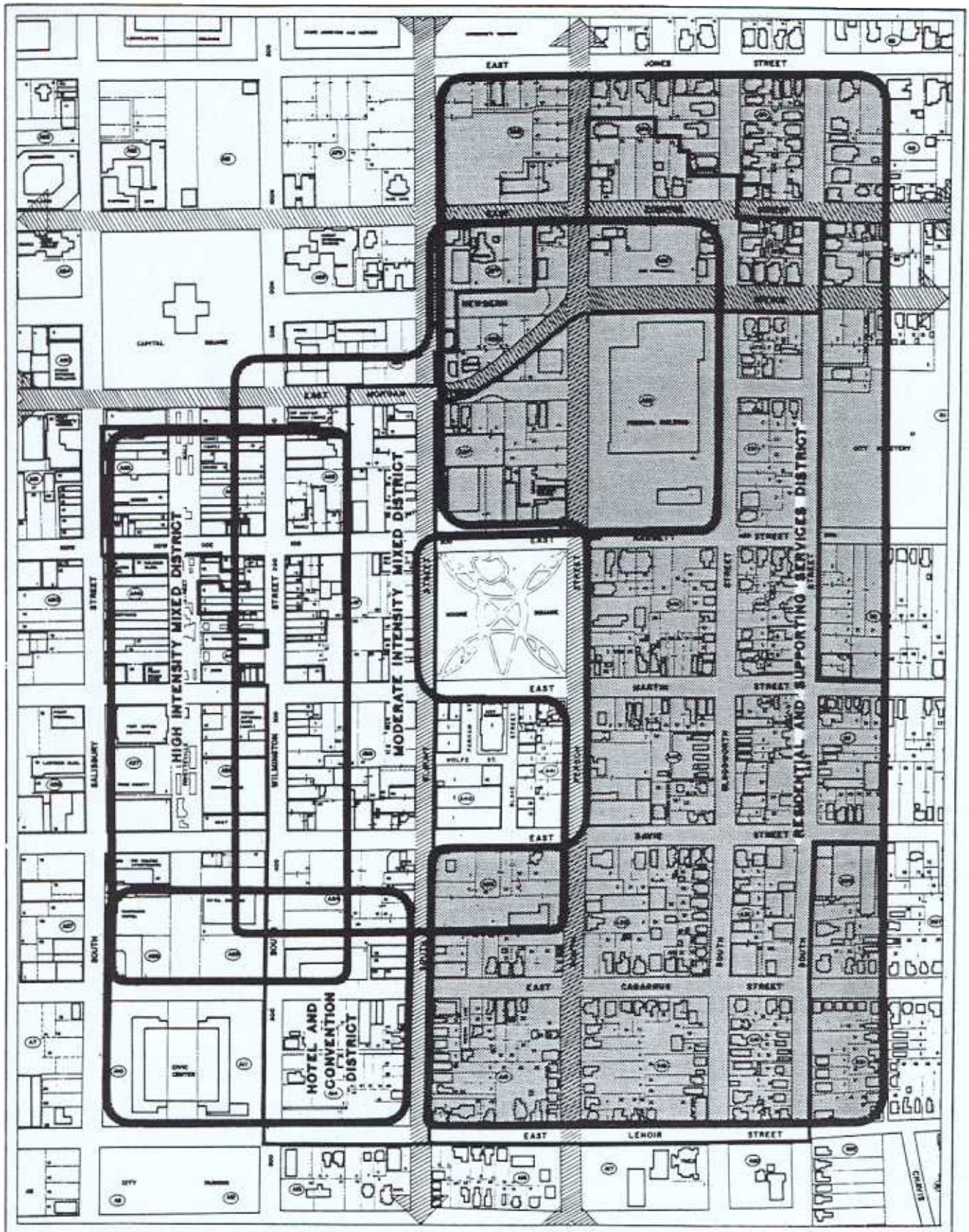
NO. 2 LAND USE FRAMEWORK PLAN

LAND USE DISTRICTS

- HIGH INTENSITY MIXED-USE: OFFICE-RETAIL-RESIDENTIAL
- MODERATE INTENSITY MIXED-USE: RETAIL-RESIDENTIAL-OFFICE
- RESIDENTIAL AND SUPPORTING SERVICES
- HOTEL AND CONVENTION

LEGEND

- 420 BLOCK NUMBER
- 23 PARCEL NUMBER
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- REDEVELOPMENT BOUNDARY



DOWNTOWN EAST
DOWNTOWN EAST SIDE
REDEVELOPMENT AREAS

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

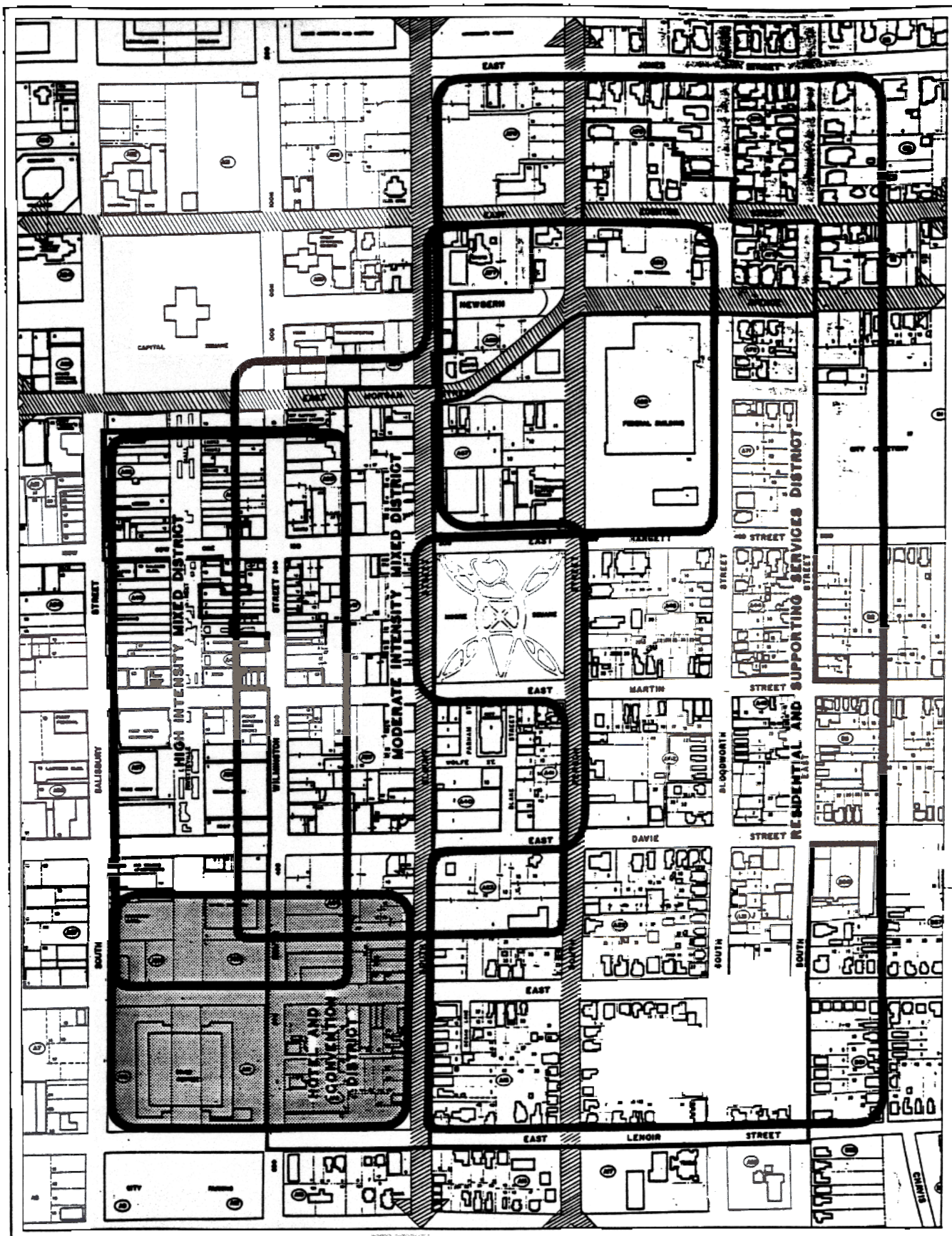
NO. 2 LAND USE FRAMEWORK PLAN

LAND USE DISTRICTS

- BLOCK NUMBER
- 23 PARCEL NUMBER
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- REDEVELOPMENT BOUNDARY

- HIGH INTENSITY MIXED-USE: OFFICE-RETAIL-RESIDENTIAL
- MODERATE INTENSITY MIXED-USE: RETAIL-RESIDENTIAL-OFFICE
- RESIDENTIAL AND SUPPORTING SERVICES
- HOTEL AND CONVENTION

LEGEND



DOWNTOWN EAST
DOWNTOWN EAST SIDE REDEVELOPMENT AREAS

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

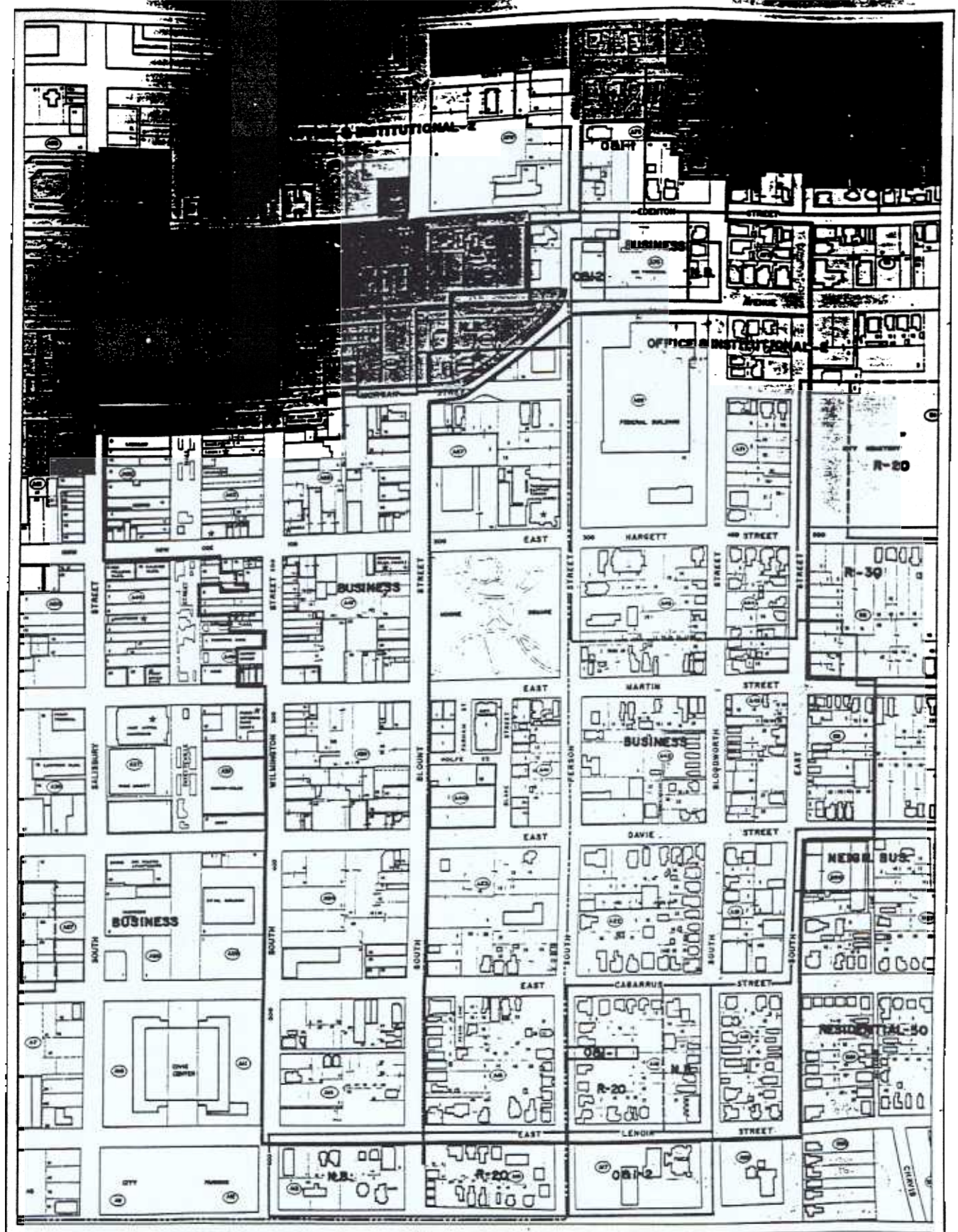
NO.2 LAND USE FRAMEWORK PLAN

LAND USE DISTRICTS

- BLOCK NUMBER
- 23 PARCEL NUMBER
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- REDEVELOPMENT BOUNDARY

- HIGH INTENSITY MIXED-USE: OFFICE-RETAIL-RESIDENTIAL
- MODERATE INTENSITY MIXED-USE: RETAIL-RESIDENTIAL-OFFICE
- RESIDENTIAL AND SUPPORTING SERVICES
- HOTEL AND CONVENTION

LEGEND



DOWNTOWN EAST
DOWNTOWN EAST SIDE
REDEVELOPMENT AREAS

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

NO.3 EXISTING ZONING DISTRICTS

LEGEND

- BLOCK NUMBER
- 23 PARCEL NUMBER
- ADJACENT PARCEL UNDER COMMON OWNERSHIP
- REDEVELOPMENT BOUNDARY

EXISTING ZONING

R-10	RESIDENTIAL-10
R-20	RESIDENTIAL-20
R-30	RESIDENTIAL-30
O&I-1	OFFICE & INSTITUTIONAL-1
O&I-2	OFFICE & INSTITUTIONAL-2
N.B.	NEIGHBORHOOD BUSINESS
BUS.	BUSINESS
IND.2	INDUSTRIAL-2

NOTE: SPECIAL HIGH DENSITY RESIDENTIAL OVERLAY DISTRICT COVERS ENTIRE REDEVELOPMENT AREA.

- ZONING DISTRICT
- AREA EXEMPTED FROM DEVELOPMENTAL PARKING REQUIREMENTS
- NATIONAL REGISTRAR HISTORIC PROPERTY
- LOCAL REGISTRAR HISTORIC PROPERTY
- HISTORIC DISTRICT