**ONE Wake Form Letter to Planning Commission Instructions**

Support St. Ambrose and the Rochester Heights community in three easy steps!

1. Copy and paste the email addresses below into the To: line.
2. Copy and paste the content below into the subject line and body of your email. Be sure to fill in your name.
3. Send!

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**To: Line**

[Planning.Commission@RaleighNC.gov](mailto:Planning.Commission@RaleighNC.gov), [wakeorganizing@gmail.com](mailto:wakeorganizing@gmail.com)

**Subject Line**

Concerns about Z-13-20 Downtown South Project

**Body**

Dear Commissioners,

My name is [FILL IN] and I am a member of ONE Wake.

I am writing to express concern about the Downtown South Project rezoning application #Z-13-20 that is pending with the City of Raleigh. It is my opinion that the Raleigh Planning Commission must only allow rezoning with protections for local residents in place. Here’s why:

There is a strong potential for flooding due to runoff from impervious surfaces that will be created with development of this size. Communities such as Rochester Heights further downstream along Walnut Creek suffer from chronic flooding and the potential to further this burden would be inequitable to low-income and minority communities.

The community outreach and engagement associated with this rezoning application has been inadequate for a development of this size. Neighbors beyond the 1,000 ft requirement for mailed notice will be impacted by this development and have not been directly notified about this rezoning request. In a canvassing of Rochester Heights on 10/22 led by St. Ambrose Episcopal Church and ONE Wake, the majority of neighborhood residents surveyed reported having little to no knowledge of the development.

The proposed dramatic changes in land use and development densities associated with the DSP have the potential to have significant negative impacts (including gentrification and displacement) on the adjacent historically Black neighborhoods and other underserved communities who’ve long been marginalized in Southeast Raleigh, such as South Park, Rochester Heights, Biltmore Hills and other communities of color.

Therefore, I urge you to only approve rezoning request #Z-13-20 with the following requirements:

1) Stormwater protections and standards that closely follow the recommendations of Kriss Bass Engineering in the report prepared for the Partners for Environmental Justice and hosted on the ONE Wake website here: <https://www.onewake.org/downtown_south>

2) Low-impact development and green infrastructure must be included in any present or future site plans at this location.

3) A community benefits agreement or other legally binding agreement must be signed in order to protect the interests of current Southeast Raleigh residents.

Sincerely,

[YOUR NAME]