Glenwood South News

February 2023

GSNC continues to actively seek to maintain Glenwood South as the premier neighborhood in downtown Raleigh in which to live, work and visit. This edition of our newsletter will provide an update on happenings in our neighborhood. If you have any comments or suggestions, please send them to gsncboard@gmail.com.

Illuminate in Glenwood South

Over the holiday season, various locations in Glenwood South participated in the wildly successful Illuminate Art Walk sponsored by the Downtown Raleigh Alliance (DRA). Sonic Runway was the featured installation on Salisbury Street. However, there were several installations in Glenwood South such as the Ocracoke Bankers at the AC Marriott Hotel and the Heart at Wonderland.

Next year, in addition to participation in the 2023 edition of Illuminate, we hope to have holiday decorations all along Glenwood Avenue.

Murals

Several murals have brightened up Glenwood South recently, particularly in the area around Smoky Hollow. GSNC collaborated with DRA and the City of Raleigh to have Gabe Eng-Getz create murals on the Norfolk Southern Railroad pillars in the 500 block of Johnson Street. Contributions from DRA, Google Fiber, Clancy and Theys Construction Company, and Smoky Hollow made this installation possible. Signage was provided by Duncan-Parnell and we are currently working on lighting for both murals.

Tree Well Project

GSNC in collaboration with the City of Raleigh, DRA and Dan Lovenheim have piloted several projects to improve the appearance and safety around some of the worst tree wells in Glenwood South. Due to increased pedestrian traffic, many tree wells have become dangerously rutted and unattractive. Natural vegetation does not stand up to heavy traffic. This project is filling in these tree wells with permeable surfaces such as artificial turf or Flexi-Pave. These surfaces will be evaluated for durability and safety. The difference can be seen in these before and after pictures.

Let us know if there are other areas in Glenwood South that need attention. Contact us at gsncboard@gmail.com . We want to continue to utilize public-private partnerships to address needs in our community.
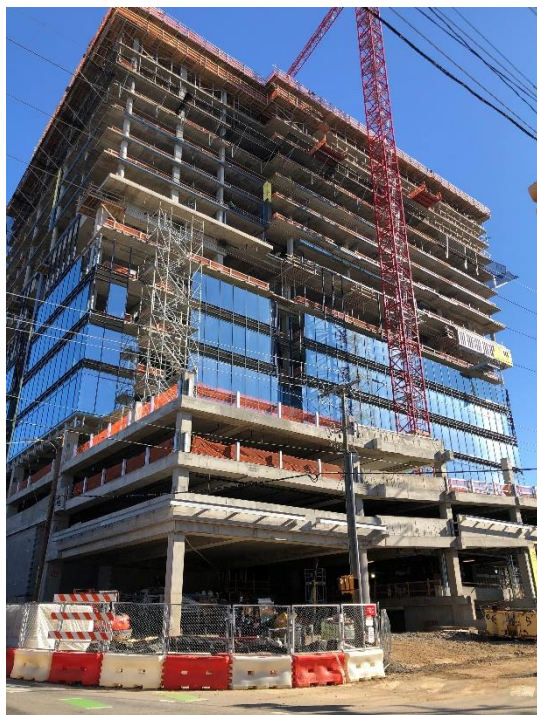

Closings and Openings

Glenwood South has recently lost some beloved establishments including The Rockford restaurant, and jazz club C. Grace and the Empress Room. New openings include: Cuya Cocktail Bar located above Cortez; Industry Raleigh, a bar and grill at 510 Glenwood; Midwood Smokehouse , a barbecue restaurant in Smoky Hollow, Milk Lab serving bubble tea and rolled ice cream in Smoky Hollow, and J. Lights Cafe in Smoky Hollow serving breakfast, lunch and dinner (some of the musicians from C. Grace will be playing jazz at J. Lights every Tuesday night after 8 pm). Split plans to open soon in the old C. Grace/Empress Room space.

Resources Available to Small Businesses

There are several resources and grants available to small businesses in Glenwood South. Here is a brief list of opportunities. Store Front Upfit Grants from DRA provide up to $15,000 to create and expand store front businesses. Building Upfit Grants are available from the City of Raleigh to activate vacant or underutilized commercial space in Raleigh. Carolina Small Business development funds are also available at Oak City Biz Labs. The City of Raleigh has also recently updated its Business Resource Guide to provide a tremendously useful tool and resource for new and existing businesses.

Construction

The only major construction project going on in Glenwood South, 400 H, had a topping out celebration on February 7th. This mixed-use building will open later in 2023. It offers great views of downtown Raleigh, including Glenwood South.

Zoning Amendments for Properties in Glenwood South

There are several pending zoning amendment cases that involve properties located in Glenwood South.   involves a proposal to increase the allowable building height from 12 to 30 stories for property located at the corner of Peace Street and N. West Street. This property is located adjacent to the proposed Smoky Hollow Park (formerly Devereaux Meadow Park) that was included in the recent Raleigh City Parks Bond. A group of residents from the Glenwood-Brooklyn neighborhood oppose the request due to the height of the project. Supporters of the project note that it is consistent with the UDO, and Comprehensive Plan and supported by city staff. The property is currently used for light industrial use. The proposal would be consistent with other development at Smoky Hollow. Moreover, the property owner has proposed to work with the City to provide amenities and access to the new park. This proposal is consistent with the City Council's intent to develop public-private partnerships to fund the creation of this park. The previous hearing on this zoning amendment was referred to the Economic Development and Innovation Committee to be discussed at a February 28th committee meeting. Interested citizens may attend and submit comments.

Z-55-22 is an amendment to increase the allowed building height from 4-7 stories to 5-12 stories on property located on W. Johnson Street and St. Mary's Street. Several restrictions to this request have been added based on suggestions from the property neighbors in Cameron Park. The hearing on this case was continued to March 7 at the City Council level.

Z-65-22 involves property located along Hillsborough Street and Boylan Ave. It includes Chargrill and an historic house. The proposal would increase the allowed building heights to 20 stories and provide for the relocation of the historic home. This case is also scheduled for hearing on March 7th before the City Council.

GSNC Mixer at Clockwork

GSNC will be holding its next neighborhood mixer February 23rd at 5:30 pm. Come mingle with your neighbors and check out the food and unique atmosphere at Clockwork .

GLENWOOD SOUTH
NEIGHBORHOOD COLLABORATIVE

COME MEET YOUR NEIGHBORS

You are invited to attend a Glenwood South Mixer

Clockwork

519 W. North Street

Thursday, February 23, 2023

5:30-7:30 pm

Appetizers Provided | Door Prizes

Sponsored by:

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