

SAVE OUR SHAW

SAY NO TO THE REZONE



Dear Friend,

We are the [SAVE OUR SHAW](#) Coalition. A grassroots movement comprised of people all over the world, that was established in response to Shaw University's rezoning request.

In case you're not aware, Shaw University is seeking to rezone nearly 30+ acres of their downtown property. This not only includes the core of their campus, but also large swathes of land to the south and east. Their application will come before City Council on 4/4/22 at their 7pm meeting. There are three potential outcomes: approval, denial, or referral to committee for additional study and dialogue. If you're interested in this issue, we strongly encourage you to attend the meeting, reach out to City Council, or both!

Currently, Shaw is zoned for 12-stories on nearly 10 of those acres, and a mix of 3-5 stories elsewhere, depending on proximity to existing residential areas; this means they could file building permits at those heights today and achieve considerable density without necessitating demolition of any of their historic buildings or irreparably gentrifying and displacing neighborhoods south and east of downtown! This rezoning request seeks to increase existing allowable heights to 30-stories for most of their land north of MLK, Jr. Blvd., and 20-stories for the land south of MLK Jr., Blvd. Shaw has stated that they do not intend to sell these parcels, but rather establish ground leases whereby developers could build 12-30-story towers on these parcels for 99 years. Their legal representation also represents John Kane, specifically his Downtown South mega-development - the largest rezoning in the City's history - which is in close proximity. Despite considerable public pressure, Shaw has been vague about their plans; a rendering provided by their consultant shows a profoundly altered area with little in the way of a functioning college or campus. **Development of prevailing Class A space across a series of 30-story buildings would ignite a tsunami of gentrification and displacement resulting from ceaseless development pressure, and unsustainable property tax increases for owners and rent for tenants.**

Shaw University is one of the most significant historic assets within the City of Raleigh. The school was founded in 1865 by Rev. Dr. Henry Martin Tupper to provide higher education to formerly enslaved - the first such institution in the South following the Civil War. They were the first college in the nation to offer a 4-year medical degree; the first historically Black college in the nation to open its doors to women; and during the Civil Rights Movement, they were the birthplace of the Student Nonviolent Coordinating Committee (SNCC), a major pipeline of student participation from sit-ins and boycotts, to protests and Freedom Rides. In addition, a number of parcels included in this rezoning request lie within the first historic overlay district dedicated to Raleigh's Black history: Prince Hall, established in 2012. An already small district, Prince Hall's boundaries have been reduced twice before due to development pressure and speculation. If this rezoning is approved as it currently stands, it will be the death of the district. Shaw has never been on more solid financial footing. Thanks to the [Cares Act](#), the [entirety of Shaw's \\$22M debt](#) was forgiven; **any claims that Shaw will "fail" if not allowed this rezoning are simply not true.**

Shaw is a beloved institution, and **everyone** wants it to succeed. The university has an option to go through a "campus master plan" process instead of this "blank check rezoning" that would allow anything and everything to be built. A campus master plan would include considerable community engagement as well as transparency - and would steer the school's next chapter in a way that allows the school to thrive without irreparably destroying the neighborhoods - and neighbors - surrounding them.

Please make your voice heard and join us on April 4th at 222 W Hargett St at the Municipal Building at 7PM.

Thank You!