

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Matthew Klem, Planning Manager
Department	Planning and Development
Date	September 8, 2025
Subject	City Council agenda item for September 16, 2025 – Z-12-25

On September 2, 2025, City Council received the recommendation of the Planning Commission and held the item to allow for the applicant to revise zoning conditions. A revised unsigned set of zoning conditions was submitted on Friday September 5. If a signed version is submitted by September 13, 2025, the council may chose authorize the public hearing for the following item:

Z-12-25 Peace Street and West Street, approximately 2.6 acres located northeast of the intersection of Peace Street and West Street([iMaps](#)).

Unsigned zoning conditions provided on September 5, 2025, prohibit five uses otherwise allowed in DX districts; limit maximum building height and building setbacks in two zones detailed in Exhibit A; prohibit chaining link fencing for parking deck screening; prohibit surface parking between buildings and the eastern property line (Smoky Hollow Park); require pedestrian connectivity along the eastern boundary of the site; require an urban plaza along Peace Street and/or adjacent to the park; limit office uses to 500,000 square feet; regulate glass surfaces in terms of overall coverage and reflectiveness on the western façade of new buildings; and provide for tower spacing restrictions. Zoning conditions also require the developer to provide \$1,200,000 to the City’s affordable housing fund through a series of payments triggered when projects containing more than 200 units are permitted and completed and again when projects containing 500 units are permitted and completed.

Revisions submitted on September 5 include additional building height restrictions, building setbacks, and tower spacing which are detailed in the zoning conditions on the following pages.

Current zoning: Industrial Mixed Use – 12 Stories (IX-12).

Requested zoning: Downtown Mixed Use-30 stories-Urban General-Conditional Use (DX-30-UG-CU).

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The request is **consistent** with the Urban Form Map.

The Planning Commission recommends approval/denial of the request (9 - 0).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

Conditional Use District Zoning Conditions		
Zoning case #: Z-12-25	Date submitted: 9/5/2025	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-12	Proposed zoning: DX-30-UG	

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; (iv) Vehicle Fuel Sales; and (v) Detention center, jail, prison.
2. The maximum height of buildings constructed on the property shall be restricted as shown on the attached Zoning Condition Exhibit A.
3. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element for all parking structure screening required by UDO Section 7.2.5.F.
4. There shall be no on-site surface parking between any building and the eastern boundary of the site.
5. The first Tier 3 Site Plan submitted for development of the subject property shall include a Pedestrian Passage, as specified in UDO Section 8.5.8.B, to connect the site to the Smoky Hollow Park property east of the site, with said connection subject to approval by the City of Raleigh.
6. Upon development of the subject properties under a Tier 3 Site Plan, there shall be a minimum 2500 sq ft of outdoor amenity area meeting the urban plaza standards contained in UDO Section 1.5.3.C situated along Peace Street and/or along the eastern boundary of the site.
7. A maximum of 500,000 gross square feet of an Office Use under UDO Section 6.4.4 shall be provided.
8. Prior to the issuance of zoning approval for UDO compliance (as it pertains to the building permit or SPR review process) for a plan that will result in at least 200 dwelling units, the Developer shall contribute \$200,000 to the city's affordable housing fund. Prior to scheduling the building final inspection for the 200th dwelling unit, the Developer shall contribute an additional \$200,000 to the city's affordable housing fund. Prior to scheduling the building final inspection for the 500th dwelling unit, the Developer shall contribute an additional \$800,000 to the city's affordable housing fund.
9. On the westernmost facing façade of the building(s), glass surfaces (glazing) shall be limited to no more than 75% of the surface area of the façade with said glazing to have a reflectance value of no more than 20% as specified by the manufacturer and approved by the city prior to installation.
10. As measured orthogonally to the wall planes between separate buildings, floors 13-20 shall be separated by a minimum of 50' and floors 21-27 shall be separated by a minimum of 75'.

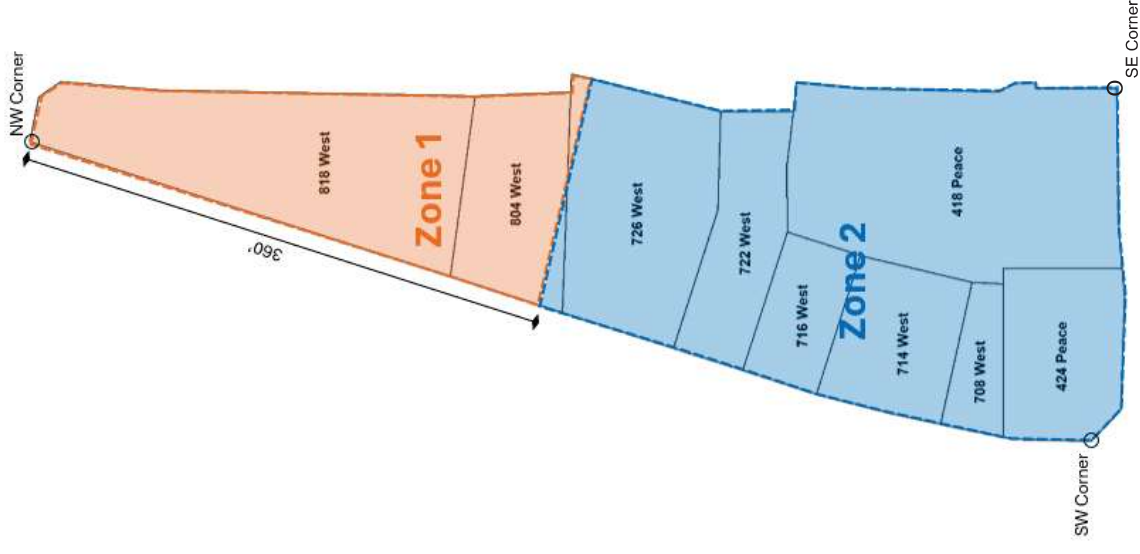
The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____

Printed Name: Chris Carter

Zoning Condition Exhibit A

- Building Height shall be limited based on two zones: Zone 1 and Zone 2 as shown on the adjoining map and as described below.
- The delineation between Zone 1 and Zone 2 shall be defined as a line originating on the current West Street right-of-way boundary 360 feet from the northwestern-most corner of the 818 West Street parcel, shown as NW Corner on the adjoining map, and extending across the site perpendicular to the West Street right-of-way.
- Zone 1 area shall be limited in height to the lower of the following:
 - 24 stories; or
 - If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be West Street, then the Building Height shall not exceed 240 feet. If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be Peace Street, then this Building Height limitation shall be increased by 20 feet.
- Zone 2 area shall be limited in height to the lower of the following:
 - 27 stories; or
 - If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be West Street, then the Building Height shall not exceed 360 feet. If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be Peace Street, then this Building Height limitation shall be increased by 20 feet.
- Subject to the same aforementioned height adjustment based on the Primary Street determination, the following additional height restrictions shall also apply to Zone 1 and Zone 2:
 - Building Height shall not exceed 200' within 15' of the West Street right-of-way boundary and shall not exceed 240' within 30' of the West Street right-of-way boundary.





RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-12-25 PEACE AND WEST

Location	<p>On the northeast corner of the intersection of Peace Street and West Street, approximately 400 feet west of Capital Boulevard.</p> <p>Address: 418, 424 W. Peace Street; 708, 714, 716, 722, 726, 804, 818 N. West Street</p> <p>PINs: 1704523204, 1704524340, 1704523300, 1704523326, 1704523443, 1704523448, 1704524524, 1704524633, 1704524754</p> <p>Link to iMaps</p>
Current Zoning	IX-12
Requested Zoning	DX-30-UG-CU
Area of Request	2.6 acres
Corporate Limits	The site is within Raleigh’s corporate limits.
Property Owner	Raleigh Development Company II LLC
Applicant	Jason Barron, Morningstar Law Group
Council District	D
PC Recommendation Deadline	October 11, 2025

SUMMARY OF PROPOSED CONDITIONS

1. The following uses shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; (iv) Vehicle Fuel Sales; and (v) Detention center, jail, prison.
2. Building heights are limited based on a submitted exhibit: building heights in Zone 1 are limited to 240 feet and heights in Zone 2 are limited to 360 feet. An additional 20-feet of building height would be permitted depending on the determination of the primary street during the site planning stage (Exhibit A on next page).
3. Chain link fencing or similar screening is prohibited for parking structures.
4. There shall be no on-site surface parking between any building and the eastern boundary of the site.
5. Site plans shall include pedestrian connectivity along the eastern boundary of the site.
6. Site plans shall include a minimum 2,500 square feet of outdoor amenity area meeting the urban plaza standards along Peace Street and/or the adjacent city owned parcel.

7. Office uses are limited to 500,000 gross square feet.
8. The developer shall contribute \$1,200,000 to the City's affordable housing fund prior to the issuance of a certificate of occupancy for the 500th unit on the rezoning site.

Zoning Condition
Exhibit A

- Building Height shall be limited based on two zones: Zone 1 and Zone 2 as shown on the adjoining map and as described below.
- The delineation between Zone 1 and Zone 2 shall be defined as a line originating on the current West Street right-of-way boundary 360 feet from the northwestern-most corner of the 818 West Street parcel, shown as NW Corner on the adjoining map, and extending across the site perpendicular to the West Street right-of-way.
- Zone 1 area shall be limited in height to the lower of the following:
 - 25 stories; or
 - If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be West Street, then the Building Height shall not exceed 240 feet. If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be Peace Street, then this Building Height limitation shall be increased by 20 feet.
- Zone 2 area shall be limited as follows:
 - If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be West Street, then the Building Height shall not exceed 360 feet. If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be Peace Street, then this Building Height limitation shall be increased by 20 feet.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Central Business District
Urban Form	Frequent Transit Area, Bus Rapid Transit Area, Transit Station Area, Downtown
Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>	● LU 1.2—Future Land Use Map and Zoning Consistency
	● LU 2.2—Compact Development
	● LU 2.5—Healthy Community
	● LU 2.6—Zoning and Infrastructure Impacts
	● LU 4.5—Connectivity
	● LU 4.7—Capitalizing on Transit Access
	● LU 4.8—Station Area Land Uses
	● LU 4.18—Transit Station Area Recommended Heights
	□ LU 11.4—Rezoning/Development of Industrial Areas
	□ T 5.4—Pedestrian and Bicycle Network Connectivity
	□ PR 1.3—Coordinated Park Planning
	● UD 1.10—Frontage
	● DT 1.12—Downtown Edges
	● DT 1.14—Downtown Transitions
	● DT 1.16—High Density Development
	● DT 1.17—High Density Public Realm Amenities
	□ DT 5.4—Partnership for Parks
	□ DT 7.12—Plaza/Square Perimeter Uses
□ DT 7.15—Downtown Gateways	
Inconsistent Policies ● <i>Key Policy</i> □ <i>Area Specific Guidance</i>	None Identified

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is: **Consistent** **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is: **Consistent** **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
4/23/2025 92 attendees	6/25/2025 65 attendees	August 12, 2025 Approval (9-0)	September 2, 2025

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
599	7	52	13

Summary of Comments: Most comments are related to the proposed building height. There are 4 comments in support of the request and 4 comments opposed.

In addition to the online engagement portal comments, a well-organized advocacy group has promoted broad opposition to the rezoning request. Their public messaging strategy includes website articles, social media postings, and yard signs. The primary message of their movement is that proposed building heights are too tall.

PLANNING COMMISSION RECOMMENDATION

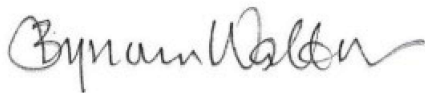
The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request would allow increased land use intensity in the urban core of Raleigh with high access to transit and employment options. Providing more housing opportunities in areas with these qualities allows more people to walk, bike, or ride the bus to accomplish daily tasks of living. The request includes design requirements that will enhance the placemaking and user experience of a future city park.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Otwell; Second: Fox; In favor: Bennett, Burnett, Cochran, Fox, Miller, Neptune, Omokaiye, O'Haver, and Otwell
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Zoning conditions
3. Rezoning application

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Bynum Walter
Planning and Development Assistant Director

Date: 8/12/2025

Staff Coordinator: Matthew Klem: (919) 996-2676; matthew.klem@raleighnc.gov



REZONING STAFF REPORT – Z-12-25

Conditional Use District

OVERVIEW

This request is to rezone approximately 2.6 acres from Industrial Mixed Use-12 stories (IX-12) to Downtown Mixed Use-30 stories-Urban General-Conditional Use (DX-30-UG-CU). Proposed zoning conditions prohibit five uses otherwise allowed in DX districts; limit maximum building height in two zones of 240 feet and 360 feet, with an additional height of 20-feet dependent on primary street designation determined at the site planning stage (see Exhibit A); prohibit chaining link fencing for parking deck screening; prohibit surface parking between buildings and the eastern property line (Smoky Hollow Park); require pedestrian connectivity along the eastern boundary of the site; require an urban plaza along Peace Street and/or adjacent to the park; limit office uses to 500,000 square feet; and require the developer to provide \$1,200,000 to the City's affordable housing fund if more than 499 dwelling units are built.

Compared to existing zoning, the proposed zoning would permit taller buildings, limit certain uses as outlined in zoning conditions, and prohibit industrial uses currently allowed. This same site was requested for rezoning in 2022, more information about that request is available here: [Z-54-22 Staff Report](#).

The subject site was rezoned in 2016 with the adoption of the current Unified Development Ordinance and the citywide remapping (Z-27B-2014). The 12-story height was mapped to the subject site, implementing the policy guidance of the Capital Boulevard Corridor Study. The 2012 Capital Boulevard Corridor Study, while primarily focusing on capital improvement projects, states that building heights in the study area should range from three stories at the neighborhood edge up to twelve stories in areas well separated from neighborhoods. The subject site, being well separated from nearby residential neighborhoods, was rezoned to the tallest height contemplated in the study at that time.

In the decade following the Capital Boulevard Corridor Study, additional studies and associated policy guidance for growth and development have been adopted by council.

In 2016, Wake County voters approved a county-wide half-cent sales tax to fund the Wake Transit Plan. In 2019, Council directed staff to being a planning process called Equitable Development Around Transit, a process that focused on collecting community feedback and generating a vision for transit-oriented development in Raleigh. In 2021, Council adopted the [Equitable Transit-Oriented Development Guidebook](#). This guidebook laid the foundation for all future transit-oriented development planning across the city and included several amendments to the 2030 Comprehensive Plan. Among the amendments was a new land use subsection: [Section 3.4 Equitable Development Around Transit](#). This section includes key policies that have been used to evaluate rezoning consistency since. These adopted policies recommend taller building heights on the rezoning site compared to the 2012 Capital Boulevard Corridor Study.

The subject site consists of nine parcels at the northeast corner of the intersection of W. Peace Street and N. West Street. The site currently contains 1- and 2-story commercial buildings and associated surface parking. The remainder of the block (bounded by Peace Street, West Street, Dortch Street, and Capital Boulevard) is the 14-acre site of a future city park.

The Parks, Recreation and Cultural Resources Department is developing a park directly adjacent to the rezoning site that includes park amenities and restoration of the Pigeon House Branch stream channel and floodplain. The Smoky Hollow Park project, funded by the 2022 City of Raleigh Parks Bond Referendum, includes environmental remediation, stream restoration, stormwater management, and the creation of walking paths, gathering spaces, and landscaped areas throughout the 14-acre site. Details of the Smoky Hollow Park project can be found on this [project page](#).

To the north and west are commercial buildings similar to those currently present on the rezoning site. To the south are the Peace Raleigh apartments and Publix grocery store in Smoky Hollow: a 12-story development. Uses in the nearby area include the more intense commercial and mixed uses to the east and south typical to this part of downtown and Capital Boulevard, transitioning to residential and lower-scale commercial uses to the northwest and along Peace Street.

The rezoning site is designated as Central Business District on the Future Land Use Map. The site is in the northernmost portion of that land use area, which generally extends to Wade Avenue between West Street and Halifax Drive in this area. To the west of West Street across from the rezoning site is designated Office & Residential Mixed Use. West of that is a Moderate Scale Residential designation in the Glenwood-Brooklyn neighborhood, and Neighborhood Mixed Use designation for parcels fronting on Peace Street. A railroad with approximately 95 feet of right-of-way runs north-south between properties fronting on N. West Street and the Glenwood-Brooklyn neighborhood.

The site is located within the Frequent Transit Area, Bus Rapid Transit Area, and Downtown center on the Urban Form Map. These classifications suggest an urban frontage approach, which is included in the request as an Urban General (UG) frontage. Most zoning districts nearby include the Shopfront frontage.

The rezoning site is located in a Transit Station Area on Map LU-5 Transit Station Areas. Transit stations areas on Map LU-5 are also depicted on the Urban Form Map shown as a circle with quarter mile radius meant to demonstrate a roughly 5-minute walkshed. When the Transit Station Areas were mapped on the Urban Form Map, the Northern BRT planning located a station at the intersection of West Street and Johnson Street. As planning has advanced for the Northern BRT route, the potential station in this area is planned for the vicinity of the Capital Boulevard and Peace Street interchange. While the Urban Form Map designation for Transit Station Area does not reflect the latest Northern BRT plans, the rezoning site is still within a quarter-mile radius of the potential station location.

The primary mechanism in the 2030 Comprehensive Plan to evaluate recommended building heights is an analysis of Map LU-2 Future Land Uses and Table LU-2 Recommended Height Designations. Together, the map and table stratify future land uses across various contexts around the city. These policies act as the implementation of the 2030 Comprehensive Plan's

land use guidance and the Equitable Development Around Transit Plan as related to appropriate building heights.

The subject site is considered Core/Transit on Table LU-2. Fronting along a corridor programmed for frequent transit service is a qualifying condition for the Core/Transit designation in Table LU-2. First, the site is currently served by frequent transit. The R-Line, which operates on Peace Street (the corridor the rezoning site fronts), provides 15-minute service with stops on West Street, south of its intersection with Peace Street. GoRaleigh has service changes programmed for March of 2026 that will bring GoRaleigh's Route 2-Falls of Neuse to a 15-minute frequency service at the Peace Street and Capital Boulevard intersection. GoRaleigh's Route 1-Capital Blvd will serve the same intersection but at 10-minute frequencies.

The site is also served by other transit services that demonstrate its multimodal connectivity and transit access to areas around the city. GoRaleigh Route 12-Method connects the Method Community and southwest Raleigh to Downtown with 30-minute frequency and serves the site on Peace Street. GoRaleigh's Route 6-Glenwood provides 15-minute service with stops within ¼ mile of the site on Glenwood Avenue.

The site is located at the core of a mixed-use area of 30-acres or greater: another qualifier for Core/Transit designation in Table LU-2. The site is located within several mixed-use centers: Frequent Transit Area, Bus Rapid Transit Area, Transit Station Area, and the Downtown center. The Frequent Transit Area refers to areas within a half mile of corridors proposed for bus rapid transit or within a quarter-mile of other frequent transit routes, defined as transit with schedule waits of 15 minutes or less during peak hour. The Bus Rapid Transit Area centers are mapped as half-mile buffers along streets planned for bus rapid transit service (Capital Boulevard). The site is also within the Transit Station Area, mapped as a quarter mile buffer around planned bus rapid transit stations. Taken together, Frequent Transit Area, Bus Rapid Transit Area, Transit Station Area, and the Downtown Center create a combined mixed-use center exceeding 30-acres, and the rezoning site is squarely within its core.

The primary mechanism in the 2030 Comprehensive Plan to evaluate recommended building heights is an analysis of Map LU-2 Future Land Uses and Table LU-2 Recommended Height Designations. Together, the map and table stratify land uses across various contexts around the city. These policies act as the implementation of the 2030 Comprehensive Plan's land use guidance and the Equitable Development Around Transit Plan as they relate to appropriate building heights. Regarding the rezoning site, its designation as Central Business District on the Future Land Use Map, within a Transit Station Area for Northern BRT, and qualifying factors for Core/Transit designations, Table LU-2 recommends a height range from 3- to 40 stories.

More generally, the rezoning site is in Downtown Raleigh, within close and convenient walking, biking, and transit access to a high concentration of jobs, shopping opportunities, public parks and other amenities. Sites with these qualities are recommended for tall, urban-scale, high density, development by the 2030 Comprehensive Plan.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

	EXISTING ZONING	PROPOSED ZONING
Zoning	IX-12	DX-30-UG-CU
Total Acreage	2.6	
Maximum Height	12 stories	30 stories (240' and 360' based on Exhibit A)
Setbacks:		
Front	5'	-
Side	5'	-
Rear	0' for 6'	0' or 6'
Build-to's:		
Primary street	-	0'/20', 70%
Side street	-	0'/20', 35%
Max. # of Residential Units	453	938
Max. Gross Office SF	652,867	500,000
Max. Gross Retail SF	59,691	66,210
Max. Gross Industrial SF	92,385	-

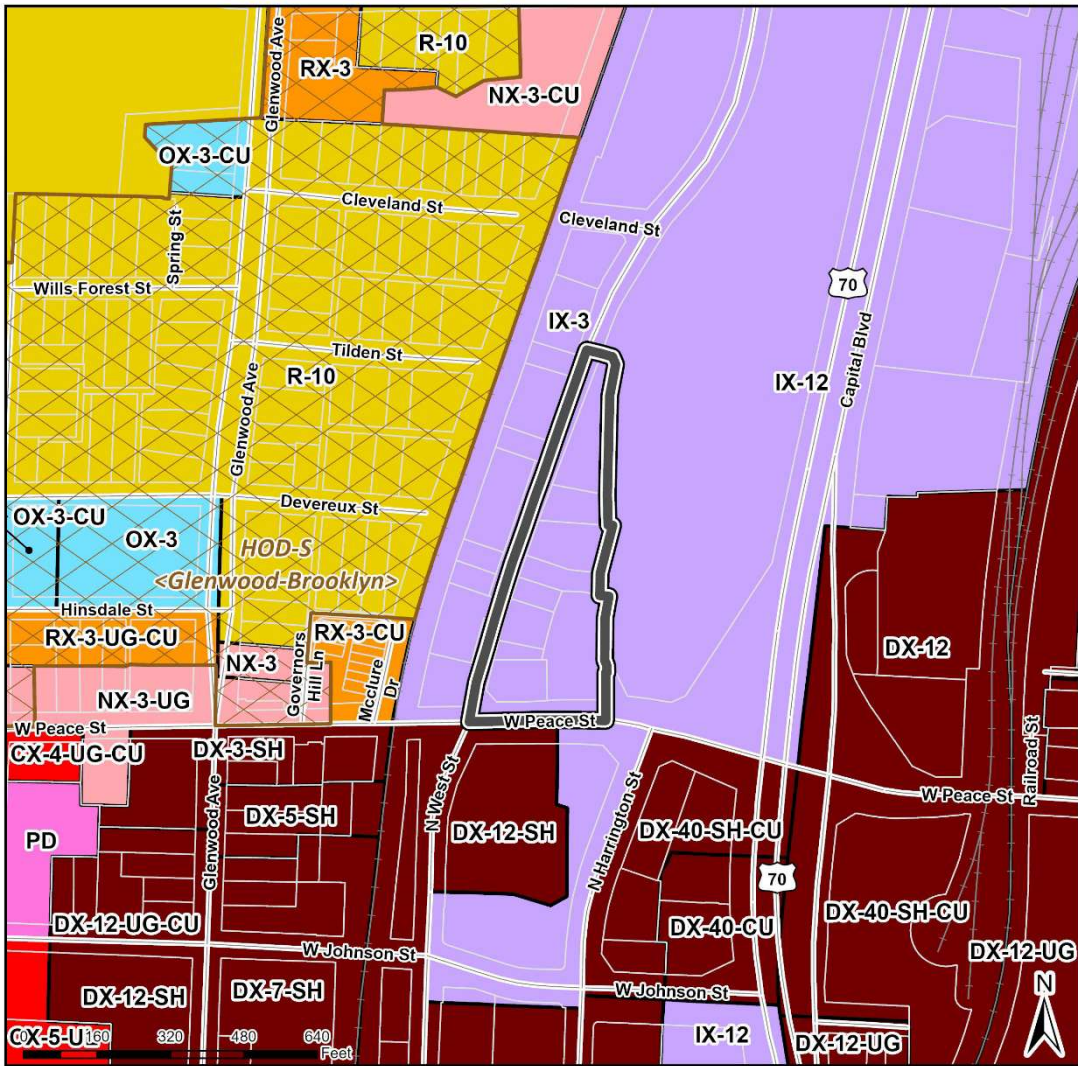
**These are estimates presented to provide context for analysis.*

OUTSTANDING ISSUES

Outstanding Issues		Suggested Mitigation	
	1. No outstanding issues		1. N/A

Existing Zoning

Z-12-2025



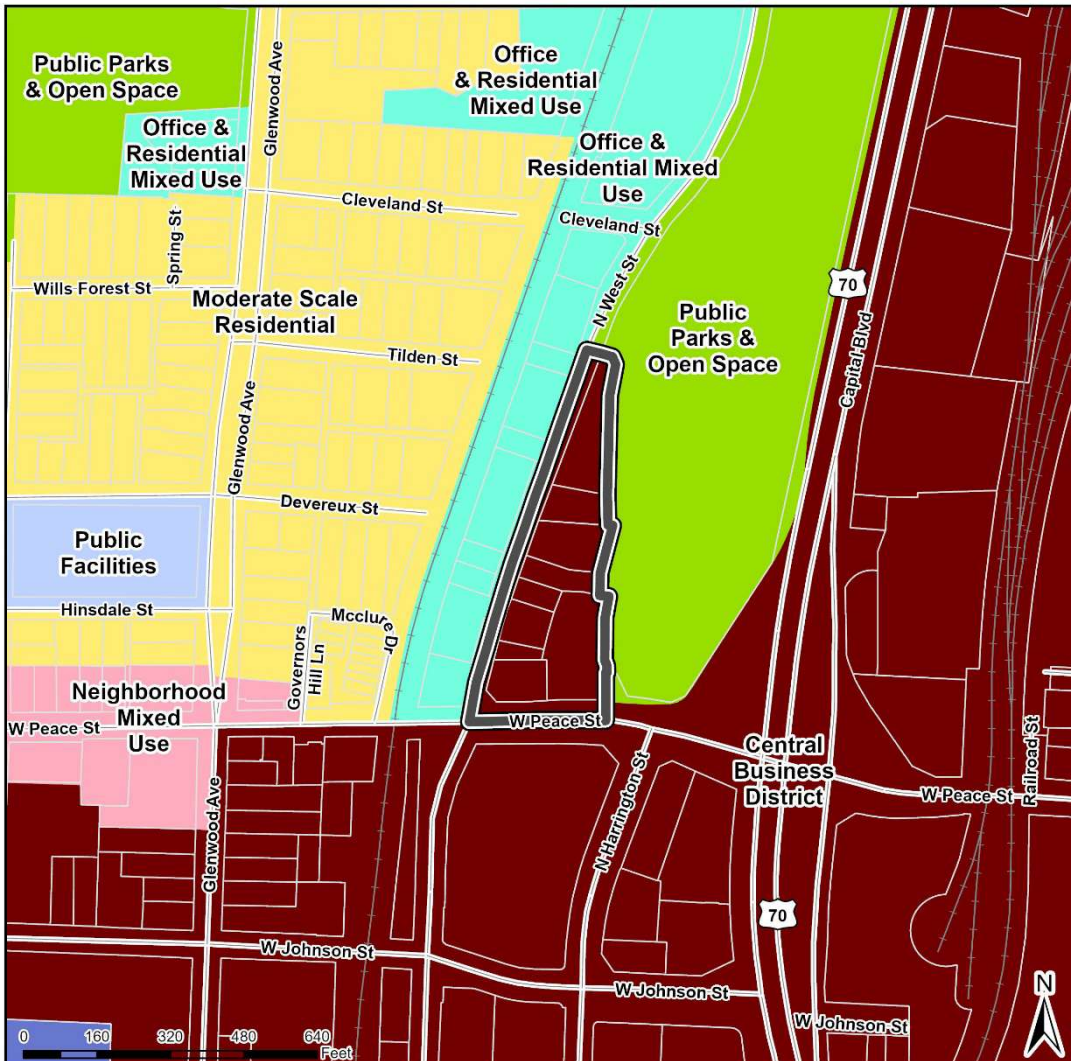
Property	W Peace St Assemblage
Size	2.61 acres
Existing Zoning	IX-12
Requested Zoning	DX-30-UG-CU



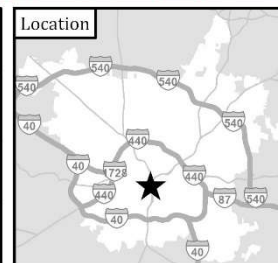
Map by Raleigh Department of Planning and Development (sheshbaradaranm); 5/30/2025

Future Land Use

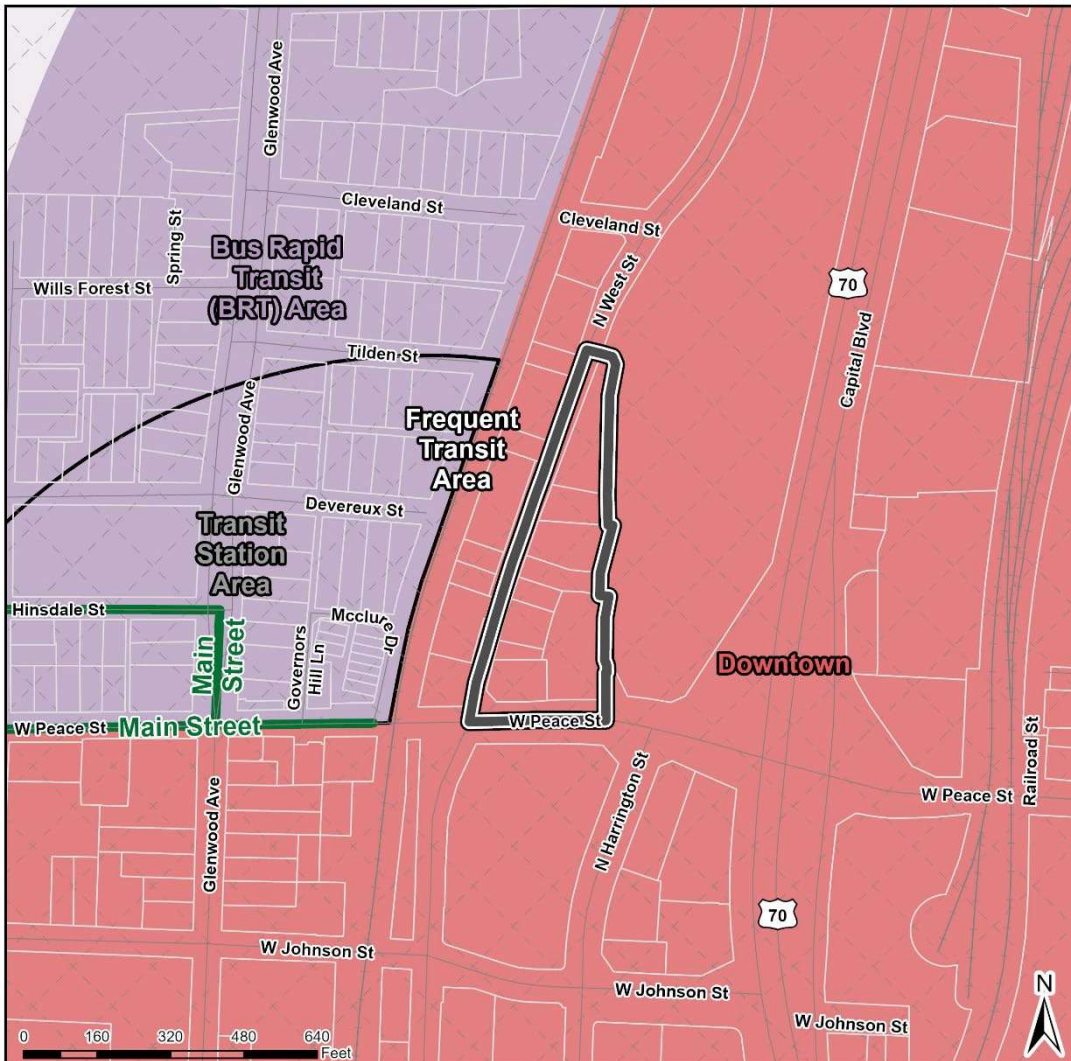
Z-12-2025



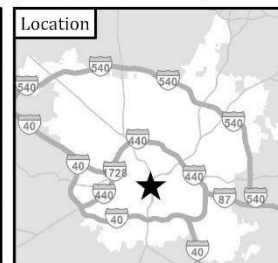
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Map by Raleigh Department of Planning and Development (sheshbaradaranm); 5/30/2025



Property	W Peace St Assemblage
Size	2.61 acres
Existing Zoning	IX-12
Requested Zoning	DX-30-UG-CU



Map by Raleigh Department of Planning and Development (sheshbaradaranm); 5/30/2025

COMPREHENSIVE PLAN ANALYSIS

Section 3: Land Use in the Comprehensive Plan describes how zoning proposals should be evaluated. Determination of the consistency with the Comprehensive Plan includes consideration of the following topics.

Comprehensive Plan Consistency

The request is: **Consistent** **Inconsistent** with the 2030 Comprehensive Plan.

The request is consistent with the vision and themes of the Comprehensive Plan. It is consistent with policies regarding development downtown, pedestrian connectivity, and park planning and coordination, as well as Vision Themes on housing choice, growth management, and coordination between transportation and land use.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Expanding Housing Choices	The request is consistent with this theme by increasing residential density which will expand housing choice downtown. Zoning conditions offer a payment of \$1,200,000 if more than 499 dwelling units are built, though there is no guarantee that more than 499 dwelling units will be built.
Consistent	Managing Our Growth	The request is consistent with this theme by providing more places for people to live with convenient access to jobs and adjacent to a large planned public park.
Consistent	Coordinating Land Use and Transportation	This theme envisions higher density residential and mixed-use development to support new and existing local and regional public transit services. While the exact routing for the northern BRT corridor is uncertain at this time, this site is within the station area of a draft station location.

Future Land Use

Future Land Use designation: Central Business District

The request is: **Consistent** **Inconsistent** with the Future Land Use Map.

If inconsistent, would the benefits of the proposed use outweigh the detriments, and would the new zoning adversely alter the recommended land use and character of the area?

The subject site is classified as Central Business District on the Future Land Use Map, which recommends the Downtown Mixed Use zoning district. Due to the site's location within the Frequent Transit Area, Bus Rapid Transit Area, Transit Station Area, and Downtown center on the Urban Form Map, existing and planned level of transit service, it is classified as Core/Transit in Table LU- 2, which recommends heights of 3 to 40 stories.

Infrastructure

Will community facilities and streets be available at City standards to serve the use proposed for the property? **Yes** **No**

Community facilities and streets appear to be sufficient to serve the proposed use. The site is well connected to the downtown grid, is currently served by frequent transit, and is adjacent to a planned 14-acre public park. A Traffic Impact Analysis was not required for this rezoning request.

Urban Form

Urban Form designation: Frequent Transit Area, Bus Rapid Transit Area, Transit Station Area, Downtown

The request is: **Consistent** **Inconsistent** with the Urban Form Map.

Overview: The site is located within the Frequent Transit Area, Bus Rapid Transit Area, Transit Station Area, and Downtown centers which suggest an urban frontage. The request includes an Urban General (UG) frontage.

Impact: The UG frontage is intended for areas where parking between the building and street is not allowed. Detached and attached dwellings are not allowed. This frontage has some of the strictest build-to standards, with at least 70% of the lot's frontage required to have a building within 0 or 20 feet from the right-of-way. No parking is permitted between buildings and the street.

Compatibility: The Urban General designation is compatible with neighboring properties and the general context of the area. All other DX zoning districts nearby have a Shopfront (SH) frontage designation.

Public Benefits of the Proposed Rezoning

- The request would allow increased land use intensity in the urban core of Raleigh with high access to transit and employment options. Providing more housing opportunities in areas with these qualities allows more people to walk, bike, or ride the bus to accomplish daily tasks of living.
- The request includes design requirements that will enhance the placemaking and user experience of a future city park.

Detriments of the Proposed Rezoning

- None identified.

Policy Guidance

The rezoning request is **consistent** with the following policies:

<p>Consistent Policies</p> <p><i>Key policies are marked with a dot (●)</i></p> <p><i>Area Specific Guidance policies are marked with a square (□)</i></p>	●	LU 1.2–Future Land Use Map and Zoning Consistency
	●	LU 2.2–Compact Development
	●	LU 2.5–Healthy Communities
	●	LU 2.6–Zoning and Infrastructure Impacts
	●	LU 4.5–Connectivity
	●	LU 4.7–Capitalizing on Transit Access
	●	LU 4.8–Station Area Land Uses
	●	LU 4.18–Transit Station Area Recommended Heights
	□	LU 11.4–Rezoning/Development of Industrial Areas
	□	T 5.4–Pedestrian and Bicycle Network Connectivity
	●	UD 1.10–Frontage
	●	DT 1.12–Downtown Edges
	●	DT 1.14–Downtown Transitions
	●	DT 1.16–High Density Development
	●	DT 1.17–High Density Public Realm Amenities
	□	DT 5.4–Partnership for Parks
	□	DT 7.12–Plaza/Square Perimeter Uses
□	DT 7.15–Downtown Gateways	

● DT 1.12 Downtown Edges

Appropriate transitions in height, scale, and design should be provided between Central Business District land uses and adjacent residential districts.

● DT 1.14 Downtown Transitions

In areas where the Downtown Section boundaries are located in proximity to established residential neighborhoods, residential densities should taper to be compatible with adjacent development. Non-residential uses with the greatest impacts—such as theaters, concentrated destination nightlife and retail, and sports and entertainment uses—should be directed away from these transition areas. Where existing zoning overlays are mapped, the height guidance in these districts should not be changed outside of an area planning process.

- Policy DT 1.12 Downtown Edges was found inconsistent with the previous rezoning request (Z-54-22). The new request includes additional height restrictions and transitions that address residential neighborhood proximity. Considering the nature of the new height restrictions in Z-12-25, the rezoning request is consistent with this policy.
- The rezoning site is separated from the nearest residentially zoned neighborhood by the West Street right-of-way, a block of developed frontage parcels, and a railroad right-of-way. Distance of separation from the rezoning site to the closest residentially zoned properties range from roughly 190 feet to 245 feet.
- There are no vehicular or pedestrian connections that cross the railroad north of Peace Street, meaning that access to the site will have extremely limited effect on the Glenwood-Brooklyn neighborhood.

- The separation between the rezoning site and the Glenwood-Brooklyn neighborhood does not meet staff’s commonly interpreted definition of “adjacent,” nor does the distance of this separation in feet meet other similar guidance in the Comprehensive Plan, such as transition guidance provided for Table LU-2 Recommended Building Heights, which states:
 - *Core/Transit areas refer to areas located within the core of a mixed-use center of about 30 acres or more or fronting along a corridor programmed for high-capacity, frequent bus transit. In employment areas, taller buildings may also be contemplated on large sites with adequate buffers from low-scale areas, such as Highwoods.*
 - *Edge areas are located within 150 feet of a Low-to-Moderate density residential area zoned for three-story development. Permitted height in edge areas should generally match the surrounding area and not exceed 4 stories. See table LU-2 for more specific guidance based on FLUM categories.*
- The rezoning site qualifies as Core/Transit by its location in the core a mixed-use center of 30-acres or greater, and by its current level of transit service. Additionally, the site is located within a planned station area for the Northern BRT route. Further, the site is not located within 150-feet of a Low-to-Moderate density residential area zoned for three-story development.

● **LU 1.2 Future Land Use Map and Zoning Consistency**

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

● **LU 4.7 Capitalizing on Transit Access**

Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure. Additional density for housing and employment also is appropriate around current and future frequent transit routes.

● **LU 4.8 Station Area Land Uses**

A complementary mix of uses, including multifamily residential, offices, retail, civic, and entertainment uses, should be located within transit station areas.

● **LU 4.18 Transit Station Area Recommended Heights**

Building heights in transit station areas should be based on their station area type as designated on Map LU-5 Transit Station Types. Where there is not a recommended building height for a specific Future Land Use Map category in Table LU-2 Recommended Heights, or if there is internal conflict in Table LU-2 between Future Land Use Map designations and transit station areas types, recommended building height for stations areas should prevail.

● **DT 1.16 High Density Development**

Highest density development should occur along the axial streets (Hillsborough Street, Fayetteville Street and New Bern Avenue), major streets (as identified by the Street plan), surrounding the squares, and within close proximity to planned transit stations.

- High density, large-scale, mixed-use developments are appropriate at the rezoning site and are supported by 2030 Comprehensive Plan policies.

- The rezoning site is located in Downtown, it is currently served by frequent transit service (R-Line), the area is planned for future bus rapid transit service, it is within close and convenient car-free access to the downtown job market and commercial amenities.
- Based on the policy guidance of the Urban Form Map, Table LU-2 Recommended Building Heights, and the proposed zoning conditions related to building height maximums, the rezoning request is consistent with these policies.

*The rezoning request is **inconsistent** with the following policies:*

Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●). Area Specific Guidance policies are marked with a square (□).

- None identified.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	92	Daily errands do not require a car.
Transit Score	30	56	Many nearby transportation options.
Bike Score	41	73	Biking is convenient for most trips.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	87	Very low transportation cost as the site is close to amenities, shopping, and job opportunities.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	97	Very high access to jobs.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in requested district?
Detached House	82.7	No
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	The request would increase residential entitlement.
Is naturally occurring affordable housing present on the site?	No	The site currently contains commercial uses.
Does it include any subsidized units?	No	The request does not include subsidized units. Site development could result in a contribution to the City's affordable housing fund.
Does it permit a variety of housing types beyond detached houses?	Yes	
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	
Is it within walking distance of transit?	Yes	The R-Line provides 15-minute service with stops on West Street. GoRaleigh has service changes programmed for March of 2026 that will bring GoRaleigh's Route 2-Falls of Neuse to a 15-minute frequency service at the Peace Street and Capital Boulevard intersection. GoRaleigh's Route 1-Capital Blvd will serve the same intersection but at 10-minute frequencies. GoRaleigh Route 12-Method connects the Method Community and southwest Raleigh to Downtown with 30-minute frequency and serves the site on Peace Street. GoRaleigh's Route 6-Glenwood provides 15-minute service with stops within ¼ mile of the site on Glenwood Avenue.

**The average lot size for detached residential homes in Raleigh is 0.28 acres.*

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	24	37
People of Color Population (%)	25	46
Low Income Population (%)	20	29
Linguistically Isolated Population (%)	1	3
Population with Less Than High School Education (%)	5	8
Population under Age 5 (%)	2	6
Population over Age 64 (%)	11	11
% change in median gross rent since 2016	53.1	25.5

*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

**The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

Health and Environmental Analysis

What is the life expectancy in this census tract? Is it higher or lower than the city average*?	79.9	In line with Raleigh average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	Yes	The site is at the southern end of a large section of industrial mixed-use zoning, stretching north along Capital Boulevard to I-440/Yonkers Road.
Are there hazardous waste facilities are located within one kilometer?	No	
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	Yes	The Smoky Hollow park site, adjacent to the rezoning site, is almost entirely within the floodway or floodway fringe. Pigeon House Branch runs along the property boundary between the two.
Is this area considered a food desert by the USDA?	No	

*Raleigh average = 79.9; Wake County average = 80.3

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	Yes	This property was platted in 1885 and annexed into the City of Raleigh in the early 20 th century. This was before the Civil Rights Acts of 1964 and 1968.
Has the area around the site ever been the subject of an urban renewal program?*	Yes	1960 Smoky Hollow Redevelopment Plan
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	Likely	The deeds granted by the Greater Raleigh Land Company to the original purchasers of homes in the "Glenwood" subdivision in the early 1900's prohibited them to be occupied by persons of color.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	None found	

*The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.

Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

Response: The rezoning request would increase potential housing supply and employment opportunities in the area. The cost per housing unit on any particular site generally does decrease when more units can be constructed, and smaller units tend to have lower carbon footprints.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Response: The existing residents of the area display a lower degree of economic vulnerability than the average Raleigh resident, according to the gathered demographic data. Allowing for more production at this location is one potential way to increase housing choice and economic and demographic diversity in this tract.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: Housing costs in this area rose more quickly between 2015 and 2020 than they have in Raleigh as a whole. The median rent increased 53.1% between 2015 and 2020, compared to 26.9% for the city.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: Yes. The original deeds granted by the Glenwood Land Company in the Glenwood neighborhood beginning in 1906/1907 included racial covenants. The rezoning site itself was included in plats from 1885. Additionally, the 1960 Smoky Hollow Redevelopment Plan (an urban renewal project) had major impact on the area, displacing 165 families (News and Observer; March 1, 1960, page 18). The plan consisted of purchasing private property for the purpose of demolition to accommodate widening Peace Street and the Seaboard Railroad underpass and constructing off-street parking.

5. Do residents of the area have disproportionately low life expectancy, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: The collected indicators suggest nearby residents have typical life expectancy as the average resident of Raleigh. There are a number of legacy industrial

sites in the area, although most have been converted to office, retail, or restaurant/bar uses. This site's proximity to Smoky Hollow Park means residents at this location will have very high access to a new regional recreation amenity.

TRADE REVIEWS

Staff from various departments review every rezoning case when it is submitted. If a reviewer has identified a potential negative impact that might result from the proposed rezoning, it is noted here.

Review Summary

The following reviewers identified no potential negative impacts specific to this request:

- Current Planning Raleigh Fire Raleigh Water Transportation
- Historic Resources Raleigh Parks Stormwater Urban Forestry

The following reviewers did identify potential negative impacts specific to this request:

Reviewer	Comments	
Raleigh Parks	Impact:	Development of this site could help advance the vision of one of Raleigh's most important park & greenway projects. Rezoning of the subject site should thoroughly consider all opportunities to leverage public and private investment toward the creation of a cohesive, transformative project.
	Mitigation:	Applicant has included conditions that require public amenities that advance the Smoky Hollow Park.
Stormwater	Impact:	Possible Neuse River buffers onsite.
	Mitigation:	N/A

Stormwater Information

Z-12-25 Peace and West	YES/NO	NOTES
Floodzone	Yes	USGS quad map, NRCS soil survey (Pigeon House Branch)
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	No	
Neuse Buffers Onsite	Possible	USGS quad map, NRCS soil survey (Pigeon House Branch)
Existing Impervious	Yes	Buildings and parking
Subject to Impervious Limits in UDO 9.2.2.A	Maybe	Dependent on Total Development Size and Type

Changes to UDO Max Impervious Area (9.2.2.A)	N/A	
Subject to 9.2.2.B to H	Maybe	Dependent on Total Development Size and Type
Watershed Overlay	No	
Drainage Basin	Pigeon House	

Transportation & Transit Review

Site and Location Context

Location

The site is located in downtown Raleigh, just west of Capital Boulevard.

Area Plans

The site is located within the Capital Boulevard Small Area Plan. Centered on the Capital Boulevard corridor and parallel streets, the Plan advocates for improved transit access, complete streets principles, and multimodal connections between existing neighborhoods and downtown.

Other Projects in the Area

- *Bus Rapid Transit*

The Wake BRT: Northern Corridor is currently undergoing a Major Investment Study (MIS) in order to identify a preferred route for each of two potential future Bus Rapid Transit (BRT) corridors: one connecting Downtown Raleigh to Midtown, and another connecting Downtown to Triangle Town Center. Staff expects to bring findings of the detailed screening phase to the public in Fall 2025 and select a Locally Preferred Alternative (LPA) for each corridor by the end of this year.

While the specific location of BRT stations will not be identified until preliminary design is well underway, staff has identified potential station locations along all corridor options to assess potential ridership, transit-oriented development, and first-last-mile connections. The intersection of Capital Boulevard and W Peace Street was identified as a potential station location for the purposes of this study due to the density of nearby residences and activity centers and matching the preferred BRT station spacing standards.

- *S-Line Passenger Rail*

West of the site, NCDOT and Virginia Rail Passenger Authority's **S-Line Raleigh to Richmond Project** seeks to establish high-performance passenger rail service connecting Raleigh to Richmond, Virginia. In 2023, NCDOT was awarded a \$1.09 billion Federal-State Partnership grant from the Federal Railroad Administration for final design, right-of-way acquisition, and construction of the 18-mile Raleigh–Wake Forest section. In 2024, construction contracts were

issued for the first grade separation projects at Durant Road and New Hope Church Road in Raleigh.

- *Active Transportation*

Smoky Hollow Park (SHP) is currently at 50% design with construction anticipated to start in first quarter of 2026. The SHP plans show stream restoration of Pigeon House Branch and inclusion of a greenway trail providing connectivity to Dortch Street from Peace Street. The SHP 50% plans also propose replacing a portion of the 5'-wide sidewalk on the east side of N. West Street with a 6'-wide sidewalk to improve connectivity along this corridor; however, this cross-section is still in design and Raleigh transportation staff have requested that the sidewalk replacement be installed at a minimum 8' width.

There is currently a City of Raleigh [Bike Project](#) that plans to construct a separated bikeway on N West Street from Peace Street to Glenwood Avenue. The project is currently on hold to best align the design with the Smoky Hollow Park project and the schedule is still to be determined. Any public improvements to West Street that are required by the UDO will need to be coordinated alongside this project in the future.

Existing and Planned Infrastructure

Streets

The site has frontage on W Peace Street and N West Street. Both streets are owned and maintained by the City of Raleigh. Peace Street is designated as a divided 4-lane avenue in the Raleigh Street Plan. West Street is designated as an undivided 2-lane avenue. Development of the site through a subdivision or tier three site plan would require right-of-way dedication and street improvements as outlined in UDO [8.5.5.A](#) and [8.5.6.B](#).

Pedestrian and Bicycle Facilities

There is currently sidewalk along the site's Peace Street frontage and a small part of the West Street frontage. Development of the site through a subdivision or tier three site plan would require the provision of 6' sidewalk along the remainder of the West Street frontage (UDO [8.5.5.A](#)).

There are currently bike lanes along Peace Street near the site, with a gap between West Street and Glenwood Avenue. South of Peace Street, there is a buffered bike lanes on West Street and Harrington Street. If the site is developed via a subdivision or tier three site plan, the UDO cross-sections for West Street and Peace Street would require separated bicycle lanes behind the curb (UDO [8.5.5.A](#) and [8.5.6.B](#)).

The proposed site is at the corner of two priority bike corridors (Peace and West Street) and surrounded by land use patterns that generate high numbers of pedestrians and cyclists. The Active Mobility Plan's draft priority network highlights Peace Street from West Street to Capital Boulevard as a priority upgrade corridor and recommends improving the existing bike lanes to separated bike facilities. Peace Street is intended to be a key east/west bicycle corridor for northern downtown and surrounding neighborhoods. This upgraded section will provide connectivity to West Street and Harrington Street, which are also recommended for priority upgrades as key north/south bicycle corridors. As a result, the Peace Street and

West Street intersection is a key point of connection for multimodal travelers. To protect the safety of pedestrians and cyclists accessing to the future Smoky Hollow Park and other destinations through this intersection, infrastructure that enhances multimodal travel (i.e. sidewalks, protected intersections, or bike lanes) must be prioritized when considering public improvements near the site.

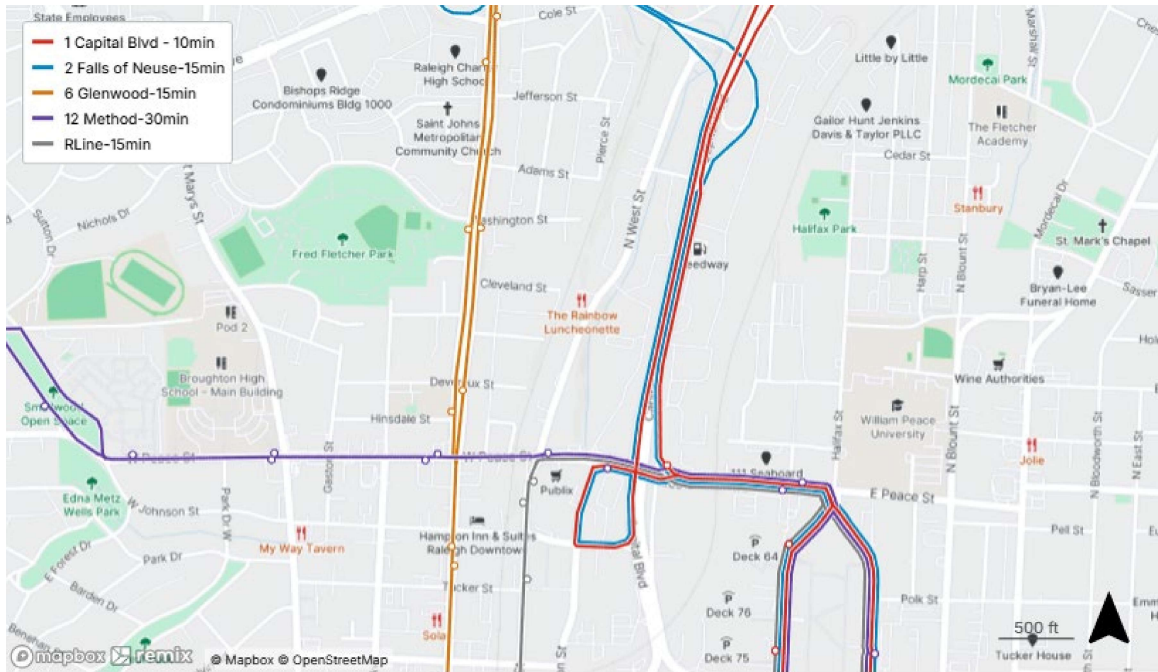
Walk Score – Great (10 out of 10): Due to the site’s proximity to Glenwood South, Publix, and multiple transit lines, the area’s walk score is very good.

Bike Score – Good (7 out of 10): Because of the current inconsistent conventional bike lanes on Peace Street, which is a wide roadway with 85% percentile speeds of 35 mph, current conditions may make biking uncomfortable for most users. However, the site does have access to the continuous buffered bike lanes on West Street and Harrington Street. The current bike score for the area is good but can be further improved by improving bicycle level of comfort on Peace Street, particularly at the intersections.

Transit

There are currently three GoRaleigh transit routes with bus stops within a quarter of a mile of the site, including Route 6 Glenwood, Route 12 Method, and the R-Line Downtown Circulator. There are two bus stops adjacent to the site on either side of Peace Street, providing access to Route 12. This route also offers 30-minute frequency during AM and PM peak hours. The R-Line Downtown Circulator runs every 15 minutes all-day, with bus stops just south of the site on West Street. Around 1,000’ northwest of the site, on Glenwood Avenue, Route 6 Glenwood runs at 15 minutes frequencies all-day, connecting Downtown Raleigh to Crabtree Valley Mall in northwest Raleigh.

In March of 2026, there will be changes to GoRaleigh service that will bring access to two additional high frequency routes to the site. Most notably, GoRaleigh Route 1 Capital Boulevard will be realigned to enter downtown via Salisbury and Wilmington Street and will be upgraded to 10-minute frequencies. This realignment will provide better access to the route from the rezoning site and nearby neighborhoods. In addition, Route 2 Falls of Neuse will be realigned to improve inbound access for the Smoky Hollow and Seaboard Station areas. Route 2 Falls of Neuse will run at 15-minute frequencies, connecting downtown Raleigh to Lafayette Village just south of I-540.



Transit Score – Great (10 out of 10): Because there is sidewalk connectivity to transit stops and multiple planned high frequency routes within half a mile of a site, the overall transit score for the area is very good.

Access

Because the site's frontage on Peace Street is narrow and located in between the Peace Street/West Street intersection and the future Smoky Hallow Park entrance, access to the site should be achieved via West Street. The UDO requires 200' of separation for driveways used for non-residential uses ([UDO 8.3.5.C.3](#)). Adding additional turning movements on this section of Peace Street would conflict with the multi-modal orientation of Peace Street as a priority bike corridor connecting to a future park.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-12-25 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from IX-12 to DX-30-UG-CU is projected to generate 2 fewer trips in the AM peak hour and 16 fewer trips in the PM peak hour. The reduction in generated trips is due to a proposed zoning condition, which would lower the amount of office that could be built to less than that allowed under the current zoning. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-12-25 Existing Land Use	Daily	AM	PM
	331	31	39
Z-12-25 Current Zoning Entitlements	Daily	AM	PM
	6,960	625	731
Z-12-25 Proposed Zoning Maximums	Daily	AM	PM
	7,207	623	715
Z-12-25 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	247	-2	-16



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case #
Existing zoning base district: IX	Height: 12	Frontage:	Overlay(s):
Proposed zoning base district: DX	Height: 30	Frontage: UG	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See Attachment A		
Property PIN: See Attachment A		
Deed reference (book/page): See Attachment A		
Nearest intersection: W. Peace Street/N. West Street	Property size (acres): 2.61	
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Raleigh Development Company II, LLC, 333 Fayetteville Street, Suite 100, Raleigh NC 27601		
Property owner email: ccarter@raleighdevelopment.com		
Property owner phone:		
Applicant name and address: Raleigh Development Company II, LLC, 333 Fayetteville Street, Suite 100, Raleigh NC 27601		
Applicant email: jbarron@morningstarlawgroup.com		
Applicant phone: (919) 590-0371		
Applicant signature(s):	Signed by: <i>Chris Carter</i>	
Additional email(s):	78D41B2ED434482...	

RECEIVED
By Matt McGregor at 9:46 am, Apr 30, 2025

Conditional Use District Zoning Conditions		
Zoning case #: Z-12-25	Date submitted: 7/28/2025	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-12	Proposed zoning: DX-30-UG	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; (iv) Vehicle Fuel Sales; and (v) Detention center, jail, prison.</p> <p>2. The maximum height of buildings constructed on the property shall be restricted as shown on the attached Zoning Condition Exhibit A.</p> <p>3. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element for all parking structure screening required by UDO Section 7.2.5.F.</p> <p>4. There shall be no on-site surface parking between any building and the eastern boundary of the site.</p> <p>5. The first Tier 3 Site Plan submitted for development of the subject property shall include a Pedestrian Passage, as specified in UDO Section 8.5.8.B, to connect the site to the Smoky Hollow Park property east of the site, with said connection subject to approval by the City of Raleigh.</p> <p>6. Upon development of the subject properties as reflected in a Tier 3 administrative site review, there shall be a minimum 2500 sq ft of outdoor amenity area meeting the urban plaza standards contained in UDO Section 1.5.3 C situated along Peace Street and/or along the eastern boundary of the site.</p> <p>7. A maximum of 500,000 gross square feet of an Office Use under UDO Section 6.4.4 shall be provided.</p> <p>8. The Developer shall contribute \$1,200,000 to the City's affordable housing fund prior to the issuance of a certificate of occupancy for the 500th dwelling unit on the property.</p>

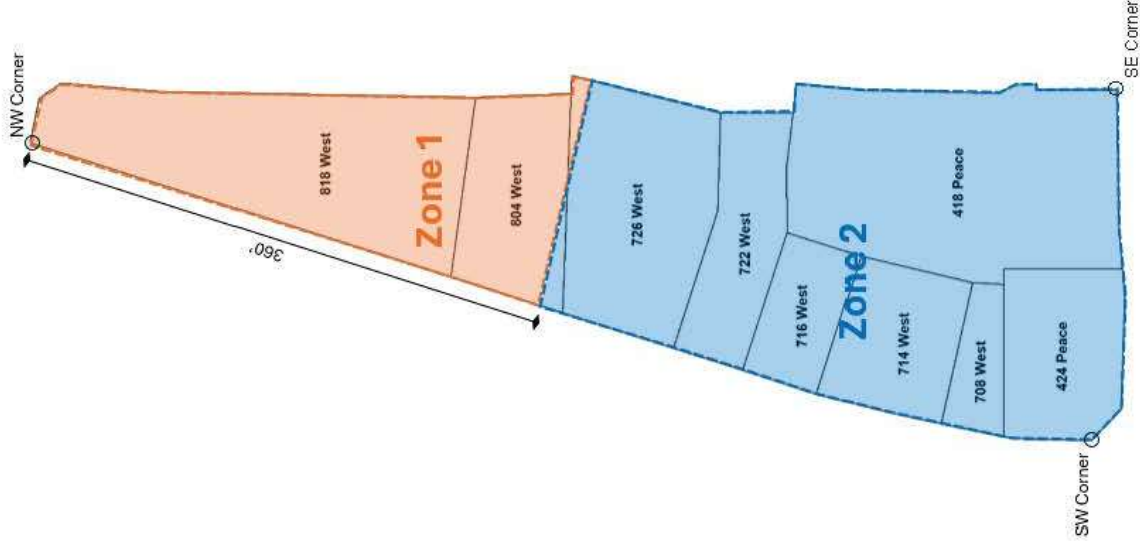
The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature Chris Carter
Chris Carter (Jul 28, 2025 12:20:42 EDT)

Printed Name: Chris Carter

Zoning Condition Exhibit A

- Building Height shall be limited based on two zones: Zone 1 and Zone 2 as shown on the adjoining map and as described below.
- The delineation between Zone 1 and Zone 2 shall be defined as a line originating on the current West Street right-of-way boundary 360 feet from the northwestern-most corner of the 818 West Street parcel, shown as NW Corner on the adjoining map, and extending across the site perpendicular to the West Street right-of-way.
- Zone 1 area shall be limited in height to the lower of the following:
 - 25 stories; or
 - If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be West Street, then the Building Height shall not exceed 240 feet. If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be Peace Street, then this Building Height limitation shall be increased by 20 feet.
- Zone 2 area shall be limited as follows:
 - If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be West Street, then the Building Height shall not exceed 360 feet. If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be Peace Street, then this Building Height limitation shall be increased by 20 feet.



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>1. The proposed rezoning is consistent with the Future Land Use Map designation for the properties of Central Business District (CBD). The CBD category is intended to enhance Downtown Raleigh as a vibrant mixed use urban center. CBD recognizes Downtown as the "heart of the city" with high-intensity office, retail, housing, institutional, cultural and visitor-serving uses. DX is the primary district for the CBD. Height up to 40 stories is supported in the core.</p> <p>2. The proposed rezoning is consistent with the Downtown Transition Map (DT-2) and Policy DT 1.14 (Downtown Transition Areas) as amended in September, 2023. This Policy addresses areas where the Downtown Section boundaries are located in proximity to established residential neighborhoods, recommending residential densities taper to be compatible with adjacent development and non-residential uses directed away from transition areas. The proposed height is consistent with policies contained in Table LU-2 as a core/transit area within the Central Business District providing for height up to 40 stores.</p> <p>4. The proposed rezoning will facilitate the redevelopment of an underutilized site in Downtown (Policy DT 1.3). In particular, the proposed rezoning meets several economic development policies, including Policy ED 2.4 (Attracting Investment in Emerging Neighborhoods), Policy ED 1.1 (Corridor revitalization) and Policy ED 1.2 (Mixed Use development). The proposed development will enhance economic stimulation by creating transit-and pedestrian-friendly environments</p> <p>5. The properties are within the Urban Form Map, which supports the proposed urban frontage. The site is within ¼ mile of the proposed Bus Rapid Transit corridor on Capital Boulevard heading north from Downtown. In addition, the site is immediately adjacent to the high speed rail corridor and S-Line. Consequently, the rezoning will enhance the streets in this area, providing amenities for pedestrians and visitors. The proposed rezoning meets a number of Urban Design policies, including Policy UD 2.1 (Building Orientation), Policy UD 2.3 (Activating the Street), Policy UD 2.7 (Public Open Space) and Policy UD 3.4 (Enhanced Streetwalls).</p> <p>6. The proposed rezoning also meets a number of policies related to parks given the proximity of the site to a planned, major urban park. Those policies include PR 3.13 (Greenway Oriented Development), PR 4.3 (Partnerships and Collaboration to develop innovative park arrangements and spaces), and PR 5.5 (Encourage Public Open Space in Rezoning).</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The proposed rezoning is reasonable and in the public interest because it provides greater zoning flexibility for a site that is ripe for development given its current underutilization. The proposed development will stimulate and revitalize this northern gateway into Downtown Raleigh.</p> <p>The proposed rezoning creates opportunity for housing, retail, and public open space supporting a walkable, pedestrian-friendly experience.</p> <p>The proposed height is consistent with the policies contained in the Comprehensive Plan as a core/transit area within the Central Business District. It is located near Bus Rapid Transit and is immediately adjacent to the high speed rail corridor and S-Line supporting a pedestrian-friendly development framework. It will bring a vibrant mixed use development that will enhance Downtown Raleigh which is the intention of the Central Business District.</p> <p>The proposed rezoning is reasonable and in the public interest given the strategic importance of this site adjacent to the planned Smoky Hollow Park. The proximate urban open space encourages more intensity and interplay with an adjacent site. The development will complement the public use of the City's adjacent property and use of the planned Smoky Hollow Park.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

ATTACHMENT A						
PIN	STREET ADDRESS	OWNER NAME	OWNER ADDRESS	ACREAGE	CURRENT ZONING	PROPOSED ZONING
1704523204	424 West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.24	IX-12	DX-30-UG
1704524340	418 West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.65	IX-12	DX-30-UG
1704523300	708 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.08	IX-12	DX-30-UG
1704523326	714 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.21	IX-12	DX-30-UG
1704523443	716 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.11	IX-12	DX-30-UG
1704523448	722 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.19	IX-12	DX-30-UG
1704524524	726 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.37	IX-12	DX-30-UG
1704524633	804 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.22	IX-12	DX-30-UG
1704524754	816 North West Peace Street	Raleigh Development Company II, LLC	333 Fayetteville Street, Suite 100, Raleigh NC 27601	0.54	IX-12	DX-30-UG
				Total Acreage	2.61	

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Jason Barron | Partner
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

Date: April 7, 2025

Re: Rescheduled Neighborhood Meeting regarding 418 & 424 West Peace Street, 708, 714, 716, 722, 726, 804 & 818 North West Street (collectively, the "Property")

Dear Neighbors:

We are counsel for Raleigh Development Company II, LLC, ("RDC, II"), which is considering rezoning the above-captioned Property. You are cordially invited to attend a meeting to discuss the potential rezoning to take place on April 23, 2025, from 6:00pm to 7:00pm at the McKimmon Conference and Training Center at NC State, 1101 Gorman St, Raleigh, NC 27606.

The Property is currently zoned Industrial Mixed Use – 12 stories max (IX-12) and is proposed to be rezoned to Downtown Mixed Use, up to 30 stories with an Urban General frontage (DX-30-UG). The purpose of the zoning request is to allow more flexibility in height. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Jason Barron
Morningstar Law Group
919-590-0371
jbarron@morningstarlawgroup.com

Sincerely,

A handwritten signature in black ink, appearing to be "JB", written over a light blue horizontal line.

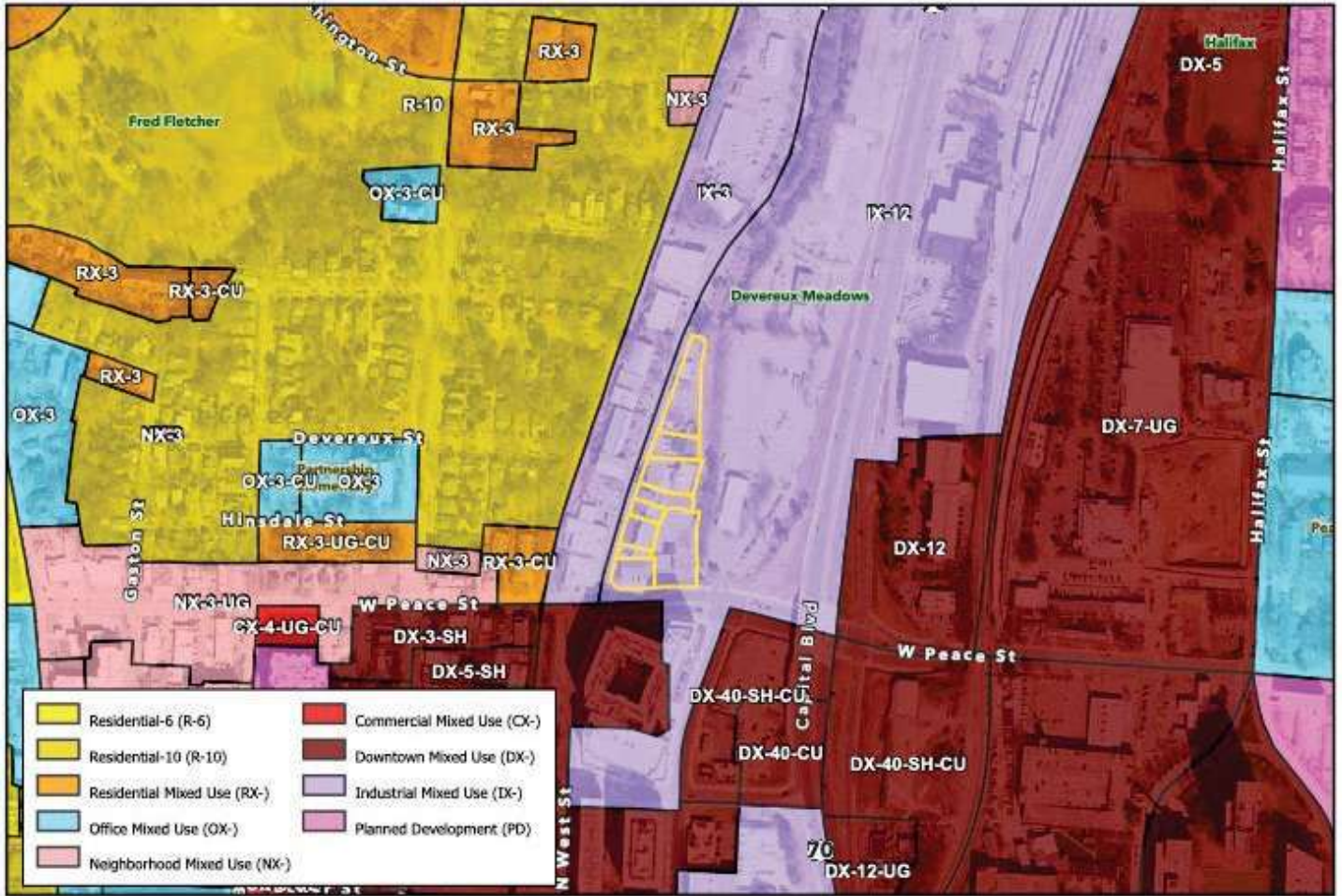
Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial



Zoning





Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: IX		Height: 12	Frontage:
Proposed zoning base district: DX		Height: 30	Frontage: UG
		Overlay(s):	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 418 & 424 West Peace Street, 708, 714, 716, 722, 726, 804 & 818 North West Street		
Property PIN: 1704523204, 1704524340, 1704523300, 1704523326, 1704523443, 1704523448, 1704524524, 1704524633, and 1704524754		
Deed reference (book/page): 18940/1643; 16084/2605; 11494/801; 16727/334; 17651/464		
Nearest intersection: N West St & W Peace St		Property size (acres): 2.61
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Raleigh Development Company II, LLC, 333 Fayetteville St, Suite 100, Raleigh NC 27601		
Property owner email: jbarron@morningstarlawgroup.com		
Property owner phone: 919.590.0371		
Applicant name and address: Raleigh Development Company II, LLC, 333 Fayetteville St, Suite 100, Raleigh NC 27601		
Applicant email: jbarron@morningstarlawgroup.com		
Applicant phone: 919.590.0371		
Applicant signature(s):		
Additional email(s):		

SUMMARY OF ISSUES

A neighborhood meeting was held on April 23, 2025 (date) to discuss a potential rezoning located at 418 & 424 West Peace Street, 708, 714, 716, 722, 726, 804, & 818 North West Street (property address). The neighborhood meeting was held at McKimmon Conference and Training Center at NC State, 1101 Gorman St., Raleigh NC 27606 (location).

There were approximately 92 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See attached.

First Neighborhood Meeting Report | Peace/West Rezoning

Date: April 23, 2025

Community Connector: Suzanne Prince

City Representative: Bynum Walter

At 6:00 PM, the applicant opened the meeting and presented the proposed rezoning for the assemblage of parcels located at the northeast corner of the intersection of Peace Street and West Street. The applicant explained the rezoning process, the site's current zoning, the future land use designation, the components of the proposed rezoning to DX-30-UG, the proposed rezoning conditions, and the proposed project's integration with the City's Smoky Hollow Park project.

A participant asked about affordable housing at the proposed development.

Response: There is going to be a contribution made to the City's affordable housing fund. There are no affordable units proposed at this specific site.

A participant made a comment about the site's designation as a Downtown Transition Area.

Response: Thank you.

Several participants asked about the anticipated rental rates for the units.

Response: We don't have exact rents at this point. It would be a range and would reflect market rents at the time the units are developed.

A participant asked how the proposed rezoning benefits the City and its residents.

Response: It is a benefit to place density where density is expected. The specific characteristics of this site indicate density is appropriate here.

A participant asked how many units are expected.

Response: Approximately 800 to 900 units.

A participant asked whether the maximum height condition reduces the number of units.

Response: Yes, likely around 150 units reduced.

A participant commented about transit service and the need for low income housing.

Response: Thank you.

A participant asked to see the future land use designation slide and commented that he believes 30 stories is too high at the site.

Response: Thank you.

A participant commented that upzoning from 12 to 30 stories would be inappropriate in her opinion.

Response: Thank you.

A participant stated she had to sit through two light changes near the property that morning and indicated that increased traffic is her concern.

Response: Thank you.

A participant asked about the height differences for residential and commercial uses.

Response: The plan is for commercial on the ground with residential above. Incorporating more residential means the height will be lower than if the buildings were mostly commercial.

A participant asked if the height and stories are capped.

Response: Yes.

A participant asked about the possibility of a successful project with the current zoning.

Response: We would not be here if that was the case.

A participant expressed concerns about the units being for rent rather than for purchase.

Response: Thank you.

A participant expressed concern that the City needs more affordable housing.

Response: Understood.

A participant expressed concerns about staffing for emergency services.

Response: I have to trust that the City will evaluate emergency response time through the respective processes.

A participant commented that there are other developable parcels downtown and asked what benefit comes to the City by upzoning this parcel.

Response: We believe it is the right place, given this site's specific characteristics, to increase density.

A participant asked what specific policies in the 2030 Comp Plan are advanced.

Response: The site's future land use designation as "Central Business District."

A participant expressed support for the project and stated that adding 800 units near transit is how we mitigate traffic.

Response: Thank you.

A participant expressed disapproval of increasing the height from 12 to 30 stories.

Response: Thank you.

A participant commented that the transition area should taper down to respect the historic neighborhoods.

Response: Thank you.

A participant commented about the presence of other developable parcels already zoned for 40 stories.

Response: Thank you.

A participant commented that Raleigh is growing at a rate slower than the 2030 Comp Plan predicted.

Response: Thank you.

A participant commented that rezoning to 30 stories does not make sense because the City has rezoned 24 rezoning cases increasing height to 40 stories, and no one has built a 40 story building.

Response: Thank you.

A participant asked if the rendering shown is the building that will be built.

Response: We do not have a specific design yet. This is just a representative concept.

A participant showed a model of what 30 stories would look like.

A participant commented about potential issues with drainage.

Response: Environmental aspects and analyses are part of the development plan process.

A McKimmon Center representative entered the meeting room shortly after 7:00PM and announced that the time for the meeting had expired.

The applicant thanked the neighbors for their participation and closed the meeting.

Print Name	Address	Phone and/or Email Address
Edna Rich Ballew	219 E. Cubana St. Rab	errb10@gmail.com
Mary Craven Poteat	904 Glenwood Ave - 27605	marycravenpoteat@gmail.com
Helen Tart	611 Monroe Dr	helenlecter@yahoo.com
Beverly ALEXANDER	1213 Courthouse DR.	rvbauer@gmail.com
Frank Haynes	518 S. Baylan Ave	fshaynes1@gmail.com
Lubin Prevatt	4213 Wingate Drive	LubinPrevatt@att.net
May England	504 Devereux St. 27605	maryknightengland@gmail.com
David Knight	504 Devereux St. 27605	dlawrenceknight@gmail.com
Larry Miller	510 Glenwood Ave 27603	larrymiller0723@gmail.com
RICK KIERWAN	1205 FILMORE ST 27605	RICK.KIERWAN@GMAIL.COM
BRADLEY CAPLAN	1210 FILMORE ST 27605	bcaplan1@verizon.net
Paula Warren	1615 Sunrise Ave. 27608	paulefrenchlover@hotmail.com
Annette Byrd	620 Devereux St 27605	c.annettebyrd@gmail.com
Phil Poe	"	pwpoae@live.com
Jeanine Grissim	715 Gaston St.	j9g50@gmail.com
Dan Cyr	500 Washington St. 27605	dancyr_2000@yahoo.com
Ben and Emily Kuhn	1223 Pierce St	bkuhnart-law.com
PAUL CROTT	1400 PARK DR	919- 830 306-9113
Neal Bafaller	611 N Boundary St	240-810-2868 BATAILLER@COMCAST.NET
SAC Smith	4704 Shilling Ct	910-574-0906 ikenstein05@gmail.com
ROY SABA	700 DEVEREUX ST	rjsaba01@gmail.com
Josh Mania	728 S Boylan Ave	pungstedor@gmail.com
Donna Bailey	710 Rosemont	donna.bailey@gn.com
Terry Harp	525 E. Jones St.	tharp05@gmail.com

Print Name	Address	Phone and/or Email Address
Memlee Jacobson	1212 Courtland	mbjkrij7@gmail.com
Deborah Swain	1905 Glenwood #27108	919-906-2084
Bynum Walth	Exchange Plaza	bnumber1@a.com
Brian Upchurch	501 Devereux St.	bupchurch bow@gmail.com
Matt McCreger	Exchange Plaza	COR Staff
Ray Attide	501 Cleveland St	
Sandy Attide	501 Cleveland St	
Suzanne Prince	5235 West St #408	SVprince@gmail.com
Walter Hester	112 Hurdale St	Mr. Wisterdam@gmail
Deb Plexico	603 Adams St	debbyplexico@gmail.com
David Wood	603 Adams St	mcdavidwood@gmail.com
Carole Meyre	1516 Hanover St	CMeyreVA@gmail.com
Woody Biggs	516 W. Peace St.	woody.biggs56@gmail.com
Don Davis	603 S. Boylan	DMAD09@gmail.com
Adde Sweetwood	508 Tilden St	adele.sweetwood@gmail.com
Cindy TOSO	502 Cleveland Street	tosoclincomm@comcast.net
John Toso	502 Cleveland St	JohnToso@comcast.net
Gaye + Rick Hill	505 Tilden St.	gayedantforthill@gmail.com
Nathan Bell	1020 W. Peace Street	belln087@yahoo.com
Curtis Kasefaug	519 Pdk St	caugonline@kasefaug.com
Ron Aycock	1200 Park	RonAycock@aol.com
MH Freeman	1204 Filmore St	orderme5357@gmail
MARGO BENEFIELD	3409 Haden Rd	margobbenefield@gmail
Margie M. M.	500 Devereux St	marguenteemmoore@

gmail.com

Print Name	Address	Phone and/or Email Address
KEN JACOBSON	1212 COURTLAND DR.	919-889-4843
Harriette Griffin	1623 Glenwood Ave	919-828-7114
Connie Upchurch	501 Devereux St.	919-649-8023
Pamela Dannelly	310 Hillcrest Rd	919-834-4281 pdannelly@icloud.com
Bill Dannelly	310 Hillcrest Rd	919-880-7381 swilliamd@icloud.com
STEVE CURTIS	107 MONTGOMERY	N/A
Sue Ferrari	723 Gaston St 27605	919-821-7311 srferrari@hotmail.com
Deb Plexico	603 Adams St 27605	919 757 6554 debbyplexico@gmail.com
ROBERTA LYMAN	717 GASTON ST 27605	919-271-6327 rilyman@gmail.com
Richard Lyman	717 Gaston St 27605	919-521-0560 RFLYMANUSA@AIM.COM
CHRIS SWEETWOOD	508 TILDEN ST 27605	919 621-8301
Hannan Dunne	4611 Edwards Mill	
Cindy Lincoln	214 Hudson St 27608	cynlinco@gmail.com
Russ Stephenson	213 Oberlin Rd 27605	919-828-3699
CHRIS CREW	306 Elm St	919 828 1127
MATTHEW BROWN	401 N. PERSON ST	919-834-6488
Michael Motesinger	906 W South St	(919) 801-9287
Cosvelie Motesinger	906 W South St	(919) 282-1571
RANDAL BENEFIELD	3409 HARDEN RD	(919) 349-6739
TOM TURNER	3404 HARDEN RD	919 608 3875-3815
Robert Coles	2807 Ashland St	Yes
BRUCE MANEL	904 CEDARPOWNS 27607	-
Anne Wieland	1902 Smallwood Drive	annie.wieland@gmail.com
Michael Rudden	601 Maywood Ave	michael.rudden@gmail.com
Sarah Lowder	2811 Kettner	sarahlowder@gmail.com

Print Name	Address	Phone and/or Email Address
Kathleen McQuinn	802 Brooklyn St	kemcquaid@duffhook.com
Tracy Cyr	500 Washington St	tracycyr@hotmail.com
Dee Penven-Crew	306 Elm St	dee.penvencrew@gmail.com
Jim Ward	630 Wills Forest St	919-414-3986
Judy Ward	630 Wills Forest St	919-414-3986
Debra Barnett	1718 Park Dr	dbarnett50@gmail.com
Jan Crofts	1400 Park Dr	jan_crofts@mundspring.com
JUAN P. ALVA	506 DEVEREUX DR	Juan.palva@gmail.com
Jimmy Thiem	624 N. BLAUNT ST.	jethiem@bellsouth.net
Heidi Bledsoe	607 Adams St	hbledsre1969@gmail.com
Hilary Baker	605 Adams St	hilaryleigh123@gmail.com
Rick Baker	605 Adams St	RBAKER1717@gmail.com
SCOTT ROULSTON	504 CLEVELAND ST	SCOTT.ROULSTON@GMAIL.COM
SANDRA ATRIDE	504 CLEVELAND ST stip@gmail.com	s1kippe@gmail.com
Nagara Bisvert	2654 Van Dyke Ave	magoo682@yehod.com
Tracey Kunz	1310 filmarc st	traceykunze@gmail.com
Jiten Patel	616 Wills Forest St	jitenrock@gmail.com
Tim Niles	11509 Midlavian Dr	TimNiles9@gmail.com
Karen Ray	3401 Noel Ct.	Kinerezray@hotmail.com

REZONING OF PROPERTY CONSISTING OF +/- 2.61 ACRES
LOCATED AT 418, 424 W. PEACE ST.; 708, 714, 716, 722, 726, 804, & 818 N. WEST ST.
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
June 25, 2025

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, June 25, 2025, at 6:00 p.m. The property considered for this potential rezoning totals approximately 2.61 acres and is located at 418, 424 W. Peace St.; 708, 714, 716, 722, 726, 804, & 818 N. West St., in the City of Raleigh, having Wake County Parcel Identification Numbers 1704524340, 1704524633, 1704523448, 1704523443, 1704524524, 1704523326, 1704523300, 1704523204, 1704524754. This meeting was held at the McKimmon Conference and Training Center at NC State, 1101 Gorman St, Raleigh, NC 27606 . All owners and occupants of property within 1000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. Attached hereto as **Exhibit C** is a summary of the items discussed at the meeting and attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A - Neighborhood Meeting Notice



Jason Barron | Partner
434 Fayetteville Street, Suite 2200
Raleigh, NC 27601

919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

Date: June 12, 2025

Re: Second Neighborhood Meeting regarding 418 & 424 West Peace Street, 708, 714, 716, 722, 726, 804 & 818 North West Street, bearing the PINs 1704523204, 1704524340, 1704523300, 1704523326, 1704523443, 1704523448, 1704524524, 1704524633, and 1704524754 (collectively, the "Property")

Dear Neighbors:

We are counsel for Raleigh Development Company II, LLC, ("RDC, II"), which is seeking to rezone the above-captioned Property. You are cordially invited to attend a meeting to discuss the potential rezoning to take place on June 25, 2025, from 6:00pm to 7:00pm at the McKimmon Conference and Training Center at NC State, 1101 Gorman St, Raleigh, NC 27606. The Property is currently zoned Industrial Mixed Use – 12 stories max (IX-12) and is proposed to be rezoned to Downtown Mixed Use, up to 30 stories with an Urban General frontage (DX-30-UG). The purpose of the zoning request is to allow more flexibility in height.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 1,000 feet of the area requested for rezoning. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-12-25.

If you have further questions about the rezoning process, please contact:

Matthew Klem
Raleigh Planning & Development
(919) 996-2676
Matthew.Klem@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Jason Barron
Morningstar Law Group
919-590-0371
jbarron@morningstarlawgroup.com

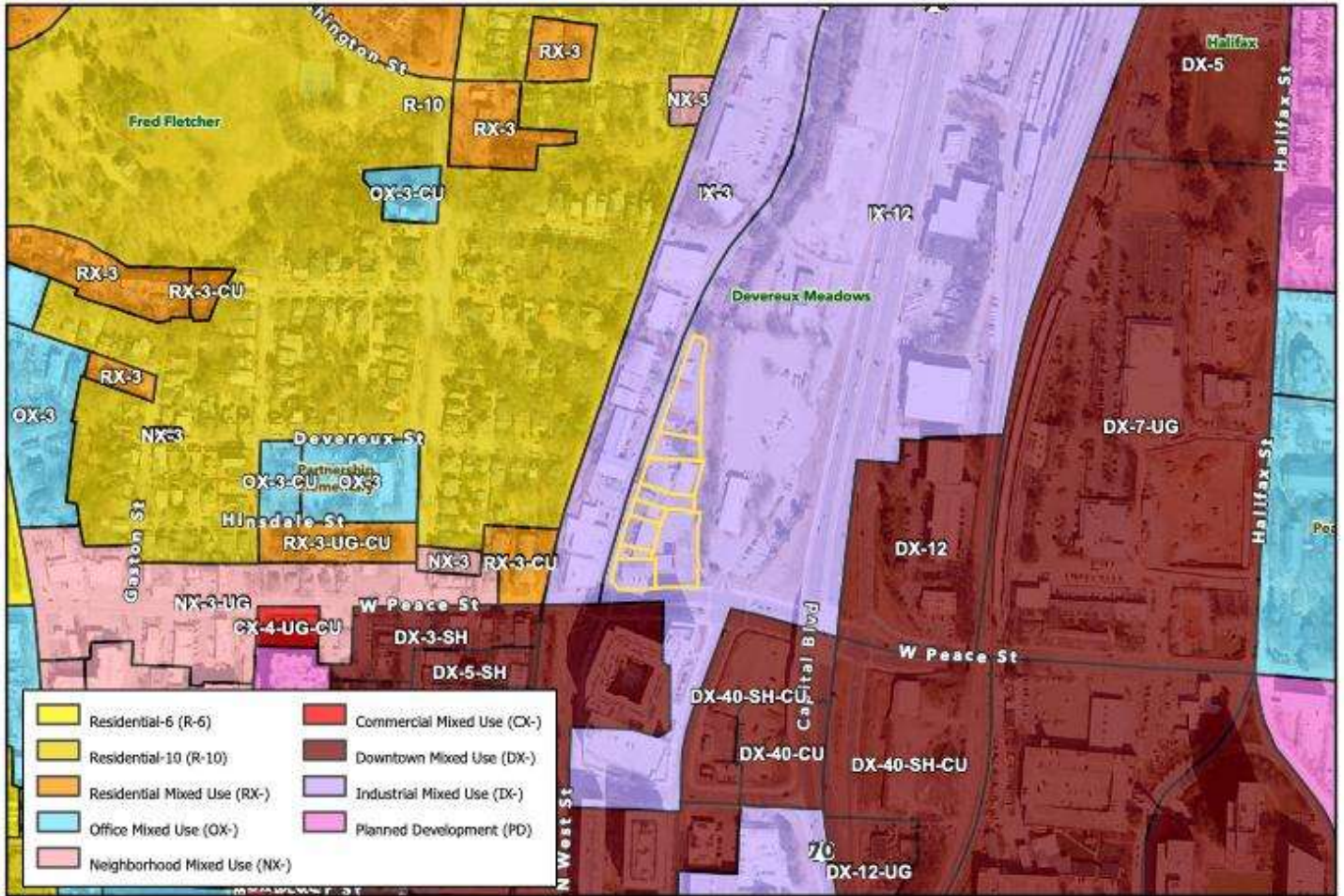
Sincerely,

A handwritten signature in black ink, appearing to be "JB", is written over a light blue horizontal line.

Aerial



Zoning





Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning base district: IX	Height: 12	Frontage:	Overlay(s):
Proposed zoning base district: DX	Height: 30	Frontage: UG	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See Attachment A		
Property PIN: See Attachment A		
Deed reference (book/page): See Attachment A		
Nearest intersection: W. Peace Street/N. West Street		Property size (acres): 2.61
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Raleigh Development Company II, LLC, 333 Fayetteville Street, Suite 100, Raleigh NC 27601		
Property owner email: ccarter@raleighdevelopment.com		
Property owner phone:		
Applicant name and address: Raleigh Development Company II, LLC, 333 Fayetteville Street, Suite 100, Raleigh NC 27601		
Applicant email: jbarron@morningstarlawgroup.com		
Applicant phone: (919) 590-0371		
Applicant signature(s): 		
Additional email(s):		

RECEIVED
By Matt McGregor at 9:46 am, Apr 30, 2025

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: IX-12	Proposed zoning: DX-30-UG	

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; (iv) Vehicle Fuel Sales; and (v) Detention center, jail, prison.
2. As shown on the attached Zoning Condition Exhibit A, the maximum height of buildings constructed on the property shall be 240' in Zone 1 and 360' in Zone 2 as measured per the exhibit.
3. Public facades of structured parking: Parking structure facades adjacent to or facing any public park or plaza, public right-of-way, public sidewalk, or private street shall comply with the following: Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
4. There shall be no on-site surface parking between any building and the eastern boundary of the site.
5. Upon development of the subject properties as reflected in a Tier 3 administrative site review, the properties shall include pedestrian connectivity along the eastern boundary of the site.
6. Upon development of the subject properties as reflected in a Tier 3 administrative site review, there shall be a minimum 2500 sq ft of outdoor amenity area meeting the urban plaza standards contained in UDO Section 1.5.3 C situated along Peace Street and/or the adjacent city owned parcel.
7. A maximum of 500,000 gross square feet of office space shall be provided.
8. The Developer shall contribute \$1,200,000 to the City's affordable housing fund prior to the issuance of a certificate of occupancy for the 500th unit on the property.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature:


 Printed Name: Chris Carter



"CURRENT RESIDENT OR TENANT"	505 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	506 W JOHNSON ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	501 W PEACE ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	612 GLENWOOD AVE	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	801 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	506 CLEVELAND ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	804 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	906 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	800 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	1112 FILMORE ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	706 N BOYLAN AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	608 W JOHNSON ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	722 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	1104 FILMORE ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	708 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	500 GLENWOOD AVE	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	702 N BOYLAN AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	617 HINSDALE ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	118 W PEACE ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	612 W PEACE ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	507 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	710 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	613 WILLS FOREST ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	808 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	620 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	609 WASHINGTON ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	503 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	517 W PEACE ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	1117 FILMORE ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	401 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	614 GLENWOOD AVE	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	501 TILDEN ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	614 WILLS FOREST ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	507 TILDEN ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	502 TILDEN ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	610 W JOHNSON ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	620 GLENWOOD AVE	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	601 W PEACE ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	505 TILDEN ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	1029 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	809 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	504 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	805 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	520 CLEVELAND ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	800 N BOYLAN AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	602 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	516 W PEACE ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	713 MCCLURE DR	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	716 GOVERNORS HILL LN	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	605 GLENWOOD AVE	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	726 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	1100 FILMORE ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	121 SEABOARD AVE	RALEIGH, NC 27604
"CURRENT RESIDENT OR TENANT"	707 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	712 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	611 WILLS FOREST ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	505 CLEVELAND ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	911 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	714 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	708 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	424 W PEACE ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	503 TILDEN ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	810 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	507 CLEVELAND ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	501 CLEVELAND ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	506 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	709 MCCLURE DR	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	505 ADAMS ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	509 CLEVELAND ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	622 CAPITAL BLVD	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	417 W PEACE ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	600 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	421 W PEACE ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	501 N HARRINGTON ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	513 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	509 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	809 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	622 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	610 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	901 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	712 GOVERNORS HILL LN	RALEIGH, NC 27603

"CURRENT RESIDENT OR TENANT"	704 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	901 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	510 TILDEN ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 304	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 206	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 407	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 204	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 201	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 202	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 301	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 302	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 307	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 308	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 406	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 303	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 208	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 205	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 306	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 403	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 305	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 203	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 207	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 401	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 402	RALEIGH, NC 27605
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"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 408	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	615 W PEACE ST 405	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	1104 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	813 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	519 WASHINGTON ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	500 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	421 N HARRINGTON ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	517 WASHINGTON ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	436 N HARRINGTON ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	500 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	818 N WEST ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	606 RAILROAD ST	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	703 MCCLURE DR	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	506 TILDEN ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	714 GOVERNORS HILL LN	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	510 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	903 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	511 CLEVELAND ST APT 1	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	511 CLEVELAND ST APT 2	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	511 CLEVELAND ST APT 3	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	511 CLEVELAND ST APT 4	RALEIGH, NC 27605
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"CURRENT RESIDENT OR TENANT"	1000 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	706 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	522 CLEVELAND ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	807 GLENWOOD AVE	RALEIGH, NC 27605
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"CURRENT RESIDENT OR TENANT"	705 MCCLURE DR	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	603 GLENWOOD AVE	RALEIGH, NC 27603
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"CURRENT RESIDENT OR TENANT"	716 CAPITAL BLVD	RALEIGH, NC 27603
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"CURRENT RESIDENT OR TENANT"	804 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	511 DEVEREUX ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	900 GLENWOOD AVE	RALEIGH, NC 27605
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"CURRENT RESIDENT OR TENANT"	702 GLENWOOD AVE	RALEIGH, NC 27605
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"CURRENT RESIDENT OR TENANT"	504 TILDEN ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	1102 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	503 CLEVELAND ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	802 GLENWOOD AVE	RALEIGH, NC 27605
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"CURRENT RESIDENT OR TENANT"	504 WASHINGTON ST	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	610 GLENWOOD AVE	RALEIGH, NC 27603
"CURRENT RESIDENT OR TENANT"	805 GLENWOOD AVE	RALEIGH, NC 27605
"CURRENT RESIDENT OR TENANT"	700 GLENWOOD AVE	RALEIGH, NC 27605

"CURRENT RESIDENT OR TENANT"	607 WASHINGTON ST	RALEIGH, NC 27605	
"CURRENT RESIDENT OR TENANT"	1106 FILMORE ST	RALEIGH, NC 27605	
"CURRENT RESIDENT OR TENANT"	1020 GLENWOOD AVE	RALEIGH, NC 27605	
"CURRENT RESIDENT OR TENANT"	500 WASHINGTON ST	RALEIGH, NC 27605	
"CURRENT RESIDENT OR TENANT"	617 WILLS FOREST ST	RALEIGH, NC 27605	
"CURRENT RESIDENT OR TENANT"	717 MCCLURE DR	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 211	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 219	RALEIGH, NC 27603	
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"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 225	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 227	RALEIGH, NC 27603	
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"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 226	RALEIGH, NC 27603	
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"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 208	RALEIGH, NC 27603	
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"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 221	RALEIGH, NC 27603	
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"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 115	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 216	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 217	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 001	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 107	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 104	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	614 CAPITAL BLVD 108	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	501 WASHINGTON ST	RALEIGH, NC 27605	
"CURRENT RESIDENT OR TENANT"	510 CLEVELAND ST	RALEIGH, NC 27605	
"CURRENT RESIDENT OR TENANT"	607 GLENWOOD AVE	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	518 CLEVELAND ST	RALEIGH, NC 27605	
"CURRENT RESIDENT OR TENANT"	609 W PEACE ST	RALEIGH, NC 27605	
"CURRENT RESIDENT OR TENANT"	707 SEMART DR	RALEIGH, NC 27604	
"CURRENT RESIDENT OR TENANT"	510 W JOHNSON ST	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	508 CLEVELAND ST	RALEIGH, NC 27605	
"CURRENT RESIDENT OR TENANT"	611 WASHINGTON ST	RALEIGH, NC 27605	
"CURRENT RESIDENT OR TENANT"	911 N West St STE 101	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	911 N West St STE 103	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	911 N West St STE 105	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	911 N West St STE 107	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	911 N West St STE 205	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	911 N West St STE 207	RALEIGH, NC 27603	
"CURRENT RESIDENT OR TENANT"	911 N West St STE 209	RALEIGH, NC 27603	
401 N WEST LLC	PO BOX 20667	RALEIGH NC 27619-0667	
507 PEACE LLC	507 W PEACE ST	RALEIGH NC 27603-1101	
509 WEST LLC	603 GLENWOOD AVE	RALEIGH NC 27603-1223	
510 GLENWOOD CONDOMINIUM	YORK PROPERTIES INC	2108 CLARK AVE	RALEIGH NC 27605-1606
511 CLEVELAND LLC	511 CLEVELAND ST	RALEIGH NC 27605-1556	
528 PARAMOUNT LLC	4509 CREEDMOOR RD STE 302	RALEIGH NC 27612-3855	
615 ASSOCIATES	5001 STONERIDGE DR	RALEIGH NC 27612-5224	
615 PEACE ST LLC	2201 WISCONSIN AVE NW STE 200	WASHINGTON DC 20007-4100	

616 GLENWOOD LLC	PO BOX 340805	BEAVERCREEK OH 45434-0805	
618 N BOYLAN 524 LLC	1155 N GULFSTREAM AVE STE 1902	SARASOTA FL 34236-5656	
704 GLENWOOD LLC	PAYMAN BAZOOBAND	8421 GLENWOOD AVE	RALEIGH NC 27612-7365
707 SEMART DRIVE PROPERTY LLC	4800 HAMPDEN LN STE 200	BETHESDA MD 20814-2934	
901 GLENWOOD AVE LLC	3950 BLUE RIDGE RD	RALEIGH NC 27612-4630	
901 WEST STREET LLC	806 MCCULLOCH ST STE 102	RALEIGH NC 27603-2082	
901 WEST STREET LLC	BROADREACH INC	1111 HAYNES ST STE 107	RALEIGH NC 27604-1454
911 N WEST LLC	PO BOX 6309	RALEIGH NC 27628-6309	
A J FLETCHER FOUNDATION	909 GLENWOOD AVE	RALEIGH NC 27605-1511	
ACHILLES CONSULTING LLC	3720 SPARROW POND LN	RALEIGH NC 27606-8499	
ADAMOSKI, ROBERT J JR TRUSTEE ROBERT J ADAMOSKI JR LIVING TRUST	504 BROWNING CT	MILL VALLEY CA 94941-3716	
ADDY, ALFRED T	614 CAPITAL BLVD APT 113	RALEIGH NC 27603-1158	
AJ FLETCHER FOUNDATION	909 GLENWOOD AVE	RALEIGH NC 27605-1511	
ALMASRI, BASEL MAHMOUD	3204 CAPITAL BLVD	RALEIGH NC 27604-3338	
AMERCO REAL ESTATE CO	PO BOX 29046	PHOENIX AZ 85038-9046	
AMERCO REAL ESTATE COMPANY	2727 N CENTRAL AVE	PHOENIX AZ 85004-1120	
AMMONS, ELIZABETH E	503 TILDEN ST	RALEIGH NC 27605-1523	
ANDREAS, STEVEN B ANDREAS, KIMBERLY H	502 DEVEREUX ST	RALEIGH NC 27605-1502	
ARMENTROUT, GERALD HARVIN ARMENTROUT, LORRIE JO	503 DEVEREUX ST	RALEIGH NC 27605-1501	
ARONSON, BRYCE E	618 N BOYLAN AVE STE 626	RALEIGH NC 27603-1437	
ATKINS, ROBERT	615 W PEACE ST APT 303	RALEIGH NC 27605-1981	
ATKINSON, KEN ATKINSON, ANNE	717 MCCLURE DR	RALEIGH NC 27603-1973	
ATTRIDE, ROY R	501 CLEVELAND ST	RALEIGH NC 27605-1538	
ATWATER, CHARLES S JR	22 ACORN RIDGE CT	DURHAM NC 27707-5075	
BAKER, BETTY L	11709 RAVEN RIDGE RD	RALEIGH NC 27614-9318	
BAKOLIA, CHRISTOPHER	614 CAPITAL BLVD APT 204	RALEIGH NC 27603-1154	
BALDWIN, JAMES R BALDWIN, MARY ANN	614 CAPITAL BLVD APT 223	RALEIGH NC 27603-1156	
BARWICK, BENJAMIN C	2016 WHITE OAK RD	RALEIGH NC 27608-1450	
BATES, SALLY G	614 CAPITAL BLVD APT 105	RALEIGH NC 27603-1159	
BAUERLEIN, LISA MARIE	615 W PEACE ST APT 206	RALEIGH NC 27605-1980	
BAWDEN, EDWARD J BAWDEN, JANICE P	713 MCCLURE DR	RALEIGH NC 27603-1973	
BEACH, MARSHALL BEACH, NORMA	209 LIVE OAK ST	BEAUFORT NC 28516-2238	
BEARD, ULEYS JASPER JR	1810 WHITE OAK RD	RALEIGH NC 27608-2342	
BELT, JAMES D BELT, DONNA N	510 GLENWOOD AVE APT 408	RALEIGH NC 27603-1262	
BIBENS, SARAH WOODY TRUSTEE DOUGLAS C BIBENS & SARAH WOODY BIBENS REVOCABLE LI	618 N BOYLAN AVE STE 508	RALEIGH NC 27603-1298	
BIGGS, WILLIAM WOOD II	516 W PEACE ST	RALEIGH NC 27603-1102	
BIRDI, BHAVNEET KAUR WHITE, JESSE TYLER	614 CAPITAL BLVD APT 107	RALEIGH NC 27603-1155	
BLELLOCH, LAWRENCE BLELLOCH, LYNDIA ANNE	618 306 N BOYLAN AVE	RALEIGH NC 27603-1287	
BLUE, DHAMIAN A BLUE, JENNA T	811 GLENWOOD AVE	RALEIGH NC 27605-1509	
BOATMAN, JONATHON EDWARD	618 518 N BOYLAN AVE	RALEIGH NC 27603-1298	
BODENSTINE, THOMAS R BODENSTINE, ELIZABETH S	1117 FILMORE ST	RALEIGH NC 27605-1544	
BOLTON, WINIFRED W	1500 DELLWOOD DR	RALEIGH NC 27607-6719	
BONE HOLDINGS LLC	640 DONALD ROSS DR	PINEHURST NC 28374-8921	
BORJES, ROBERT G WOODS, BRANDI N	509 ADAMS ST	RALEIGH NC 27605-1201	
BOYLAN HOLDINGS LLC	319 FAYETTEVILLE ST UNIT 201	RALEIGH NC 27601-1967	
BRANTLEY, PATRICIA BRANTLEY, CHARLES VANCE	510 DEVEREUX ST	RALEIGH NC 27605-1502	
BROWN, ELISE CATHERINE	712 GOVERNORS HILL LN	RALEIGH NC 27603-1149	
BROWN, MINDI L	1120 FILMORE ST	RALEIGH NC 27605-1506	
BUCKMAN PROPERTIES LLC	1420 BANBURY RD	RALEIGH NC 27607-3711	
BUCKNER, CARMEN IRA CUTRI, GAETANO NICHOLAS	1104 GLENWOOD AVE	RALEIGH NC 27605-1516	
BUESCHER, SHAWN MICHAEL	510 GLENWOOD AVE APT 506	RALEIGH NC 27603-1290	
BUFFALO, DAVID F BUFFALO, NANCY K	PO BOX 650	GARNER NC 27529-0650	
BUGEL, RICK PETER	618 N BOYLAN AVE STE 730	RALEIGH NC 27603-1439	
BURGDORF, PAUL JOSEPH III DAVIS, HILLARY CHRISTINE	805 GLENWOOD AVE	RALEIGH NC 27605-1509	
BURNS, JASON CHRISTOPHER CO-TRUSTEE BURNS, KATHARINA FRANKE CO-TRUSTEE	4022 LIVINGSTONE PL	DURHAM NC 27707-5540	
BUTCHER, JONATHAN BUTCHER, MICHELLE	991 SOMERTON DR	COSTA MESA CA 92627-9027	
BYRD, CECILIA ANNETTE BYRD, PHILIP W	620 DEVEREUX ST	RALEIGH NC 27605-1504	
BYRD, MARY S E TRUSTEE FBO MARY S E BYRD REV TRUST BYRD, MARY ELAINE	501 TILDEN ST	RALEIGH NC 27605-1523	
CABA PROPERTIES II LLC	700 W JONES ST	RALEIGH NC 27603-1427	
CABA PROPERTIES LLC	700 W JONES ST	RALEIGH NC 27603-1427	
CALLAHAN, MARGARET M CALLAHAN, MICHAEL C	618 1018 N BOYLAN AVE	RALEIGH NC 27603-1466	
CAMARA, ANTHONY LITTON, JEREMY	803 GLENWOOD AVE	RALEIGH NC 27605-1509	
CAPETANOS, LEONIDAS CHRIST CAPETANOS, MARTA ANNA	PO BOX 25581	RALEIGH NC 27611-5581	
CAPOZZOLI, ANTHONY N JR	716 GOVERNORS HILL LN	RALEIGH NC 27603-1149	
CARPENTER, DAWN CARPENTER, KEN	102 STEDMAN ST	FAYETTEVILLE NC 28305-5042	
CARROLL, CARRIE VIRGINIA	205 WOODSIDE AVE	FAYETTEVILLE NC 28301-4835	
CARTER, THOMAS E.	2910 RIDGE RD	RALEIGH NC 27612-4610	
CASTANO, CARLOS	615 W PEACE ST APT 203	RALEIGH NC 27605-1980	
CATHCART, ANN S	PO BOX 3120	BALD HEAD ISLAND NC 28461-7001	
CH REALTY VII-BARANOF I RALEIGH 622 CAPITAL SELF S	ATTN: ERIC JACKELEN	2850 N HARWOOD ST STE 1000	DALLAS TX 75201-2651
CH REALTY VII-BARANOF I RALEIGH 622 CAPITAL SELF S	BARANOF HOLDINGS	2850 N HARWOOD ST STE 1000	DALLAS TX 75201-2651
CHAUCER INVESTMENTS LLC	3111 GLENWOOD AVE	RALEIGH NC 27612-5006	
CHEN, HERBERT CHEN, HARRIET L	614 CAPITAL BLVD APT 227	RALEIGH NC 27603-1123	
CIMASZEWSKI, JOSEPH PETRILLA, EMILY	519 WASHINGTON ST	RALEIGH NC 27605-1525	
CITY OF RALEIGH	1 EXCHANGE PLZ	RALEIGH NC 27601-1867	
CITYPLAT MODALIA LLC	107 FAYETTEVILLE ST STE 400	RALEIGH NC 27601-2916	
CLAREMOUNT REAL ESTATE LLC	191 CHAMBERLAIN ST	RALEIGH NC 27607-7307	
CLINE, CHRISTOPHER	618 N BOYLAN AVE STE 610	RALEIGH NC 27603-1437	
COLTRAIN, KEITH ELDON COLTRAIN, JENNIFER D	2608 CROMWELL RD	RALEIGH NC 27608-1346	
COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES	PO BOX 12545	RALEIGH NC 27605-2545	
COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES CORPORATION	PO BOX 12545	RALEIGH NC 27605-2545	

COOPER, JOHN D JR	618 N BOYLAN AVE STE 924	RALEIGH NC 27603-1454	
COTTON MILL CONDOMINIUMS THE	YORK PROPERTIES INC	2108 CLARK AVE	RALEIGH NC 27605-1606
COWAN, RUTH STEPHENSON	2228 CARAMOOR LN	RALEIGH NC 27614-7046	
CRANFILL, PAUL EDGERTON	3209 CRAVEN DR	RALEIGH NC 27609-6915	
CROSS, BENJAMIN JAMES PATRI HAWKINS, AMANDA SAN MEI	804 GLENWOOD AVE	RALEIGH NC 27605-1510	
CURRAN, JOEL G CURRAN, SHELLEY R	614 CAPITAL BLVD APT 209	RALEIGH NC 27603-1157	
CYR, DANNY RICKY TRUSTEE BOUCHARD-CYR, TRACY LYNN TRUSTEE	500 WASHINGTON ST	RALEIGH NC 27605-1526	
CYRUS HOLDINGS LLC	909 BROOKWOOD DR	RALEIGH NC 27607-4011	
DANDONA, JOAN C TRUSTEE JOAN C DANDONA LIVING TRUST THE	403 RUTH AVE	SANTA BARBARA CA 93101-3328	
DANNECKER, WHITNEY C DANNECKER, KEVIN	507 ADAMS ST	RALEIGH NC 27605-1201	
DAUGHTERY JONES, NANCY DARLENE NARRON, PAULA JONES	415 S 4TH ST	SMITHFIELD NC 27577-4451	
DAVIS, J BRANDON DAVIS, MELISSA CLARKE	8307 BUFFALO CREEK DR	RICHMOND TX 77406-6454	
DENNY, EDGAR RAY DENNY, JANICE POSTER	813 GLENWOOD AVE	RALEIGH NC 27605-1509	
DENZER, JAMES B DENZER, SUSAN M	618 N BOYLAN AVE STE 832	RALEIGH NC 27603-1444	
DEPEW, CHAUNCEY W III	618 410 N BOYLAN AVE	RALEIGH NC 27603	
DESAI, NITIN D DESAI, RITA N	1139 OFFSHORE DR	FAYETTEVILLE NC 28305-5250	
DETHLEFSEN, DAVID J DETHLEFSEN, AMY D	618 718 N BOYLAN AVE	RALEIGH NC 27603-1439	
DIAZ, MONICA MARIA	618 N BOYLAN AVE STE 628	RALEIGH NC 27603-1437	
DIXON, MARK T	510 GLENWOOD AVE APT 405	RALEIGH NC 27603-1262	
DRAGICEVIC, JOVAN JOHN	614 CAPITAL BLVD APT 207	RALEIGH NC 27603-1157	
DUBOIS, SCOTT J DUBOIS, AUTUMN T	507 CLEVELAND ST	RALEIGH NC 27605-1538	
DUCK, ROGER LYNN	510 504 GLENWOOD AVE	RALEIGH NC 27603-1290	
DURHAM & ASSOCIATES LLC	902 S WALNUT DR	SMITHFIELD NC 27577-3732	
DZINDO, AZUR	614 CAPITAL BLVD APT 218	RALEIGH NC 27603-1153	
EDWARDS, KRYSTLE VICTORIA	6730 CONCORD HWY	MONROE NC 28110-6920	
ELLIS, MICHAEL ANTHONY	510 410 GLENWOOD AVE	RALEIGH NC 27603-1262	
ENGLAND, MARY LOU KNIGHT, DAVID L	504 DEVEREUX ST	RALEIGH NC 27605-1502	
EPSTEIN, ANDREW J BRYAN, BRITTANY M	618 732 N BOYLAN AVE	RALEIGH NC 27603-1439	
EVOLGA, ALEXIS A	614 102 CAPITAL BLVD	RALEIGH NC 27603-1159	
FADAJE, KEVIN	601 N 12TH ST APT 906	TAMPA FL 33602-3250	
FALKNER, MARK S	510 508 GLENWOOD AVE	RALEIGH NC 27603-1263	
FIELDS, CHRISTINE C JAKE, NEAL	50 PARKTON CT W	SANFORD NC 27332-1713	
FINHOLT, DAVID A TRUSTEE TRUSTEE OF DAVID A FINHOLT REVOCABLE TRUST	618 912 N BOYLAN AVE	RALEIGH NC 27603-1454	
FIRST IN FLIGHT REAL ESTATE LLC	950 BRICKELL BAY DR APT 5202	MIAMI FL 33131-3964	
FISHER, DAVID BLAKE SMITH, ASHTON MAE	522 CLEVELAND ST	RALEIGH NC 27605-1539	
FITZGERALD, PATRICK JOSEPH FITZGERALD, AMY B	516 CLEVELAND ST	RALEIGH NC 27605-1539	
FLOWERS, CHAD C	510 GLENWOOD AVE APT 607	RALEIGH NC 27603-1263	
FLOYD, ANGELA H FLOYD, BOB BURTON II	618 N BOYLAN AVE STE 918	RALEIGH NC 27603-1454	
FONTANA, JAMES	618 608 N BOYLAN AVE	RALEIGH NC 27603-1437	
FRITZ, MATTHEW JAMES FRITZ, CHELSEA ALEXIS	618 928 N BOYLAN AVE	RALEIGH NC 27603-1454	
FULK, ANDREW PERRY HELFER, SARAH C	506 DEVEREUX ST	RALEIGH NC 27605-1502	
GARDNER, ROBERT WILLIAM GARDNER, DANIELLE LEPORE	505 DEVEREUX ST	RALEIGH NC 27605-1501	
GAYLORD, RYAN MARTIN TRUSTEE GAYLORD, CAITLIN KELLY TRUSTEE	3703 BELLEVUE RD	RALEIGH NC 27609-7107	
GLENWOOD ACQUISITIONS LLC	2521 GLENWOOD AVE	RALEIGH NC 27608-1001	
GLENWOOD HOSPITALITY ASSOC LLC	PO BOX 30803	GREENVILLE NC 27833-0803	
GLENWOOD SOUTH ASSOCIATES LLC	BLUE RIDGE REALTY	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-6367
GLENWOOD SOUTH ASSOCIATES LLC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-6367	
GLENWOOD SOUTH ASSOCIATES LLC	C/O BLUE RIDGE REALTY INC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-6367
GMR INVESTMENTS LLC	PO BOX 97233	RALEIGH NC 27624-7233	
GODWIN, CATHERINE	515 WASHINGTON ST	RALEIGH NC 27605-1947	
GOODNIGHT, JAMES A	2111 WHITE OAK RD	RALEIGH NC 27608-1451	
GOVERNOR'S POINT TOWNHOMES HOMEOWNERS ASSOC INC	PO BOX 6261	RALEIGH NC 27628-6261	
GRANTHAM, ELLEN	614 CAPITAL BLVD APT 229	RALEIGH NC 27603-1123	
GRAY, ROBERT M GRAY, SUSAN B	614 226 CAPITAL BLVD	RALEIGH NC 27603-1156	
GRICH, JUDITH ANN	614 CAPITAL BLVD APT 110	RALEIGH NC 27603-1155	
GRUBB, ROBERT GORDON JR TRUSTEE GRUBB, ROBERT GORDON TRUSTEE	1817 GREAT OAKS DR	RALEIGH NC 27608-1956	
HAGER, PETER J	618 N BOYLAN AVE STE 1020	RALEIGH NC 27603-1466	
HALL, DUANE R II	607 WASHINGTON ST	RALEIGH NC 27605-1527	
HAMILTON, KARLA	906 GLENWOOD AVE	RALEIGH NC 27605-1512	
HARRISON, MARY PRICE TAYLOR	PO BOX 9339	GREENSBORO NC 27429-0339	
HEATH, JESSICA S HEATH, ANDREW F	2720 VAN DYKE AVE	RALEIGH NC 27607-7147	
HEBERT, ERIC	41 COMMONWEALTH AVE APT 8	BOSTON MA 02116-2313	
HEINS, COOPER C COHEN, ADAM D	614 CAPITAL BLVD APT 120	RALEIGH NC 27603-1154	
HENDRICKS, KRISTIN	510 606 GLENWOOD AVE	RALEIGH NC 27603-1263	
HERMANN, WALTER ERICH	615 W PEACE ST APT 204	RALEIGH NC 27605-1980	
HES & CS LLC	501 WASHINGTON ST	RALEIGH NC 27605-1525	
HESTER, WILBUR KEITH THACKER, CYNTHIA FRANCES	911 GLENWOOD AVE	RALEIGH NC 27605-1511	
HHH INVESTMENTS LLC	421 FAYETTEVILLE ST STE 1100	RALEIGH NC 27601-3000	
HILL, RICKY C HILL, GAYE DANFORTH	505 TILDEN ST	RALEIGH NC 27605-1523	
HINSDALE ENTERPRISES	PO BOX 71549	DURHAM NC 27722-1549	
HINSDALE PEACE PROPERTIES LLC	1610 GLENWOOD AVE APT C	RALEIGH NC 27608-2357	
HOBBY FAMILY LLC	PO BOX 18506	RALEIGH NC 27619-8506	
HORWITZ, PHILLIP S	PO BOX 6	RALEIGH NC 27602-0006	
HORWITZ, PHILLIP S HORWITZ, SUE E	PO BOX 6	RALEIGH NC 27602-0006	
HOUSING AUTH CITY OF RALEIGH	900 HAYNES ST	RALEIGH NC 27604-1462	
HUDGINS, JEFFREY W	506 TILDEN ST	RALEIGH NC 27605-1524	
HUDSON, ROY L	614 CAPITAL BLVD APT 211	RALEIGH NC 27603-1157	
HUGHES, WILLIAM JORDAN	510 GLENWOOD AVE APT 604	RALEIGH NC 27603-1263	
HUNT, DONALD EARL	6020 BALANCE CT	RALEIGH NC 27616-4352	
HUPMAN, JENNIFER C SALAZAR, BRUNO MARCENARO	508 CLEVELAND ST	RALEIGH NC 27605-1539	
HURT, DANIEL R	618 N BOYLAN AVE STE 408	RALEIGH NC 27603-1297	

ISBELL, CHRISTINE W ISBELL, WILLIAM M	1200 GLENWOOD AVE	RALEIGH NC 27605-1215	
J T HOBBY & SON INC	PO BOX 18506	RALEIGH NC 27619-8506	
JAKO 2 PROPERTIES LLC	3008B RUFFIN ST	RALEIGH NC 27607-4060	
JERHAK II LLC	PO BOX 699	CARY NC 27512-0699	
JOHNSTON, SHAUN JOHNSTON, ANDREA	614 CAPITAL BLVD APT 114	RALEIGH NC 27603-1158	
JONATHAN BATES BATTAGLIA REVOCABLE TRUST	510 GLENWOOD AVE APT 512	RALEIGH NC 27603-1263	
JONES, RICHARD	510 GLENWOOD AVE APT 601	RALEIGH NC 27603-1263	
JONES, ROBERT DAVIDSON	618 N BOYLAN AVE STE 612	RALEIGH NC 27603-1437	
JT HOBBY & SON INC	PO BOX 18506	RALEIGH NC 27619-8506	
JURIC, EILEEN E	511 ADAMS ST	RALEIGH NC 27605-1201	
KARIGAN, JEFF KARIGAN, LINDA	510 GLENWOOD AVE APT 511	RALEIGH NC 27603-1263	
KARIGAN, MICHAEL P	510 502 GLENWOOD AVE	RALEIGH NC 27603-1290	
KAY, DONNA D	614 CAPITAL BLVD APT 203	RALEIGH NC 27603-1154	
KENNEDY, JOSEPH TODD KENNEDY, IVY	510 CLEVELAND ST	RALEIGH NC 27605-1539	
KERSTETTER, KEVIN S	C/O YORK PROPERTIES	614 CAPITAL BLVD APT 112	RALEIGH NC 27603-1155
KINCAID, JAMES	703 MCCLURE DR	RALEIGH NC 27603-1973	
KING FAMILY REAL ESTATE LLC	10724 BEAVER POND LN	RALEIGH NC 27614-9661	
KING, LAMYA	614 228 CAPITAL BLVD	RALEIGH NC 27603-1123	
KIVUS, JOHN KIVUS, ELYSSA	618 N BOYLAN AVE STE 930	RALEIGH NC 27603-1454	
KLEYLA HAMMER LIVING TRUST NORTON LIVING TRUST	614 216 CAPITAL BLVD	RALEIGH NC 27603-1153	
KLEYLA HAMMER LIVING TRUST NORTON LIVING TRUST	614 217 CAPITAL BLVD	RALEIGH NC 27603-1153	
KOHAN, BRYAN SAMUEL O'KEEFE, MAURA KATHLEEN	517 WASHINGTON ST	RALEIGH NC 27605-1525	
KPCB PROPERTIES LLC	2315 E PINCHOT AVE UNIT 127	PHOENIX AZ 85016-7892	
KRAMER, CHAD V KRAMER, MELISSA A	148 BINGHAM CREEK DR	GARNER NC 27529-7170	
KUSHNER, LINDA J CAIN, SUSAN H	602 DEVEREUX ST	RALEIGH NC 27605-1504	
LA BARBERA, LEIGH THOMPSON	614 118 CAPITAL BLVD	RALEIGH NC 27603-1158	
LABUS, JOHN M	10 VENETIAN WAY APT 306	MIAMI BEACH FL 33139-8831	
LABUS, JOHN MICHAEL	10 VENETIAN WAY APT 306	MIAMI BEACH FL 33139-8831	
LANE FAMILY LLC	2522 E WOODLYN WAY	GREENSBORO NC 27407-5040	
LANGSTON, FREDRICK	510 402 GLENWOOD AVE	RALEIGH NC 27603-1262	
LAWSON, PATRICK G WATKINS, ANITA FAY	614 CAPITAL BLVD APT 115	RALEIGH NC 27603-1158	
LD GLENWOOD HOLDINGS LLC	510 GLENWOOD AVE APT 602	RALEIGH NC 27603-1263	
LEE, MARK STEPHEN LEE, LANDON	510 605 GLENWOOD AVE	RALEIGH NC 27603-1263	
LEGRANDE, LAURA BROWN LEGRANDE, ROBERT	1112 FILMORE ST	RALEIGH NC 27605-1506	
LEVINSON, JOSEPH LEE	510 GLENWOOD AVE APT 501	RALEIGH NC 27603-1290	
LEWIS, JOHN CONNELL III LEWIS, JENNIFER GIBSON	401 OBERLIN RD APT 112	RALEIGH NC 27605-1480	
LIEBAL, CHARLES JOSEPH JR LOONEY, LAUREN TIFFANY	900 GLENWOOD AVE	RALEIGH NC 27605-1512	
LINCOLN THEATER ASSOCIATES LLC	805 N WEST ST	RALEIGH NC 27603-1137	
LLANES, PEDRO A HAYASHI	615 W PEACE ST APT 208	RALEIGH NC 27605-1980	
LOGIC ONE LLC	3236 BIRNAMWOOD RD	RALEIGH NC 27607-6704	
LONG- HESTER LLC	612 W PEACE ST	RALEIGH NC 27605-1520	
LOWERY & WEBSTER PROPERTIES LLC	5204 REMBERT DR	RALEIGH NC 27612-6244	
LVA4 RALEIGH P&W II LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
LVA4 RALEIGH P&W, LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
LYONS, JOSEPH C LYONS, ANGELA K	707 MCCLURE DR	RALEIGH NC 27603-1973	
LYSTON C. PEBBLES, III LIVING TRUST	510 GLENWOOD AVE APT 509	RALEIGH NC 27603-1263	
MA ALLEN PROPERTIES LLC	1020 GLENWOOD AVE	RALEIGH NC 27605-1514	
MALONE, SEAN P MALONE, ERIN R	809 GLENWOOD AVE	RALEIGH NC 27605-1509	
MARKEY, VERONICA GEORGE	614 101 CAPITAL BLVD	RALEIGH NC 27603-1159	
MARTIN, ANDREW S TRUSTEE ANDREW S MARTIN REVOCABLE TRUST	1026 WASHINGTON ST	RALEIGH NC 27605-1258	
MASON, JOHN K TRUSTEE JOHN K MASON 2008 REVOCABLE TRUST	618 N BOYLAN AVE STE 530	RALEIGH NC 27603-1298	
MATHER, KENNETH WILLIAM O'CONNOR, JENNIFER ANNE	618 622 N BOYLAN AVE	RALEIGH NC 27603-1437	
MATTHEWS, GAIL STAUFFER MATTHEWS, DAVID LEON II	204 MARQUESA WAY	KURE BEACH NC 28449-4872	
MAYHEW, RICHARD W	510 GLENWOOD AVE APT 609	RALEIGH NC 27603-1263	
MBNCEXCHANGE, LLC	1104 N SHADESVIEW TER	BIRMINGHAM AL 35209-6638	
MCCARTHUR, ALEXANDRA CLINE FITZPATRICK, WILLIAM OWEN CHARLES	618 900 N BOYLAN AVE	RALEIGH NC 27603-1454	
MCGINN, TRICIA R TRUSTEE MCGINN, THEODORE M TRUSTEE	1309 N LAGUNA CT	PALATINE IL 60067-2084	
MCKNITT AND ASSOCIATES LLC	1526 S BLOUNT ST	RALEIGH NC 27603-2508	
MCQUAID, KATHLEEN E	PO BOX 6027	RALEIGH NC 27628-6027	
MILLER, LARRY A TRUSTEE MILLER, RANDALL L TRUSTEE	510 412 GLENWOOD AVE	RALEIGH NC 27603-1262	
MILLER, WESLEY	614 CAPITAL BLVD APT 214	RALEIGH NC 27603-1153	
MILLSTREAM PROPERTIES LLC	1019 COWPER DR	RALEIGH NC 27608-2228	
MILTSAKAKIS, KALLOPE ATHANASIOS	KYDONION 15	546 55 THESSALONIKI	GREECE
MITCHELL, BRENDA G TRUST	4921 LAKE RENAISSANCE CIR	WILMINGTON NC 28409-3304	
MITTAL, VINITA MITTAL, ANUJ N	104 GREEN PARK LN	CARY NC 27518-9769	
MM FOWLER INC	4220 NEAL RD	DURHAM NC 27705-2322	
MOORE, MARGUERITE M	500 DEVEREUX ST	RALEIGH NC 27605-1502	
MORELLI, DINO W DIEGEL, BETTYANN M	618 N BOYLAN AVE STE 606	RALEIGH NC 27603-1437	
MORRIS, THOMAS W	609 WASHINGTON ST	RALEIGH NC 27605-1527	
MOSHAKOS GLENWOOD LLC	6510 CHAPEL HILL RD # 200	RALEIGH NC 27607-5010	
MURPHY, SUSAN MURPHY, PATRICK	614 222 CAPITAL BLVD	RALEIGH NC 27603-1156	
MUYLLE, MICHEL SERGE	615 W PEACE ST UNIT 407	RALEIGH NC 27605-1979	
MYERS, KEITH R MYERS, KYLE E	800 GLENWOOD AVE	RALEIGH NC 27605-1510	
NANCE, MARK BOWEN, SARAH	5248 CAMELOT ESTATES DR	SAINT LOUIS MO 63129-1540	
NATCO HOLDINGS LLC	615 W PEACE ST UNIT 401	RALEIGH NC 27605-1979	
NC DEPARTMENT OF TRANSPORTATION	LISA PERRY	1546 MAIL SERVICE CTR	RALEIGH NC 27699-1500
NEAL, TODD H NEAL, MEGAN D	513 DEVEREUX ST	RALEIGH NC 27605-1501	
NEWMAN, RYAN E NEWMAN, JON E	510 GLENWOOD AVE APT 404	RALEIGH NC 27603-1262	
NICE LLC	120 YORKCHESTER WAY	RALEIGH NC 27615-2979	
NIEDERMANN, CHRISTOPH	618 708 N BOYLAN AVE	RALEIGH NC 27603-1439	
NORTH CAROLINA STATE OF	STATE PROPERTY OFFICE	116 W JONES ST	RALEIGH NC 27603-1335

NORTHFOLK & SOUTHERN RAILROAD CO	110 FRANKLIN RD SE	ROANOKE VA 24042-0002	
NORTON, PATRICK J JR	510 GLENWOOD AVE APT 411	RALEIGH NC 27603-1262	
NOTTINGHAM, CHARLES DUNNING IV	705 MCCLURE DR	RALEIGH NC 27603-1973	
NOWELL, ALTON GWYNN JR	1113 HYMETTUS CT	RALEIGH NC 27607-4177	
NUNNA, SHRIKAR	615 306 W PEACE ST	RALEIGH NC 27605-1519	
NUSSEAR, ROBERT E JR NUSSEAR, JANE ELIZABETH	510 GLENWOOD AVE APT 608	RALEIGH NC 27603-1263	
OSGOOD, DANIEL E	1706 MARION QUIMBY DR	STEVENSVILLE MD 21666-2598	
OTULANA, BABATUNDE A OTULANA, RANTIAD E A	9805 NAJMA ST	RALEIGH NC 27613-7878	
OVERTON, WILLIAM S	1104 FILMORE ST	RALEIGH NC 27605-1506	
PARAMOUNT 810 LLC	323 W JONES ST APT 1555	RALEIGH NC 27603-1467	
PARAMOUNT CONDO	PARAMOUNT CONDO HOA	207 W MILLBROOK RD STE 110	RALEIGH NC 27609-4490
PARVANTA, SARAH ANGELA	614 224 CAPITAL BLVD	RALEIGH NC 27603-1156	
PATEL, JASON A	618 N BOYLAN AVE STE 500	RALEIGH NC 27603-1298	
PATEL, MITESH	614 CAPITAL BLVD APT 201	RALEIGH NC 27603-1154	
PATRONELLI, DONALD J PATRONELLI, JENNIFER MARIE	510 GLENWOOD AVE APT 505	RALEIGH NC 27603-1290	
PATTERSON, CHRISTIAN L.	614 CAPITAL BLVD APT 108	RALEIGH NC 27603-1155	
PAYNE, THOMAS A PAYNE, LINDA M	502 TILDEN ST	RALEIGH NC 27605-1524	
PEACE ST NC PARTNERS LP LIMITED PARTNERSHIP	PAMERA NORTH AMERICA	345 PARK AVE FL 41	NEW YORK NY 10154-0011
PEACE STREET PARTNERS 3 LLC	ALICE PALMER	636 CAMPGAW RD	MAHWAH NJ 07430-2518
PEREZ, HECTOR PEREZ, CLAUDIA	614 CAPITAL BLVD APT 202	RALEIGH NC 27603-1154	
PETTY, ELLESE NICOLE	615 404 W PEACE ST	RALEIGH NC 27605-1979	
PHOENIX MANAGEMENT GROUP LLC	1009 WADE AVE APT 326	RALEIGH NC 27605-1891	
PHOENIX ONE PROPERTIES LLC	7901 SAGEWOOD CT	RALEIGH NC 27615-3730	
PICKETT, JEFFREY S	618 700 N BOYLAN AVE	RALEIGH NC 27603-1439	
PINKINK LLC	STE 260	4350 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5792
PLOHOROS, ANTONIUS TRUSTEE THE ANTONIUS PLOHOROS TRUST	255 N SIERRA ST UNIT 2015	RENO NV 89501-1355	
POTEAT, DENNIS C POTEAT, MARY CRAVEN F	904 GLENWOOD AVE	RALEIGH NC 27605-1512	
POWELL, PAMELA E TRUSTEE PAMELA E POWELL LVNG TRUST	614 CAPITAL BLVD APT 215	RALEIGH NC 27603-1153	
PRIME ASSET MANAGEMENT LLC	320 N SALEM ST STE 300	APEX NC 27502-1481	
QM RE LLC	801 N WEST ST	RALEIGH NC 27603-1137	
QUALITY SALES COMPANY INC	%CANNADY ENTERPRISER OF RALEIGH INC	5508 KINGWOOD DR	RALEIGH NC 27609-4763
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
RALEIGH DEVELOPMENT CO II LLC	333 FAYETTEVILLE ST STE 100	RALEIGH NC 27601-1882	
RALEIGH DEVELOPMENT COMPANY II LLC	333 FAYETTEVILLE ST	RALEIGH NC 27601-1747	
RALEIGH DEVELOPMENT COMPANY II LLC	333 FAYETTEVILLE ST STE 100	RALEIGH NC 27601-1882	
RANDOLPH, RONALD SHAVLIK	618 N BOYLAN AVE STE 400	RALEIGH NC 27603-1297	
REDAN ASSOCIATES LLC	PO BOX 10181	RALEIGH NC 27605-0181	
RENDU, ADRIEN RENDU, ALICIA	807 GLENWOOD AVE	RALEIGH NC 27605-1509	
RICE, WESTWOOD CARTER	520 CLEVELAND ST	RALEIGH NC 27605-1539	
RICHARDSON, MIA N	3827 SPYGLASS HILL RD	SARASOTA FL 34238-2824	
RICHIR, ROXANE ALANNA RICHIR, JERIMEE J	714 GOVERNORS HILL LN	RALEIGH NC 27603-1149	
ROBERTS, LEE TAYLOR ROBERTS, CLAIRE PITTMAN	506 CLEVELAND ST	RALEIGH NC 27605-1539	
ROMO, LYNSEY K	618 N BOYLAN AVE STE 526	RALEIGH NC 27603-1298	
ROMO, LYNSEY ROEDERER, IAN ULYSSES	503 CLEVELAND ST	RALEIGH NC 27605-1538	
ROULSTON, SCOTT MUELLER ROULSTON, ALEXANDRA SHER	504 CLEVELAND ST	RALEIGH NC 27605-1539	
RUSSELL, KENNETH A	300 3RD ST APT 905	SAN FRANCISCO CA 94107-4205	
RUTTING IRON LLC	618 N BOYLAN AVE STE 1024	RALEIGH NC 27603-1466	
SAAD, ADAM	802 GLENWOOD AVE	RALEIGH NC 27605-1510	
SANGER, JASON E SANGER, HEATHER R	618 704 N BOYLAN AVE	RALEIGH NC 27603-1439	
SCALIA, FRANK B II	614 CAPITAL BLVD APT 205	RALEIGH NC 27603-1154	
SEABOARD VENTURES III LLC	1622 CANTERBURY RD	RALEIGH NC 27608-1108	
SECOND DIST RELIGIOUS EDUCATIONAL CHARITABLE DVLPMTS PROJ INC	2521 FAYETTEVILLE ST	DURHAM NC 27707-4125	
SHRESTHA, SHARMILA BERGMAN, NEIL EDWARD	618 N BOYLAN AVE STE 510	RALEIGH NC 27603-1298	
SINGLETON, GENE SINGLETON, MAUREEN	325 BRADLEY DR	WILMINGTON NC 28409-2002	
SKINTEJ, DJORDJE SKINTEJ, LIVI	120 TALICUD TRL	APEX NC 27539-9781	
SPARLING, MARGARET MAE	615 405 W PEACE ST	RALEIGH NC 27605-1519	
SPEEDWAY LLC	PROPERTY TAX DEPT	539 S MAIN ST	FINDLAY OH 45840-3229
SR71 BLACKBIRD LLC	C/O JOHNSON LEXUS	5839 CAPITAL BLVD	RALEIGH NC 27616-2937
STEVENSON, PAUL	510 610 GLENWOOD AVE	RALEIGH NC 27603-1263	
STEWART, DOUGLAS FRANK III	710 GLENWOOD AVE	RALEIGH NC 27605-1508	
STONE, RAYMOND H JR STONE, SUSAN M	618 N BOYLAN AVE STE 304	RALEIGH NC 27603-1287	
STRICKLAND, RONNIE M	614 CAPITAL BLVD APT 219	RALEIGH NC 27603-1153	
SWANSON, LAURA M	614 CAPITAL BLVD APT 104	RALEIGH NC 27603-1159	
SWEETWOOD, ADELE KENNY SWEETWOOD, CHRISTOPHER ANDREW	508 TILDEN ST	RALEIGH NC 27605-1524	
SWIFT EAGLE PROPERTIES LLC	614 CAPITAL BLVD APT 225	RALEIGH NC 27603-1156	
TACY, CHRISTIAN JOEL	510 GLENWOOD AVE APT 503	RALEIGH NC 27603-1290	
TANGIRALA, RAVI KIRAN TANGIRALA, NAGALAKSHMI SAILAJA	14064 EAGLE CHASE CIR	CHANTILLY VA 20151-2238	
TATUM, ANNA CHRISTINE TRUSTEE ANNA CHRISTINE TATUM LIVING TRUST	702 GLENWOOD AVE	RALEIGH NC 27605-1508	
TAYLOR, DORO	708 GLENWOOD AVE	RALEIGH NC 27605-1508	
TERRES, EDWIN D JR TERRES, SAMANTHA H	2200 LAKE RIDGE DR	BELMONT NC 28012-9592	
THE NEW 510 GLENWOOD ASSOCIATES, LLC	BLUE RIDGE REALTY INC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-6367
THELVEN, MICHAEL TRUSTEE TRUSTEE OF ARNE MICHAEL THELVEN TRUST	618 722 N BOYLAN AVE	RALEIGH NC 27603-1439	
THOMAS, ALLEN G JR	618 N BOYLAN AVE STE 808	RALEIGH NC 27603-1444	
THOMPSON, BRANDY THOMPSON, JONATHAN	1100 FILMORE ST	RALEIGH NC 27605-1506	
TOBICER LLC	PO BOX 40764	RALEIGH NC 27629-0764	
TOSO, JOHN FRANCO TOSO, CYNTHIA	502 CLEVELAND ST	RALEIGH NC 27605-1539	
TOWE, ELIZABETH LYNN	514 CLEVELAND ST	RALEIGH NC 27605-1539	
TRIGOSO, FERNANDO A TRIGOSO, JULIANA EVE	611 WILLS FOREST ST	RALEIGH NC 27605-1529	
TROXLER, ROBERT E	1609 CANTERBURY RD	RALEIGH NC 27608-1107	
TURINSKY, PAUL J TURINSKY, KAREN A	618 N BOYLAN AVE STE 724	RALEIGH NC 27603-1439	
TURNBULL, SHAWN HUNTER TURNBULL, DAREN JOHNSON	617 WILLS FOREST ST	RALEIGH NC 27605-1529	

TURNER, RACHEL S	504 WASHINGTON ST	RALEIGH NC 27605-1526	
TWO HOOS LLC	151 SKYLARK DR	SEMORA NC 27343-6120	
TWOMEY, KATHLEEN SMITH, DAN MAYNARD JR	622 DEVEREUX ST	RALEIGH NC 27605-1504	
UPCHURCH, BRIAN E UPCHURCH, CONNIE M	501 DEVEREUX ST	RALEIGH NC 27605-1501	
VISION RALEIGH GLENWOOD SOUTH LLC	411 BROAD ST STE 401	CHATTANOOGA TN 37402-1311	
VOGLER ENTERPRISES LLC	308 BUNCOMBE ST	RALEIGH NC 27609-6312	
WADE AVENUE PROPERTIES LLC	7925 PURFOY RD	FUQUAY VARINA NC 27526-8937	
WADE, MICHAEL JAMES	903 GLENWOOD AVE	RALEIGH NC 27605-1511	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
WAKE COUNTY	WAKE COUNTY ATTORNEY'S OFFICE	PO BOX 550	RALEIGH NC 27602-0550
WALDNER, RUDIGER J WALDNER, DEBORAH K	618 N BOYLAN AVE STE 618	RALEIGH NC 27603-1437	
WALICO, L.L.C.	101 SWIFT WIND PL	APEX NC 27539-5113	
WANG, LEO	614 212 CAPITAL BLVD	RALEIGH NC 27603-1157	
WASKO, CHRISTOPHER W WASKO, ERIN E	614 CAPITAL BLVD APT 106	RALEIGH NC 27603-1159	
WATKINS, JENNIFER	614 CAPITAL BLVD APT 206	RALEIGH NC 27603-1154	
WATKINS, LISA	618 818 N BOYLAN AVE	RALEIGH NC 27603-1444	
WEBRE, STEPHEN MICHAEL	614 CAPITAL BLVD APT 109	RALEIGH NC 27603-1155	
WEI, WILLIAM J CHEN, GRACE Q	4117 HALBURTON RD	RALEIGH NC 27613-5356	
WEST STREET II OWNERS LLC	PO BOX 6309	RALEIGH NC 27628-6309	
WHALEN, JOHN F. WHALEN, COURTNEY A.	808 GLENWOOD AVE	RALEIGH NC 27605-1510	
WHITLEY, JAMES A JR	510 GLENWOOD AVE APT 407	RALEIGH NC 27603-1262	
WIDENER, WARREN J WIDENER, JESSICA B	507 DEVEREUX ST	RALEIGH NC 27605-1501	
WILKINSON, ROBERT A	1538 PEMBROOK JONES DR	WILMINGTON NC 28405	
WILLIAM STREET LLP	3321 OGLE DR	CARY NC 27518-6412	
WILLIAMS, BRANDON JHUN-GEDT	3032 BETHWICKE CT	RALEIGH NC 27604-4964	
WILLIAMS, THOMAS MILES	615 408 W PEACE ST	RALEIGH NC 27605-1519	
WINGOLD, BURL P WINGOLD, KARYN D	505 ADAMS ST	RALEIGH NC 27605-1201	
WK DONUT LLC	3111 GLENWOOD AVE	RALEIGH NC 27612-5006	
WONG, JASON YAT SANG WONG, ADA HOH CHIN	614 CAPITAL BLVD APT 111	RALEIGH NC 27603-1155	
WOODRING, JACK DALTON TRUSTEE JACK DALTON WOODRING LIVING TRUST	614 CAPITAL BLVD APT 208	RALEIGH NC 27603-1157	
WORRELL, SHEREE L	C/O YORK PROPERTIES	614 CAPITAL BLVD APT 117	RALEIGH NC 27603-1158
WORTH, JONATHAN D WORTH, ANN W	800 N BOYLAN AVE	RALEIGH NC 27605-1404	
XSILENT HOLDINGS LLC	904 ANGEL OAKS CT	RALEIGH NC 27610-6306	
YUMANS, SCOTT	9806 TRIBONIAN DR	RALEIGH NC 27612-7621	
ZHENG, ZHUANGZHUANG	618 N BOYLAN AVE STE 702	RALEIGH NC 27603-1439	
ZP NO 338 LLC	6725 MONUMENT DR	WILMINGTON NC 28405-4558	

EXHIBIT C - MEETING SUMMARY

Second Neighborhood Meeting Report | Peace/West Rezoning

Date: June 25, 2025

City Representative: Matthew Klem

Council Member(s): Jane Harrison & Megan Patton

The applicant opened the meeting and presented updates on the proposed rezoning for the assemblage of parcels located at the northeast corner of the intersection of Peace Street and West Street. The applicant discussed the rezoning process, revised plans, and addressed comprehensive plan consistency. Topics discussed included:

Design Considerations of Proposed Development

- Two separate buildings with maximum heights of 360 feet (approximately 30 stories) and 240 feet (approximately 20-22 stories) - Buildings would be separated to create a "promenade" between them.
- The southern portion would have a maximum height of 360 feet
- The northern portion would taper down to a maximum of 240 feet
- Building heights would likely be measured from West Street
- Triangular shape of site bordered by three sides: P Street, West Street, and Smoky Hollow Park - Design aims to address all three frontages
- Topographical challenges with 25-35 feet of grade change across the property
- Underground parking to accommodate the grade changes
- Walkability

Comprehensive Plan Discussion

A significant portion of the meeting focused on the comprehensive plan:

- Central Business District Future Land Use Map designation
- Downtown transit station area that allows heights up to 40 stories
- Discussions of downtown transition area policies

Process and Next Steps

- The proposal will go to the Raleigh Planning Commission on August 12th
- After Planning Commission, it will proceed to City Council for final decision

Community Concerns

Major Topics Discussed

- Impact on the historic Glenwood Brooklyn neighborhood
- Shadows cast by tall buildings on adjacent properties and the park
- Appropriate transitions between high-density development and residential areas
- Wind and environmental impacts of tall buildings
- Property value impacts on nearby residential properties
- Questions about the development timeline and financing
- Consistency with the Comprehensive Plan

Specific Questions and Responses

A participant asked about the topography and how the buildings will be measured.

Response: There is 25' to 30' of grade change. The plan is to build into the topography with underground parking. Building height will likely be measured from West Street.

A participant asked what has changed from the denial two years ago. This property is now in the transition area.

Response: The stepdowns and building heights have changed providing appropriate transitions. We believe the height is consistent with the comprehensive plan, recognizing there are 40 story buildings approved across the street.

A participant asked what is the financial contribution for affordable housing and the park.

Response: There will be a 1.2 million contribution to affordable housing. At this time there is no contribution to the park.

A participant asked if the rezoning can be changed if it is approved?

Response: The zoning must follow what is approved. A lot of effort has gone into planning, but we don't know how things are going to move around until we get to the site plan process.

A participant stated the Central Business District which is split up into core, edge, and general and this is general.

Response: The Central Business District intended to enhance downtown Raleigh as a vibrant mixed use area. It's the heart of the city. Heights as high as 40 stories in the core that would taper down to meet the adjacent neighborhoods.

A participant stated that he called someone at the city to said there is no transit station at West Street .

Response: We are subject to the maps that are adopted in the Comprehensive Plan.

A participant recalls when this was before Planning Commission two years ago, transit station areas were specifically raised and city staff said there would be no transit station at West Street. Now you are putting it back in when you were told two years ago that this is not true.

Response: We are not putting anything back in, all I can tell you is that the map still exists.

A participant stated that he does not understand the point of having these meetings when staff has not published a consistency statement.

Response: We are here today because the meetings are part of the process. We continue to do the zoning work and provide a final set of conditions so that staff can do their work before it goes to Planning Commission.

A participant asked if Planning Commission will provide real facts of consistency, so it is not just you saying one thing and us saying something else.

Response: Planning Commission will review the staff report and either support or not support the case.

A participant stated that Council can do what it wants to do related to the Comprehensive Plan, and you can say whatever you want.

Response: We believe the heights we are proposing associated with this use are reasonable based upon the language of the Comprehensive Plan. At the end of the day, we do not have control over what we can or can't do here.

A participant is concerned about the blocking of the sun. Please project the accurate shadows.

Response: These renderings are conceptual.

A participant discussed massing drawings allowed as part of the zoning case. Can you check if massing can be submitted?

Response: Typically, we receive written conditions of what can and cannot be done. We take 2D information but not massing. We will check on that.

A participant stated that he understands you have to use the maps that are published but we've already been down this road. It is not going to be designated transit. Going down this road is going to be a waste of everybody's time.

Response: I understand. I do not get to make these decisions, and I am not trying to waste anyone's time. We believe this is the right project for this area based on the Comprehensive Plan and policies that apply to downtown gateways.

A participant stated he is approximately 30 years old and can see by looking around the room that there is a different age demographic. If you ask someone my age if this is good for the city, we would say yes.

A participant asked if there is someone with the city that can discuss the environmental impact with sun, wind, and sound.

Response: Not typically during the rezoning.

A participant stated these big buildings next to a historic neighborhood, or any neighborhood, are going to devalue those properties.

A participant stated you're wasting staff time. You're wasting our time. The other thing I will say, I refer to it as the fight to the edges. It's sort of like back in the 50s and 60s when it was a fight to the suburbs. I'm sure you got good deal on this property because you have one and two-story buildings to tear town versus tearing down a Hanover Square building or something like that.

Response: The economics are good because the demand for people to live in a place like this is so high. And the reason why people want to live in a place like this is because you have Publix across the street, you have Smoky Hollow across the street, you have Glenwood South around the corner. The economics make sense because the density makes sense, in my personal opinion. Again, intelligent minds can disagree on that.

A participant stated if this were to get approved, when would you start building and when will there be occupancy. If you can't get the money together what happens?

Response: Financing is lined up and could start in about a year and in 3 years people will be moving in.

A participant asked if the adjacent parcels are designated Office and Residential, I'm curious why you're doing the 45 degree angle at the Glenwood Brookly neighborhood instead of the properties adjacent.

Response: This policy applies for properties that abut low or moderate scale residential designations. The intervening properties are not designated lower moderate scale. There's a specific designation for moderate scale residential which the neighborhood is. The abutting property is not moderate scale residential. It's office and residential.

EXHIBIT D - SIGN IN SHEET

Print Name	Address	Phone and/or Email Address
Mary Freeman	1204 Filmore St.	919-740-3026
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Hilary Baker	605 Adams St	Raleigh 919 604-7500
Deb Plesko	603 Adams St	919 757 7029
David Wood	603 Adams St	919 796 8107
Cooper Heins	614 Capital Blvd #120	919 274-7406
Adam Cohen	614 Capital Blvd #120	919-946-8800
Jim Baldwin	614 Capital Blvd #223	919-279-3734
Erin Duke	600 saint Marys street	(919) 741-8329
MATT MILLER	614 CAPITAL BLVD #225	919-623-9494
Jennifer Hewitt	518 Cleveland St	781/389-1592
John Lee K	" " "	984/777-1418
Marguerite Moore	500 Devereux	803-608-0477
DAVID CASTRO	762 WIMPLETON	919-623-3328

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Dennis Potter		
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Brian Lynchurch	501 Devereux St	919-931-2751
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Mube Mame	1041 Aventura Blvd	919-815-6258
Tim Niles	11509 Midlana Dr	919 676 1155
Vance Brantley	510 Devereux St	919 673 4630
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Ben Kuhn	1223 Pierce St.	

