

January 2, 2015

Dear Members of the Raleigh City Council:

My name is Leo Suarez, resident at 208 Freeman St. in Raleigh and current president of the Thompson Hunter Neighborhood Association. (THNA) The THNA has gathered feedback from the community about the three proposals for the property at 500 E. Davie St., known as Stone's Warehouse. I would like to share the results for your consideration.

From December 17, 2014 to December 31 2014, the THNA ran an online survey to allow residents to rank and comment on the three proposals that were discussed at the Tuesday December 9, 2014 Budget and Economic Development Committee meeting.

We distributed the survey through the THNA Facebook group and Google Group, which have a combined total membership of over 300. The survey was also distributed through the Raleigh Downtown Living Advocates' (DLA) email list of over 1,000 members.

Through those forums, we gathered 318 responses. Survey data includes the respondent's location (general area) and his or her ranking of the three proposals. An optional open-ended comment field was also offered; 112 comments were submitted.

I have attached the following survey results:

- Data for all 318 responses
- Data for all respondents identifying that they live in the Thompson-Hunter Neighborhood
- Data for all respondents identifying that they live in the South Park Neighborhood
- Data for all respondents identifying that they live in Downtown Raleigh

I encourage you to look at the survey results and please reach out to me if there are any questions. This effort is meant to be as open as possible and the data gathered here will be shared and posted on our neighborhood website.

Thank you for your time and happy new year!

Leo Suarez
President, THNA

Summary

In this report, you will find the data from the online survey that took place between December 17, 2014 and December 31 2014. To summarize, the Transfer Development LLC proposal was the highest rated, with about 80% of respondents choosing it as their number 1 preference. When looking at the filtered results by location, the respondents indicating that they lived in either Thompson-Hunter, South Park, or Downtown Raleigh all ranked, 79% or higher, the Transfer Development LLC proposal as their first preference.

112 total comments were submitted for review. The topic most commented on was the need for a grocery store followed by community and housing. Without context, here are the number of times a specific topic was mentioned.

- Grocery - 58
- Community - 30
- Affordable - 27
- Housing - 24
- Food - 18
- Parking - 10
- Historic - 9
- Service - 7
- Senior - 5

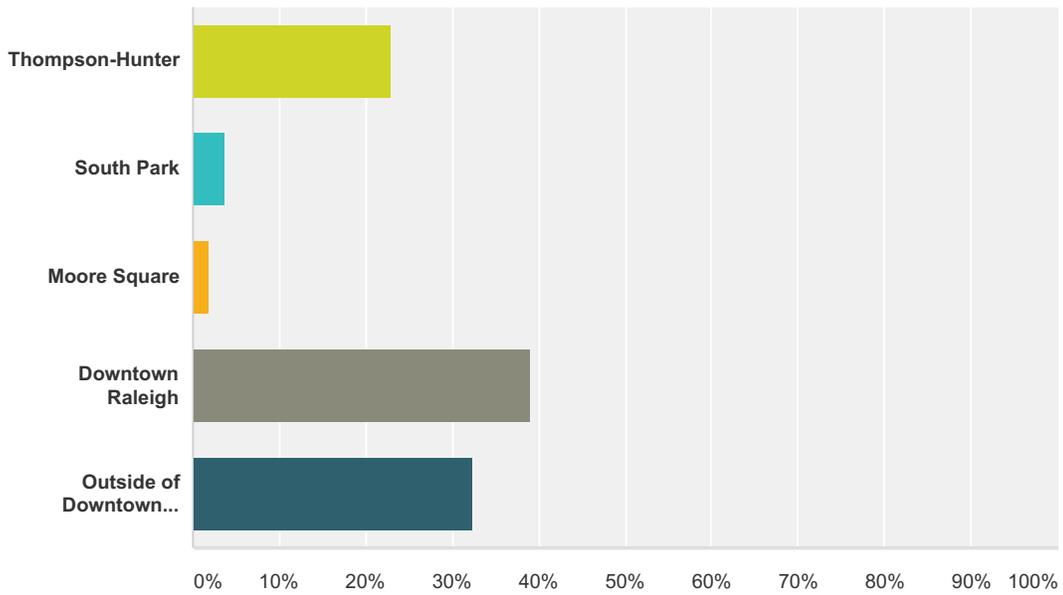
Please refer to the comment list for more details.

The attached survey data below is shown in the following order:

1. Overall survey results
2. Survey results from respondents indicating they live in Thompson-Hunter
3. Survey results from respondents indicating they live in South Park
4. Survey results from respondents indicating they live in downtown Raleigh

Q1 Where do you live?

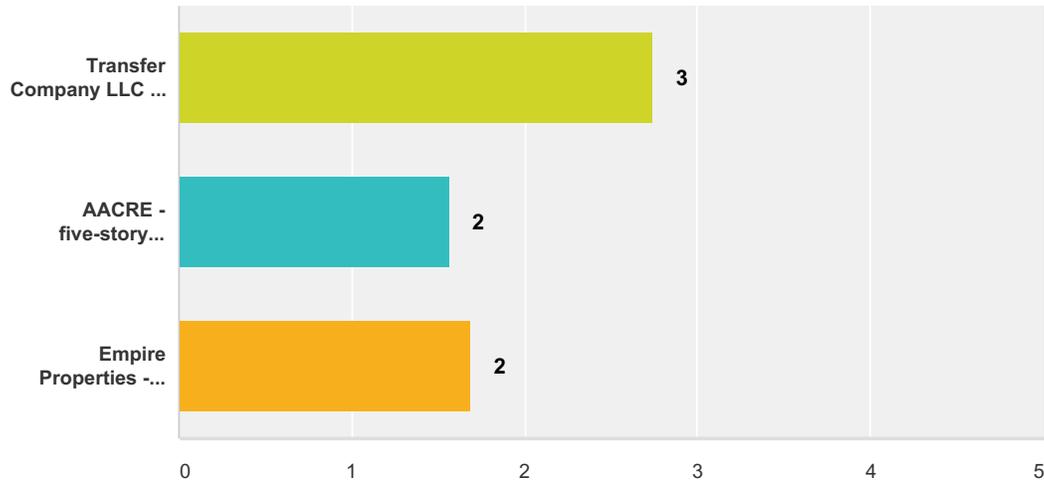
Answered: 318 Skipped: 0



Answer Choices	Responses
Thompson-Hunter	22.96% 73
South Park	3.77% 12
Moore Square	1.89% 6
Downtown Raleigh	38.99% 124
Outside of Downtown Raleigh	32.39% 103
Total	318

Q2 Please rank your preference of the current proposals for Stone's Warehouse. 1 being most desirable, 2 being second most desirable, and 3 being third most desirable.

Answered: 318 Skipped: 0



	1	2	3	Total	Score
Transfer Company LLC - grocery store, cafe, a community hall and space for small food producers. Townhomes.	80.19% 255	14.15% 45	5.66% 18	318	2.75
AACRE - five-story apartment building with 300-space parking deck and the renovated warehouse with grocery and senior health space.	9.12% 29	38.36% 122	52.52% 167	318	1.57
Empire Properties - Exploris charter school, a medical office, a museum and cultural heritage space, and music hall. 49 apartment 'Entrepreneurs' Village.'	10.69% 34	47.48% 151	41.82% 133	318	1.69

Q3 Additional comments? What is important, what is left out?

Answered: 112 Skipped: 206

#	Responses	Date
1	A .Neighborhood Grocery Store would be much appreciated and utilized by family	12/31/2014 1:59 PM
2	It wouldn't rate properly. I want explores option 1st if we get a co op in the area, transfer 2nd, aacre 3rd	12/29/2014 9:23 PM
3	I think a grocery would be great for our neighborhood! I put empire properties second b/c they do have a pretty good track record.	12/29/2014 8:05 PM
4	Affordable housing is very important.	12/29/2014 12:55 PM
5	We are in a food desert. We desperately need a small grocery for this neighborhood. What we don't need is another boring apartment complex.	12/29/2014 11:39 AM
6	Everyone's biggest complaint about downtown Raleigh is its lack of a sizable grocery store (one that offers some selection and variety).	12/29/2014 11:27 AM
7	grocery is a must! also a space for live music would be great.	12/29/2014 11:02 AM
8	We very much need affordable grocery options downtown, particularly south.	12/29/2014 10:30 AM
9	Rank above only matters if the top priority is the presence of the current senior health center.	12/29/2014 9:31 AM
10	Please keep Rex Senior Center in place.	12/27/2014 8:59 AM
11	I think grocery is hugely important to not just my neighborhood, but downtown as a whole, and I believe Tranfer's proposal would create a destination out of this awesome piece of property. I also lean toward their proposal because they have this area of town matter more to them than most, as I know at least some of the people involved live within blocks of the property.	12/26/2014 1:47 PM
12	I would like to see some sort of grocery space in the neighborhood, even if it is a small but enhanced convenience store. Empire would have topped my list if they offered a grocery option as part of their plan.	12/24/2014 9:13 AM
13	Placement of senior healthcare clinic that is currently located at Stones - to remain in neighborhood.	12/23/2014 5:50 PM
14	The survey didn't take the ranking that I indicated. I prefer: (1) Empire Properties, (2) Transfer Co. LLC, and (3) AACRE	12/23/2014 3:13 PM
15	Do not forget the history of this neighborhood. Be sure to included the people who live here to be involved in the planning after this decision is made.	12/21/2014 4:45 PM
16	last thing we need downtown are more "luxury" apartments, another bar or a restaurant. Grocery store should be a priority.	12/21/2014 1:55 PM
17	Empire's option seems to be the most inclusive for the most amount of people.	12/21/2014 11:18 AM
18	There are already lots of bars and breweries in the downtown area. How about a reasonably priced fitness center and yoga studio. Mufti-use areas that can be used by children and retirees.Tai Chi in the park. Can we get a Trader Jose's please? Encourage more pedestrian traffic by closing parts of East Davie Street and opening it up to bikes, walkers and benches. I would love to see a village atmosphere. Also reasonably priced housing for the service workers to live. Thanks for the opportunity to be heard. Small dog park areas nearby. How about reasonably priced everything. Some of us live on moderate incomes, but just want to be able to hangout.	12/21/2014 12:46 AM
19	I think it is really important to provide a percentage of affordable housing in the project, and I am disappointed that the Transfer Company had to drop that element from their proposal.	12/20/2014 5:05 PM
20	The AACRE proposal far outweighs the other 2 proposals. A grocery store is important and more residential density is also important. The AACRE proposal takes both of those items into account.	12/20/2014 12:07 PM
21	Play space for children!	12/20/2014 8:23 AM
22	the housing should be mixed income	12/20/2014 8:07 AM

23	The Transfer proposal is definitely the most exciting- the grocery store and food producers are desperately needed on that side of town and would bring a lot of excitement to the area.	12/19/2014 4:29 PM
24	I don't really like any of them...the city screwed this up big time by demanding bidders show affordable housing and then deciding after the fact that it wasn't necessary. They should re-open the bidding so that others can come in and bid on something that is entirely different than they originally thought. Otherwise, how do we trust the city to do it right in the future?	12/19/2014 2:27 PM
25	I like these aspects of each proposal most: -Grocery store -Senior amenities -Entrepreneurs Village It is very difficult to rank them since they all contribute value! I would love to see CHILD CARE services in that area!	12/19/2014 10:05 AM
26	I think what's missing most from downtown living is convenience services: grocery, drug store, pharmacy, etc.	12/19/2014 9:59 AM
27	Access to parking is essential	12/19/2014 8:24 AM
28	Real groceries at grocery store pricing. Not organic lettuce and farm raise goat milk. If the price of regular groceries(milk, eggs, etc) is more than foodlion, the grocery will not be in business long.	12/19/2014 8:04 AM
29	I actually tried to flip 2 and 3, but the computer won't let me. I prefer the Empire properties second and the AACRE third.	12/19/2014 7:32 AM
30	Oakwood is behind Transfer Company! Grocery store, seafood, cafe, community hall, small food producers are all a win for downtown.	12/19/2014 1:07 AM
31	Any and all development needs to serve the entire community, not just the new comers most of whom are middle to upper-middle class. A grocery store would be great if that food is affordable, fresh, and local. Is Fertile Ground interested still? That model would further help the community by supporting living wage jobs and a sense of ownership in the community. Also the fact he board is majority minority reflects the neighborhood as well. I'd hate to see all white-owned businesses.	12/18/2014 9:48 PM
32	affordable housing is left out just as downtown and near-downtown affordable units are being lost to market rate/upper end development	12/18/2014 5:42 PM
33	Trader Joes please! I work downtown and would love one!	12/18/2014 5:31 PM
34	Downtown needs a grocery store the most. plenty of place to eat but now where to shop for food.	12/18/2014 4:47 PM
35	An affordable grocery store is important to me, but even more so is something that is going to bring people to the community and help them stay. We already have schools and churches where people drive from the suburbs, but don't stay or invest in the local neighborhoods. We have great museums and cultural heritage such as state museums, a city museum, and historic sites such as Mordecai, The Pope House, and even Chavis Carousel, that are already underutilized by the public. If it is done right, a cafe and space for small food producers sounds great!	12/18/2014 4:34 PM
36	An Independent Movie Theater - Like the CAMEO Art House Theatre in downtown Fayetteville, NC www.cameoarthouse.com Contact - Chris & Nasim Kuenzel chris@cameoarthouse.com nasim@cameoarthouse.com	12/18/2014 4:26 PM
37	All of these would be great additions to the neighborhood. Affordable workforce housing is a critical need that is becoming more acute in and around downtown, but this particular site seems like a good opportunity to add market rate housing to the mix given its proximity to RHA and DHIC developments. While the Empire project sounds interesting, I think we already have a really strong cultural institution that the city is investing in with the Chavis Park Master Plan. The AACRE concept's shortfall is the aesthetic "minimalization" of the historic structure. If we're going to keep it, let's make it the centerpiece (or at least not overshadow it).	12/18/2014 4:11 PM
38	Affordable housing is a must.	12/18/2014 3:41 PM
39	Empire properties proposal should also have a grocery store	12/18/2014 3:35 PM
40	The Transfer proposal doesn't do anymore to improve SE downtown than the new Person St town homes. AACRE is the only one that combines density and a grocery store.	12/18/2014 2:13 PM
41	Most important aspect of this project is to think wholistically, not only about the community and their needs, but also how they interconnect with the city for longterm viability. My understanding is that the community has a food desert and adding additional low-income housing would not serve as a sustainable model without also providing a grocery and/or other amenities as an suitable anchor.	12/18/2014 2:00 PM
42	It would be helpful to see an depth proposal if possible with renderings....	12/18/2014 1:54 PM
43	I am so sick of all these apt buildings and condos going up with thought to the increase in traffic or lack of parking spaces. No more! Downtown needs a good and easily accessible grocery store.	12/18/2014 12:41 PM

44	The Exploris School is not actively pursuing this site. It remains in the proposal made several months ago.	12/18/2014 12:28 PM
45	We desperately need affordable housing near downtown with access to bus station for all the folks who are being left out and pushed out of places like South Park, Brookside apts and the like	12/18/2014 12:23 PM
46	Given the food desert in southeast Raleigh and the huge influx of new inhabitants in downtown, a grocery store is a must!	12/18/2014 12:01 PM
47	Has anyone approached WCPSS BoEd to see if they want the space for a traditional public school? Although Exploris is one of the better charter schools, we need to support our traditional public schools because so many charters have impediments to economically challenged students.	12/18/2014 11:58 AM
48	Which specific tenant proposal from the three development plans combined is best for the census tract community families living there now? The K-8 charter school. It will annually directly serve over 100 families living on a low to moderate income whose children begin attending this new school. Such are the families(over 40 percent) in the Stones Warehouse census tract. No other tenant proposed for the Stones site will more directly and positively help these challenged families over nine years of attendance and participation than this charter school. It's a great long term opportunity for these families and for this census tract community.	12/18/2014 11:40 AM
49	I think the grocery store is most important.	12/18/2014 11:30 AM
50	Except for empire (do not like use)- most important factor is ability of co. to execute...no gives to developer from the city...collect payment upfront with no additional help from city as per RFP	12/18/2014 11:25 AM
51	I really ranked them 2,1,3 but the form would change my rankings to 1,2,3!	12/18/2014 10:26 AM
52	We need a grocery store that is actually in downtown. This is not close enough for walkability.	12/18/2014 10:21 AM
53	Downtown desperately needs a walkable grocery option! Love the ideas for community hall, food producers and "entrepreneurs village" as well.	12/18/2014 10:03 AM
54	I'd like to see a mixed model that finds a way to serve both low income people/seniors AND serves as a vital hub for diverse, urban life. We need to think of ways to include both, rather than pushing low income people further and further away, as has historically been the answer. Raleigh is a small, progressive city that can afford to think carefully and creatively about how to cultivate a culture that is inclusive and responsive to all segments of the population.	12/18/2014 9:36 AM
55	We really need grocery options, don't really think we need more museums right now.	12/18/2014 9:18 AM
56	Id like to see all retail space and then build up the community around it.	12/18/2014 9:17 AM
57	If I recall, the only proposal with affordable housing was the AACRE one and that's why I chose it. We have been moving towards a downtown only for the wealthy for sometime. This area should not continue that trend. So while 5 stories doesn't thrill me, my bottom line is affordable housing. We know Raleigh's livability factor is affected by this issue. Let's fix it NOW and not be in the mess we are with transportation because our elected officials couldn't agree and move forward.	12/18/2014 9:10 AM
58	Grocery / Local food is most important!!!	12/18/2014 9:04 AM
59	I like AACRE best with Weaver St type grocery. If AACRE could reserve more of the original historic building it would be my first choice.	12/18/2014 9:00 AM
60	2 & 3 are DISTANT seconds from 1. Another apartment building is exactly what the area does not need. I ranked it second because of the grocery store. Hatem's proposal lacks a grocery store and would build more apartments.	12/18/2014 9:00 AM
61	5 story apartment buildings are being over built already. We need more services downtown.	12/18/2014 8:53 AM
62	Grocery, grocery, grocery!	12/18/2014 8:44 AM
63	a walkable grocery store ranks he highest in my list.	12/18/2014 8:31 AM

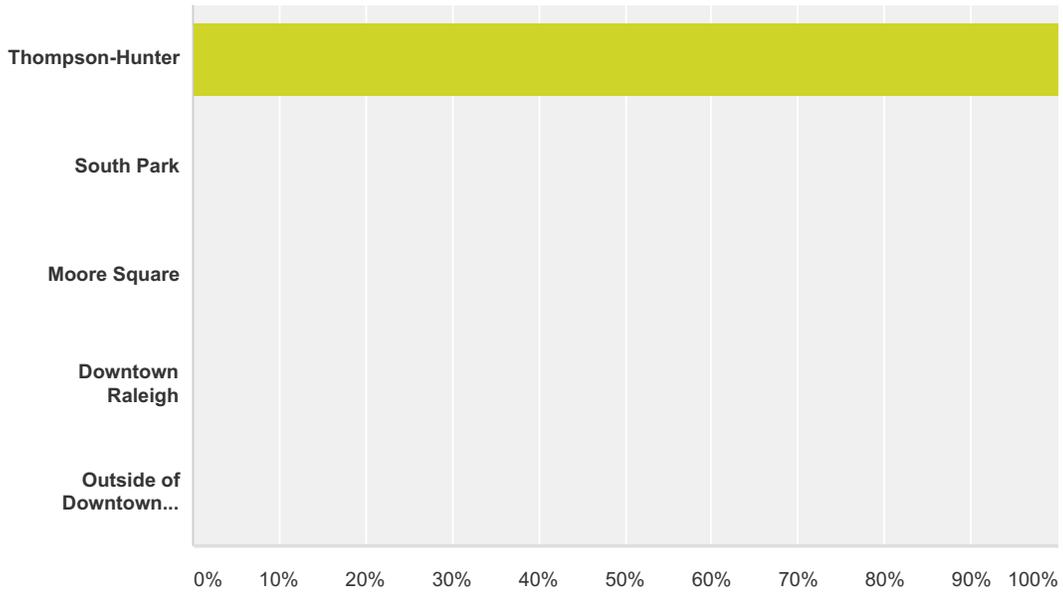
64	<p>This isn't even close. Transfer Company's proposal far and away blows the other two out of the water - it scored significantly higher than the other two by the committee - and I agree with it all. Unquestionably. If Transfer's moves forward, it would satisfy many critical needs for our neighborhood. It would be of use to the ENTIRE community – not just, for example, kids who get in to a school via lottery. By activating this long-vacant site, it would help reconnect our neighborhood to the rest of downtown – it would greatly help to fill some of the gaps back in. It would make our community more walkable and bike-friendly. It would address the issue of food deserts by making fresh, whole food accessible. It would serve as a community hub. It values historic preservation, our city and our neighborhood's unique character – and would respect the site in addition to greatly enhancing it (considering the fact that Clearscapes is attached to it – and the great work they have done with similar “gritty” urban sites leaves no question of this). It doesn't engulf the site, and thusly, our neighborhood. The Transfer team is anchored by people who actually live and work in this neighborhood – who have a clear commitment to seeing it succeed and retain all the things we love about it and are here for. It would provide a wonderful transition between our residential areas and the central business district. It supports our local food systems and young entrepreneurs. It celebrates our neighborhood as opposed to erasing it in an attempt Charlotte/Caryfy our community/downtown further. Whereas the other proposals are filled with “intents” and goals and nebulous tenants/rents/uses, Transfer's actually has bonafide commitments, both financial and commercial tenants. It's solid. It isn't pie-in-the-sky. As for concerns about grocery prices, etc. – considering the fact that we have NOTHING, and a huge contingency of SE Raleigh residents have no access to personal transportation and are beholden to taxi services/bus lines/corner stores that charge exorbitant prices for basic necessities, this is a non-issue IMHO. Also, the fact that Carlton Place is right across the street – and more subsidized housing on the east and north sides of Stone's, I would absolutely rather see Stone's have an active use that celebrates and engages our community rather than razing it/overwhelming it to cram affordable units in. The issue of the great dearth of workforce/affordable housing in downtown is a beast that Council MUST address – sooner as opposed to later - but not for the sake of this critical site, and our neighborhood/community. While I think it's puzzling that the City was willing to give the site away for \$1/100 year lease just a couple of short years ago and now wants \$2M for it – I am nonetheless glad that there will be \$2M in the workforce/affordable housing coffers to be spent on improving vacant lots, rehabs, new construction – whether that's in SE Raleigh, or other spots across the city. When I see the some of the horribly crappy “work” going on in our neighborhood – particularly in Thompspon-Hunter – by people who have no skin in the game and could care less about retaining any sense of character/uniqueness and only care about the \$\$\$, again – there's no question which proposal I support. I am crazy excited about its potential and its future. Thanks so much for helping to get the word out!</p>	12/18/2014 8:09 AM
65	The entire community will benefit from the development. the rising tide theory prevails. Jason Queen's group is the most qualified by far.	12/18/2014 7:28 AM
66	Number 2 question is not working. Transfer Co is my 1st choice, Empire 2nd, and AAcree 3rd.	12/18/2014 7:26 AM
67	Having a grocery is a very big plus.	12/18/2014 6:36 AM
68	We desperately need a grocery store downtown!	12/18/2014 6:16 AM
69	The community kitchen in the Transfer Company proposal is a critical missing piece in the downtown Raleigh ecosystem. A similar space in Durham has incubated numerous businesses and provided opportunity that was otherwise expensive and out of reach for low and moderate income individuals who knew how to cook but didn't have connections. Great proposal that will integrate well in the neighborhood.	12/18/2014 12:38 AM
70	No more apartments! Community swimming pool.	12/17/2014 10:59 PM
71	Something that promotes the cultural and economic/social diversity of the neighborhood and creates a gathering place for all in the neighborhood and those downtown to interact. Should have density but appropriately scaled. Should be somewhat unique - helping to differentiate the areas from other parts of downtown in terms of looks and visitor attraction. Make sure to respect and consult long-time residents, as well as new residents.	12/17/2014 10:17 PM
72	I think an affordable grocery store is most important and would benefit everyone.	12/17/2014 9:51 PM
73	Definitely keep affordability as priority!! Most of us are on Extremely tight budgets, but Do think a trader joe's would be practical! People Over profit Siempre/always!! <3	12/17/2014 8:45 PM
74	Bring more affordable housing to downtown for actual transit oriented development!	12/17/2014 8:31 PM
75	No more apartments!! Let The ones that are being built get completed first!!	12/17/2014 7:56 PM
76	Drug store opened weekends and evenings.	12/17/2014 7:34 PM
77	The survey will not allow me to select any option for the ordering as they are listed above in Question 2. I prefer Empire, Transfer and AACRE in that order.	12/17/2014 7:19 PM
78	Love the vision behind the Transfer proposal!	12/17/2014 5:31 PM

79	My two largest concerns is parking. I know there will be parking for the residents put what about the patrons of the business? I am also concerned about how this will effect the Chavis Greenway. Early on I had heard that the developers wanted to expand some features on to the greenway. I am strongly opposed to any development on the greenest. Also on your survey you left out the neighborhood most directly impacted by this development which is South Central. The warehouse itself is in south central.	12/17/2014 5:00 PM
80	keep east side "low rise" if possible. There is *very* little commercial historic property east of downtown. Important to preserve and encourage development which showcases rather than hides. Citrix is a good example of carte blanche which resulted in little homage to the historic building and being hidden behind a massive parking deck.	12/17/2014 3:43 PM
81	This property is a great opportunity for neighborhood-serving retail and residential, all at an appropriate scale. The Transfer Company LLC proposal is most suitable for this property.	12/17/2014 2:48 PM
82	I do wish more affordable housing were part of all of the proposals, but the first two are far and away the best options for the site. Option 3 adds little to the area.	12/17/2014 2:37 PM
83	Make sure additional parking spaces are included with all but the AACRE plan.	12/17/2014 1:39 PM
84	I think the Transfer Company is a great balance of mixed use and will provides services, products and employment which is need in the neighborhood. I also think the scale of their project is appropriate.	12/17/2014 12:48 PM
85	We should really focus on grocery store which is very heavily needed. A regular grocery store, not a specialty one.	12/17/2014 12:27 PM
86	Not a fan of increased density in housing... prefer income and tax producing blended with community support	12/17/2014 11:59 AM
87	Grocery is my number one priority! I would like to ensure that groceries are affordable for everyone in the neighborhood.	12/17/2014 11:54 AM
88	Normal full service affordable grocery store is very important and very much needed. This grocery store needs to be similar to Harris teeter or kroger meaning that it is affordable, good quality, and has a variety of produce, meats and household staples.	12/17/2014 11:52 AM
89	The development by Transfer is wonderful. It will better the community surrounding it and the residents!	12/17/2014 11:33 AM
90	I think the best option for the neighborhood is Transfers option, we need a grocery store in this area & having some restaurants/small food shops would also be great without walking further unto downtown. Empire Properties concerns me that you are going to have a school as well as people living there, sadly there are pedophiles in this world and my biggest concern is for the safety of the children. I do not like the AACRE we don't need another 5 story apartment building/parking deck in the residential neighborhood, instead of adding to the urban hominess vibe we have it will distract from this.	12/17/2014 11:31 AM
91	A grocery store is paramount for downtown. I would like to see something mainstream (like Harris Teeter) and not something selling all gourmet products.	12/17/2014 11:18 AM
92	After reviewing expert thoughts on feasibility, affordable housing seems very limiting for the site and I love the idea of the City using the money to create something more fitting for an affordable development. The most important part of this proposal is for it become a hub of activity for the neighborhood - and the Transfer Company provides the most activation throughout the longest period of the day, catering to the most diverse daily needs of the growing community. Also, the scale of Tranfer Company's proposal is most respectful to the historic fabric of the neighborhood - the other two are cramming cheap buildings onto the site in uninspiring ways.	12/17/2014 11:12 AM
93	We need a sustainable choice. having food (grocery options) readily available is a must	12/17/2014 11:07 AM
94	I don't see anything missing.	12/17/2014 11:03 AM
95	too many apartments / rental vacant properties downtown Raleigh now	12/17/2014 11:00 AM
96	Using the space more for commercial entities will attract more people to this area.	12/17/2014 10:57 AM
97	I believe that a grocery would completely transform this neighborhood. One of the biggest reasons I think Empire's proposal is lacking.	12/17/2014 10:54 AM
98	We are in dire need of a proper downtown grocery store and community space. Seriously? Another parking deck?!?! Definitely don't need that. Space should be used for people to get together and not for parked cars.	12/17/2014 10:53 AM

99	Transfer Company has the strongest proposal. A small grocery store with affordable food is most important!!! The quality of the residential component of the property is also paramount. There are so many cookie-cutter stick apartments being built now, contributing nothing to the city's architectural heritage. The proposed town homes represent an opportunity to challenge the status quo by introducing new materials and design features. That doesn't necessarily mean they have to be 'luxury homes.' But we can't take anymore stucco and beige in this city. The inclusion of materials like corrugated metal would provide diversity rarely seen here and would relate well to the warehouse itself.	12/17/2014 10:51 AM
100	Transfer LLC and Empire are the best options, I am looking forward to visiting either idea upon completion.	12/17/2014 10:46 AM
101	The first two options present more of a neighborhood feel and will involve more local businesses than the third. While I do not live in downtown, I often shop downtown and almost ALWAYS eat downtown. I have been involved in redevelopment in my career and think that tasteful and cautious redevelopment is ideal. I have worked with both Transfer Company and Empire over the years and both have managed the difficult process of redevelopment well. Thank you.	12/17/2014 10:44 AM
102	It would be ideal if proposals included some degree of subsidized or low income housing -- not just townhomes or apartments available to higher income households. Any selected proposal MUST include a grocery store!	12/17/2014 10:15 AM
103	Love Transfers!	12/17/2014 10:01 AM
104	A grocery store is our biggest need. With that said, I think the Transfer Company's plan will bring a greater sense of community to the neighborhood than the others. Their plan could be what the Person Street Corridor (Yellow Dog, Oak City Cycling, Person Street Bar, Lumina, etc.) has been to the Oakwood/Mordecai neighborhoods - a place, on the outskirts of downtown, for residents of the neighborhood to gather, while also being a destination spot for non-residents. I think it'd bring a greater sense of pride, exposure, and interest to the Thompson-Hunter community.	12/17/2014 9:41 AM
105	Greg from Empire has shut down many meeting in the name of greed (have witnessed 2 events personally). He does not have the community in mind just \$ signs. To bad Gordon S. had to team up with him.	12/17/2014 9:19 AM
106	We need a community oriented grocery store in our area!!!!!! Not any additional fancy apartment buildings and parking decks.	12/17/2014 9:16 AM
107	The fact that they are saving the look of the block, have by far the most detailed concept, have by far the best/local relationships in place make Transfer Company the best choice by far. The AACRE concept will ruin the look of the block and the Empire concept does not have the money/relationships in place to make their fragile concept work successfully.	12/17/2014 9:10 AM
108	A grocery store is the most important component. Something like Trader Joes would be good...small, yet has mostly everything.	12/17/2014 8:20 AM
109	the grocery should serve the whole community, not just the higher priced housing that is moving into the area.	12/17/2014 8:06 AM
110	Affordable housing! Our neighborhood will lose its diversity, one of its greatest assets without a proactive approach to affordable housing. It is not enough to promise the proceeds of the sale will be put back somewhere in southeast Raleigh.	12/17/2014 8:00 AM
111	Grocery store, historic preservation of national registered Stones building.	12/17/2014 7:54 AM
112	grocery is a must! also it needs little shops & restaurants in it along with a few art installations to make the community more vibrant & enjoyable (like waverly place water fountains & firepits)	12/17/2014 7:43 AM

Q1 Where do you live?

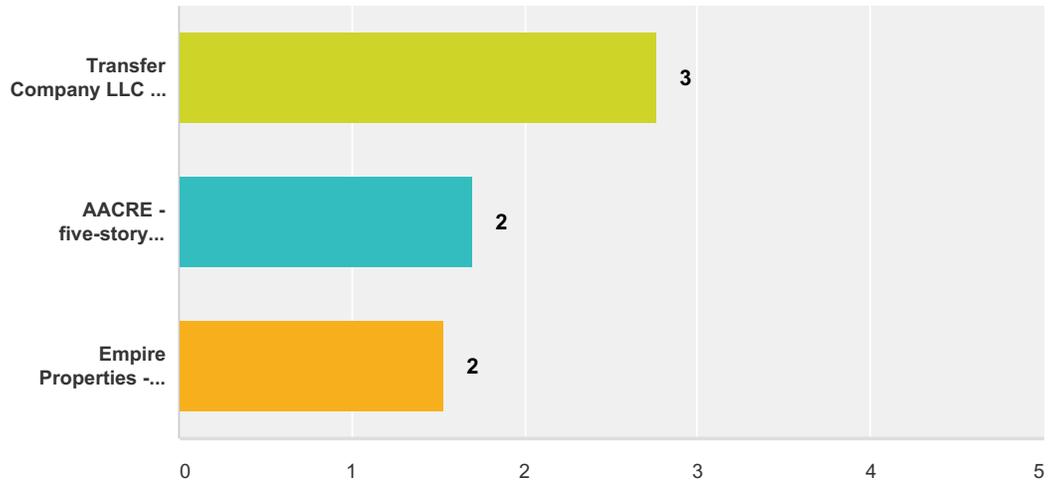
Answered: 73 Skipped: 0



Answer Choices	Responses
Thompson-Hunter	100.00% 73
South Park	0.00% 0
Moore Square	0.00% 0
Downtown Raleigh	0.00% 0
Outside of Downtown Raleigh	0.00% 0
Total	73

Q2 Please rank your preference of the current proposals for Stone's Warehouse. 1 being most desirable, 2 being second most desirable, and 3 being third most desirable.

Answered: 73 Skipped: 0



	1	2	3	Total	Score
Transfer Company LLC - grocery store, cafe, a community hall and space for small food producers. Townhomes.	83.56% 61	9.59% 7	6.85% 5	73	2.77
AACRE - five-story apartment building with 300-space parking deck and the renovated warehouse with grocery and senior health space.	8.22% 6	53.42% 39	38.36% 28	73	1.70
Empire Properties - Exploris charter school, a medical office, a museum and cultural heritage space, and music hall. 49 apartment 'Entrepreneurs' Village.'	8.22% 6	36.99% 27	54.79% 40	73	1.53

Q3 Additional comments? What is important, what is left out?

Answered: 32 Skipped: 41

Q3 Additional comments? What is important, what is left out?

Answered: 32 Skipped: 41

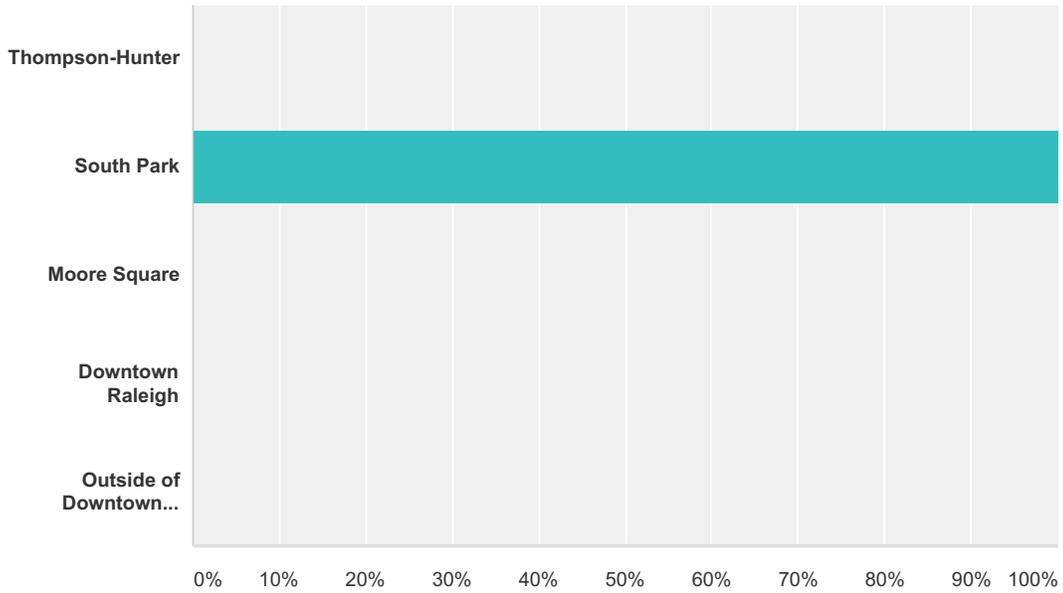
#	Responses	Date
1	A .Neighborhood Grocery Store would be much appreciated and utilized by family	12/31/2014 1:59 PM
2	It wouldn't rate properly. I want explores option 1st if we get a co op in the area, transfer 2nd, aacre 3rd	12/29/2014 9:23 PM
3	We are in a food desert. We desperately need a small grocery for this neighborhood. What we don't need is another boring apartment complex.	12/29/2014 11:39 AM
4	grocery is a must! also a space for live music would be great.	12/29/2014 11:02 AM
5	I think grocery is hugely important to not just my neighborhood, but downtown as a whole, and I believe Tranfer's proposal would create a destination out of this awesome piece of property. I also lean toward their proposal because they have this area of town matter more to them than most, as I know at least some of the people involved live within blocks of the property.	12/26/2014 1:47 PM
6	Do not forget the history of this neighborhood. Be sure to included the people who live here to be involved in the planning after this decision is made.	12/21/2014 4:45 PM
7	I think it is really important to provide a percentage of affordable housing in the project, and I am disappointed that the Transfer Company had to drop that element from their proposal.	12/20/2014 5:05 PM
8	Real groceries at grocery store pricing. Not organic lettuce and farm raise goat milk. If the price of regular groceries(milk, eggs, etc) is more than foodlion, the grocery will not be in business long.	12/19/2014 8:04 AM
9	Any and all development needs to serve the entire community, not just the new comers most of whom are middle to upper-middle class. A grocery store would be great if that food is affordable, fresh, and local. Is Fertile Ground interested still? That model would further help the community by supporting living wage jobs and a sense of ownership in the community. Also the fact he board is majority minority reflects the neighborhood as well. I'd hate to see all white-owned businesses.	12/18/2014 9:48 PM
10	An affordable grocery store is important to me, but even more so is something that is going to bring people to the community and help them stay. We already have schools and churches where people drive from the suburbs, but don't stay or invest in the local neighborhoods. We have great museums and cultural heritage such as state museums, a city museum, and historic sites such as Mordecai, The Pope House, and even Chavis Carousel, that are already underutilized by the public. If it is done right, a cafe and space for small food producers sounds great!	12/18/2014 4:34 PM
11	All of these would be great additions to the neighborhood. Affordable workforce housing is a critical need that is becoming more acute in and around downtown, but this particular site seems like a good opportunity to add market rate housing to the mix given its proximity to RHA and DHIC developments. While the Empire project sounds interesting, I think we already have a really strong cultural institution that the city is investing in with the Chavis Park Master Plan. The AACRE concept's shortfall is the aesthetic "minimalization" of the historic structure. If we're going to keep it, let's make it the centerpiece (or at least not overshadow it).	12/18/2014 4:11 PM
12	Downtown desperately needs a walkable grocery option! Love the ideas for community hall, food producers and "entrepreneurs village" as well.	12/18/2014 10:03 AM

13	<p>This isn't even close. Transfer Company's proposal far and away blows the other two out of the water - it scored significantly higher than the other two by the committee - and I agree with it all. Unquestionably. If Transfer's moves forward, it would satisfy many critical needs for our neighborhood. It would be of use to the ENTIRE community – not just, for example, kids who get in to a school via lottery. By activating this long-vacant site, it would help reconnect our neighborhood to the rest of downtown – it would greatly help to fill some of the gaps back in. It would make our community more walkable and bike-friendly. It would address the issue of food deserts by making fresh, whole food accessible. It would serve as a community hub. It values historic preservation, our city and our neighborhood's unique character – and would respect the site in addition to greatly enhancing it (considering the fact that Clearscapes is attached to it – and the great work they have done with similar “gritty” urban sites leaves no question of this). It doesn't engulf the site, and thusly, our neighborhood. The Transfer team is anchored by people who actually live and work in this neighborhood – who have a clear commitment to seeing it succeed and retain all the things we love about it and are here for. It would provide a wonderful transition between our residential areas and the central business district. It supports our local food systems and young entrepreneurs. It celebrates our neighborhood as opposed to erasing it in an attempt Charlotte/Caryfy our community/downtown further. Whereas the other proposals are filled with “intents” and goals and nebulous tenants/rents/uses, Transfer's actually has bonafide commitments, both financial and commercial tenants. It's solid. It isn't pie-in-the-sky. As for concerns about grocery prices, etc. – considering the fact that we have NOTHING, and a huge contingency of SE Raleigh residents have no access to personal transportation and are beholden to taxi services/bus lines/corner stores that charge exorbitant prices for basic necessities, this is a non-issue IMHO. Also, the fact that Carlton Place is right across the street – and more subsidized housing on the east and north sides of Stone's, I would absolutely rather see Stone's have an active use that celebrates and engages our community rather than razing it/overwhelming it to cram affordable units in. The issue of the great dearth of workforce/affordable housing in downtown is a beast that Council MUST address – sooner as opposed to later - but not for the sake of this critical site, and our neighborhood/community. While I think it's puzzling that the City was willing to give the site away for \$1/100 year lease just a couple of short years ago and now wants \$2M for it – I am nonetheless glad that there will be \$2M in the workforce/affordable housing coffers to be spent on improving vacant lots, rehabs, new construction – whether that's in SE Raleigh, or other spots across the city. When I see the some of the horribly crappy “work” going on in our neighborhood – particularly in Thompspon-Hunter – by people who have no skin in the game and could care less about retaining any sense of character/uniqueness and only care about the \$\$\$, again – there's no question which proposal I support. I am crazy excited about its potential and its future. Thanks so much for helping to get the word out!</p>	12/18/2014 8:09 AM
14	<p>The community kitchen in the Transfer Company proposal is a critical missing piece in the downtown Raleigh ecosystem. A similar space in Durham has incubated numerous businesses and provided opportunity that was otherwise expensive and out of reach for low and moderate income individuals who knew how to cook but didn't have connections. Great proposal that will integrate well in the neighborhood.</p>	12/18/2014 12:38 AM
15	<p>Something that promotes the cultural and economic/social diversity of the neighborhood and creates a gathering place for all in the neighborhood and those downtown to interact. Should have density but appropriately scaled. Should be somewhat unique - helping to differentiate the areas from other parts of downtown in terms of looks and visitor attraction. Make sure to respect and consult long-time residents, as well as new residents.</p>	12/17/2014 10:17 PM
16	<p>I think an affordable grocery store is most important and would benefit everyone.</p>	12/17/2014 9:51 PM
17	<p>Definitely keep affordability as priority,!! Most of us are on Extremely tight budgets, but Do think a trader joe's would be practical! People Over profit Siempre/always!! <3</p>	12/17/2014 8:45 PM
18	<p>keep east side "low rise" if possible. There is *very* little commercial historic property east of downtown. Important to preserve and encourage development which showcases rather than hides. Citrix is a good example of carte blanche which resulted in little homage to the historic building and being hidden behind a massive parking deck.</p>	12/17/2014 3:43 PM
19	<p>We should really focus on grocery store which is very heavily needed. A regular grocery store, not a specialty one.</p>	12/17/2014 12:27 PM
20	<p>Grocery is my number one priority! I would like to ensure that groceries are affordable for everyone in the neighborhood.</p>	12/17/2014 11:54 AM
21	<p>After reviewing expert thoughts on feasibility, affordable housing seems very limiting for the site and I love the idea of the City using the money to create something more fitting for an affordable development. The most important part of this proposal is for it become a hub of activity for the neighborhood - and the Transfer Company provides the most activation throughout the longest period of the day, catering to the most diverse daily needs of the growing community. Also, the scale of Tranfer Company's proposal is most respectful to the historic fabric of the neighborhood - the other two are cramming cheap buildings onto the site in uninspiring ways.</p>	12/17/2014 11:12 AM
22	<p>We need a sustainable choice. having food (grocery options) readily available is a must</p>	12/17/2014 11:07 AM

23	I believe that a grocery would completely transform this neighborhood. One of the biggest reasons I think Empire's proposal is lacking.	12/17/2014 10:54 AM
24	It would be ideal if proposals included some degree of subsidized or low income housing -- not just townhomes or apartments available to higher income households. Any selected proposal MUST include a grocery store!	12/17/2014 10:15 AM
25	A grocery store is our biggest need. With that said, I think the Transfer Company's plan will bring a greater sense of community to the neighborhood than the others. Their plan could be what the Person Street Corridor (Yellow Dog, Oak City Cycling, Person Street Bar, Lumina, etc.) has been to the Oakwood/Mordecai neighborhoods - a place, on the outskirts of downtown, for residents of the neighborhood to gather, while also being a destination spot for non-residents. I think it'd bring a greater sense of pride, exposure, and interest to the Thompson-Hunter community.	12/17/2014 9:41 AM
26	Greg from Empire has shut down many meeting in the name of greed (have witnessed 2 events personally). He does not have the community in mind just \$ signs. To bad Gordon S. had to team up with him.	12/17/2014 9:19 AM
27	We need a community oriented grocery store in our area!!!!!! Not any additional fancy apartment buildings and parking decks.	12/17/2014 9:16 AM
28	A grocery store is the most important component. Something like Trader Joes would be good...small, yet has mostly everything.	12/17/2014 8:20 AM
29	the grocery should serve the whole community, not just the higher priced housing that is moving into the area.	12/17/2014 8:06 AM
30	Affordable housing! Our neighborhood will lose its diversity, one of its greatest assets without a proactive approach to affordable housing. It is not enough to promise the proceeds of the sale will be put back somewhere in southeast Raleigh.	12/17/2014 8:00 AM
31	Grocery store, historic preservation of national registered Stones building.	12/17/2014 7:54 AM
32	grocery is a must! also it needs little shops & restaurants in it along with a few art installations to make the community more vibrant & enjoyable (like waverly place water fountains & firepits)	12/17/2014 7:43 AM

Q1 Where do you live?

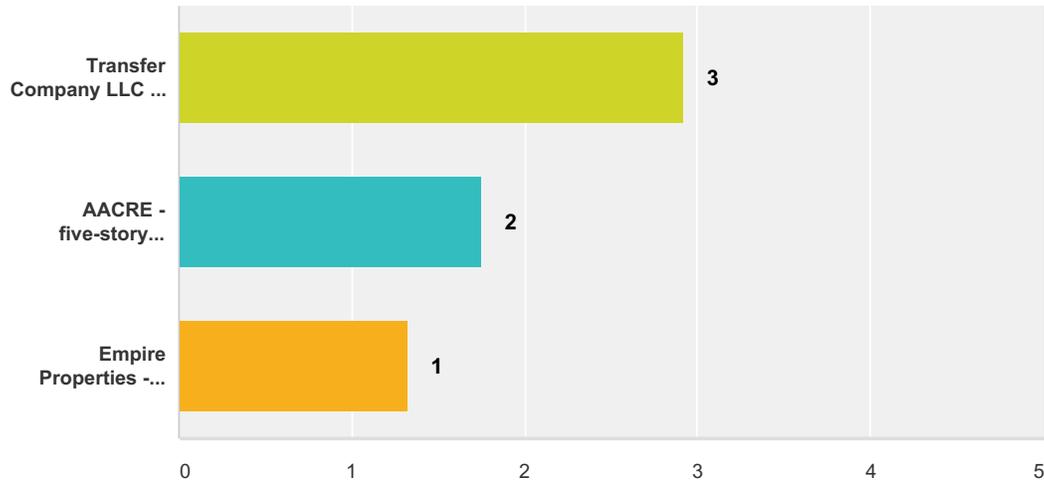
Answered: 12 Skipped: 0



Answer Choices	Responses
Thompson-Hunter	0.00% 0
South Park	100.00% 12
Moore Square	0.00% 0
Downtown Raleigh	0.00% 0
Outside of Downtown Raleigh	0.00% 0
Total	12

Q2 Please rank your preference of the current proposals for Stone's Warehouse. 1 being most desirable, 2 being second most desirable, and 3 being third most desirable.

Answered: 12 Skipped: 0



	1	2	3	Total	Score
Transfer Company LLC - grocery store, cafe, a community hall and space for small food producers. Townhomes.	91.67% 11	8.33% 1	0.00% 0	12	2.92
AACRE - five-story apartment building with 300-space parking deck and the renovated warehouse with grocery and senior health space.	8.33% 1	58.33% 7	33.33% 4	12	1.75
Empire Properties - Exploris charter school, a medical office, a museum and cultural heritage space, and music hall. 49 apartment 'Entrepreneurs' Village.'	0.00% 0	33.33% 4	66.67% 8	12	1.33

Q3 Additional comments? What is important, what is left out?

Answered: 7 Skipped: 5

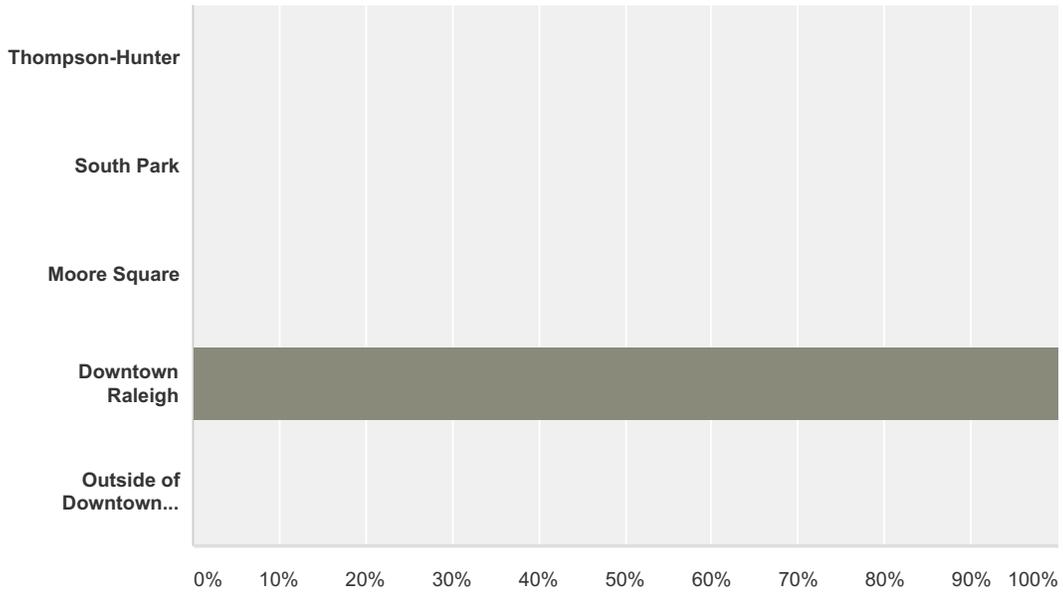
Q3 Additional comments? What is important, what is left out?

Answered: 7 Skipped: 5

#	Responses	Date
1	We very much need affordable grocery options downtown, particularly south.	12/29/2014 10:30 AM
2	I would like to see some sort of grocery space in the neighborhood, even if it is a small but enhanced convenience store. Empire would have topped my list if they offered a grocery option as part of their plan.	12/24/2014 9:13 AM
3	the housing should be mixed income	12/20/2014 8:07 AM
4	My two largest concerns is parking. I know there will be parking for the residents but what about the patrons of the business? I am also concerned about how this will effect the Chavis Greenway. Early on I had heard that the developers wanted to expand some features on to the greenway. I am strongly opposed to any development on the greenest. Also on your survey you left out the neighborhood most directly impacted by this development which is South Central. The wharehouse itself is in south central.	12/17/2014 5:00 PM
5	I do wish more affordable housing were part of all of the proposals, but the first two are far and away the best options for the site. Option 3 adds little to the area.	12/17/2014 2:37 PM
6	Normal full service affordable grocery store is very important and very much needed. This grocery store needs to be similar to Harris teeter or kroger meaning that it is affordable, good quality, and has a variety of produce, meats and household staples.	12/17/2014 11:52 AM
7	Transfer Company has the strongest proposal. A small grocery store with affordable food is most important!!! The quality of the residential component of the property is also paramount. There are so many cookie-cutter stick apartments being built now, contributing nothing to the city's architectural heritage. The proposed town homes represent an opportunity to challenge the status quo by introducing new materials and design features. That doesn't necessarily mean they have to be 'luxury homes.' But we can't take anymore stucco and beige in this city. The inclusion of materials like corrugated metal would provide diversity rarely seen here and would relate well to the warehouse itself.	12/17/2014 10:51 AM

Q1 Where do you live?

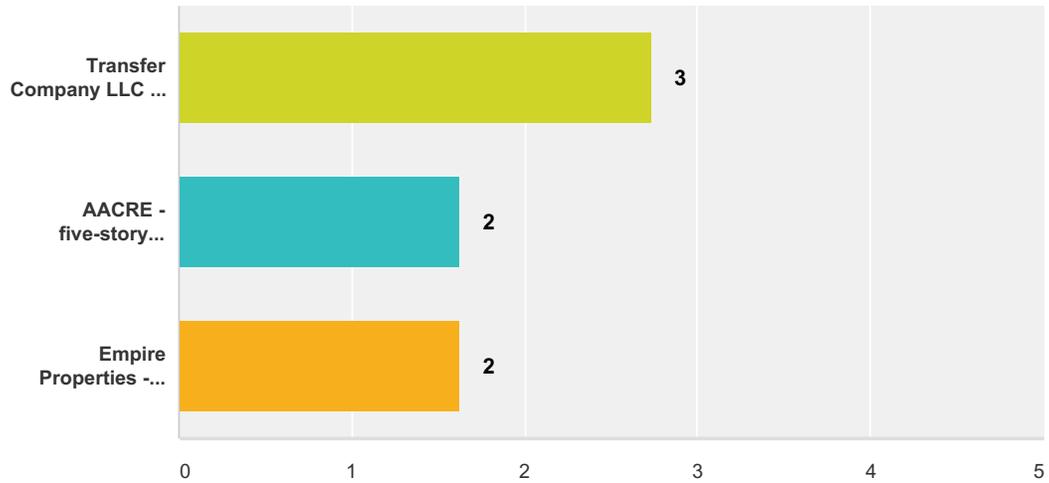
Answered: 124 Skipped: 0



Answer Choices	Responses
Thompson-Hunter	0.00% 0
South Park	0.00% 0
Moore Square	0.00% 0
Downtown Raleigh	100.00% 124
Outside of Downtown Raleigh	0.00% 0
Total	124

Q2 Please rank your preference of the current proposals for Stone's Warehouse. 1 being most desirable, 2 being second most desirable, and 3 being third most desirable.

Answered: 124 Skipped: 0



	1	2	3	Total	Score
Transfer Company LLC - grocery store, cafe, a community hall and space for small food producers. Townhomes.	79.84% 99	14.52% 18	5.65% 7	124	2.74
AACRE - five-story apartment building with 300-space parking deck and the renovated warehouse with grocery and senior health space.	11.29% 14	40.32% 50	48.39% 60	124	1.63
Empire Properties - Exploris charter school, a medical office, a museum and cultural heritage space, and music hall. 49 apartment 'Entrepreneurs' Village.'	8.87% 11	45.16% 56	45.97% 57	124	1.63

Q3 Additional comments? What is important, what is left out?

Answered: 43 Skipped: 81

Q3 Additional comments? What is important, what is left out?

Answered: 43 Skipped: 81

#	Responses	Date
1	Affordable housing is very important.	12/29/2014 12:55 PM
2	Placement of senior healthcare clinic that is currently located at Stones - to remain in neighborhood.	12/23/2014 5:50 PM
3	last thing we need downtown are more "luxury" apartments, another bar or a restaurant. Grocery store should be a priority.	12/21/2014 1:55 PM
4	Empire's option seems to be the most inclusive for the most amount of people.	12/21/2014 11:18 AM
5	The AACRE proposal far outweighs the other 2 proposals. A grocery store is important and more residential density is also important. The AACRE proposal takes both of those items into account.	12/20/2014 12:07 PM
6	The Transfer proposal is definitely the most exciting- the grocery store and food producers are desperately needed on that side of town and would bring a lot of excitement to the area.	12/19/2014 4:29 PM
7	I like these aspects of each proposal most: -Grocery store -Senior amenities -Entrepreneurs Village It is very difficult to rank them since they all contribute value! I would love to see CHILD CARE services in that area!	12/19/2014 10:05 AM
8	Oakwood is behind Transfer Company! Grocery store, seafood, cafe, community hall, small food producers are all a win for downtown.	12/19/2014 1:07 AM
9	An Independent Movie Theater - Like the CAMEO Art House Theatre in downtown Fayetteville, NC www.cameoarthouse.com Contact - Chris & Nasim Kuenzel chris@cameoarthouse.com nasim@cameoarthouse.com	12/18/2014 4:26 PM
10	Affordable housing is a must.	12/18/2014 3:41 PM
11	Empire properties proposal should also have a grocery store	12/18/2014 3:35 PM
12	The Transfer proposal doesn't do anymore to improve SE downtown than the new Person St town homes. AACRE is the only one that combines density and a grocery store.	12/18/2014 2:13 PM
13	I am so sick of all these apt buildings and condos going up with thought to the increase in traffic or lack of parking spaces. No more! Downtown needs a good and easily accessible grocery store.	12/18/2014 12:41 PM
14	The Exploris School is not actively pursuing this site. It remains in the proposal made several months ago.	12/18/2014 12:28 PM
15	We desperately need affordable housing near downtown with access to bus station for all the folks who are being left out and pushed out of places like South Park, Brookside apts and the like	12/18/2014 12:23 PM
16	Given the food desert in southeast Raleigh and the huge influx of new inhabitants in downtown, a grocery store is a must!	12/18/2014 12:01 PM
17	Has anyone approached WCPSS BoEd to see if they want the space for a traditional public school? Although Exploris is one of the better charter schools, we need to support our traditional public schools because so many charters have impediments to economically challenged students.	12/18/2014 11:58 AM
18	Which specific tenant proposal from the three development plans combined is best for the census tract community families living there now? The K-8 charter school. It will annually directly serve over 100 families living on a low to moderate income whose children begin attending this new school. Such are the families(over 40 percent) in the Stones Warehouse census tract. No other tenant proposed for the Stones site will more directly and positively help these challenged families over nine years of attendance and participation than this charter school. It's a great long term opportunity for these families and for this census tract community.	12/18/2014 11:40 AM
19	Except for empire (do not like use)- most important factor is ability of co. to execute...no gives to developer from the city...collect payment upfront with no additional help from city as per RFP	12/18/2014 11:25 AM
20	I really ranked them 2,1,3 but the form would change my rankings to 1,2,3!	12/18/2014 10:26 AM

21	I'd like to see a mixed model that finds a way to serve both low income people/seniors AND serves as a vital hub for diverse, urban life. We need to think of ways to include both, rather than pushing low income people further and further away, as has historically been the answer. Raleigh is a small, progressive city that can afford to think carefully and creatively about how to cultivate a culture that is inclusive and responsive to all segments of the population.	12/18/2014 9:36 AM
22	We really need grocery options, don't really think we need more museums right now.	12/18/2014 9:18 AM
23	Id like to see all retail space and then build up the community around it.	12/18/2014 9:17 AM
24	If I recall, the only proposal with affordable housing was the AACRE one and that's why I chose it. We have been moving towards a downtown only for the wealthy for sometime. This area should not continue that trend. So while 5 stories doesn't thrill me, my bottom line is affordable housing. We know Raleigh's livability factor is affected by this issue. Let's fix it NOW and not be in the mess we are with transportation because our elected officials couldn't agree and move forward.	12/18/2014 9:10 AM
25	Grocery / Local food is most important!!!	12/18/2014 9:04 AM
26	I like AACRE best with Weaver St type grocery. If AACRE could reserve more of the original historic building it would be my first choice.	12/18/2014 9:00 AM
27	2 & 3 are DISTANT seconds from 1. Another apartment building is exactly what the area does not need. I ranked it second because of the grocery store. Hatem's proposal lacks a grocery store and would build more apartments.	12/18/2014 9:00 AM
28	5 story apartment buildings are being over built already. We need more services downtown.	12/18/2014 8:53 AM
29	Grocery, grocery, grocery!	12/18/2014 8:44 AM
30	a walkable grocery store ranks he highest in my list.	12/18/2014 8:31 AM
31	The entire community will benefit from the development. the rising tide theory prevails. Jason Queen's group is the most qualified by far.	12/18/2014 7:28 AM
32	Number 2 question is not working. Transfer Co is my 1st choice, Empire 2nd, and AAcre 3rd.	12/18/2014 7:26 AM
33	Having a grocery is a very big plus.	12/18/2014 6:36 AM
34	We desperately need a grocery store downtown!	12/18/2014 6:16 AM
35	No more apartments! Community swimming pool.	12/17/2014 10:59 PM
36	Bring more affordable housing to downtown for actual transit oriented development!	12/17/2014 8:31 PM
37	No more apartments!! Let The ones that are being built get completed first!!	12/17/2014 7:56 PM
38	The survey will not allow me to select any option for the ordering as they are listed above in Question 2. I prefer Empire, Transfer and AACRE in that order.	12/17/2014 7:19 PM
39	The development by Transfer is wonderful. It will better the community surrounding it and the residents!	12/17/2014 11:33 AM
40	I think the best option for the neighborhood is Transfers option, we need a grocery store in this area & having some restaurants/small food shops would also be great without walking further unto downtown. Empire Properties concerns me that you are going to have a school as well as people living there, sadly there are pedophiles in this world and my biggest concern is for the safety of the children. I do not like the AACRE we don't need another 5 story apartment building/parking deck in the residential neighborhood, instead of adding to the urban hominess vibe we have it will distract from this.	12/17/2014 11:31 AM
41	A grocery store is paramount for downtown. I would like to see something mainstream (like Harris Teeter) and not something selling all gourmet products.	12/17/2014 11:18 AM
42	We are in dire need of a proper downtown grocery store and community space. Seriously? Another parking deck?!?! Definitely don't need that. Space should be used for people to get together and not for parked cars.	12/17/2014 10:53 AM
43	The fact that they are saving the look of the block, have by far the most detailed concept, have by far the best/local relationships in place make Transfer Company the best choice by far. The AACRE concept will ruin the look of the block and the Empire concept does not have the money/relationships in place to make their fragile concept work successfully.	12/17/2014 9:10 AM