

Livable Streets - Raleigh Downtown Plan

Downtown Regulatory Reform

Status Report

DRAFT - 10 17 03

- Report on the Thursday September 25, 2003 - Public Forum

Background:

Identified as one of the Livable Streets 5 in 5 actions - **Regulatory Reform** is being undertaken with the *GOAL: "Improve business environment by removing regulatory impediments; make it at least as easy to do business Downtown as any place else in the region; include incentives in regulations."*

An executive summary of the Regulatory Reform component of the Livable Streets Plan and a full list of Action Items included within the Regulatory Reform "Actions and Strategies" section of the plan are included as *attachment 1 & 2* at the end of this report.

Work Program:

On June 3, 2003 , the Raleigh City Council approved a **Five in 5** work program which identified two steps toward Regulatory Reform: "Establish Downtown Development Team" and "Explore and Establish Development Incentives." These are detailed in *attachment 3* at the end of this report.

- A First Step

"Establish Downtown Development Team"

This work program item is being implemented with the City Manager's establishment of **two** City of Raleigh staff teams. The **Downtown Action Group** - consists of the Raleigh City Manager and a number of City Department Heads, each having downtown program responsibilities within their departments. The **City Staff Downtown Team** - consists of 25 city staff members who are the ...**Go To**... persons designated by each department within the City to be sure that downtown issues are being appropriately addressed within that department.

- A Second Step

Downtown Regulatory Reform - Public Forum –

On September 25, 2003 a Public Forum was held at the Raleigh Urban Design Center attended by approximately 60 persons. The attendees were asked to identify downtown Strengths, Weaknesses and Opportunities. The participants gathered at a number of discussion tables and their comments have been documented and are summarized here. A more detailed listing of their comments is attached to this report:

Strengths to Build Upon

- Downtown Development Mix - The rich mixture of land uses and particularly the strong market supporting housing was seen as a major strength for the future of

downtown. Development regulations must be simplified and administered so as to encourage these mixed use projects.

- **Downtown Character and Design** - The historic design and unique character of downtown provides a setting of comfort for pedestrians. The applications of the Historic District regulations in the future must support and not frustrate further investment decisions.

- **Downtown Management & Support** -The willingness to undertake change and the enthusiastic support that downtown is receiving from public and private sector is a major strength to build upon. Enhanced communication efforts regarding regulatory practices and procedures will be a key to continued success

Perceived Weaknesses / Opportunities for Action

- **Housing** – Provision of more affordable housing in greater variety was seen as a major need downtown as is the need to target specific sites, types and policies promoting residential development.

- **Parking** – Observations included the need for increased attention to management of on and off street parking resources, better signage identifying these resources, and increased attention to a variety of enforcement issues.

- **Transit / Regional Rail** – A number of attendees recommended improving links between downtown resources and targeting specific uses in the vicinity of these resources, including easing the development review process to encourage high intensity, mixed use developments in these locations.

- **Pedestrian Environment / Streetscape** – There is a need for increased attention to strengthen and improve downtown pedestrian links and pathways and develop a supportive regulatory environment for pedestrian enhancements.

- **Encroachments / Sidewalk & Street Events and Activities** –Specific reform should be applied to simplifying and making the encroachment process and processes for approval of on-street activities more predictable and less time consuming.

- **Development / Regulations & Process Issues** - Numerous recommendations and observations were made to address alternatives to streamline, clarify, simplify and communicate a variety of development regulatory processes.

- **Downtown Marketing / Management & Support** – A number of recommendations were made to coordinate a variety of downtown advertising and marketing programs including specifically targeted service and retail tenants which would build upon the current interest in and success of downtown.

This information, combined with direction from the **Livable Streets Plan** - will form the initial foundation of issues to be addressed as part of the Regulatory Reform effort. Issues identified at the forum are being addressed by the City Downtown Action Group and the City Staff Downtown Team. These teams will explore these issues and develop a series of individual action recommendations for consideration by the appropriate regulatory body. A report outlining these recommendations will be placed on the Livable Streets web site and discussed at a second Public Forum to be scheduled within the next several months. It is important to note that these items together with the **Livable Streets Plan** - Regulatory Reform – **Five in 5** action items will be the focus of issues to be addressed.

Please look at the City of Raleigh web page: www.raleigh-nc.org select the **Livable Streets** item on the main page for details of **Five in 5** actions and the full **Livable Streets** plan document.

Downtown Regulatory Reform

DRAFT - 10 16 03

September 25, 2003 - Public Forum

Strengths to Build Upon

(summary of strengths identified in the Sept 25, 2003 forum)

Downtown Development Mix

1. Downtown has a strong mixture of land uses, amenities, attractions and activities that bring a variety of people and new development downtown.
2. The recent mixture of new downtown development has been a significant addition to the mixture of uses and demonstration of confidence in downtown.
3. Downtown resources provide a strong market for housing and housing stimulates 24 hour activity. *(proximity to workplace, day & night activities, attractions)*

Downtown Character and Design

1. The historic character of downtown and overall quality of downtown design is an important asset. *(grid of streets / parks, planned city, historic buildings)*
2. Downtown is a comfortable and unique place for residents and pedestrians. *(not an intimidating city, quiet at night and weekends, conducive to outdoor dining and strolling)*

Downtown Management & Support

1. There is an atmosphere of willingness to explore and undertake positive changes and support downtown development both in the public and private sector. *(new parking management focus, express review, downtown police district, strong City, County, State & Downtown Raleigh Alliance support)*
2. There is enthusiasm and broad public support for downtown. *(large group and variety of organizations and people working together for success)*

Perceived Weaknesses / Opportunities for Action

(summary of Perceived Weaknesses and Opportunities for Action identified at the Sept. 25,2003 forum)

Housing:

Perceived weaknesses:

1. Need affordable housing for a greater variety of downtown workers (*police, teachers, office workers, students*)
2. Need more and better variety of Housing (*apartments in addition to for sale units*)

Opportunities for Action:

1. Target sites for affordable housing around TTA transit stations, opportunities for the elderly and homelessness issues. (*mandate affordable housing, evaluate scattered site housing policy*)
2. Address high housing costs (*take cost of parking out*).
3. Simplify the application of the Planned Development District in the Downtown area.

Parking:

Perceived weaknesses:

1. Need increased attention to management of downtown parking resources. (*affordability, inefficiency of assigned parking spaces (downtown & state govt.), overabundance of surface lots and clear identification of places to park*).

Opportunities for Action:

1. Target effective on-street and parking deck management and signage. (*expand parking exempt area, explore on-street resident "permit parking"*)
2. Need to better manage and clarify parking enforcement policies, deal with overzealous enforcement & towing, consolidate and clarify regulatory signage.

Transit / Regional Rail:

Perceived weaknesses:

1. Need increased level of trolley service connecting downtown resources. (*State govt. to CBD*)
2. Need increased level of attention to transit services (*timing between buses, noise, Sunday service*)

Opportunities for Action:

1. Explore expansion of Downtown Trolley systems. (*joining resources, link colleges & housing*)
2. Undertake efforts related to TTA Regional Rail station area planning. (*mandate affordable housing, restrooms, expand route to Johnson County & airport*)

Pedestrian Environment / Streetscape:

Perceived weaknesses:

1. Need for increased attention to details of downtown pedestrian comfort, pathways & connectivity both during the day and night (*lighting, restrooms, seating*)
2. Need to bring building activity to the street / pedestrian (*convention center, dining*)

Opportunities for Action:

1. Increase lighting levels, quality paving and pedestrian friendly signage.
2. Balance one-way / two-way traffic needs and evaluate synchronization of traffic signals.

Encroachments / Sidewalk & Street Events and Activities:

Perceived weaknesses:

1. Need overhaul of regulatory process and guidelines for activities permitted abutting and on the street.*(outdoor dining, vendors, events)*
2. Need overhaul of encroachment process for permitting building elements on the building face abutting and over the street. *(newsracks, signs, awnings, wall murals)*

Opportunities for Action:

1. Set clear standards which can be followed and approved administratively.
2. Create Entertainment District and explore new models for entertainment related allowed activities.*(relax open container laws with events and in district, valet parking, arts market)*

Development / Regulations & Process Issues:

Perceived weaknesses:

1. Need to streamline and clarify processes for downtown development approval and permitting. *(length & type of process, fees, redevelopment vs new development)*
2. Need to clarify and simplify the variety of regulations making both the regulations and their applicability easy to understand. *(interpretation & enforcement)*

Opportunities for Action:

1. Modify processes for downtown development approval and permitting. *(set clear guidelines and time frame, coordinate plan review & permitting, keep administrative approval independent of council, as appropriate)*
2. Create a Downtown Development Handbook which simply states the variety of regulations applying to downtown projects, making both the regulations and their applicability easy to understand. *(set clear guidelines, manage exceptions, simplify zoning regs., explore public & private sector code training programs, downtown development handbook)*
3. Explore incentives for a variety of new developments and implement public improvements in timely fashion. *(Ombudsman / staff advocate)*

Downtown Marketing / Management & Support:

Perceived weaknesses:

1. Need to market and attract a variety of services, retail, shopping and dining tenants to create additional draw for downtown visitors. *(financial incentives)*
2. Need to address myths and false perceptions of downtown crime, safety and fear. *(homelessness, littering, drugs, prostitution)*

Opportunities for Action:

1. Build upon successes of new downtown development to stimulate additional development, attract tenants and visitors. *(Progress Energy improvements extending along Wilmington St., promote to downtown employees)*
2. Downtown Public Relations / Marketing / Advertising / Events planning efforts should be coordinated among a variety of downtown business, civic and arts groups. *(promote free parking, target weekend activities and specific groups - elderly)*

Strengths to Build Upon

(full listing transcript from Sept. 25, 2003 Public consolidated into categories)

Housing

Residential Development Downtown - 24/7 people downtown
24 Hr allow events with residents Downtown
Employment large enough to create residential / retail market
Opportunity to live closer to work - less commute

Downtown Development Mix

Morgan/Hillsborough 2 way working well and good for business
Moore Square Magnet Middle School & Exploris - for kids
Night Club bringing new night life in central
Progress Energy Building
Memorial Auditorium / BTI
Glenwood South - Diversity of people
Components that have been added (Exploris, museums) work together
Focus on investment and urbanization as viable and necessary
Emerging businesses and opportunities for young adults

Downtown Character and Design

Planned City
Park and public squares in places that are attractive and add to the character of Raleigh
Good population base near downtown
Not an intimidating city - not overwhelming
Critical mass of office workers in daytime
Eating lunch outdoors
Uniqueness of the place
Quiet at night and weekends for residents
Visitor amenities (Exploris museum)
Employment large enough to create residential / retail market
Existing infrastructure
Urban Fabric - Grid, Historic Buildings
Government Center
Nightlife, Museums, Restaurants
Strong tradition - Capitol & Historic buildings
Very comfortable physical environment, mall town quality
Maintain cultural grace
Preserve low scale buildings - conducive to outdoor restaurants & strolling around
Walkable / closeness
Walkability of downtown - very accessible

Very comfortable physical environment, mall town quality
Easy to walk around
Not an intimidating city - not overwhelming
Walkable
Good grid, walkable
Urban Design Guidelines are helpful/hopeful. Protection - architects can use w/client for education to do the right thing
Downtown - "place to come" identity, comfort feeling

Downtown Management and Support

The idea that people are interested in and buying into the concept of a great downtown
Recognition that things can be improved
Work of alliance downtown - very good, very successful, large group working together
Enthusiasm about potential of downtown
A lot of energy downtown
Momentum right now is a real positive
Downtown police district success and the perception of greater safety
Police very responsive (from transit station) to resident complaints
It feels safe
Parking decks
Fire district changes
City staff is accommodating & receptive; communication has improved between business owners and key city staff
Downtown improvements do not require/promote sprawl or excessive infrastructure to succeed
City assists new permits through encouragements
Urban Design Guidelines are helpful/hopeful. Protection - architects can use w/client for education to do the right thing
Morgan/Hillsborough 2 way working well and good for business
New parking management focus - parking czar
Express review - 1 day permits
Willingness of the Historic Districts Commission to advise business owners on appropriateness and adaptability.
Parking Exempt Zone
Work of alliance downtown - very good, very successful, large group working together

Perceived Weaknesses

(full listing transcript from Sept. 25, 2003 Public consolidated into categories)

* - Indicates a priority of the group

Housing

No affordable housing for Cops, Teachers, Office Workers

Need people around 24/7

Housing & Parking are Too Expensive!

Shortage of apartments (as opposed to condos)

Housing too expensive - need diversity

Insufficient housing opportunities

Lack of "affordable" housing, especially for students

Lack of affordable housing *

No zoning policy that encourages affordable housing downtown *

Need more people living downtown

Parking

Change parking and lane patterns on Blount Street

Simple process is needed for Parking downtown with lots of signage directing motorist where to park.

Lack of Parking (too expensive) *

Parking enforcement is overzealous & difficult to unravel

People have to pay extra to come downtown

There are a LOT of reserved parking spaces in decks

Cost of parking

Towing of parked cars = public Perception from word of mouth & media

"Myths" - unsafe, expensive, no parking, homeless, congested traffic

Way too much surface parking. Fill lots w/buildings /life /people.

Couple less parking w/ better public transit

Parking is not managed properly - state reserved spaces & resources underutilized

Need Less parking, more investment in transit.

Signage is a problem - too many parking zones

Transit

Commuters that work out of downtown, commute back downtown

An internal transportation system is needed in order to ferry north end government workers back to the downtown area during the day. This type of transportation is also needed in the evenings. Quickness of transportation would be a plus (3 to 7 minutes tops)

Need increased trolley services

Bus timing is too long

Bus noise

No bus/transit service on Sundays

Need more investment in transit. Less parking

Pedestrian Environment / Streetscape

Nothing to tie entertainment center together

Not good pedestrian environment

Christmas Decorations - weak

Fayetteville St Mall is a dividing line - Separation of City Market, Warehouse District, etc

Different rules for Downtown sidewalk/outdoor seating are needed. The rules are currently too cumbersome/complicated and too time consuming.

Needed for streetscape between "gathering areas" *

Maintenance of streets - overhead power blocks view *

Convention center activity hidden from street view

It's dark - but not unsafe

No public restrooms

Closed after 5 - dead

State is holding lots in reserve - more trees/better

Architectural vistas are covered

"Psychological Barrier" of getting from one point to another

Segmentation of uses, north south east west

Encroachment / Sidewalk & Street Events and Activities

More regulation of cart vendors...they have permit for carts not umbrellas, coolers, chairs, buckets etc...impede pedestrian flow/movement

Outdoor dining must abut space / no fence in

ABC requires city to be fenced separate

The sign process is cloudy. Slow process. Staff is not clear on the sign process. *

Update sign regulations? Process is too cumbersome. Ditto for awnings/banners

Signage - Can't Find, pictorial murals for businesses

Signage - finding your way, no signs (regulatory, how to solve problem?), name recognition, directions (ways in and out of town, around downtown) *

Need to ease up restrictions of older properties

It is difficult to work your way through varying levels of government - opaque

Encroachments take way too long even if you comply

Unregulated unattractive newspaper boxes

Unregulated unattractive newspaper boxes

Signage permits difficult to understand

Too hard to get an encroachment permit !!!!! Va Beach: Easements already in place/pre-approved

Streets - User Friendly for events, needs to be organized, some control to be tasteful - not offensive

Different rules for Downtown sidewalk/outdoor seating are needed. The rules are currently too cumbersome/complicated and too time consuming.

Outdoor dining must abut space / no fence in

ABC Req city to be fenced separate

Difficulty of having an event

Encroachment agreements are broken at all levels. Staff is not up to par on this type of agreement. Time frame for approval is much too long. Ditto on awnings/lights. To many copies required. This issue needs Extra attention. (Clear guidelines needed!) *

Different rules for Downtown sidewalk/outdoor seating are needed. The rules are currently too cumbersome/complicated and too time consuming.

Encroachments take way too long even if you comply

The sign process is cloudy. Slow process. Staff is not clear on the sign process. Update sign regulations? Process is too cumbersome. Ditto for awnings/banners

Non-Profit events need to have access to rules/regulations/information concerning holding fund raisers downtown with regards to alcohol *

How to do events - better communication and direction on "how to"

Process & Review is too complicated for Special Events/ Downtown Events *

Development / Regulatory Process Issues

Height/Setback for Dev without CC approval

Belief that entry into the approval process is risky because it is seen as "political" vs. through zoning.

Developers want more communication regarding what their limits and risks will be

Object to rule changes to in place processes (caught mid stream in their project)

Want Administrative site plan approval vs thru "political bodies"

Would like single point of entry regarding health/sanitation issues for restraint development/ permits

Code enforcement and building inspectors...conflicts which arise after building permits are obtained

Investors are not going to invest unless they know what ?can be built? Political process works against

Getting through city system

Complex Regulations

Get different options from staff

Plans review and Field Staff in inspections need to have a clearer view of end product.

(more communication) Need more training in rehab code & more empowerment *

Site Plan process is flawed. Too many steps in order to achieve approval

Existing buildings are causing concern after permit issuance

We need to try and accommodate buildings that appear to have same owners but legally have different owners

Fees - Some are repetitive and are not needed

Need to ease up restrictions of older properties

Too many steps getting approval for review of projects - takes too long

Enforcement of Fire District - This meeting may not meet fire code

It is difficult to work your way through varying levels of government - opaque

Paying additional inspection fees for public improvements

Political inertia hurts development

Everything takes too much time! (Redevelopment is different!)

Interpretations of rehab code are too conservative
 Rehab code should make things less expensive
 Council-approved projects cannot be adjusted without going back to council
 It's not clear what all the steps are and in what order you do them
 Interpretations vary from staff to staff Certificate of consistency is very cumbersome
 Zoning language is very difficult to understand
 Zoning overlays are very confusing when overlapping
 City "process" for permits difficult (electrical, fire) (reference 2001 building permit)
 No single source for approval of downtown projects
 No zoning policy that encourages affordable housing downtown
 Complex Regulations / Getting through city system
 Historical District - coordination between city regulation & historical preservation, clarity
 of process
 Historic Districts Rules Outmoded (1970's-1980's) Maybe time to update - back to what
 period of significance
 Rats - rodent problem / trash
 Early morning garbage pickup noise
 Suggested an ombudsman for small business people a staff advocate for them and their
 project

Marketing Downtown

Lack of services - food, shopping opportunities
 Need different food on mall regularly
 Need to enhance school presence in downtown
 Need good restaurants/nightclubs/amenities
 No attractions draw Suburban residents for services/shopping/etc.
 Lack of retail
 Crime/Vagrancy
 Perception of crime (drugs, prostitution)
 Perception as dangerous, dirty, no amenities
 Vagrants/ fear of assault; lack of security
 Homeless sleeping on mall/plaza
 "Myths" - unsafe, expensive, no parking, homeless, congested traffic
 Littering
 No reasonable accommodations for the homeless - they keep people away from
 downtown
 Communication barrier - street closures, better communication, advanced notice of street
 closures *
 Business vs government recognition (name wise)
 Not enough places to eat lunch
 Lack of financial incentives for new business by City of Raleigh *
 No attractions draw Suburban residents for services/shopping/etc. *
 "Landmarks" not open in evening *

Opportunities for Action

(full listing transcript from Sept. 25, 2003 Public consolidated into categories)

* - Indicates a priority of the group

Housing

- Mandate affordable housing around transit stations *
- Explore scattered site policy in reference to homeless pocks - maybe an issue in downtown
- Cost of parking has to come out of housing costs *

Parking

- Don't build more decks and use ours more effectively
- By making parking easier, walking more comfortable & signage less confusing - invite visitors downtown *
- Need parking on Fayetteville St.
- Valet parking needs to be regulated (allowed) in R/W?
- Parking for residents / businesses = "permit parking" program on street?
- Expand parking exempt zone
- Open lots - more access for public - night use (Jillians)

Transit

- Join different sections of the inner city *
- NCSU CAT usage to bring students downtown to "Entertainment District"
- Bus Routing (CAT) to "tour" downtown on way to transit station
- Co-ed corridor - Transit route to link colleges & housing
- Push transit east to Johnson County / southeast and to airport too. Due east through center of city. Rail! *
- Couple bathrooms / public w/new transit stops *
- Provide facilities downtown or close to transit
- Mandate affordable housing around transit stations

Pedestrian Environment

- By making parking easier, walking more comfortable & signage less confusing - invite visitors downtown *
- Pay attention to comfort of pedestrians on way into town (lighting, quality of paving)

Streets/Traffic

- Keep one way streets to keep traffic moving.
- Blount Street to 2 lanes
- Synchronize stop lights

Need Fayetteville St. mall open as ceremonial street
Mall Opening - car access / visibility

Encroachments / Sidewalk & Street Events and Activities

Encroachment guidelines need, newer & more specific to needs *

Awning heights - Zoning Regs - 7' 6" National Standard

Don't send encroachments to city council

Cert of consistency should be administrative

Signage Reform, Building & Public

Standardize newspaper boxes

Being able to go from place to place with alcohol - entertainment district

Special Event process find new models & empower people - clearance "center" *

More beer / free beer / at events

Valet parking needs to be regulated (allowed) in R/W?

Relax "open container" laws With events

Re-evaluate fire district relative to gatherings

Outdoor dining / Wake County / Food concessions outdoor

Uniform vendor ordinances / protect small business

Streamlining of event processes

Development Regulations & Process

Set clear guidelines / manage the exceptions

Simplify Zoning Regs. *

Different opinion from staff. Unify - need consistency *

Training & empowering inspections / staff *

Joint training on codes between staff & design / architect

Coordination between plans examiner / building inspector. Once permit is issued that is what is approved

Limit city council involvement in what ought to be administrative functions

Set clear expectations & guidelines and communicate them well

Unique set of rules for downtown to support bringing more diverse population downtown
- things should be cheaper & easier if they achieve this goal

get 5 in 5 done

Changes and adjustments should be easier & quicker

Need Clear requirements & Predictable Time Frame

Incentives for lively variety of development *

Need to move Fast on public improvements

Suggested an ombudsman for small business people a staff advocate for them and their project

Downtown Handbook - centralized info pocket, zoning, historic, all rules. Fire Marshall

Use bid to fund social workers to help homeless folks - instead of safety patrol & police

Downtown Marketing / Management & Support

Marketing - PR location in down town : scroll bar - feature shows on whats up downtown

Post Office renovation funding

Vacant business space along mall / new street

Progress Energy building impact on Wilmington St. business space
Convention Center Sign to advertise and promote shows/activities
Joint advertising - collective business / artist groups
Convention center advertising needs to be done
Incentives for attracting after hour visitors (parking free) promotion
Promote core to existing employment base
More functions downtown on regular weekend basis
We should target programs & opportunities for elders
Satellite TV
Weekend local Arts (flea) market (upscale vendors & booth facilities)

Livable Streets

BRINGING LIFE AND LIVING BACK TO THE STREET

Undertake Regulatory Reform A Livable Streets 5 in 5 item

REGULATORY REFORM - Executive Summary A Livable Streets 5 in 5 item

Regulatory Reform—

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business Downtown as any place else in the region; include incentives in regulations

The top action items:

Centralize approvals:

- Establish a Downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

Livable Streets

BRINGING LIFE AND LIVING BACK TO THE STREET

REGULATORY REFORM - Strategies and Actions: A Livable Streets 5 in 5 item

GOAL: Improve business environment by removing regulatory impediments; make it at least as easy to do business Downtown as anyplace else in the region; include incentives in regulations.

- 1. Centralize approvals. Establish a Downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-size projects. Explore best practices of other cities for best approach.**
- 2. Create incentives for the development of vacant buildings & properties, including Downtown projects facilitation.**
- 3. Implement Rehab and International codes, train Field Inspectors on Rehab Code and have them be part of initial plan review. Be pro-active in its application.**
- 4. Address trash pick up for businesses with no room for dumpsters.**
- 5. Review design guidelines, including sign regulations, and update where necessary.**
- 6. Explore potential for creation of local historic districts.**
- 7. Expand vendor regulations to all areas of Downtown; ensure vendors cannot locate in front of competing businesses; explore potential for incubator carts for start-up businesses.**
- 8. Make outdoor dining available by right; simplify city process.**
- 9. Reevaluate Fire District to limit impact on Downtown revitalization.**
- 10. Expedite and simplify sidewalk easements and other encroachment agreements.**
- 11. Allow identity & parking banners Downtown on an ongoing basis.**

Livable Streets

BRINGING LIFE AND LIVING BACK TO THE STREET

Undertake Regulatory Reform A Livable Streets 5 in 5 item

Work Program

Regulatory Reform

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business Downtown as any place else in the region; include incentives in regulations.

A. Establish Downtown Development Team

Description: Establish a dedicated and consistent Downtown Development Team to address, track and give priority to development proposals and provide quick response to a variety of downtown development needs and issues.

Objectives: To quickly and clearly address a wide variety of downtown development and program issues.

Status: High Priority

Project Team: City of Raleigh, Downtown Raleigh Alliance

Tasks & Timetable:

1. Assemble and Designate City Department Team Representatives – June 2003
2. Coordinate direction with City Department Heads “Downtown Action Group” – June 2003
3. Assemble downtown property owners, property managers, business owners, downtown developers to listen and assess specific problems and needs. - September 2003

B. Explore and Establish Development Incentives

Description: Create development incentive and funding packages to stimulate downtown redevelopment.

Objectives: To create a variety of creative funding and incentive programs to meet the needs of the diverse mixture of uses encouraged within the downtown area.

Status: High Priority

Project Team: Downtown Raleigh Alliance, City, County, State, & Federal Govt., Chamber of Commerce, Downtown Financial Institutions, Business & Property Owners

Tasks & Timetable: (Subject to DRA Staff or Financial Resources)

1. Assemble Team - July – October 2003
2. Outline needs and alternatives – December 2003 – May 2004
3. Establish Programs – May 2004 - Ongoing