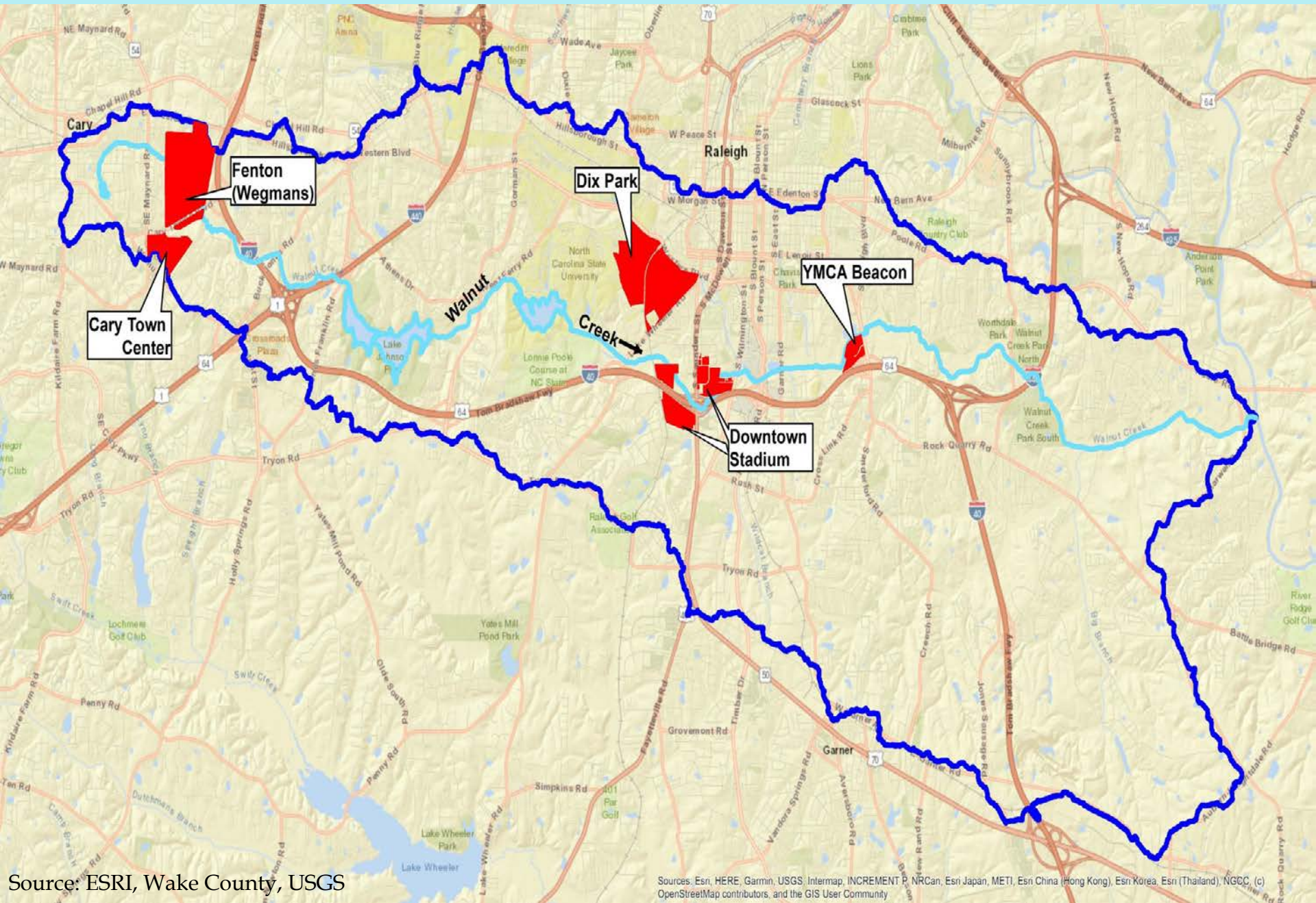


DOWNTOWN SOUTH REZONING



Prepared By: PEJ Partners
Prepared For: Community Meeting
Date: October 12, 2020

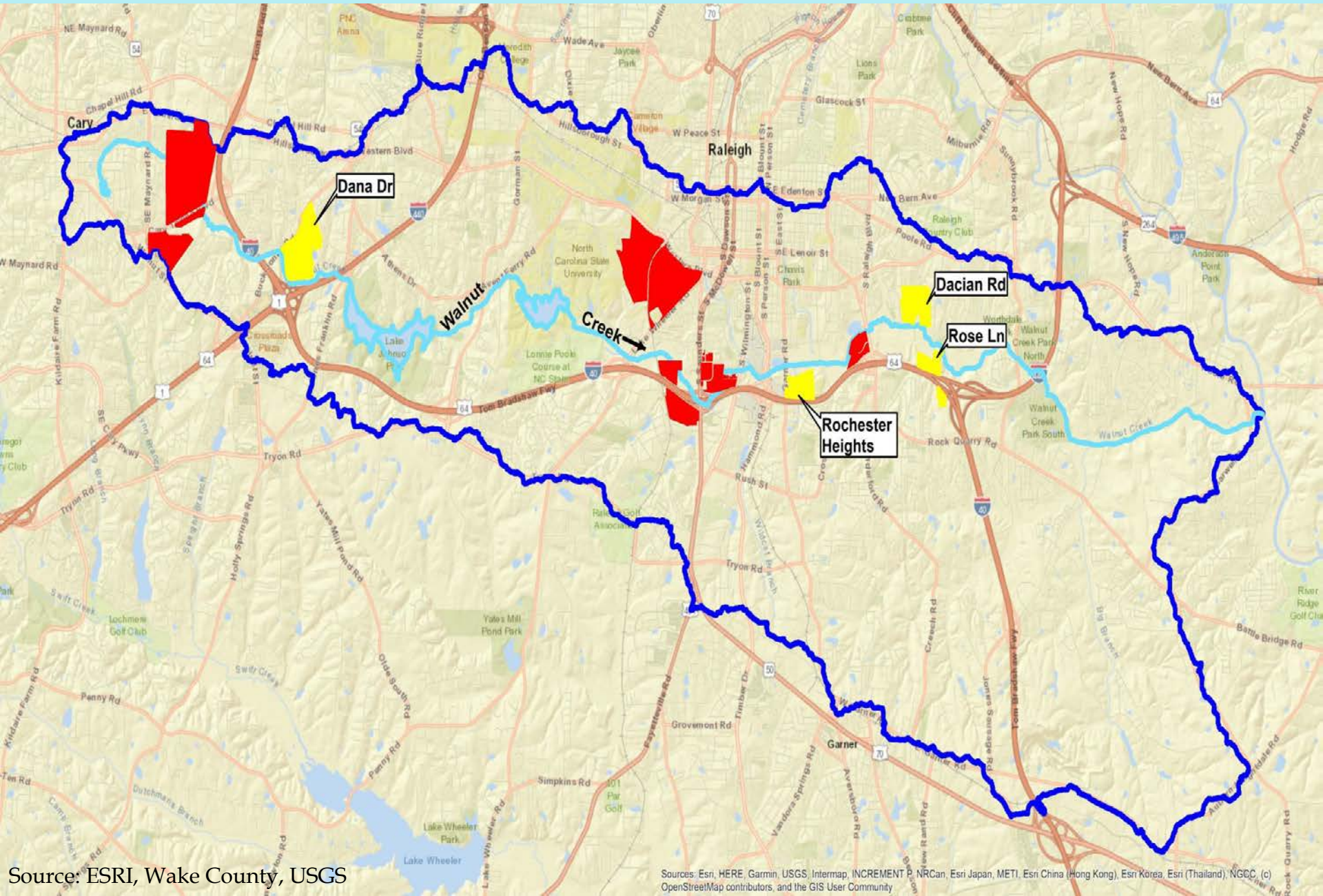
Watershed Large Developments



Source: ESRI, Wake County, USGS

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

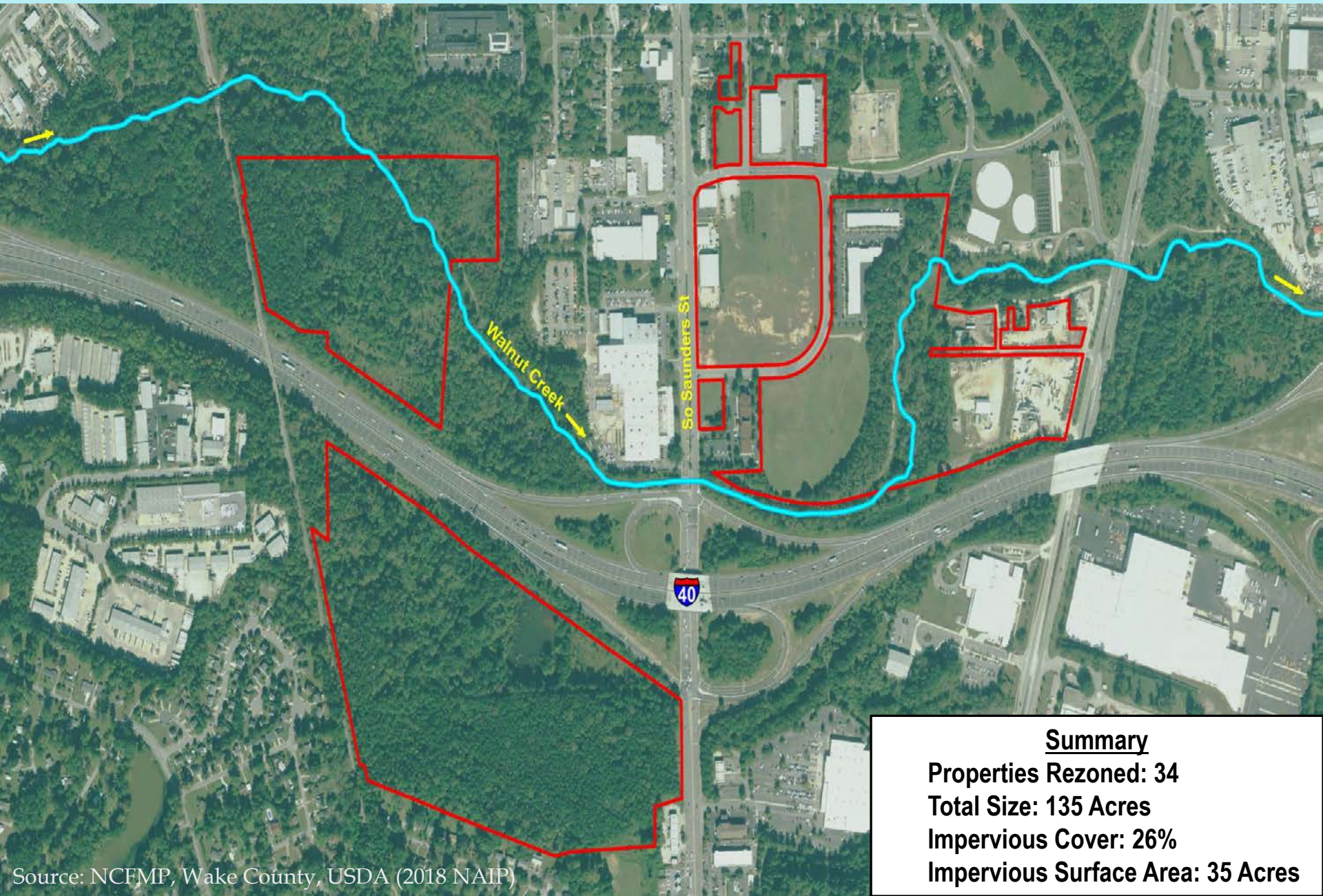
Watershed Floodprone Communities



Source: ESRI, Wake County, USGS

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Proposed Rezoning Properties



Summary
Properties Rezoned: 34
Total Size: 135 Acres
Impervious Cover: 26%
Impervious Surface Area: 35 Acres

Source: NCFMP, Wake County, USDA (2018 NAIP)

Proposed Development



Sports and Entertainment Complex

Enabler to realizing the vision and benefits

- Office/Creative space – including incubators for small businesses
- Retail/Commercial space – e.g. restaurants, maker space for artists/creatives, unique retail
- Hospitality/Hotels
- Residential – mixed housing, ranging from luxury and workforce to low income and student housing
- Health Center/Facilities
- Public Space – internal/external gathering places
- Learning/Education space – for workforce development, etc.

Development & Increased Stormwater

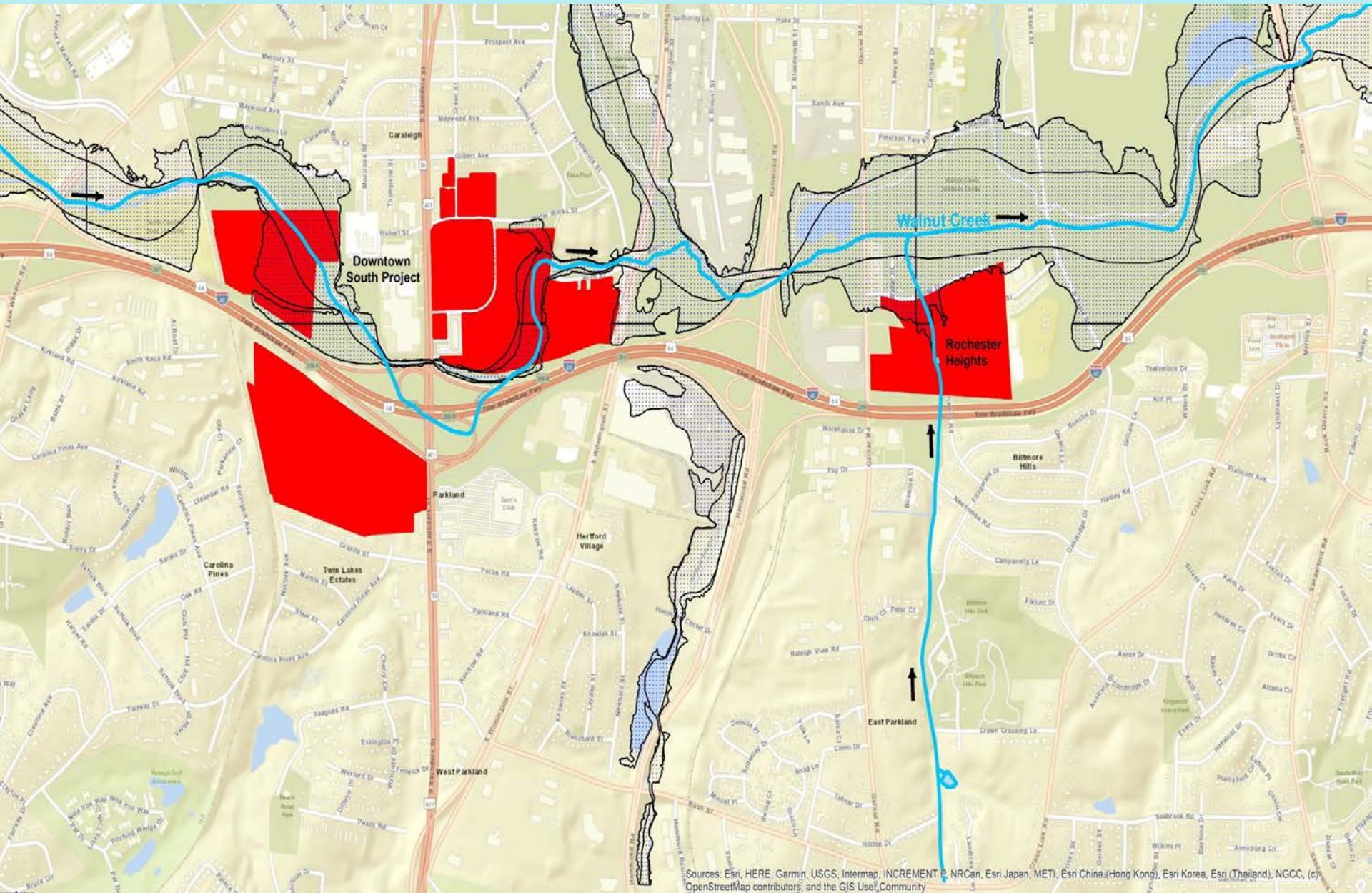
- Development \Rightarrow Increased Stormwater \Rightarrow Downstream Communities Affected
- Stormwater: Volume Increased 18x By Impervious Surfaces



18x



Development & FEMA Floodplain



Source: ESRI, NC Floodmaps, Wake County, USGS. Black shapes with blue dots are designated FEMA floodplains & floodways.

Rochester Heights Flooding



DEPARTMENT OF THE ARMY
WILMINGTON DISTRICT, CORPS OF ENGINEERS
P.O. BOX 1890
WILMINGTON, NORTH CAROLINA 28402-1890

March 24, 1986

MAR 25 1986

OFFICE OF
CITY MANAGER

IN REPLY REFER TO

Flood Plain Management
Services Branch

Mr. Dempsey Benton, City Manager
City of Raleigh
222 West Hargett Street
Raleigh, North Carolina 27602

Dear Mr. Benton:

This is in response to a request by the city of Raleigh, North Carolina, for assistance in developing solutions to recurring flood problems along a tributary to Walnut Creek located in the Rochester Heights Subdivision.

Our analysis of the flood problem included an inventory of flood plain development, an assessment of the magnitude of flooding, and an identification of applicable flood-damage-reduction measures. The majority of the tributary flood plain lies in the Walnut Creek flood plain (see enclosure 1). The problems of the more frequent floods can be attributed to the tributary, and the less frequent (greater than the 10-year) are generally attributable to Walnut Creek. Flood profiles for the 2-, 5-, 50-, 100-, and 500-year floods are shown on enclosure 2. The floor elevation of selected houses and the church are also shown on enclosure 2. Only the church has flooding above the floor for the 50-year flood, and it is attributable to Walnut Creek. About 24 homes would be expected to have flood levels above the floor for the 100-year flood, and again it is attributable to Walnut Creek. However, there are about 16 houses with flooded yards annually; and it is expected that about 15 houses will have flood waters underneath them during a 10-year flood on the tributary. Annual flood damages to buildings in the Rochester Heights Tributary Flood plain are estimated at \$6,900 with \$3,500 attributable to the tributary and \$3,400 to Walnut Creek.

Measures to lessen the Walnut Creek flood problems were investigated in detail in the early 1970's. Those findings indicated there were no

Rochester Heights National Historic District

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Rochester Heights Historic District

Raleigh, Wake County, WA4581, Listed 12/7/2011
Nomination by Sybil Argintar
Photographs by Sybil Argintar, August 2010



Calloway Drive



Doby Circle

Rochester Heights Historic District

Name of Property

Wake County, North Carolina

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield information important in prehistory or history.

(Enter categories from instructions)

Architecture

Community Planning and Development

Black Ethnic Heritage

Period of Significance

1957 - 1964

Significant Dates

1957

Peterson Park Apts. Flooding



Hurricane Fran (1996): Peterson Street, Raleigh immediately north of Rochester Heights

Downstream Flooding



Raleigh

News

Events

South Raleigh Drainage Studies

Glenbrook Drive, Dacian Road, Rose Lane, and Dana Drive

We are doing a set of studies to better understand flooding impacts from Walnut Creek and the streams that lead to this creek.

PROJECT DETAILS

TYPE: Stormwater

BUDGET: \$140,000

News

Events

Rose Lane

Flooding from Walnut Creek occurs often. When this happens, residents cannot get to or leave their homes. These areas are affected: Maplewood Lane, King Arthur Road, Jimmy Carter Way, Belafonte Drive, and Poitier Place.

Glenbrook Drive and Dacian Road

Properties on these streets experience stream channel erosion and yard flooding.

Dana Drive

This area experiences frequent street and yard flooding.

Dacian Road & Rose Lane

The News & Observer | IMPACT2020


The News & Observer

HOMEPAGE

Walnut Creek, where Raleigh flooding hits hardest – Shaffer

By Josh Shaffer
jshaffer@newsobserver.com

APRIL 25, 2017 03:07 PM, UPDATED APRIL 26, 2017 11:25 AM



VIDEO: Floodwaters from heavy rain floods cars and threatens homes on Dacian Road in Raleigh Tuesday, April 25, 2017. BY TRAVIS LONG

RALEIGH

In any hurricane, tropical storm or three-day drenching, a handful of Raleigh spots reliably take the worst blows: Wake Forest Road near the Costco; Atlantic Avenue near Hodges Street; Crabtree Valley Mall. **But the neighborhoods that hug Walnut Creek get so routinely pummeled that it's common to see muskrats swim past.** On Tuesday, an owl hooted at noon.

What Is Low Impact Development?

- ❑ Definition (LID Guidebook For NC): “an innovative approach to site development and stormwater management that aims to minimize impacts to the land, water and air, while reducing infrastructure and maintenance costs and increasing marketability”

- ❑ 5 Basic Strategies (LID Guidebook For NC):
 - 1) Conserve Natural Resources
 - 2) Minimize Impact
 - 3) Optimize Water Infiltration
 - 4) Create Areas For Local Storage & Treatment
 - 5) Build Capacity For Maintenance



LOW IMPACT DEVELOPMENT
A GUIDEBOOK FOR NORTH CAROLINA
North Carolina State University • June 2009 • Published by North Carolina Cooperative Extension



What Is Green Infrastructure?

- ❑ **Definition (EPA):** “Green infrastructure practices **mimic natural habitats** and absorb excess water; reduces and **treats stormwater at its source while delivering environmental, social, and economic benefits.**” ➡ **Ecosystem Services!**
- ❑ **Definition (NCCN):** “stormwater management that draws on or mimics natural processes to keep rainwater where it falls, soaking into the ground or evaporating back into the air rather than running into nearby streams”
- ❑ **Natural:** stream buffers, vegetated wetlands, vegetated/forested area
- ❑ **Engineered Practices (EPA):** permeable pavements, rain gardens, bioretention cells (or bioswales), vegetative swales, infiltration trenches, green roofs, planter boxes, rainwater harvesting (rain barrels or cisterns), rooftop (downspout) disconnection.

Design Goals

- ❑ Dr. Bill Hunt: 1) **Water Quality**, 2) **Water Quantity**
- ❑ NCCN: Ensure water runs off the developed landscape at no greater rate & volume than it ran off before development for at least 90% of storms.

Why Is Green Infrastructure Important?

ATKINS

Flood Loss Avoidance Benefits of Green Infrastructure for Stormwater Management

Prepared for:
U.S. Environmental Protection Agency
Office of Wetlands, Oceans and Watersheds
Nonpoint Source Control Branch (4503T)
1200 Pennsylvania Avenue NW
Washington, DC 20460

Prepared by:
Atkins
3901 Calverton Boulevard
Suite 400
Calverton, Maryland 20705

December 2015

 EPA United States
Environmental Protection
Agency

August 2016
EPA 832-R-16-004

Green Infrastructure and Climate Change Collaborating to Improve Community Resiliency



Why Is Green Infrastructure Important?



VERSION 1 JULY 10, 2018

Green Infrastructure & Health Guide

PREPARED BY: OREGON HEALTH AND OUTDOORS INITIATIVE



WILLAMETTE PARTNERSHIP

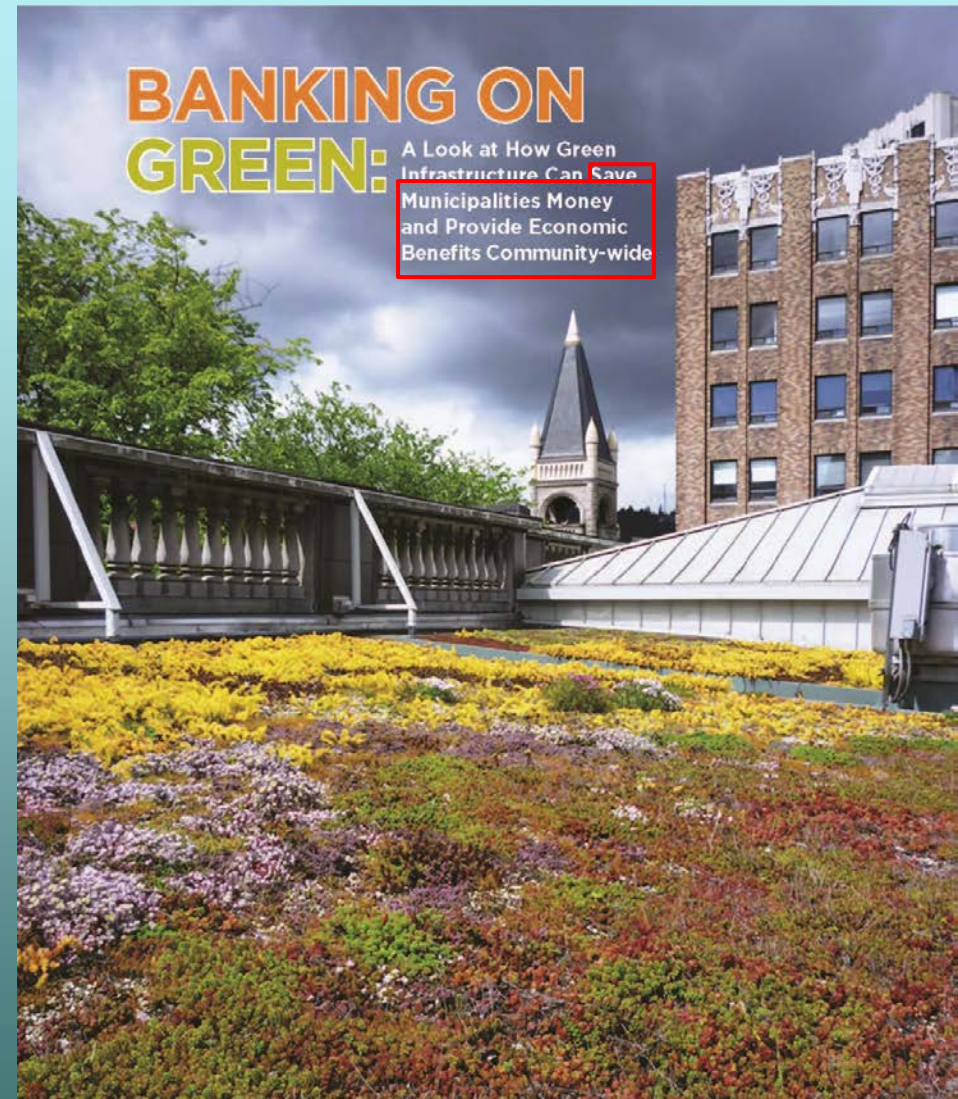


oregon public health institute

IN COLLABORATION WITH:



the green infrastructure leadership exchange



BANKING ON GREEN: A Look at How Green Infrastructure Can Save Municipalities Money and Provide Economic Benefits Community-wide



















A Joint Report by American Rivers, the Water Environment Federation, the American Society of Landscape Architects and ECONorthwest

April 2012

Why Choose Green Infrastructure?

Green Infrastructure Benefits and Practices

This section, while not providing a comprehensive list of green infrastructure practices, describes the five GI practices that are the focus of this guide and examines the breadth of benefits this type of infrastructure can offer. The following matrix is an illustrative summary of how these practices can produce different combinations of benefits. Please note that these benefits accrue at varying scales according to local factors such as climate and population.

Benefit	Reduces Stormwater Runoff							Improves Community Livability										
	Reduces Water Treatment Needs	Improves Water Quality	Reduces Grey Infrastructure Needs	Reduces Flooding	Increases Available Water Supply	Increases Groundwater Recharge	Reduces Salt Use	Reduces Energy Use	Improves Air Quality	Reduces Atmospheric CO ₂	Reduces Urban Heat Island	Improves Aesthetics	Increases Recreational Opportunity	Reduces Noise Pollution	Improves Community Cohesion	Urban Agriculture	Improves Habitat	Cultivates Public Education Opportunities
Practice																		
Green Roofs	●	●	●	●	○	○	○	●	●	●	●	●	◐	●	◐	◐	●	●
Tree Planting	●	●	●	●	○	◐	○	●	●	●	●	●	●	●	●	◐	●	●
Bioretention & Infiltration	●	●	●	●	◐	◐	○	○	●	●	●	●	●	◐	◐	○	●	●
Permeable Pavement	●	●	●	●	○	◐	●	◐	●	●	●	○	○	●	○	○	○	●
Water Harvesting	●	●	●	●	●	◐	○	◐	◐	◐	○	○	○	○	○	○	○	●



Yes

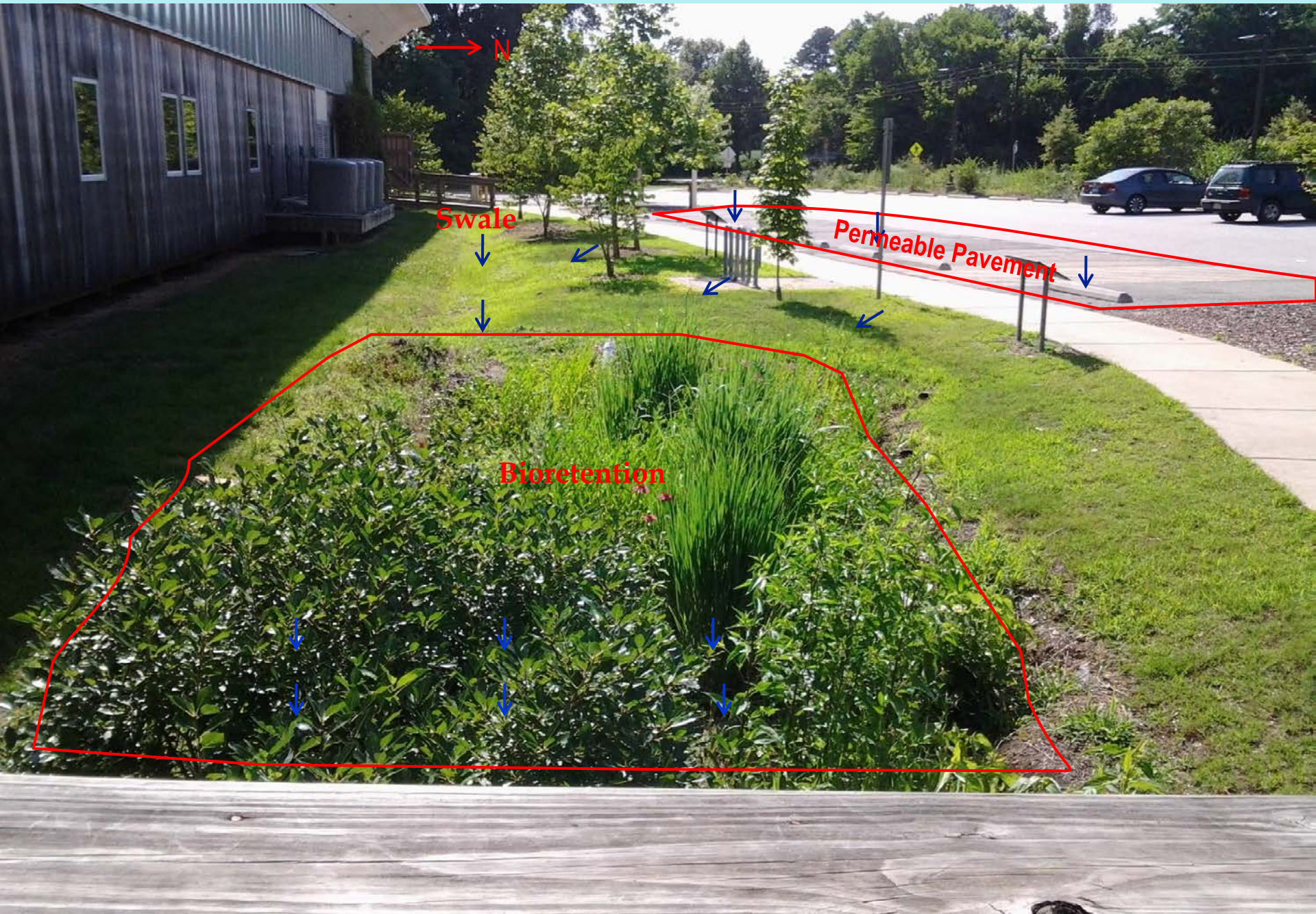


Maybe



No

LID at Walnut Creek Wetland Park



Affordable Housing - Heritage Park (Minneapolis, MN)



Gentrification/Involuntary Displacement

5/7/2019

The Neighborhood Is Mostly Black. The Home Buyers Are Mostly White. - The New York Times

The Neighborhood Is Mostly Black. The Home Buyers Are Mostly White.

By EMILY BADGER, QIQUOTUNG HEU and ROBERT GRIBLOFF APRIL 27, 2019

Nationwide, the arrival of white homeowners in places they've long avoided is jolting the economics of the land beneath everyone.



Newly built homes in the South Park neighborhood of Raleigh are now going for \$460,000. As recently as three years ago, this land held a vacant house. Logan R. Cynn for The New York Times

RALEIGH, N.C. — In the African-American neighborhoods near downtown Raleigh, the playfully painted doors signal what's coming. Colored in crimson, in coral, in seafoam, the doors accent newly renovated craftsman cottages and boxy modern homes that have replaced vacant lots.

To longtime residents, the doors mean higher home prices ahead, more investors knocking, more white neighbors.

Here, and in the center of cities across the United States, a kind of demographic change most often associated with gentrifying parts of New York and Washington has been accelerating. White residents are increasingly moving into nonwhite neighborhoods, largely African-American ones.

5/7/2019

New York Times story focused on Raleigh gentrification | Raleigh News & Observer



The News & Observer



OPINION

SE Raleigh is gentrifying. Is that so bad?

BY NED BARNETT

MAY 04, 2019 03:53 PM, UPDATED MAY 06, 2019 10:55 AM



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SERP - Revitalization Without Displacement

Promising Futures

What We're Doing:

2018-2020



Health & Wellness

Partnering with the YMCA of the Triangle to prepare for the opening of a shared-use facility and expanding community programming

Developing additional strategies to deeply engage community residents in the work of SERP

Identifying and evaluating potential innovative partnerships and programs to improve community health and wellness (health care, parks and rec, food/nutrition, other assets)

Mixed-Income Housing & Real Estate

Working with nonprofit and for-profit partners to develop and implement mixed-income housing on the Beacon site and throughout the Rock Quarry Road Corridor.

Develop clear pathways to new homeownership and homeownership retention

Cradle-to-Career Education

Convening the Early Learning and Secondary Education Action Team(s) to activate the Early Learning Pipeline

Opening a new elementary school (Pre-K through 5) with Wake County Public Schools with tailored community programs and services while evaluating a range of options and opportunities for clear pipeline connections to middle and high school.

Leadership Development

Implementing strategies to closely engage community residents in the work of SERP

Partnering with existing organizations (i.e. faith community, community-based organizations, businesses) who are responsive to the leadership and advocacy development needs of youth and adults.

Economic Opportunity

Developing opportunities to increase entrepreneurial capacity (education & resources) and access to capital

Influencing systems to better support full employment for Southeast Raleigh residents with an emphasis on youth & young adults

Ensuring residents have access to financial education (financial literacy & beyond)

www.serppromise.org

11th Street Bridge Park Equitable Development Plan

workforce development

The 11th Street Bridge Park will prioritize the hiring of neighborhood residents for job opportunities on the Bridge Park.

- 1 & 2 Ensure that neighboring residents in Wards 6, 7 and 8, as well as harder-to-employ District residents are prioritized in the application process and hired for construction and post-construction jobs on the Bridge Park.
- 3 Advocate for equitable distribution of grants and educational programs that support capacity building, including mentorships, internships, and technical assistance within the Bridge Park's surrounding neighborhoods.
- 4 Support and facilitate programming at the Bridge Park that builds the capacity of local artists, especially emerging artists and youth.

housing

11th Street Bridge Park is committed to working with partners and stakeholders to ensure that existing residents surrounding the Bridge Park can continue to afford to live in their neighborhood once the park is built, and that affordable homeownership and rental opportunities exist nearby.

- 1 Collect, organize and disseminate resources and information regarding housing opportunities to residents in the Bridge Park's surrounding neighborhoods.
- 2 Work with city agencies and existing non-profits on strategies to preserve existing affordable housing (rental and ownership) and leverage existing public and private resources to build new affordable housing near the Bridge Park.
- 3 Engage and participate in partnerships with those in the housing community to support and advocate for policies that preserve existing affordable housing and spur the creation of new affordable units within the Bridge Park's surrounding neighborhoods.

small business enterprises

The 11th Street Bridge Park is committed to supporting new and existing local small businesses surrounding the Bridge Park both directly and through partnerships with economic development organizations and others.

- 1 Support and nurture a thriving network of small businesses that operate on the Bridge Park following construction.
- 2 Leverage the 11th Street Bridge Park to build and sustain small businesses in the surrounding community.
- 3 Ensure the Bridge Park is deeply connected to business corridors on both sides of the Anacostia River.

arts + culture

The 11th Street Bridge Park will serve as a platform to celebrate the history and culture of communities on both sides of the Anacostia River and in particular, to amplify the stories, culture and heritage of neighboring African American residents.

- 1 Create an information hub that communicates information about events and programming, occurring both at the park and in the surrounding neighborhoods, with nearby residents and visitors.
- 2 Ensure that programming on the Bridge Park is affordable and accessible to all visitors, especially existing residents.
- 3 Ensure that design of the Bridge Park includes a variety of spaces that support a range of informal, formal and temporary uses.
- 4 Prioritize programming at the Bridge Park that fosters collaboration with residents, local organizations, artists (of all disciplines - visual, performing and literary) and humanists in the surrounding neighborhoods, especially programs that amplify narratives and voices of black residents.

a community-driven planning process

Working collaboratively with community members and stakeholders, government officials, business owners and policy experts, the Bridge Park is committed to changing the narrative of how development typically takes place. It is well known that the construction of signature public parks can significantly change land values and uses in surrounding areas. Indeed, a recent HR&A economic impact study found that property values in comparable park developments increased by 5 to 40 percent. The goal of the Bridge Park's Equitable Development Plan is to ensure that the park is a driver of inclusive development—development that provides opportunities for all residents regardless of income and demography. By following a community-driven and vetted process, it is our hope that other cities can look to the Bridge Park as a prime example of how the public and private sectors can invest in and create world-class public space in an equitable manner.

Requests & Recommendations

We, The PEJ Partners, Respectfully Request That The Following Elements Are Integrated Into The Site Planning, Design, & Development Process:

- 1) Extensive Low Impact Development & Green Infrastructure
- 2) Equitable Development principles such as those listed in SERP's Revitalization Without Displacement and the 11th Street Bridge Park's ED Plan.
- 3) Community Engagement Within Rochester Heights & Adjacent SE Raleigh Neighborhoods

What Can YOU Do?

- 1) Share This Information With Individuals & Organizations
- 2) Contact City's Planning Committee & City Council Reps & Tell Them You Support:
 - ✓ Community Benefits Agreement
 - ✓ Stormwater Conditional Use Zoning Requirements
- 3) Track The City's Rezoning Process:
 - Visit <https://raleighnc.gov/SupportPages/zoning-cases>
 - View Information under Z-13-20

Let's Continue The Discussion!

Amin Davis
Partners For Environmental Justice
akdavis23@yahoo.com
www.pejrleighnc.org

