

# OUR PROJECT & MISSION

## DOWNTOWN SOUTH

Steve Malik, owner of Cary-based NC Football Club and NC Courage, has partnered with Kane Realty Corp of Raleigh to develop approximately 135 acres centered around the S Saunders / I-40 interchange. We strive to meet the city's stated objective of creating a Southern Gateway into Downtown Raleigh.

## CORE TENETS

### CREATE A DISTRICT, NOT A DEVELOPMENT

Developments are fixed and final. They are planned with a particular person in mind to achieve a particular lifestyle. Districts are living, breathing places, they have permission to change, evolve and grow with the city.

### LEAN INTO NATURE

For some, nature can be seen as a roadblock to building. Not Downtown South. We see the existing natural elements like Walnut Creek, and its surrounding wetlands, as opportunities to define our district. We will work with it rather than against it.

### PHYSICALLY CONNECT TO THE HEART OF DOWNTOWN & SURROUNDING COMMUNITIES

This district will serve as the Southern Gateway to Downtown, the connection to nature and parks, and the physical integration of communities across the city. Creating the common spaces, roads, transports and arteries that make it accessible to all is paramount.

### PARTNER EARLY AND OFTEN

People protect the things they care about. So, we will create the kinds of partnerships today that will ensure our mission is achieved tomorrow.



THE DILLON

# OUR TEAM



STEVE MALIK

**STEVE MALIK:** A visionary entrepreneur with three decades of health information technology experience, Steve Malik is the chairman and owner of NCFC and NC Courage. Kinston-raised and Raleigh-based, Steve Malik is the founder of Cary-based Medfusion and currently heads Greenlight Health Data Services. A 2010 finalist for the Ernst and Young Entrepreneur of the Year award, Steve is committed to the development and long-term economic and social health of Raleigh.

**KANE REALTY CORPORATION:** Kane Realty Corporation successfully employs smart growth principles to build places that improve the quality of life of our residents, neighbors, businesses, and visitors. National, regional and local industry groups and press publications have recognized Kane Realty Corporation as a leader in integrated mixed-use development and in-fill redevelopment. Our signature mixed-use property at North Hills, the first true mixed-use property in the region, resulted in the emergence of Raleigh's Midtown district. Through the meticulous attention to detail in every aspect of the property ranging from the initial design down to the landscaping, Kane properties offer residential, office, retail, hospitality and entertainment components that create irresistible places where people will want to live, work, shop, dine, play and stay.

**NCFC AND NC COURAGE:** Currently based in Cary, NCFC and NC Courage have been lauded as one of the most ambitious organizations in North American professional football. Since Steve Malik acquired NCFC in 2015, the club has rebranded, secured the arrival of NC Courage and partnered with NCFC Youth, creating the largest youth-to-pro club in the country. NC Courage have been the NWSL's most successful club since arriving in North Carolina, winning consecutive titles in 2018-2019.

**10 DESIGN:** Our masterplan architect, 10 Design is an international architecture and masterplanning practice with offices in Hong Kong, Shanghai, Edinburgh, Dubai, Miami, London, and Shenzhen. 10 Design works at diverse scales, from the design of individual buildings to the planning of cities. The practice focuses on bringing innovative design solutions for multicultural projects, with economic and social integrity. Its works include large-scale mixed use development, retail, office, residential, hospitality, transport, education, cultural, and civic projects



NORTH HILLS



**MCADAMS ENGINEERING:** Our civil engineer, McAdams is a full-service civil engineering, land planning, landscape architecture and geomatics firm located in Durham, Raleigh and Charlotte, North Carolina and Dallas-Fort Worth, Texas. McAdams has built its reputation throughout the industry over 40 years by delivering unmatched expertise and unwavering commitment to clients in a variety of markets including municipal, education, healthcare, as well as commercial and residential development.

**STEWART ENGINEERING:** Our master landscape architect, Stewart is a design, engineering and planning firm with offices in the Raleigh, Durham, Charlotte and Wilmington markets of North Carolina and Columbia, SC. Founded in 1994, Stewart serves clients throughout the southeastern United States with a unique, collaborative interdisciplinary approach, resulting in stronger and more creative design solutions.

**KIMLEY HORN:** Kimley-Horn, our lead transportation engineer, is one of the nation's premier planning and design consulting firms. With over 3,000 staff members in more than 80 offices across the U.S., the firm offers full services in a wide range of disciplines. The Raleigh team has experience working with projects large and small, public and private, across the greater Triangle area.

**APCO WORLDWIDE:** APCO Worldwide is an advisory and advocacy communications consultancy helping leading public and private sector organizations navigate the challenges of today, act with agility, anticipate social risk, and build organizational reputations, relationships and solutions to succeed. The Raleigh-based team is led by Courtney Crowder, a longtime resident of Raleigh, who is assisting our team in reaching a wide and representative audience. APCO is an independent and majority women-owned business.

**INTEGRAL:** Atlanta-based Integral is our partner and advisor in the development of sustainable, affordable housing. Integral is focused on developing affordable, workforce and mixed-income housing solutions and implementing community revitalization projects.

**BALDWIN&:** Baldwin& is a Raleigh-based marketing, advertising and branding firm managing the development of Downtown South's master brand. Founded in 2009, Baldwin& operates under the belief that "the world needs brands to make things better."

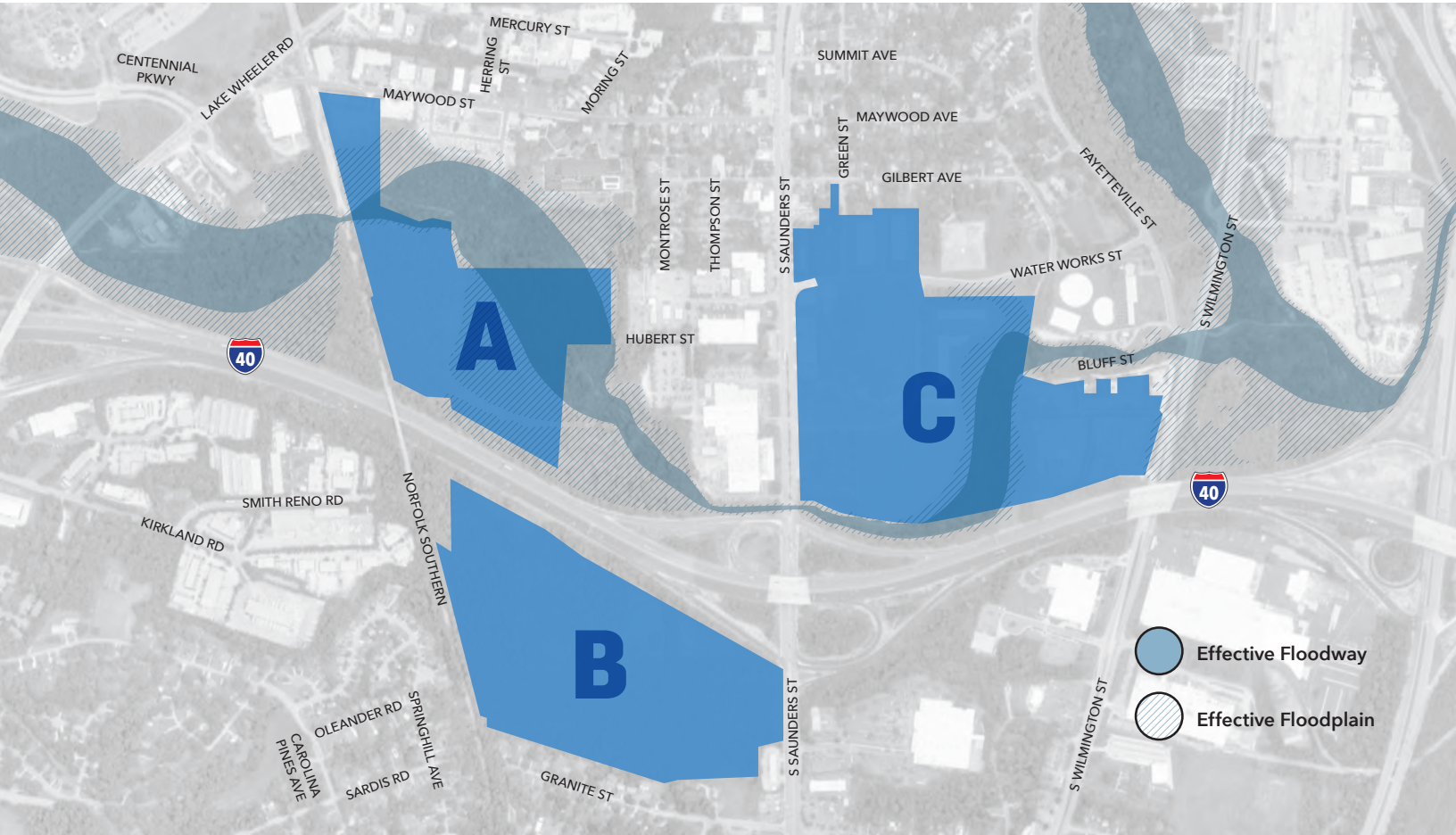
**F7 DEVELOPMENT INC:** Raleigh-based F7 Development, led by James Montague, specializes in International Business and Government relationships concentrating on Economic Development, Education, Health, and the creation of Sister Cities to promote the cooperation and partnership of International entities. Due to his continued efforts and ever growing portfolio of successful projects in excess of 10 Million USD. International Expertise Awarded a \$100,000 grant from Sister Cities International funded through the Bill and Melinda Gates Foundation for Trilateral Partnership between China, Nigeria and the US.

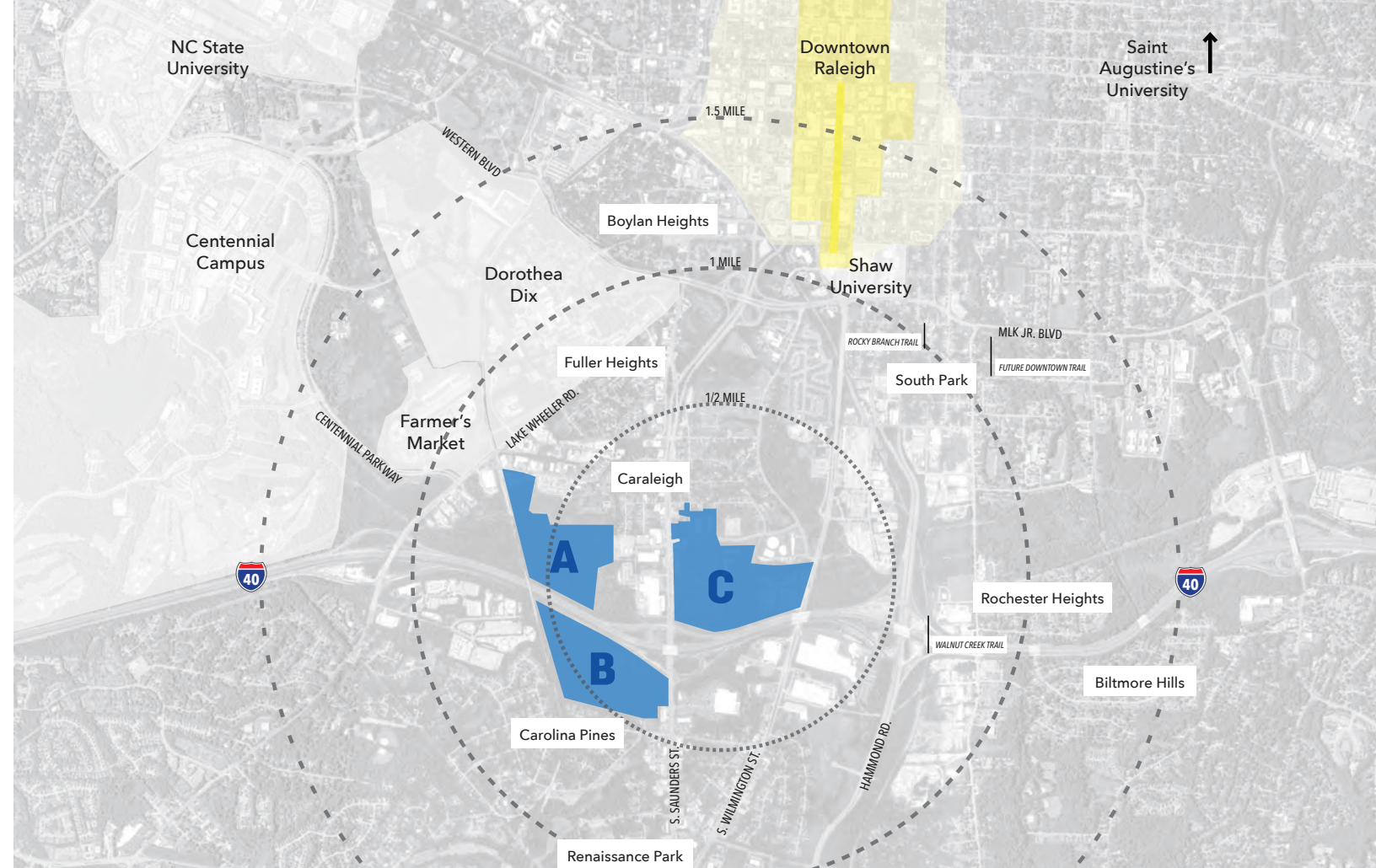
**BOBBITT:** Founded in Raleigh more than 70 years ago, Bobbitt is a 100% employee owned business. Bobbitt in an industry leader, using the latest construction technologies to provide the highest-quality buildings at maximum value.

**BLWALL CONSULTING:** BLWall Consulting, LLC specializes in supplier diversity, business and economic development, and program development and implementation. Bridget Wall-Lennon, owner and principal consultant, is a subject matter expert in diversity inclusion programs; and has over 25 years of experience in this field.

# SITE LOCATION & CONTEXT

## THE PROPERTIES





# PROPERTY DETAILS & HISTORY

Downtown South is composed primarily of three tracts of land trisected by I-440 and S Saunders St. The properties are located approximately 1.5 miles south of Downtown Raleigh, precisely where the city hopes for a “southern gateway” into Downtown. The land is approximately 135 acres, much of which lies in the floodplain or floodway and is undevelopable.

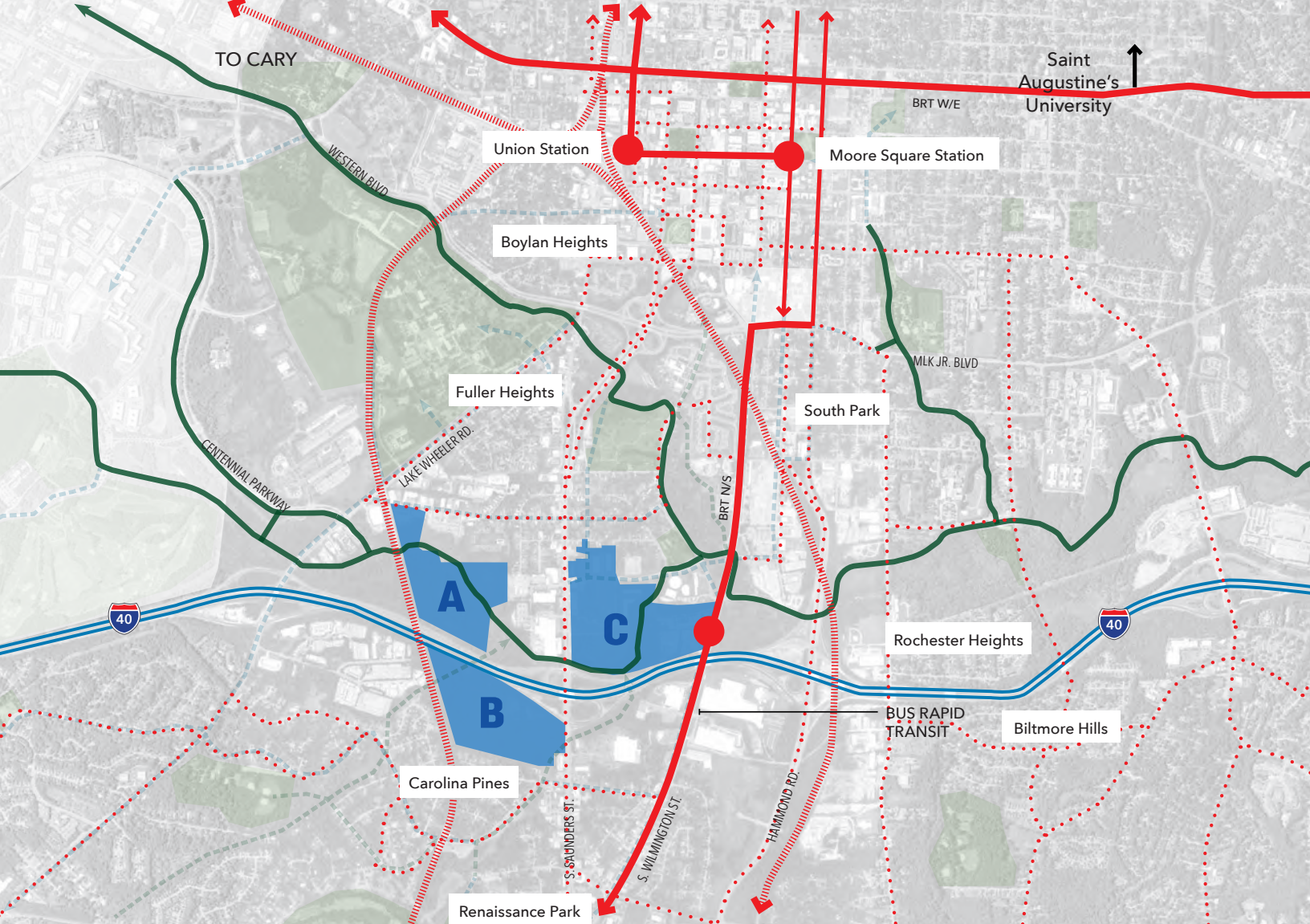
Although historical properties and strong community identity are in the vicinity, this south Raleigh location is one of historical underinvestment, and only two homes are in the project area. The two areas west of S Saunders St., areas A and B, do not have access to the city’s street network and are heavily forested, largely in a floodplain and undeveloped. Area C, located east of S Saunders St and north of I-40, is currently zoned IX-3, has received minimal investment, and contains a mix of warehouse and “flex” space.

Within Area C, the land east of Walnut Creek has played home to several industrial tenants that

have polluted the soil and practiced harmful disposal measures in the past. As part of our diligence process, we’ve had discussions with NCDEQ and have preliminary understanding of acceptance of the site into the Brownfields Program. Through this process we are working with NCDEQ to ensure current site conditions are managed properly.

Area C is largely undeveloped, save for several industrial warehouses and small office buildings.

The site’s location at the gateway to the city and along Raleigh’s acclaimed Greenway trail create an opportunity for reinvestment and revitalization. We propose to build a mixed-income, multi-use district that extends Downtown, invests in a historically underdeveloped area of Raleigh and provides the area with a community hub of which the whole city can be proud.



# SITE CONNECTIVITY

Downtown South’s location allows easy connection to Downtown Raleigh as well as the greater Triangle region. Centered around the South Saunders Street-Interstate 40 interchange, Downtown South represents the city’s best location to create a transformational gateway to Downtown. Interstate 40 allows quick and easy movement throughout the region, including Durham, Chapel Hill, Research Triangle Park and Raleigh-Durham International Airport.

The district’s eastern edge is bordered by S Wilmington Street, which will carry the expanded BRT South line and host a BRT station, providing

easy access north to Downtown Raleigh and south to Garner. We have worked with the city to account for Equitable Development Around Transit guidelines and will embrace the transit connection provided by BRT.

Additionally, Downtown South is being designed with transit at the forefront. Sidewalks will connect with adjacent neighborhoods and prove friendly to pedestrians. We will also have bicycle programming, including bike lanes, bike parking and bike storage. The site embraces existing bus lines and will add additional access points to the Greenway system.

# COMMUNITY ENGAGEMENT & TAKEAWAYS

## THE ENGAGEMENT PROCESS

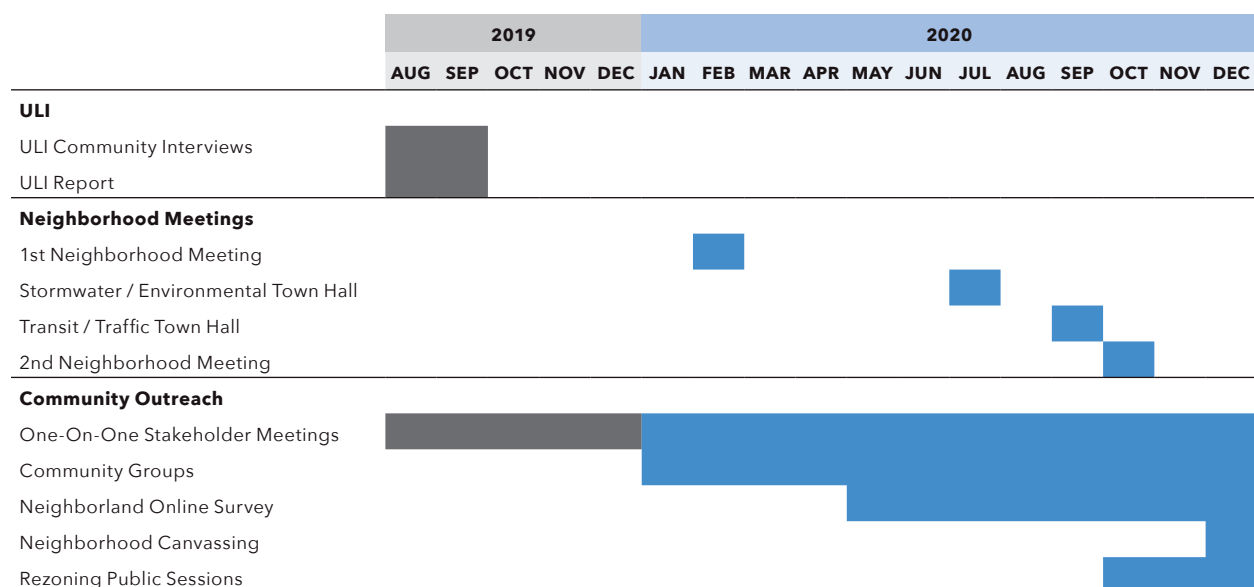
Over the past year and a half, the Kane team and our partners have worked tirelessly to involve neighborhood groups and begin to ingrain ourselves in the fabric of the south Raleigh community. Our primary goals are to build relationships and to solicit feedback, criticism, and advice from stakeholders at the grasstops and grassroots levels.

Our methods have included an unbiased ULI panel conducting over 100 interviews with stakeholders at all levels, two neighborhood meetings in accordance with the rezoning policies, two additional virtual town halls with community groups (focusing on environmental concerns and transportation, respectfully), an online survey hosted by Neighborland that has

over 2,000 participants and 1,115 total responses and, of course, meetings/working sessions with individuals and community groups.

Through our rezoning conditions, we have also committed to continued community engagement. Should we receive rezoning approval, we will hold quarterly update meetings with neighbors and stakeholders for a minimum of three years.

We have heeded their advice, leaned on their wisdom, and have incorporated their feedback to help craft a mission-based district that will benefit generations of citizens. See below for a summary of the engagement timeline since August 2019:



# COMMUNITY GROUPS

In striving to meet tenet number 4, partner early and often, our team has actively reached out to community and activist organizations throughout South Raleigh and the greater Triangle. As always, if any stakeholder has an organization or community group that they feel we should meet with, please let us know as we are eager to meet. We have sought advice, guidance, feedback, support and future communication with the following groups during the engagement process:

## ORGANIZATIONS THAT HAVE BEEN GIVEN FORMAL BRIEFINGS OR HAD 1:1 MEETINGS

- Bill Ross, former Secretary of DENR
- Caraleigh Mills leadership
- Deep South Entertainment
- Dorothea Dix Park Conservancy
- Downtown Raleigh Alliance
- GoTriangle
- Innovate Raleigh
- Mavis Gragg, Gragg Law Firm
- NC State
- NC State Centennial Campus
- ONEWake
- Partners for Environmental Justice
- Passage Home
- Raleigh Chamber
- Shana Fulton, attorney
- Shaw University
- Southeast Raleigh Promise
- Southwest Raleigh Community Engagement
- St. Ambrose Episcopal Church
- Stacia Turner, The Conservation Fund
- WakeUP Wake County
- Walnut Creek Wetland Community Partnership

## ORGANIZATIONS THAT WERE INVITED TO VIRTUAL MEETINGS OR CONTACTED

- Bicycle and Pedestrian Advisory Commission
- Biltmore Hills Community Park
- Carolina Pines Community Center
- Commute Smart Raleigh
- Compassionate Tabernacle of Faith Missionary Baptist Church
- Conservation Trust for North Carolina
- Environment North Carolina
- Faith Missionary Baptist Church
- Garner Road Community Center
- JD Lewis Center
- Macedonia New Life Church
- NC Capital Area Metro Planning Organization
- NC Clean Energy Tech Center: Clean Transportation
- NC Conservation Network
- Oaks and Spokes
- Parks, Recreation & Greenway Advisory Board
- Raleigh Citizens Advisory Council
- Raleigh Housing Authority
- Raleigh Interdenominational Ministerial Alliance
- Ship of Zion
- South Raleigh Civitan Club
- Vernon Malone College and Career Academy
- Visit Raleigh
- Walnut creek Wetland park
- With Love, From Jesus
- YMCA of the Triangle



# TAKEAWAYS

Listening and responding to stakeholders has been our objective since day 1. From Neighborland, 1-on-1 stakeholder meetings, organizational meetings, virtual town halls and public comment during the rezoning process, we feel we have identified what the community wants:

New retail and dining options, a myriad of housing options, stormwater mitigation, job opportunities and workforce development programs, minority and women-owned business participation, entertainment venues, sustainable parks and open space, connections to Downtown, educational opportunities and entrepreneurship incubators.

We have also heard the concerns of the community and are actively trying to address those concerns as we have always aspired to do. Concerns included: traffic issues, inadequate affordable housing, increased gentrification and displacement, stormwater, and environmental issues. We are working with community groups and the city to address these concerns through rezoning, Tax Increment Grant benefits, and design. This is not a process with a hard-stop, we will continue to work with the community throughout the life of the project.



WALNUT CREEK



PEACE RALEIGH APARTMENTS

PEACE

publix  
FOOD & PHARMACY

# OUR PLAN

## AREA C

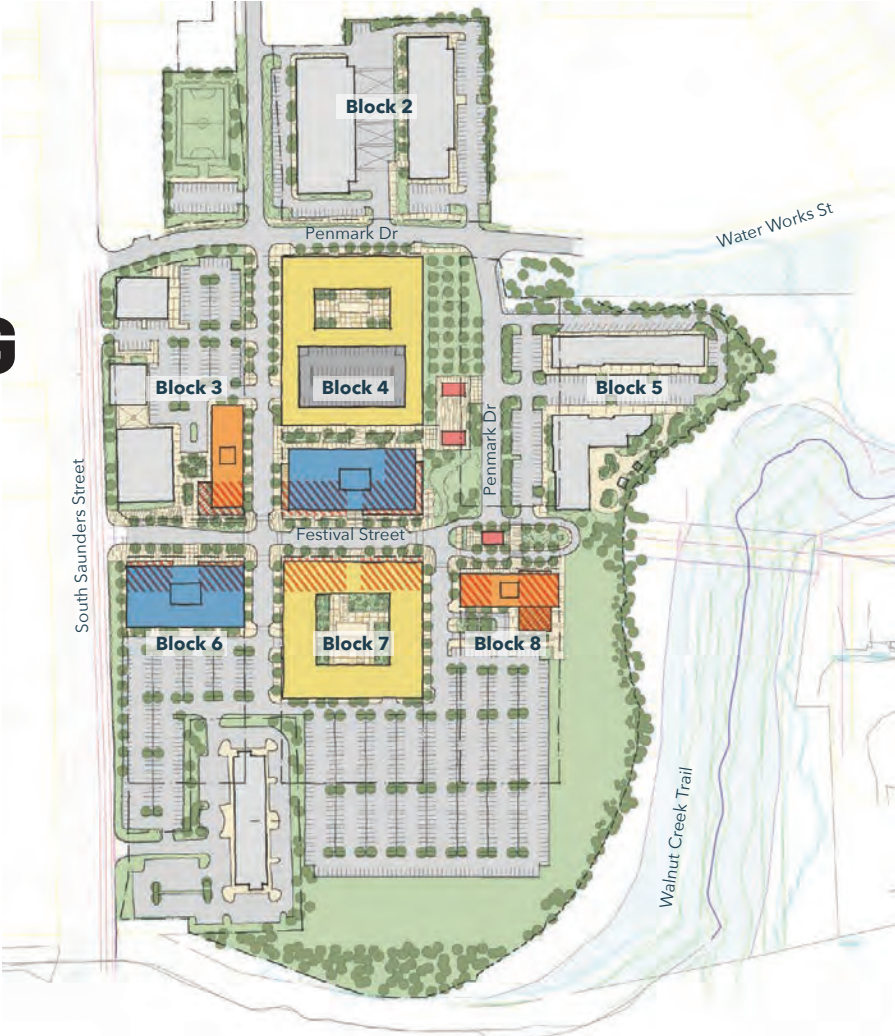
The core of the district, and the first development phase, will be in area C (the assemblage east of S Saunders Street and north of I-40). Area C will be designed with an urban street grid and promotes easy movement throughout the district. We hope to break ground on the first Phase I vertical projects in late 2021. We are currently projecting Phase I densities as follows:

AREA C PHASE I DENSITIES	
PRODUCT TYPE	DENSITY (Estimated)
Office	433,000 SF
Retail	64,000 SF
Multi-Family	609 Units
Hotel	502 Keys

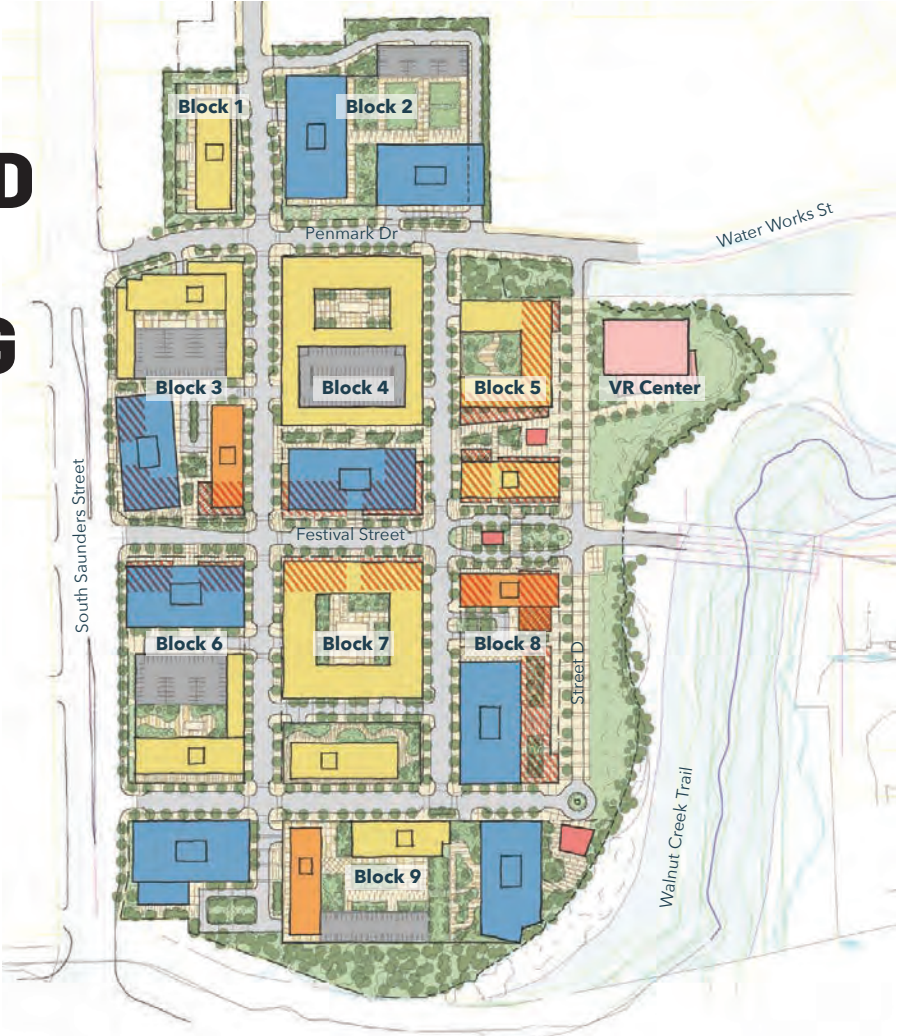
We are currently projecting area C full-build densities as follows:

AREA C FULL-BUILD DENSITIES	
PRODUCT TYPE	DENSITY (Estimated)
Office	2.1m SF
Retail	165k SF
Multi-Family	2,000 Units
Hotel	750 Keys

# PHASE I PLAN & RENDERING



# FULL-BUILD PLAN & RENDERING



# OPEN SPACE

One of our primary objectives is to actively engage with nature, which means embracing Walnut Creek and the opportunities it provides. Our full-build out plans calls for interaction all along the creek, with a pedestrian-friendly and walkable street bordering the creek and wetlands to the west, leading to a seamless transition between the urban and natural environments. The creek will be spanned by a "Bridgepark," envisioned to be a significant community landmark and gathering location in its own right. Our open space plan also calls for programmed parks, wetland education and elevated walkways, performance space, play areas, and open fields. We're committed to 14 acres of park space, and plan significant programmed parks and open space along the floodway fringe.



# AREAS A & B

As Area C is the location of Phase I, and is also most contiguous and connected to Downtown proper, it is the site of the project's greatest anticipated density and is further ahead of Areas A and B in terms of planning. We have conditioned maximum densities for A and B to meet concerns of residents and city staff. See below for maximum densities. We have also included conceptual site studies that show potential building locations, though these are subject to change as we continue to craft our vision.

AREA A CONDITIONED DENSITIES	
PRODUCT TYPE	DENSITY (Estimated)
Office	400,000 SF
Retail	25,000 SF
Multi-Family	500 Units

AREA B CONDITIONED DENSITIES	
PRODUCT TYPE	DENSITY (Estimated)
Office	500,000 SF
Retail	50,000 SF
Multi-Family	900 Units

# AREA A & B TEST FITS



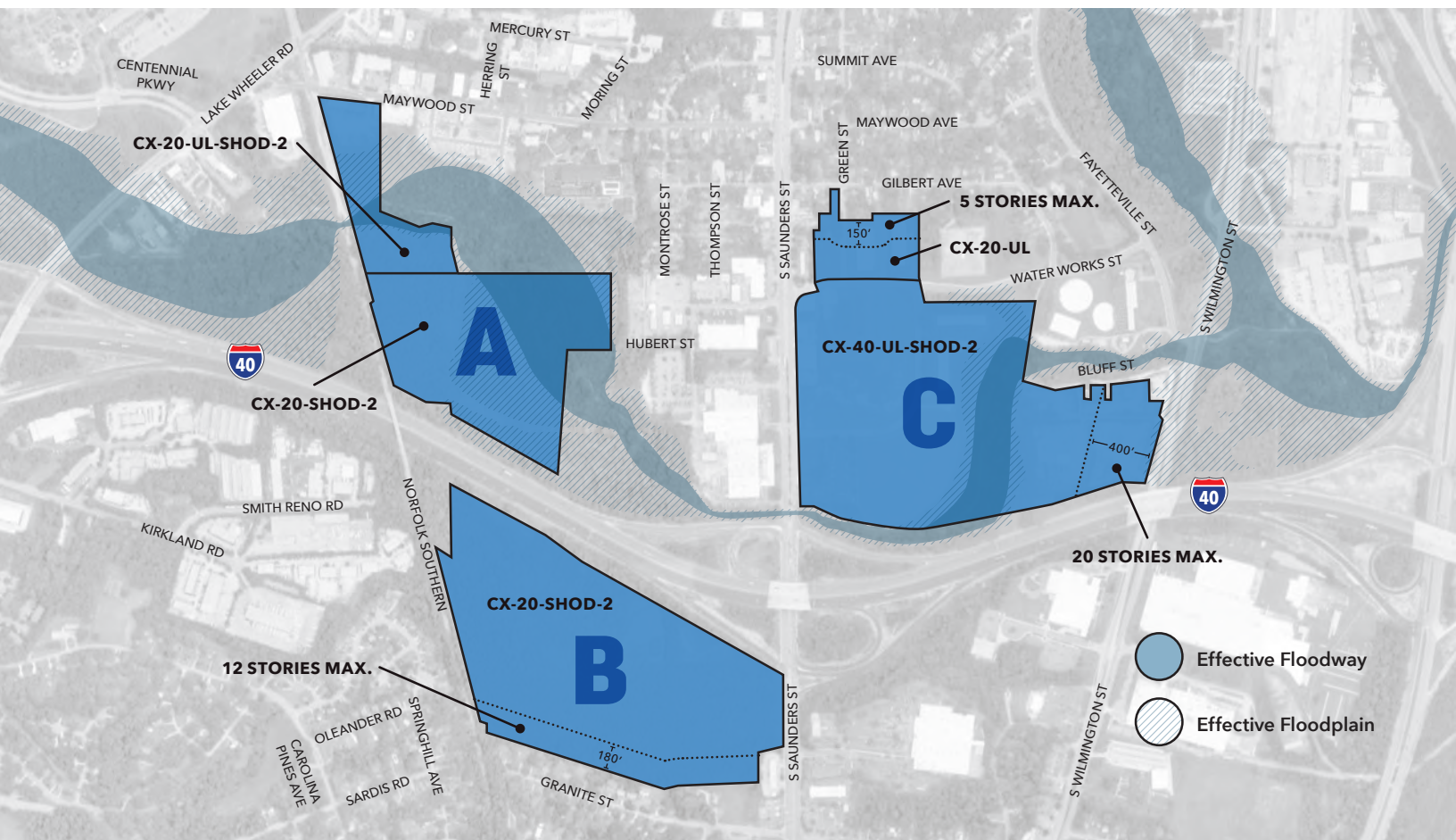
# REZONING CASE & CONDITIONS

## OUR REZONING CASE

We filed for rezoning in March 2020. Due to contractual timing obligations of purchase contracts for the properties, rezoning approval is necessary by the end of 2020 in order for the project, and the benefits it will bring to the community, to move forward.

During the rezoning process, we submitted a substantial traffic impact analysis that was reviewed by city staff. We also conducted two mandatory town halls with residents in close proximity to the district that was open to the public. In July and September, we hosted virtual town halls with community members focusing on stormwater and environmental concerns and transportation respectfully. After listening to the community, we have amended the TIA to reflect reduced density in Areas A and B (with Area B now projected lower traffic volumes than at its current zoning designation).

Our rezoning case is highlighted in the exhibit below and in the conditions outlined in the following section.





# CONDITIONS SUMMARY

We have been working diligently with city staff and the community to include conditions in the rezoning case that alleviate concerns and address inconsistencies. We will continue to have these discussions throughout the zoning process. See below for a summary of submitted conditions:

1. Prohibits high-impact uses throughout the site.
2. Limits retail uses on northernmost block along South Saunders.
3. See below:
  - a. Limits building heights behind the properties on Granite Street.
  - b. Extends neighborhood transition AND limits height north of Penmarc/Water Works.
  - c. Limits height along Maywood Avenue.
  - d. Limits height within 50' of residential neighborhoods to 5 stories and 400' of S Wilmington St to 20 stories in accordance with EDAT guidelines.
4. Before 1,000 new residences can be built, a 6 acre park with amenities, Greenway access, and public art must be provided.
5. Before 1,700 new residences can be built, another 8-acre park with amenities must be provided.
6. Heightened standards for stormwater retention and Green Stormwater Infrastructure measures required.
7. Limits on office, retail, and residential density in the northwest quadrant.
8. Limits on office, retail, and residential density in the southwest quadrant.
9. No lot coverage permitted in the floodway fringe portions of the site, with standard UDO exceptions.
10. Continued in-depth analysis of stormwater impacts to be reviewed prior to submittal of a Tier 3 Site Plan, fulfilling requests of city staff and community stakeholders.
11. We will hold quarterly, public stakeholder meetings to field questions and address concerns for a period of no less than three years.
12. All analysis related to stormwater shall be made public via the [visitdowntownsouth.com](http://visitdowntownsouth.com) website.
13. Limit of the post-development peak runoff rate to that of a fair forested condition up to the 100-year recurrence interval.
14. Establishment of a grant-matching fund for improving water quality, mitigating flooding and improving conditions in the Walnut Creek watershed with contributions from the developer up to \$2.5m.
15. All landscape installed in connection with a Tier 3 Site Plan shall utilize native or adapted plants. Native or adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds.
16. All pole lighting situated in a parking lot, on a parking facility or within a street right-of-way installed after the effective date of this zoning ordinance shall be full cut-off (shielded) design and directed away from any adjacent residential uses.
17. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 dwelling units on the subject property after the effective date of these conditions, except where the following requirements relating to affordable housing are met: 10% of the units on the subject site at the time qualify as affordable for households earning 80% area median income or less for a period of no less than 5 years from the date of issuance of a certificate of occupancy for the existing units. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City, and which identifies the affordable housing option chosen by the property owner, shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

# CONDITIONS

## USES:

1. The following uses are prohibited: cemetery, adult establishment, detention center, jail, prison and vehicle repair (major). Vehicle gasoline sales shall be prohibited on the subject site.
2. For that portion of the subject site located on the block bounded by South Saunders Street on the west, Penmarc Drive on the south, Greene Street on the east, and Gilbert Avenue on the north, the following use restrictions shall apply: (i) retail uses shall not be the sole principal use within any building except during any period of time in which non-retail space within such building shall be vacant, (ii) total retail area within a single building shall not exceed the greater of (a) 25% of the gross floor area of the building; and (b) 4,000 square feet, and (iii) drive-thru and drive-in facilities shall be prohibited as part of any single-story building.

## HEIGHTS:

3. Maximum building heights and step backs on the subject properties shall be in accordance with the attached Exhibit B.

## OPEN SPACE AND HABITAT:

4. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 new dwelling units on the subject site after the effective date of these conditions, except where the following amenities have been provided for on one or more approved site plans for any portion of the subject site:
  - a. Two access points from the subject property to the public greenway system located on or adjacent to the subject property.
  - b. Two public art installations within or visible from any portion of the public greenway system or the access points thereto. The Raleigh Arts Commission through its Public Art and Design Board shall be consulted in the selection of an artist or artists and shall advise on content to ensure such public art installations reflect the culture and heritage of the local community.
  - c. One or more outdoor areas (the "Initial Outdoor Area") with a minimum aggregate area of 6 acres and including no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours.
5. No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 1699 new dwelling units on the subject site after the effective date of these conditions, except where one or more outdoor areas in excess of the Initial Outdoor Area (the "Additional Outdoor Area") shall have been provided for on one or more approved site plans for any portion of the subject site. Such outdoor area shall have a minimum aggregate area of eight acres and include no fewer than three of the following facilities and improvements: dog park, playground, play field, play court, public art, seating area, walking trail, community garden, entertainment venue, and pedestrian promenade. This outdoor area or areas shall be open to the public during daylight hours. Nothing in these conditions shall prevent either the Initial Outdoor Area nor the Additional Outdoor Area (the "Outdoor Areas") from comprising all or a portion of any required outdoor amenity area to the extent such Outdoor Areas otherwise meet the requirements applicable to outdoor amenity areas and are so designated on any development plan. There shall be a minimum of two acres of Outdoor Area on the site situated at the southwest quadrant of I-40 and S. Saunders Street, the northwest quadrant of I-40 and S. Saunders Street, and the northeast quadrant of I-40 and S. Saunders Street, respectively.

6. All landscape installed in connection with a Tier 3 Site Plan shall utilize native or adapted plants. Native or adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds.
7. All pole lighting situated in a parking lot or on or within a parking deck or within a street right-of-way installed after the effective date of this zoning ordinance shall be full cut-off (shielded) design and directed away from any adjacent residential uses.

**TRANSPORTATION:**

8. Development of that area of the subject property situated in the northwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 400,000 square feet for office uses, 25,000 square feet for retail uses, and 500 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured from both Maywood Avenue and S. Saunders Street, the maximum limits in this condition shall automatically increase by 50%.
9. Development of that area of the subject property situated in the southwest quadrant of I-40 and S. Saunders Street shall adhere to the following limitations: a maximum of 500,000 square feet for office uses, 50,000 square feet for retail uses, and 900 residential dwelling units. Development can include any otherwise permitted uses so long as these maximums are not exceeded. In the event that vehicular and pedestrian access to the subject property in this area is secured in excess of one point of access from each of S. Saunders Street and Carolina Pines Avenue, the maximum limits in this condition shall increase by 50%.

**STORMWATER MITIGATION:**

10. To provide enhanced treatment of stormwater before drainage to the Walnut Creek/Neuse River Watershed, any new Tier 3 site plan will provide for treatment of the first 1.34 inches of runoff from proposed impervious surfaces (in place of the City of Raleigh standard of 1.0 inch of runoff from impervious surfaces) or treatment of the difference in runoff from the predevelopment to post development site for the 1-year 24-hour storm, whichever is greater. Additionally, stormwater treatment shall include Green Stormwater Infrastructure measures within the project limits. Each of the following types of Green Stormwater Infrastructure shall be included on at least one of the first four site plans submitted in connection with the subject site: bio-retention areas, permeable pavement systems, rainwater harvesting (cisterns), green roofs, and planter boxes. Educational signage will be deployed where Green Stormwater Infrastructure techniques are located on site and such locations shall be open to the public and community groups for educational purposes.
11. No lot coverage shall be permitted within the portion of the floodway fringe or future conditions flood hazard areas on any lot, with the following exceptions: (i) uses permitted in floodways, and (ii) ground level loading areas, and other similar ground level uses.

- 12.** Prior to filing the first Tier 3 Site Plan, a comprehensive stormwater analysis shall be conducted and made available to the public through the City of Raleigh Stormwater Department. Such analysis shall evaluate potential downstream impacts from proposed development on the subject property and include examination, results, and interpretation of the following information:
- a.** Peak flows, water surface elevations and velocities on all ephemeral, intermittent and perennial streams flowing on or away from the subject property
  - b.** 1-year/24 hour, 2-year/24 hour, 10-year/24 hour, 25-year/24 hour and 100-year/24 hour storm events
  - c.** Hydrologic and hydraulic modeling (hydraulic modeling shall include flood hydrographs and examine the effects of culverts and backwater on the timing and duration of storm events and hydrologic modeling shall (i) include and ignore the dampening impacts (routing) of the Lake Raleigh and Lake Johnston impoundments; (ii) include an iteration which simulates a storm traveling west to east in general direction of the watershed; and (iii) include an iteration which simulates different timing conditions of storms as they approach the subject property from three different directions.
  - d.** USGS gauge station and stage-storage data available on the USGS website, comparing and calibrating modeling data to evaluate the timing, duration and frequency of storm events and describing the potential effects of development on storm flows on a time series basis
  - e.** Water surface elevations and peak discharges of Walnut Creek at S. Saunders Street, Walnut Creek at S. Wilmington Street, Walnut Creek at Garner Street, Walnut Creek at State Street, Walnut Creek at Rose Lane and an unnamed tributary at Bailey Drive
  - f.** Water balance estimates of infiltration, runoff, and comparisons of the timing, duration, and frequency effects of flow on Walnut Creek.

If the foregoing comprehensive stormwater analysis shows an increase greater than 0.04 feet between predevelopment and post-development flood levels, then mitigation to pre-development flood conditions will be required to prevent further damage.

- 13.** All preliminary stormwater plans, including CAD drawings, analysis, and modeling data relied on in the analysis shall be publicly available via a link or links posted online at [www.visitdowntownsouth.com](http://www.visitdowntownsouth.com) and submitted electronically to the City Department of Planning and Development not less than ten days before submittal of the first Tier 3 site plan for any portion of the site for City administrative review.
- 14.** With the following exceptions, development on the subject property shall limit the post-development peak runoff rate to that of a fair forested condition for standard design storms up to the 100-year recurrence interval. For development situated on the northeast quadrant of I-40 and S. Saunders Street and west of Walnut Creek, the post-development peak runoff rate shall be limited to that of a fair forested condition for the 1 year/24 hour storm only. For development situated on the northeast quadrant of I-40 and S. Saunders Street and east of Walnut Creek, the post-development peak runoff rate shall be reduced by 10% from existing conditions. This condition shall only be required where it provides improved performance from the City of Raleigh requirements at the time of plan review for each development. If a detailed analysis as described in condition 10 completed in connection with a Tier 3 site plan shows that detaining a design storm will cause an increase in downstream water surface elevations or duration of flooding or a minimal decrease (0.04 feet), then that Tier 3 site plan shall be exempt from the applicable requirements in this condition.

**15.** For the purpose of improving water quality, mitigating flooding, or restoring streams, riparian communities, and wildlife habitats in the Walnut Creek Corridor, the owner shall establish a fund (the Walnut Creek Corridor Fund). Such fund shall be used for matching grants to support projects in furtherance of the above-mentioned purpose. Within one year of the effective date of the adopting ordinance, the owner shall provide the City the list of stakeholders included in a group to manage this fund (Walnut Creek Stakeholders Group). Such stakeholder group shall include Partners for Environmental Justice, the Owner, and their chosen community partners. The owner shall pay into the Walnut Creek Corridor Fund by depositing into an account, held by the City of Raleigh or by a non-profit corporation approved by the City of Raleigh, \$150,000 within 5 business days after issuance of a certificate of occupancy for each Tier 3 site plan beginning with the second Tier 3 site plan issued for development on the subject property up to a maximum of \$2,500,000. The Owner shall ensure that cumulative total contributions to the Walnut Creek Corridor Fund shall equal or exceed \$750,000 on or before December 31st, 2031, including, if necessary, the obligation to make additional deposits by such date. If additional contributions not associated with certificates of occupancy are made, the amount of the additional contributions shall be credited against future contributions that would otherwise be due to the fund under this paragraph as future certificates of occupancy are issued by the City of Raleigh. The Walnut Creek Stakeholders Group, through its chosen designee, may submit to the City of Raleigh a grant distribution request, drawing from the funds then available in the Walnut Creek Corridor Fund. This condition shall not apply to any affordable housing project defined as a multi-family development with income restrictions, restrictions on rental rates, and subject to a binding regulatory agreement for a specified duration.

**CONTINUED COMMUNITY OUTREACH:**

**16.** Beginning on or before the date 30 days after submittal to the City of the first Tier 3 site plan for any portion of the site, and not less than once per calendar quarter thereafter for a period of three years, the owner(s) of the site shall, separately, collectively, or in groups, hold public informational meetings, in person or virtually, to provide updates and receive comments regarding all development plan(s) that have been submitted for city administrative review for any portion of the site owned by the party(ies) convening such meeting. A written report of each required meeting will be submitted to the City's Department of Planning and Development within 15 business days after each such meeting and will include a list of persons and organizations contacted about the meeting, a listing of those in attendance who have provided their names, and a summary of issues discussed at the meeting. At least ten days prior to the first required meeting, written notice of such meeting shall be mailed to each property owner and tenant owning property or residing within 1,000 feet of the site, and emailed notice of such meeting shall be delivered to anyone requesting such notification by providing their complete and correct email address at least 11 days before the date of such meeting by emailing [info@visitdowntownsouth.com](mailto:info@visitdowntownsouth.com). Notice of subsequent required meetings shall be provided via email to all email addresses collected from prior meeting attendees and to all who have provided their email address by emailing [info@visitdowntownsouth.com](mailto:info@visitdowntownsouth.com) not less than 11 days before the date of such meeting.

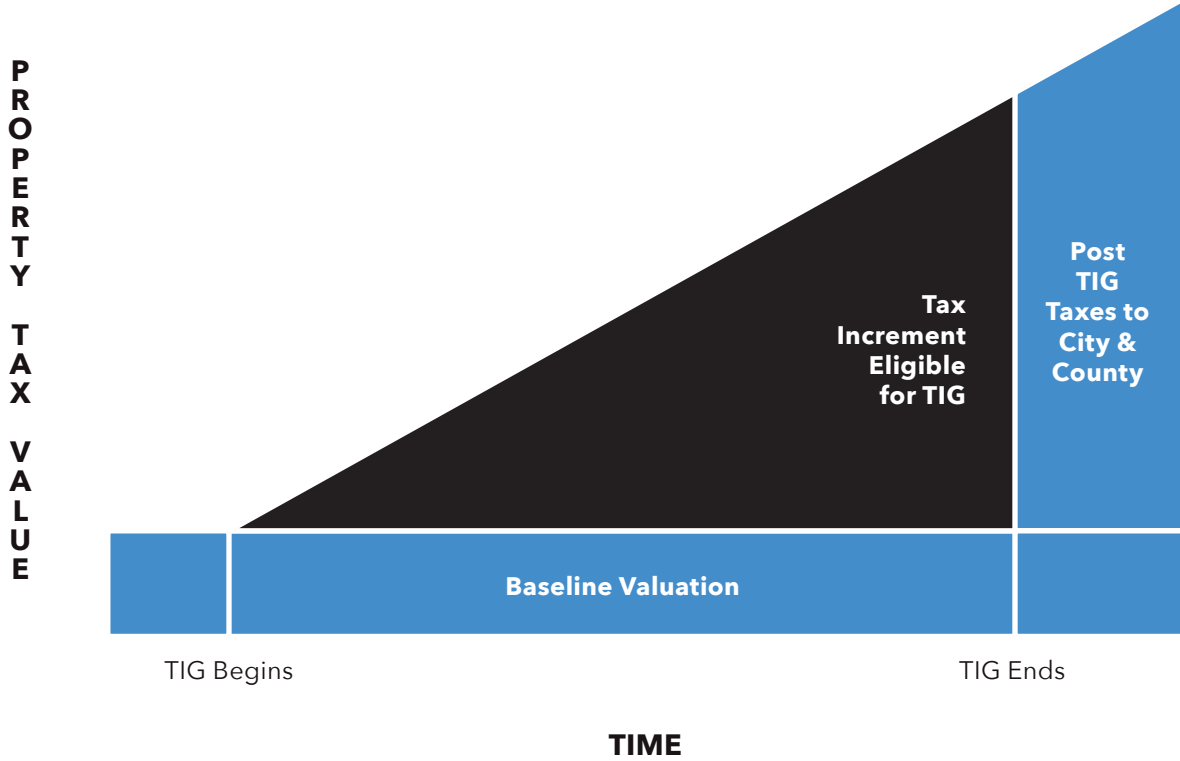
**AFFORDABLE HOUSING:**

**17.** No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 dwelling units on the subject property after the effective date of these conditions, except where the following requirements relating to affordable housing are met: 10% of the units on the subject site at the time qualify as affordable for households earning 80% area median income or less for a period of no less than 5 years from the date of issuance of a certificate of occupancy for the existing units. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City, and which identifies the affordable housing option chosen by the property owner, shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

# TAX INCREMENT GRANT (TIG)

In October 2020, we submitted Memorandum of Understanding to city council that outlined our hopes for an TIG agreement to make sure additional benefits are brought to the district for the betterment of all. City staff has outlined a process to establish a policy, engage community and negotiate an agreement. We look forward to working with the city and stakeholders to bring benefits to the entire community.

A TIG, as outlined in the exhibits below, is a source of funding that helps a private develop bring public benefits to their project. As has been done several times in Charlotte, the projects property taxes would be frozen at predevelopment levels, with with future growth in tax value over current levels to be granted back to the project to fund agreed upon community benefits over a 30-year period. At the 30-year mark, the property taxes would all revert to the general fund. No city taxes from outside the district would be spent in the district, only a portion of the increased taxes from the project itself.



# COMMUNITY BENEFITS

We are working to build an equitable and vibrant district with benefits for all. Some of the benefits are defined by submitted rezoning conditions. Others are contingent on investment through a TIG, as outlined above.

## THROUGH REZONING

1. Multimodal transit and infrastructure improvements, including transit amenities, bicycle and pedestrian facilities, and bicycle and parking facilities.
2. Public art and cultural attractions.
3. Green stormwater infrastructure and environmental education.
4. Open park space for all, including public fields and courts.

## THROUGH A TIG

1. Substantial housing affordability.
2. Health facilities and partnerships.
3. Incubation spaces for area businesses.
4. Educational partnership and workforce development programming.
5. Supporting minority and women-owned businesses.
6. Integrated wellness assets and enhanced Greenway trail systems.
7. Entertainment and sports venue.

# THROUGH AFFORDABILITY

The vision of Downtown South involves bringing a sustainable community to South Raleigh. Providing housing affordability to a broad spectrum of households is an inherent objective of the Downtown South's vision, which Downtown South has made a commitment towards as part of the zoning case. Towards meeting that objective, Downtown South has entered a strategic partnership with Integral Development to assist in developing a housing affordability strategy based on achievable goals and targets. Integral Development is well versed in this field and has executed mixed-income communities, leveraging Low Income Housing Tax Credits (LIHTC) for over 25 years. The company has produced a portfolio of over 8,500 units of multifamily and senior housing nationally.

## HOUSING AFFORDABILITY PROGRAM

The Downtown South affordability vision is intentioned to deliver affordable/attainable housing for a variety of households. The submitted zoning condition #17 is as follows:

No certificate of occupancy shall be issued for any structure that would result in occupancy of more than 999 dwelling units on the subject property after the effective date of these conditions, except where the following requirements relating to affordable housing are met: 10% of the units on the subject site at the time qualify as affordable for households earning 80% area median income or less for a period of no less than 5 years from the date of issuance of a certificate of occupancy for the existing units. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City, and which identifies the affordable housing option chosen by the property owner, shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.

While the rezoning commitment references 80% AMI, the majority of these units will target households earning an average of 60% AMI utilizing the LIHTC programs. For further clarity, the following provides our goal to target households within certain income bands within the multifamily developments utilizing the LIHTC program.

### INCOME BAND - % OF UNITS

- 30% AMI Units - 15%
- 50% AMI Units - 25%
- 60% AMI Units - 30%
- 80% AMI Units - 30%

As it relates to senior housing, we anticipate approximately 1/3rd of the affordable/attainable units will be dedicated towards seniors. The following represents our goal to target senior affordability:

### INCOME BAND - % OF UNITS

- 30% - 60% AMI Units - 80%
- 60%+ - 80% AMI Units - 20%

Our affordability vision also imagines providing workforce housing units. These units will target households earning between 60-120% AMI. The goal is to support middle income workers such as police officers, health care professionals, retail/restaurant workers, educators and the likes, who may not qualify for LIHTC or Housing Choice Vouchers.

### TAX INCREMENT GRANT (TIG)

In pursuit of the housing affordability program, Downtown South has requested the City and County participate in a Tax Increment Grant (TIG). The Funds received from a TIG agreement will provide a funding source that is necessary to accomplish these housing affordability goals, as well as other community benefits, established during the community engagement process.