



Livable Streets Update (FIVE IN FIVE)



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CITY COUNCIL APPROVES AGREEMENT FOR DEVELOPMENT OF MIXED-USE PROJECT IN DOWNTOWN RALEIGH

The Raleigh City Council voted unanimously June 20 to approve a memorandum of understanding (MOU) with Empire Properties to develop a mixed-use project on downtown's south end that would include a boutique hotel, condominiums, and restaurant and retail space. The City and Empire Properties will now draft a formal development agreement, which would need City Council approval.

The mixed-use project -- to be called The Lafayette -- would cover between 238,000 and 277,000 square feet, and would be built on a City-owned half-acre site on the west side of Salisbury Street between Lenoir and South streets, just northwest of the Progress Energy Center for the Performing Arts. Empire Properties is proposing a single tower structure that would be from 16 to 21 stories high. The company's mixed-use project would include:

- between 100 and 125 guest rooms for a luxury full-service boutique hotel;
- between 40 and 80 condominiums on the tower's upper floors;
- approximately 15,000 square feet of retail space, including a signature restaurant with outdoor plaza seating; and,
- a fitness center and rooftop pool and bar with views of the downtown skyline.

The development is expected to be complete in the spring of 2009. To accommodate parking for the mixed-use project, Empire Properties is proposing a long-term lease with the City for 275 parking spaces in the Performing Arts Center parking deck. A connection would be constructed between the mixed-use project and the parking deck.

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Empire Properties is seeking to purchase the half-acre tract from the City for the mixed-use project. The appraised value of the land is approximately \$1.44 million. The sale would be subject to completion of an updated appraisal within six months of closing. The City Council will conduct a public hearing on the proposed land sale on July 25.

In the summer 2005, the City received three development proposals for both the half-acre parcel that Empire Properties is proposing to develop and a 1.8-acre parcel also owned by the City. Both tracts have been targeted for redevelopment in the City's strategic development plan for the Cultural/Convention District on the south end of downtown.

TMC Development was selected to develop the 1.8-acre site. The company intends to buy the land to develop a 661,000-square-foot mixed-use project that would be the largest in downtown Raleigh. The approximately \$130 million project would have a 20-story tower and a 14-story tower containing 154 condominiums, 284,000 square feet of office space, 50,000 square feet of restaurant space, ground-floor retail fronting Fayetteville and Wilmington streets, and possibly a movie theater. There also would be an underground parking deck with 696 parking spaces. The proposed project would open by the end of 2008. The City is currently negotiating a formal development agreement with TMC Development. The City Council would have to approve the agreement.

The Fayetteville Street Renaissance Project is an economic development and revitalization effort for the downtown street.

CITY COUNCIL APPROVES SALE OF HILLSBOROUGH STREET PROPERTY FOR MIXED-USE PROJECT

The Raleigh City Council voted June 20 to approve an offer to sell a City-owned office building to a development company. Reynolds Company, LLC is acquiring the building at 301 Hillsborough St. for \$2.8 million for a planned mixed-use project. The sale of the land is contingent upon the completion of an updated appraisal within six months of closing. The City Council will hold a public hearing on the sale on July 11.

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Downtown Raleigh Alliance
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Greater Raleigh Chamber of Commerce
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Greater Raleigh Convention & Visitors Bureau
www.visitraleigh.com

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Reynolds Company's mixed-use development would be located on the combined site of 301 and 309 Hillsborough St. In 2001, the City sold the company the parking lot at 309 Hillsborough St. The building at 301 Hillsborough St. houses some City government offices. Under terms of the sales agreement, Reynolds Company must meet certain deadlines regarding development of the mixed-use project or the City could exercise its option to repurchase the property at 301 and 309 Hillsborough St.

The mixed-use development that Reynolds is proposing would include residential, office, hotel and retail space and a parking deck.

WRAL TAG TEAM WILL CO-EMCEE 'RALEIGH WIDE OPEN' JULY 29

WRAL-TV's chief meteorologist Greg Fishel and anchor Debra Morgan will co-emcee the stage festivities for "Raleigh Wide Open" - the party to celebrate the opening of Fayetteville Street.

The headline band will be kings of Swing - Royal Crown Review. A parade will christen the street and kick off the four-block party that will feature food, a beer garden, wine tasting and street performers. A military flyover and a bodacious fireworks display will officially conclude the party and begin the new life for North Carolina's main street.

For those hankering for more, the City will be offering "Saturday Movies in Moore Square" immediately following the celebration. The time is estimated around 10 p.m. and the film will be "The Pink Panther" with Beyonce. Admission is free. Attendees should bring lawn chairs or blankets for seating. "Saturday Movies in Moore Square" is held every other Saturday throughout the summer.

The City of Raleigh, the Downtown Raleigh Alliance and the staff of Artsposure are busy pulling together the party that will mark the opening of the four blocks of "North Carolina's Main Street" from the State Capitol to the Sheraton Hotel.

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Mid-Summer's Night Party!

The Fayetteville Street party will mark the end of 16 months of construction that returns the street's 100 to 400 blocks to vehicular traffic. The conversion from a pedestrian mall began March 14, 2005 and came with a price tag of \$9.33 million. T.A. Loving Company of Goldsboro is the project contractor.

The four blocks are being converted to a 40-foot-wide thoroughfare with parallel parking on both sides of the street. Traffic signals at Davie, Martin, Hargett and Morgan streets are being modified. Hargett and Martin streets are being converted to two-way traffic.

The new street will offer a wide streetscape for art, open space and outdoor dining. But the energy, excitement and potential of the new "old main street" are the "thing." The new Fayetteville Street will be Raleigh's parade route, its festival site, its party central - starting July 29!



CITY COUNCIL APPROVES REVISIONS TO PROBATIONARY RENTAL OCCUPANCY PERMIT PROGRAM

The Raleigh City Council on June 20 approved several revisions to the Probationary Rental Occupancy Permit Program (PROP) ordinance.

Under the ordinance, a landlord must obtain a probationary rental occupancy permit if he or she has violated unsafe building, minimum housing, zoning or noise or party nuisance ordinances at a rental site and has failed to bring the property into compliance by a City-established deadline. Landlords who have a pattern of repeat citations at a rental property also must get the permit. The probationary rental occupancy permit does not allow the landlord to continue renting the property until it complies with City code. The property must remain in compliance with City codes for two years.

A landlord placed in the probationary rental occupancy permit program must pay \$500 a year for the two-year period to cover the cost of administering the permit.

The landlord also must attend a residential management course that is conducted or approved by the City. A landlord is released from the probationary rental occupancy permit if he or she has had no additional code violations at the rental site and the dwelling has been inspected by the City and determined to be in compliance. Repeat violations during the two-year period of the probationary rental occupancy permit may result in the landlord losing the right to rent the property.

Revisions to the PROP ordinance include:

1. PROP Qualifying Events

- Three noise or party convictions within 24 months instead of two;
- Two public nuisance abatements within 24 months instead of one; and,
- Four repeat violations within 24 months instead of three.

2. Two business days to respond by phone call to the City after contact by the City instead of within 24 hours.

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3 Excused Violations from PROP Qualifying Events

- Previously limited to noise or party convictions and excused during appeal, now by the City's Inspections staff when PROP qualifying is considered.
- Expanded to all qualifying events that are caused by the tenant. This would not include, for example, re-occupancy before repairs are approved.
- Maximum excused events—three within a five year period.
- Owner must show eviction or removal due to tenant actions which lead to a qualifying violation.
- Owner is entitled to relief for subsequent violations while in the process of diligently pursuing removal of the tenant by eviction action.
- If eviction action is denied by the court, then must not renew the lease to get benefit.
- If the court bars owner from access to make repairs, then relief until 30 days after court order is lifted.
- Change address with Wake County Revenue Office to correct address-limited to one excused violation only.

4. Appeal Process

- Appeal requests must be accompanied by \$200 administrative fee.
- Administrative fee is refunded if owner prevails.
- Appeals to be heard and decided by a third party arbitrator, instead of the City's director of Inspections Department.
- Rules for arbitration will be used. Limit hearings to 1 hour, so evidence should be mostly written.
- Appeals from arbitrator to the City Council, but no new evidence in front of City Council.
- City and owner split the arbitration fee (currently \$100) unless the owner prevails.

5. Notice of party or noise violations issued to tenants must be given to the owner by the City

The goal of the probationary rental occupancy permit program is to assure better quality housing for tenants and the surrounding neighborhood. The program is expected to:

- Reduce the likelihood that tenant-occupied housing accommodations will become public nuisances in violation of City codes;
- Promote responsible management of tenant-occupied housing;
- Assist in providing a safe habitat for residents and neighbors of tenant-occupied housing;
- Safeguard property values;
- Reduce the likelihood that unsafe or unfit housing will exist or be occupied; and,
- Expedite the repair of residential housing accommodations where code violations have occurred.

COUNCIL ESTABLISHES CITIZEN ADVISORY BOARD ON ENVIRONMENTAL ISSUES

On June 20, the Raleigh City Council agreed to establish a citizen advisory board on matters related to environmental quality. The board will be comprised of seven Raleigh residents. Board membership will be for two years. Meetings will be held quarterly.

The board is designed to promote communication between various governmental agencies and the public on environmental protection standards and policies. The board will also advise the City Council on matters relating to fuel efficiency, environmental education and awareness, and environmental awards and recognition programs.

www.rccproject.com

Questions? Michelle Boyette 302-9062

DOWNTOWN EVENTS CALENDER

06-25- 02:00 PM	The Glass Menagerie	Kennedy Theater
06-28- 08:00 PM	Songs For A New World	Kennedy Theater
06-29- 08:00 PM	Songs For A New World	Fletcher Opera Theater
06-30- 08:00 PM	John Pryne	Memorial Auditorium
07-01- 08:00 PM	Songs For A New World	Kennedy Theater
07-02- 02:00 PM	Songs For A New World	Kennedy Theater
07-03- 08:00 PM	Songs For A New World	Kennedy Theater
07-04- 08:00 AM	Independence Day Holiday	
07-04- 03:00 PM	July 4th Celebration	NC State Fairgrounds
07-04- 08:00 PM	Songs For A New World	Kennedy Theater
07-05- 08:00 PM	Songs For A New World	Kennedy Theater
07-06- 08:00 PM	Songs For A New World	Kennedy Theater
07-06- 08:00 PM	Songs For A New World	Kennedy Theater
07-07- 07:00 PM	1st Annual Beer Festival	West St between Jones St and Edenton St.
07-07- 08:00 PM	Songs For A New World	Kennedy Theater
07-08- 02:00 PM	Raleigh Downtown Live	Moore Square
07-08- 02:00 PM	The Wizard of Oz	Memorial Auditorium
07-08- 06:30 PM	Scholarship Gala and Come...	Fletcher Opera Theater
07-08- 08:00 PM	Songs For A New World	Kennedy Theater
07-08- 08:00 PM	The Wizard of Oz	Memorial Auditorium
07-09- 02:00 PM	Songs For A New World	Kennedy Theater



2006 Stanley Cup Champions Carolina Hurricanes
Downtown Celebration

