



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

This is a resolution to establish a public hearing for the adoption of the Raleigh Springs Mall Urban Renewal Plan and to approve the Raleigh Springs Mall Urban Renewal Plan.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Housing and Community Development

3. State whether this is a change to an existing ordinance or resolution, if applicable.

N/A

4. State whether this requires a new contract, or amends an existing contract, if applicable.

N/A

5. State whether this requires an expenditure of funds/requires a budget amendment.

This item does not require an expenditure of funds or require a budget amendment.

Resolution-Division of Housing and Community Development



Resolution to establish a public hearing for the adoption of the Raleigh Springs Mall Urban Renewal Plan and to approve the Raleigh Springs Mall Urban Renewal plan.

WHEREAS, the Memphis Housing Authority (hereinafter referred to as “MHA” or “the MHA”) is a body politic and corporate, organized pursuant to T.C.A. § 13-20-101, et seq. and established for the purpose of providing safe, sanitary, and affordable housing for the citizens of Memphis, Tennessee; and

WHEREAS, the City of Memphis Division of Housing and Community Development (hereinafter referred to as “HCD”) is a duly established division of the City of Memphis Government, dedicated to the removal of slum and blight in the City of Memphis, through the social and physical improvement of neighborhoods and communities throughout the City; and

WHEREAS, the Memphis Housing Authority, in conjunction with the Division of Housing and Community Development has created a plan for the redevelopment of the Raleigh Springs Mall, and in that connection, pursuant to T.C.A. § 13-20-201 et seq., has created a redevelopment plan for the proposed Raleigh Springs Mall Redevelopment Area; and

WHEREAS, The plan studied the general property conditions, the availability of public facilities, transportation elements, land use compatibility, and established recommendations regarding the land use and other matters pertaining to public safety and general welfare; and

WHEREAS, public meetings were held in the Raleigh Community beginning in 2009 to receive public input toward the revitalization of the Austin Peay Corridor including the Raleigh Springs Mall, including one in April 2013 at which the findings, recommendations, and a plan for the area were presented.

WHEREAS, in furtherance of the goals of both MHA and HCD to provide safe, sanitary, and affordable housing, to remove slum and blight, and to enhance economic growth and development in the Memphis area, the MHA and HCD have enlisted and received the support of several community partners to undertake a significant community revitalization plan; and

WHEREAS, T.C.A. § 13-20-211 provides that a redevelopment or urban renewal plan shall be “undertaken in accordance with an urban renewal plan for the area of the project” and in that connection, said plan is required to set forth certain statutorily required criteria, including, but not limited to; land acquisition, demolition and removal of structures, redevelopment and rehabilitation plans, land uses, and other public improvements; and

Resolution-Division of Housing and Community Development

WHEREAS, pursuant to T.C.A. § 13-20-201 et seq. any plan for redevelopment must be approved by the legislative body for the municipality wherein the development of the plan has been sought; and

WHEREAS, the Memphis Housing Authority is desirous of undertaking this effort for its constituency, as well as for the citizens of Memphis, Tennessee.

NOW, THEREFORE BE IT RESOLVED, that the Council of the City of Memphis has reviewed the findings of the Memphis Housing Authority and the Division of Housing and Community Development as outlined herein.

BE IT FURTHER RESOLVED, by the Council of the City of Memphis that the establishment of stable neighborhoods, and the economic development of communities are all essential undertakings for the City of Memphis, and that in that connection, are in the best interested of the citizens of Memphis.

BE IT FURTHER RESOLVED, by the Council of the City of Memphis, that the property known as the Raleigh Springs Mall is declared as a slum and blighted areas as defined by T.C.A. § 13-20-201.

BE IT FURTHER RESOLVED, by the Council of the City of Memphis that the Raleigh Springs Mall Redevelopment project is hereby established and shall be implemented by the Memphis Housing Authority, and the City of Memphis' Division of Housing and Community Development, subject to all statutory and regulatory directives relevant thereto.

BE IT FURTHER RESOLVED, that the Council of the City of Memphis acknowledges the completion of a proposed redevelopment plan for the Raleigh Springs Mall by the Memphis Housing Authority and the Division of Housing and Community Development.

BE IT FURTHER RESOLVED, that a public hearing on the adoption of the "Redevelopment Plan for the "Raleigh Springs Mall" shall be a part of and held during the February 4, 2014 Memphis City Council Meeting.

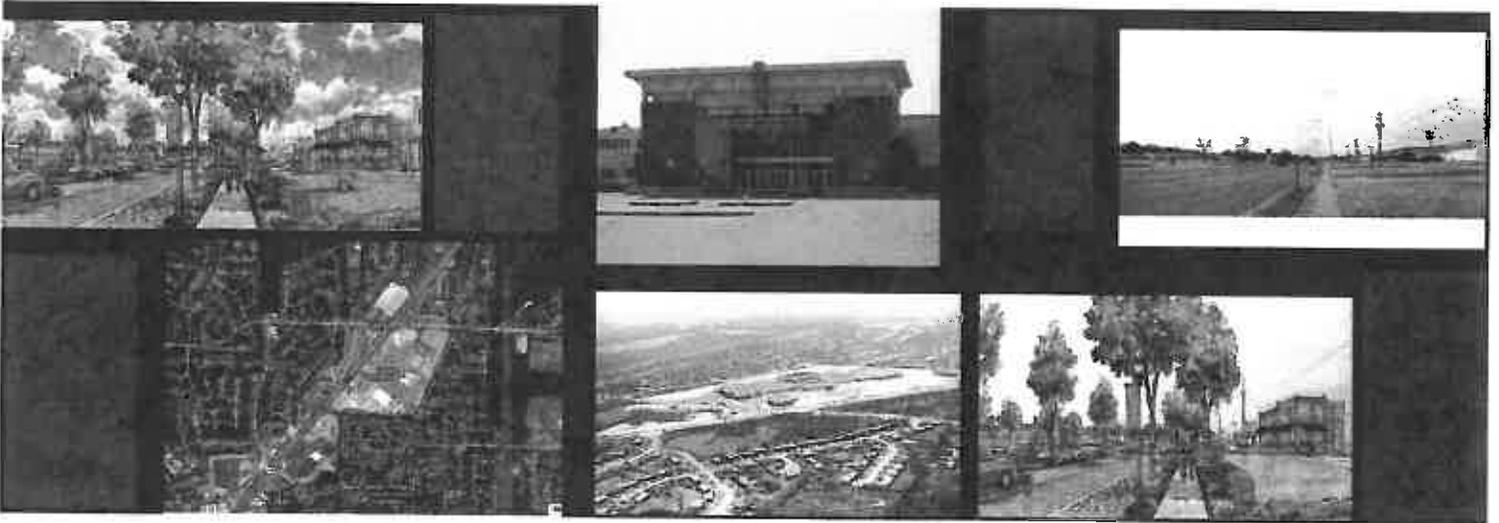
BE IT FURTHER RESOLVED, that MHA and HCD will work together to further the goals and objectives of the Raleigh Springs Mall redevelopment plan.

BE IT FURTHER RESOLVED, the Council for the City of Memphis finds that in addition to the elimination of blight from the project area, the redevelopment plan shall further promote the public welfare and proper redevelopment of the community.

BE IT FURTHER RESOLVED, that this Resolution shall take effect from and at its adoption, the welfare of the City of Memphis requiring it.

Raleigh Springs Mall

Urban Renewal Plan

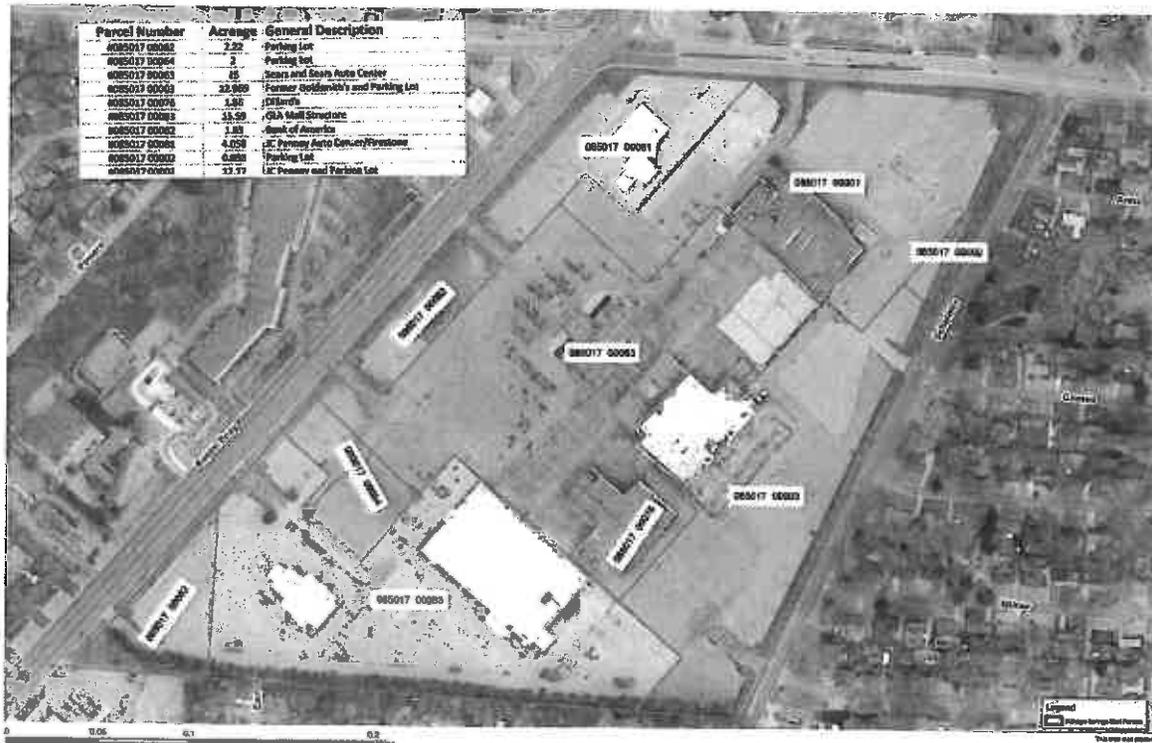


**Memphis Housing Authority
December 2013**

RALEIGH SPRINGS RENEWAL PLAN

I. LEGAL DESCRIPTIONS

Recorded in the Shelby County Registers Office in Plat Book 234 Page 61 under the name Raleigh Springs Mall SC-1 Regional Shopping Center. The property has been further subdivided into the following 10 parcels shown on the map below:



II. CHARACTERISTICS OF BLIGHT IN THE REDEVELOPMENT AREA

The Raleigh Springs Mall Redevelopment Area is a blighted area with many parts meeting the more severe definition of slum which are characterized by dilapidated, deteriorated buildings, building types, poor sanitation, lack of open space, and conditions that endanger public health. The following will detail the existence of these conditions within the Raleigh Springs Mall Redevelopment Area.

A. Slum Conditions

Evidence of Property Deterioration and Abandonment

The deteriorated condition of Raleigh Springs Mall is plainly evident in a drive around development with the occupied sections in good condition. All of the former anchor buildings are shuttered and are in varying states of decay. The Gross Leasable Area section of the mall site is in good condition with it being renovated in The Sears building which was the last to close is in the best shape of all the closed stores with the exception of the Sears Auto Center which has evidence of squatters and vandalism. The Dillard's building is in bad condition with portions of the façade missing exposing the building insulation to the elements and the glass front with several panels broken. The Goldsmith's building is in fair condition with trash and debris in the freight dock area. The JC Penney building was demolished in 2012 with a portion of the south wall still standing with exposed steel beams and girders. The free standing Bank of America along Austin Peay Highway is in good condition. The former JC Penney Auto Center/Firestone is in deteriorated condition with broken windows. The City of Memphis has pursued owners for code violations and the owner has complied except the property is now under multiple owners. The overall revitalization plan for the Raleigh Springs Mall Redevelopment Area will pursue the redevelopment of the former shopping center site.

The parking lot is in bad condition with numerous pot holes and several parking lot lamp standards laying down in the lot.

Evidence of Underutilization of Surrounding Property

Properties along the Austin Peay Highway corridor are clearly underutilized. In the past 10 years, there have been several formerly viable properties that have been demolished with no new structures constructed on the site. This includes the former Seessel's Grocery Store to the northwest of the mall site and the former Raleigh Yale Shopping Center to the north. To the south at Austin Peay Plaza, most of the shopping center is vacant with the closure of Big Lots, and Chuck E. Cheese. To the west a former A.J Wright is vacant in the shopping center and has not been filled for 2 years.

B. Existence of Blight

In 1971, the Raleigh Springs Mall opened with 65 in line stores anchored by JC Penney, Sears, and Goldsmith's. The center was the dominant retail destination for northern Shelby County and the second enclosed

shopping center built in the area. Over time other retail was constructed on Austin Peay Highway in addition to residential homes in the Raleigh and Bartlett area. Fortunes were good for Raleigh Springs Mall with the addition of Dillard's in the 1980's.

However in 1997, Wolfchase Galleria Mall opened and started siphoning off business from the mall. In addition, the management of Raleigh Springs Mall never renovated the mall giving it a dated appearance. The mall was renovated in the early 2000's to attempt to keep tenants but the market along Austin Peay had started to change. Several businesses such as check cashing and pawn shops opened on the street giving the impression of a depressed area. Goldsmith's was the first anchor store to close in 2003 followed by Dillard's in the same year. JC Penney converted its store to a clearance center and shut down in 2004.

In 2005, Wal-Mart proposed to build a Supercenter on the site where the JC Penney is located with mall access. They decided to remain at their current location north of the mall and upgrade the existing store. Sears closed their store in 2011 leaving the mall with no anchors.

Vandalism is rampant with the Dillard's building suffering the most vandalism with most of the mirrored glass smashed on the facade and the doors having to be re-secured to prevent entry.

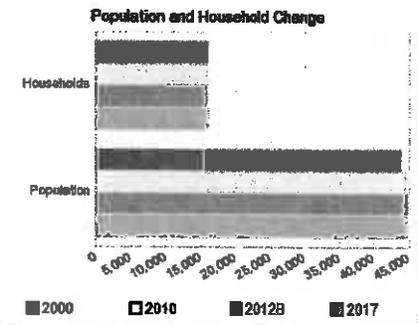
The surrounding housing stock and commercial structures are in fair condition with some structures needing some minor repairs to keep the structures looking in good condition.

III. Demographics of the Redevelopment Area

Population

In 2010, the population in the study area was 44,422. In 2000, it was 43,931, roughly a 1.1% change. The population in 2012B was 44,864. The projection for 2017 is 44,701, representing a change of -0.3%.

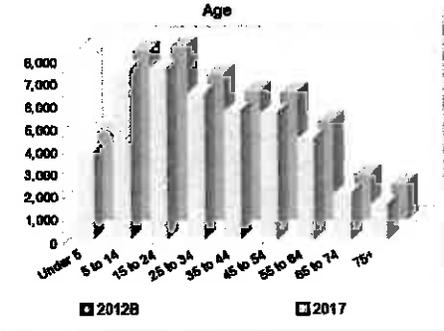
The number of households in the study area in 2000 was 15,900 and changed to 15,656 in 2010, representing a change of -1.5%. The household count in 2012B was 15,868. The household projection for 2017 is 15,992, a change of 0.7%.



Age

In 2000, the median age of the total population in the study area was 29.5, and in 2010, it was 29. The median age in 2012 is 30 and it is predicted to be the same in five years, at 30 years old.

In 2012, females represented 53.8% of the population with a median age of 32.0 and males represented 46.1% of the population with a median age of 27 years old. In 2012B, the most prominent age group in this geography is Age 5 to 14 years old. The age group least represented in 38128 is age 75 + years.



Race

The chart below illustrates the racial and ethnic composition of 38128.

Race & Ethnicity							Percent Change
	2000	%	2010	%	2012B	%	2000 to 2010
White	15,677	35.6	7,416	16.6	7,351	16.3	-52.6
Black	26,027	59.2	33,990	76.5	34,395	76.6	30.6
American Indian or Alaska Native	100	0.2	101	0.2	105	0.2	1.8
Some Other Race	451	1.0	291	0.6	303	0.6	-35.4
Two or More Races	1,090	2.4	1,987	4.4	2,059	4.5	82.2
Hispanic Ethnicity	585	1.3	634	1.4	648	1.4	8.4
Not Hispanic or Latino	1,865	4.2	3,304	7.4	3,372	7.5	77.1
	42,068	95.7	41,117	92.5	41,491	92.4	-2.2

Source: DemographicsNow, 2013 – US Census

Education

Educational attainment in the 38128 area is in line with the national trends and the City of Memphis. The zip code has a higher percentage of High School graduates at 37.4% compared to 30% for the City of Memphis and 28% for the entire United States. However 38128 lags behind the national average in terms of persons that have completed

Educational Attainment: 2012

38128	2012
Total Population Age 25+	25,716
Grade K - 8	3.7%
Grade 9 - 12	10.5%
High School Graduate	37.4%
Associates Degree	7.5%
Bachelor's Degree	11.0%
Graduate Degree	4.5%
Some College, No Degree	23.4%

a four year degree at 11% compared to 18% for the entire United States.

Income and Employment

In 2012, the median household income in 38128 was \$38,053, compared to the entire US median which was \$53,535. The Census revealed median household incomes of \$35,041 in 2010. It is projected the median household income in 38128 will be \$42,801 in 2017, which would represent a change of 12.4% from the current year.

The per capita income in this area was \$16,573, compared to the entire US per capita, which was \$28,086. The 2012 average household income for 38128 was \$17,957, compared to the Entire US average which was \$28,888.

32,584 people were over the age of 16 in the labor force in 38128 in 2012. Of these 58.3% were employed, 5.7% were unemployed, 35.8% were not in the labor force and 0.0% were in the Armed Forces. In 2012, unemployment in this area was 6.1%.

There were 8,608 employees in 38128 (daytime population) in 2012 and there were 1,199 establishments. For this area in 2012, white collar workers made up 53.4% of the population, and those employed in blue collar occupations made up 23.4%. Service and Farm workers made up 23.0% of the population. In 2010, the average time traveled to work was 25 minutes.

IV. PROPOSED REDEVELOPMENT PLAN FOR THE RALEIGH SPRINGS MALL

a. INTRODUCTION & OUTLINE

In the 1800s, Raleigh was a separate city and was widely known for its springs and was a resort destination for residents throughout the region. Raleigh was also the County seat from 1827 to 1867 before it became part of Memphis in 1867. In the 1960's, the Raleigh community had a great deal of residential and commercial development and was a focal point of the growing Memphis metro area. The Raleigh Springs Mall opened in 1971 and remained a preferred shopping destination for many years. However, like many indoor malls, increase competition and age affected to the decline in popularity, which was exacerbated by the opening of the Wolfchase Galleria in 1997.

In addition to the increased and newer competition, the widening of Austin Peay Highway and off-ramps isolated parts of Raleigh from the rest of the neighborhood. The street became a fast-moving thoroughfare suited only for strip center-style retail, coupled with the decline of the Mall, the Austin Peay Highway

Corridor and old Raleigh have fallen into disfavor and disrepair. Major retailers (Dillard's, JCPenney, Goldsmith's/Macy's, Serra Chevrolet) and numerous smaller shops have left empty storefronts and parking lots, out-dated building, neglect, declining revenues and less attractive businesses. The long decline of the retail environment, coupled with recent economic woes, have created a decision point for Raleigh and Austin Peay Highway and its future. To regain some of its lost luster a long-term strategy of reinvestment must be employed.

Despite the challenges to the mall site and the Austin Peay Corridor, Raleigh is one of the city's largest neighborhoods and maintains average to slightly above average household incomes.

Concurrent Efforts

Several factors are converging in place and time to make this attempt for an Urban Renewal designation possible: concurrent planning efforts, leverage of planned public improvements, resident and community support, and a commitment to partnership.

Planning Efforts

In 2005, the City of Memphis In May of 2009, the City of Memphis engaged Looney Ricks Kiss (LRK Inc.) to study was engaged by the City of Memphis to study the area known as Raleigh and the Austin Peay Highway Corridor in Memphis, Tenn. to determine what actions might be needed to help the area become a stable and vital neighborhood like it once was. A process of public engagement, site analysis, regulatory review, and projecting likely future developments was embarked upon. The planning team conducted field studies to determine the kind and quality of land uses in the area, an analysis of current and future zoning, conducted several public meetings to solicit input from over 100 residents and businesses, and created an on-line community vision survey which received 175 well-informed responses. The plan identified six distinct areas that would be able to function as walkable neighborhoods, each having their own opportunities and challenges. One of these is the Raleigh Springs Mall. The plan suggests that to make the Mall site viable major improvements are required and that the site should be made more accessible and attractive from Austin Peay. To further refine the potential for the site, the City asked OT Marshall to develop a plan which would include a mix of retail and public buildings, which would leverage existing projects and attract a broader group of people.

Planned Public Improvements

There are several city capital projects planned for the Raleigh area within the next ten years and there are opportunities for operational savings and other efficiencies by combining the facilities on the Raleigh Mall site. The City of

Memphis purchased a vacant grocery store on Austin Peay with the intention of relocating a traffic precinct on the site and has funds budgeted for the construction of the facility. The police precinct that serves Raleigh is outdated and in need of major repairs and could co-locate with the planned traffic precinct on the Mall site. Additionally, the library has budgeted funds for acquisition, design, and construction for a new library in Raleigh and the Mall site is an ideal site as it is not far from the library's current location. The existing police precinct and library facilities are outdated and it is more cost effective to build new on one site than to make the investment in the current buildings.

Resident & Community Support

Over the course of the last several years, the City has met with the Raleigh Community Council and other stakeholders to gain their input about the future of Raleigh, the Austin Peay Corridor, and the Mall site. Throughout the master planning process for the Austin Peay Corridor, city staff and consultants conducted surveys, held meetings, and participated in community meetings to present updates. At a meeting in April 2013, the proposed plan for the mall site was presented to the Raleigh Community who enthusiastically expressed their support of the plan.

Commitment to Partnership

Many institutions have embraced the concept of collaborating on a comprehensive redevelopment. The City of Memphis Divisions of Housing and Community Development, Memphis Police Department, Public Services and Neighborhoods, Engineering, and Fire are all active partners in efforts to improve this area significantly. All support efforts to recreate a neighborhood center in the void that currently exists and to take advantage for areas to co-locate where possible to maximize efficiency of operations. This is a unique opportunity to bring these partners together to create a new development that will complement a number of planned projects and bring a new energy to the Raleigh community.

The Impact of the Plan

The plan addresses the persistent slum and blight of this area by creating an appropriately dense, mixed-use neighborhood center, characterized by:

Quality

The Plan envisions quality controls in the development of new buildings that incorporate the architectural character that has made other Memphis neighborhoods successful. Quality extends beyond the building footprint to landscaping, streetscape, roadway design, parks, and appropriate mixed-use development.

Mixed-Use

This Plan embraces the concept of locating a variety of public and private uses on the site, resulting in a more efficient use of space and operational savings.

Infrastructure Investment

The Plan recognizes the importance of creating an infrastructure that works: a street grid that connects people to services and transportation; sidewalks and street trees that create a friendly, walkable center; and improving any weaknesses in basic systems and services such as water, sewer, and utilities.

Open Space

This plan incorporates usable, attractive open space and recreational areas. A successful neighborhood needs greenspace: recreational opportunities and a place to connect with neighbors.

In summary, this Plan is about links: linking citizens to many quality services, both public and private; linking sections of the community that have been cut off from each other, and linking Memphians to each other in an energetic new community.

Findings necessary for the creation of a redevelopment strategy

Finding 1:

The Elimination of Spot Blight

As documented on pages 1-3 of this plan, there are a number of conditions affecting the mall site that qualify as slum and blight and have a negative impact on the neighborhoods and community that surround it. The proposed plan will eliminate the slum and blight conditions and replace them with a multi purpose facility to include civic activities, retail development, walking trails, and recreational spaces.

Finding 2:

The Establishment of Mixed-Use Development

The City and MHA support the redevelopment of the Raleigh Mall site into a mixed-use center that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections. The benefits of a mixed-use development on the site include a more compact development, stronger neighborhood character and a sense of place, and pedestrian and bicycle-friendly environments.

B. LEGISLATIVE AUTHORITY

Tennessee Code Annotated §13-20-202 sets forth the powers of housing authorities with respect to the redevelopment of blighted areas. In this section, housing authorities are permitted to take the following measures to establish redevelopment and to remove slum and blight:

- i. Acquire blighted areas.
- ii. Acquire real property for the purpose of removing, preventing, or reducing blight.
- iii. Acquire real property where the condition of the title, the diverse ownership of the real property to be assembled, the street or lot layouts, or other conditions prevent a proper development of the property and where the acquisition of the area by the authority is necessary to carry out a redevelopment plan.
- iv. Clear any areas acquired for uses in accordance with the redevelopment plan.
- v. Sell or lease land so acquired for uses in accordance with the redevelopment plan.
- vi. Accomplish a combination of the foregoing to carry out a redevelopment plan.
- vii. Have and enjoy all of the rights, privileges, and immunities granted to housing authorities under such law, and/or under any special act by which the authority may have been created, and/or any other provisions of the law relating to slum clearance and housing projects for persons of low income; and
- viii. Borrow upon its notes, bonds, or other evidences of indebtedness to finance any of the foregoing and to carry out a redevelopment plan and secure the same by pledges of its income and revenues, generally, or its income and revenues from a particular redevelopment project or projects, including moneys received by any authority and placed in a special fund or funds pursuant to tax increment financing provisions contained in a redevelopment plan, or from grants or contributions from any government, or in any other manner.

Nothing contained in §13-20-113, §13-20-413 and/or in any special municipal housing authorities law shall be construed as limiting the power of an authority, in the event of default by a purchaser or lessee of land in a redevelopment plan, to acquire property and operate it free from restriction contained in §13-20-113 and §13-20-413, or in any special statute as aforementioned relating to tenant selection or operation with profit.

Tennessee Code Annotated §13-20-203 prescribes the requirements for carrying out a redevelopment project. Among these is the requirement that the governing body of the municipality in which the redevelopment is situated approve a

redevelopment plan which provides an outline for the redevelopment of the area, and is sufficiently complete to:

1. Indicate its relationship to definite local objectives as to appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements;
2. Indicate proposed land uses and building requirements in the area; and
3. Indicate the method of temporary relocation of persons living in the redevelopment area, and also the method of providing (unless already available) decent, safe, and sanitary dwellings substantially equal in number to the number of substandard dwellings to be cleared from the area, at rents within the financial reach of the income groups displaced from such substandard dwellings.

C. BOUNDARIES OF THE DEVELOPMENT

The established boundaries for the area are Yale Road on the North, Scheibler Road on the East, and Austin Peay on the west. The southern property of the Mall is the South.

D. GOALS & OBJECTIVES

Pursuant to Tennessee Code Annotated §13-20-201, et seq., the Memphis Housing Authority has proposed the following goals and objectives for the redevelopment of blighted properties:

Goal: To increase development and enhance the tax base for the surrounding areas.

Objective: To develop a modernized safe open air concept, or lifestyle center, that is more desirable due to accessibility, branding strategies, and creating a sense of place that will become the active node that it once was. The Raleigh Springs Mall Renewal Plan will accomplish this by redeveloping underutilized areas with public and private uses, increased density; and improved infrastructure and street layouts.

Goal: To rebuild neighborhood services.

Objective: The project entails the development of several public facilities including a new combined traffic and police precinct, a new library, a skate park, and greenspace. In addition, private development partners will be selected to develop a retail and commercial portion of the project, which will provide much needed neighborhood services.

Goal: To improve public safety.

Objective: Facilitate the development of unused and underutilized parcels to reduce harbors for vagrancy and criminal activity. The Plan restores a sense of neighborhood to an underutilized area. Vacant and dilapidated buildings will be

removed, appropriate density will be developed, and the street grid will be improved to allow safe vehicle and pedestrian access.

Goal: To preserve important cultural resources.

Objective: The history and the importance of the Raleigh Springs will be incorporated into the project which will help to create a unique sense of place for the Raleigh community.

Goal: To decrease area vacancies.

Objective: To encourage the development of vacant and underutilized land by the City and private entities. This Plan will not be completed without an effective partnership among the City, MHA, the private sector, and residents.

Goal: To create jobs.

Objective: To use redevelopment efforts as opportunities for employment by local area residents. To provide incentives to developers, if so procured, that will encourage the hiring of community residents. This Plan has the potential to create jobs during construction and after construction in the retail and commercial aspects of the project.

E. RELATIONSHIP TO LOCAL OBJECTIVES

Appropriate Land Uses

The City envisions that the redevelopment of the mall site will create land-use synergy (e.g. residents provide customers for retail which provide amenities for residents). The intent of the plan is to create a mixed use facility that will serve as the town center for the Raleigh Community where retailers have the assurance that they will always have customers living right above and around them, and residents have the benefit of being able to travel a short distance for public and retail services.

Improved Traffic and Public Transportation

Substantial improvements need to be made to the traffic circulation system in the Redevelopment Area to support the redevelopment and growth anticipated by the Plan. This plan will facilitate the implementation of these public improvements. This plan will also support significant pedestrian improvements in the area. Improved connections between the Major roads and the site will permit more efficient use of public transportation and will assist the City in making public transportation more widely available in the Redevelopment Area.

Public Utilities

While the Redevelopment Area is served by all major public utilities, some of these utilities are dated and are not designed to serve the development anticipated by the Vision Plan. Therefore, as part of the redevelopment process, certain utilities will need to be repaired or replaced, and utilities needed to serve specific developments will need to be installed.

Recreational and Community Facilities

The implementation of the plan will result in the development of a diverse group of recreational and community facilities to supplement or replace those facilities that already exist near the Redevelopment Area. Additional greenspaces are expected to be constructed, as well as a number of other recreational facilities.

F. CRIME STATISTICS

The table below illustrates the crime rate in the neighborhood surrounding Raleigh Springs Mall. The table outlines the various Part 1 crimes that have occurred within the 38128 zip code. Crime data corresponds with the larger Raleigh community, covering the 38128 zip code.

	Homicide	Rape	Robbery	Assault	Burglary	Auto Theft	Larceny	Total
2006	7	19	316	232	864	399	2031	3868
2007	7	19	316	232	864	399	2031	3868
2008	9	26	303	289	1165	327	2259	4378
2009	4	36	190	282	1211	281	1624	3628
2010	4	36	190	282	1211	281	1624	3628
2011	5	25	150	254	913	191	1482	3020
2012*	1	14	128	240	710	141	1374	2608

Part I Crimes—Rate per 1,000 Population in Raleigh, Source: Memphis Police Department

**Through September 2012*

Trend data for total Part I crimes (homicide, aggravated assault, rape, robbery, burglary, auto theft, larceny) shows that part I crimes in the Raleigh area have remained constant, counter to trends nationally, and in the city. In the city as a whole, Part I crimes reduced significantly from 2009-2012. The Part I crimes in 38128 represent just over 8% of those in the entire City for that same timeframe.

G. LAND USE PLAN

PERMITTED USES

General Residential

There is no residential component currently planned as part of this development.

Mixed Use

The plan envisions a multipurpose open air center that will include a variety of civic activities, walking trails, recreational facilities, open spaces, and retail development.

Public & Institutional

The Plan seeks to develop several public buildings on the site of the Raleigh Springs Mall. These include a traffic and police precinct, library, and park space. The plan will also facilitate the development of a new public works facility by making property available on the current Old Allen Precinct site. The development of these will replace outdated facilities, thereby creating operational savings and a better experience for citizens.

Commercial Services

The Plan will make a concerted effort to encourage retail development on the former mall site that will provide needed goods and services to residents of the Raleigh area.

General Business

The Plan seeks to promote economic development in the area by alleviating blight and building appropriate public facilities to encourage investment in the area.

GENERAL REGULATIONS AND CONTROLS

Site Plan

Exhibit M-7 shows the proposed site plan and phasing plan for the proposed redevelopment area. The site plan shows the predominance of public development first and the coordination of uses in a logical and complementary way.

Open space is a key component of this plan. In an area that has been devoid of open space and recreational opportunity for too long, the plan provides a large park area, smaller neighborhood parks, and tree-lined streets throughout.

Landscape Treatment

Landscaping is a critical element in the plan, at the individual development level and in streets and walkways. Each individual development will be required to include appropriate landscaping. The redevelopment plan also includes a significant amount of greenspace and common gathering areas.

Buffering and Pollution Reduction

The landscape plan for the redevelopment includes trees as a buffer between the street and the development. In addition, there is planned recreational lake that will serve as both a buffer and a drainage solution for the site.

Exterior Design

All new construction will be subject to strict design review standards to be developed by the City and MHA in conjunction with planning experts and neighborhood stakeholders. Architecture of new developments will include characteristics of the adjacent neighborhoods.

Off Street Parking – Lots and Fencing

Parking lots can be accessed from the back of the units. Alleyways also move parking off of residential streets and create a more pedestrian-friendly, neighborhood environment. Perimeter fencing is provided in key locations along the perimeter of the development and around where needed for additional security and safety.

Signs

There is limited signage planned on this development. Small directional signs will be provided throughout the site for wayfinding and the public buildings and retail establishments will have appropriate signage to identify each building.

Historic Compatibility

Up until now, the proposed redevelopment area has been cut off physically and socially from surrounding residential neighborhoods. The redevelopment is an opportunity to tie the entire area back into the surrounding neighborhoods not only through improved streets and coordinated development activities, but also by bringing the distinct architectural character of Memphis' historic neighborhoods into the new community. The surrounding area is replete with examples of attractive historic architecture dating back to the turn of the century. By including elements of varied historic architectural styles in the new development, a seamless connection is created between the redevelopment area and surrounding neighborhoods. This is important to break down the real and perceived segregation of this area from its neighbors.

Demolition

Once the site is acquired, the demolition will be phased so that the public portion of the project is demolished and developed first and the existing businesses can remain in operation in the portion of the mall that remains. Ultimately, the entire site will be demolished and redeveloped.

Duration of Land Use Controls

MHA will employ land use controls in cooperation with private developers. One commonly-used tool, is for the MHA to own the land and lease it under a long-term ground lease to private developer(s). Deed restrictions run with the land, ensuring consistency with the plan in the future.

Land Acquisition

It is the intent of the City and MHA to acquire the ten parcels that make up the Raleigh Springs Mall totaling 68.2 acres. MHA may acquire or lease parcels in the redevelopment area through private negotiations. Options may be secured in the immediate term, with closings to occur over time, in accordance with the proposed phases. Securing title is critical to the success of the redevelopment of the site, as well as to ensure that development is coordinated. MHA may have the power of eminent domain and may use this as a last resort.

Redeveloper's Obligation and Land Use Controls

By keeping ownership of the land and providing a ground lease to the developer, MHA will have a mechanism in place to ensure that slum and blight does not reoccur. In addition, MHA required the developer to select a highly qualified property management firm. Strict design and development standards, and close oversight during construction, will also be used to make sure that the ultimate development product is of the highest quality.

Relocation Assistance

As appropriate, commercial relocation will be implemented according to the Uniform Relocation Act. It is the intent of MHA and partners to relocate existing businesses in the portion of the mall to be demolished first to the portion of the mall that would be demolished in a later phase, thus allowing them to remain in business during the construction of phase I.

Tax Increment – Not Applicable

Procedures for Changes in the Approved Plan

This plan is a conceptual plan. Before development proceeds, more detailed planning will be done for each proposed phase. Proposed land uses and other features may change with the permission of MHA. Changes in market conditions, environmental factors, and other planning efforts may all affect the proposed plan and may require changes in one or more phases of the Plan. If substantive changes are needed, MHA will present them to the community, and seek approval for an amendment to the plan from the MHA Board of Commissioners and City Council.

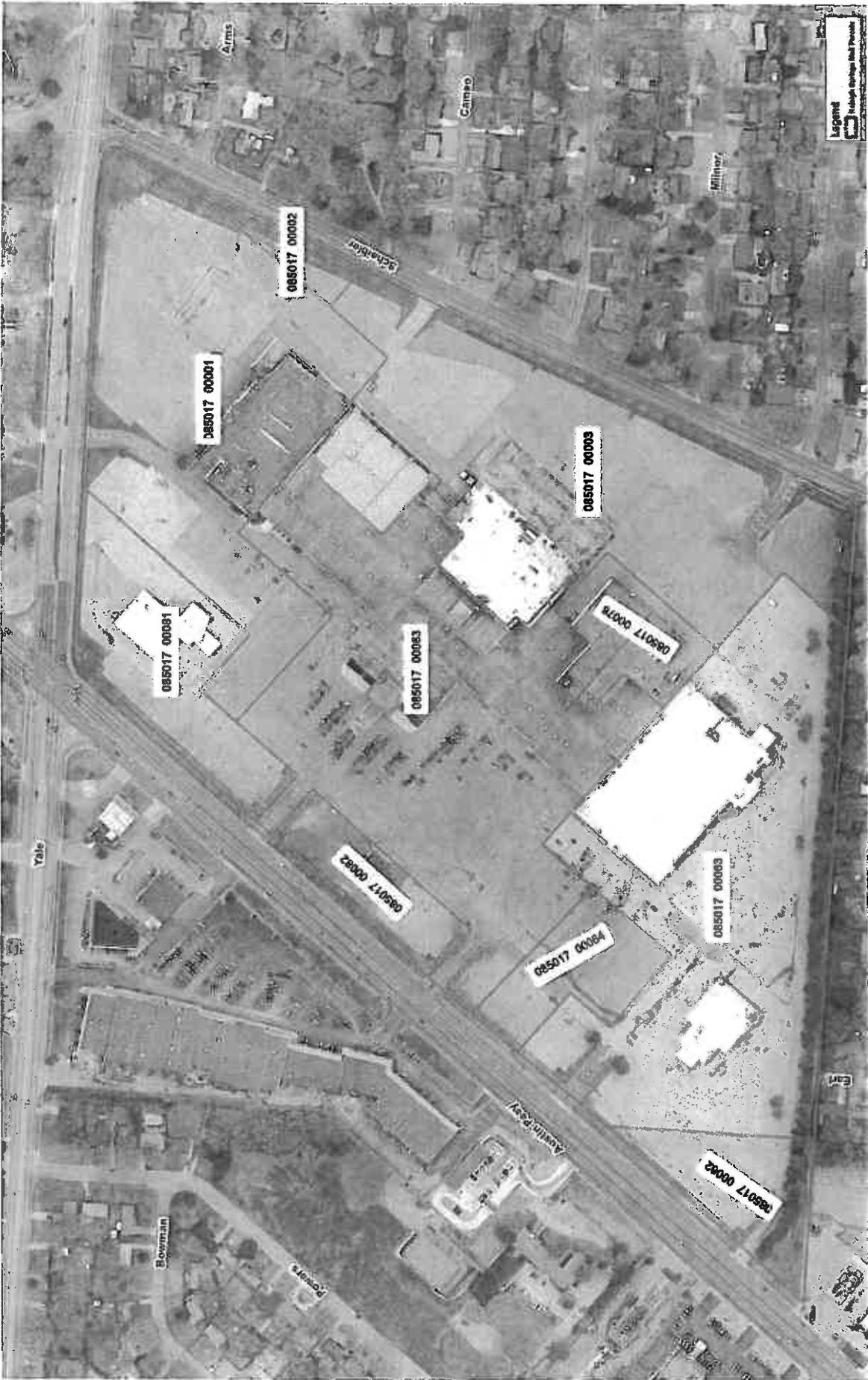
Severability – Not Applicable

**RALEIGH SPRINGS MALL
REDEVELOPMENT PLAN**

MAP CONTENTS

Existing conditions:

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Legend
Map Data by Esri
Aerial Imagery by GeoEye
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0 0.05 0.1 0.2 Miles

Location of Raleigh Springs Mall



This map was created
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June 22, 2013

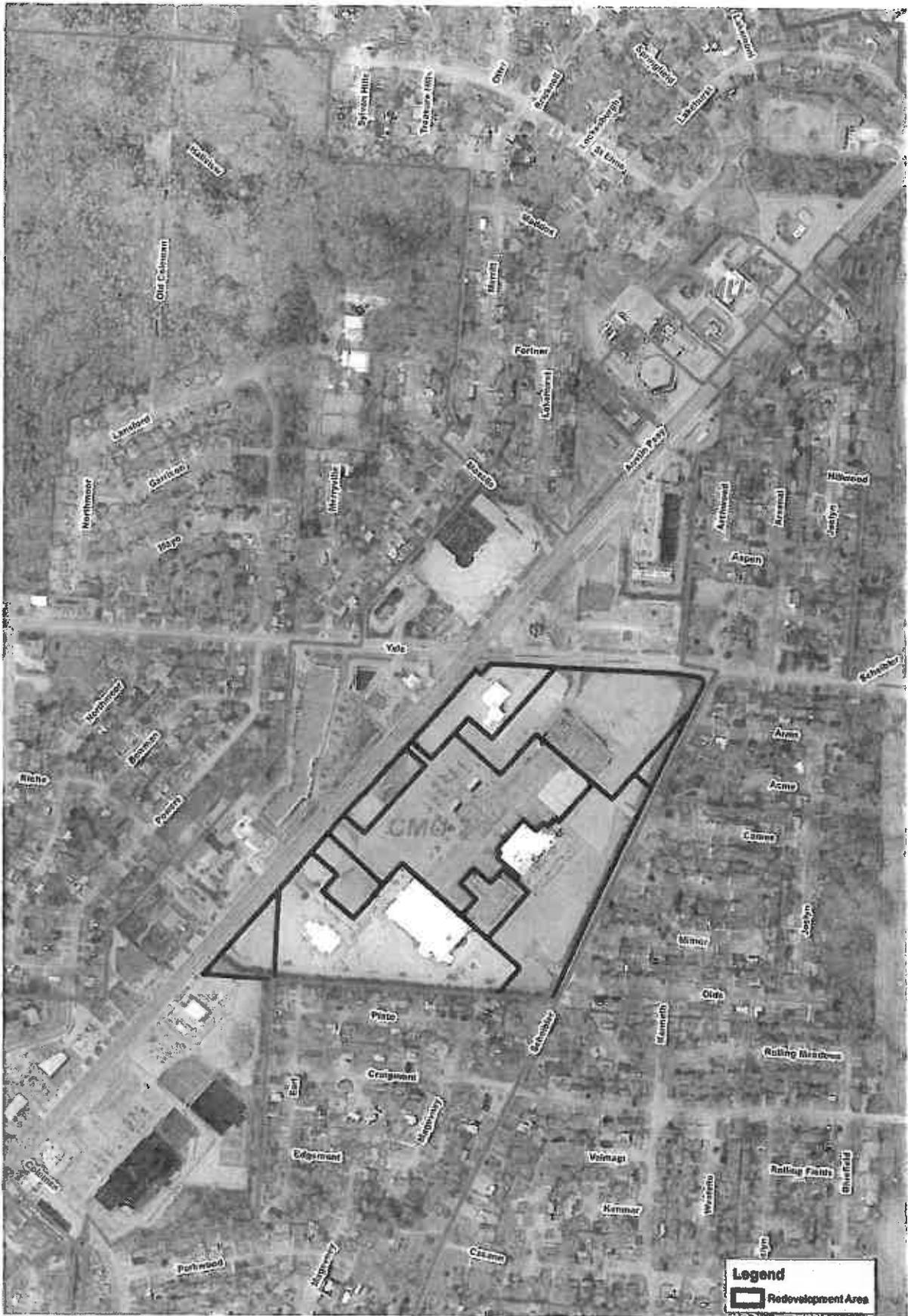


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 Miles

Land Use

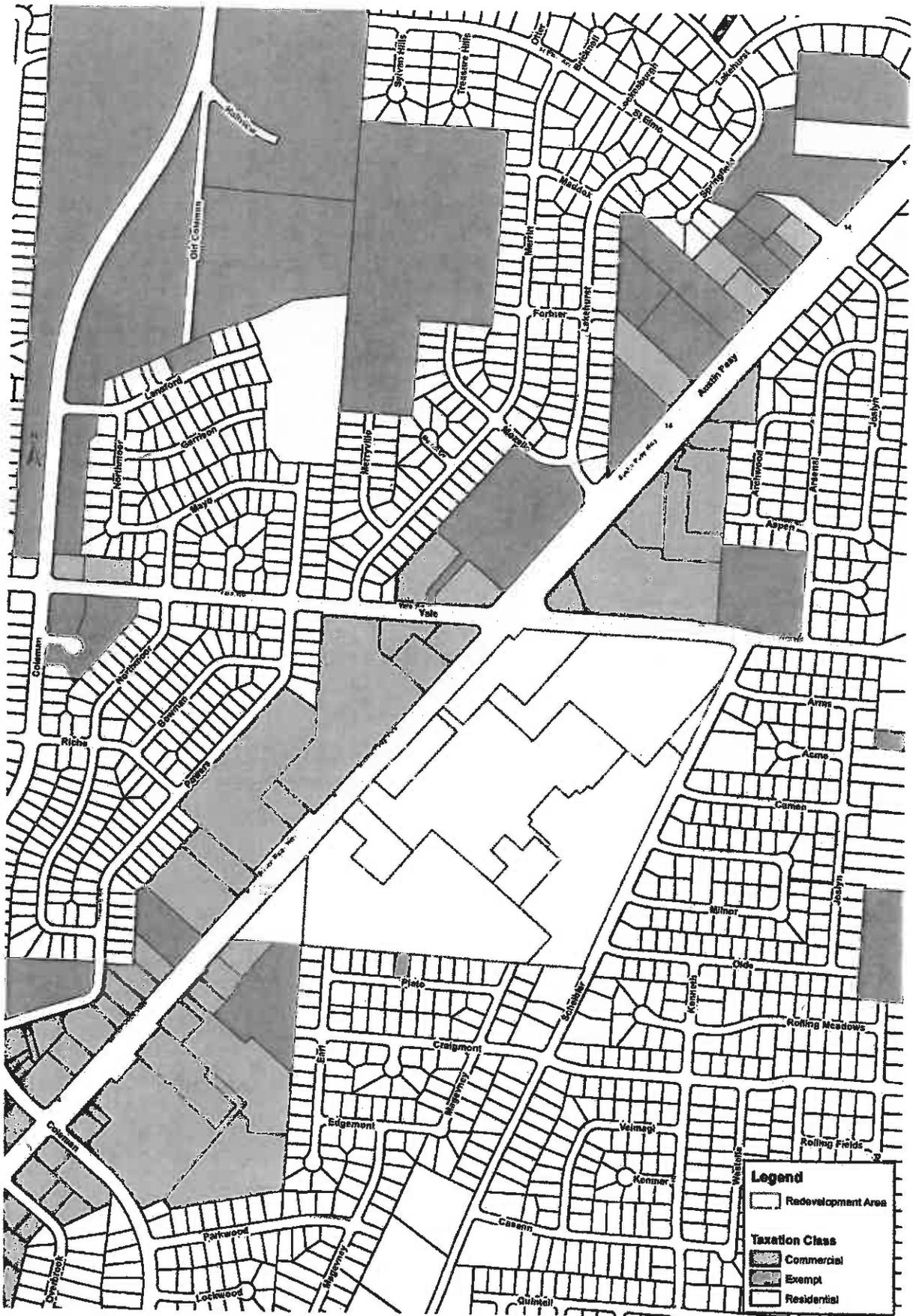
This map was created
 by HCD
 June 21, 2013



0 0.05 0.1 0.2
 Miles

Zoning

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 June 21, 2015



0 0.05 0.1 0.2
 Miles

Taxation Class

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 June 21, 2013



0 0.05 0.1 0.2
 Miles

Raleigh Area Structural Conditions

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Conceptual Plan

- Civic Activities
- Retail Development
- Farmers Market
- Skate Park
- Recreational Lake
- Overflow Boundaries
- Walking Trails

