

WADE CAC NEWS OCT. 2017



<http://www.raleighnc.gov/home/content/CommServices/Articles/CAC/WadeCAC.html>

Please like us on Facebook at <https://www.facebook.com/wadecac/>

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Tuesday, October 24th 7-8:30 PM
Jaycee Park Community Center
2405 Wade Avenue (919) 996-6833

AGENDA

Welcome

1) Approval of Minutes

2) Announcements: Co-Chair

3) City of Raleigh Staff Reports:

- Parks, Recreation and Cultural Resources Updates
- Raleigh Police Department Monthly Report: Officer Upchurch
- Oberlin Village Historic Overlay District-General rezoning discussion: City Planner, John Anagnost
- **Presentation and Vote:** Withers Ravenel, David Brown- **Rezoning Case Z-24-17 (Corner of Clark Ave. & Enterprise St.) City Planner, John Anagnost**

Rezoning of 2204 Garden Place, 101 Enterprise Street, and 2303 Clark Ave, from Office Mixed Use/3-Story/Green Frontage (OX-3-GR) and Residential Mixed Use/3-Story (RX-3), to Office Mixed Use/5-Story/Urban Limited Frontage/Conditional Use, and retain the Special Residential Parking Overlay District (OX/5/UL/CU/SRPOD).

4) **Presentation:** Architect, Frank Harmon: Hillsborough Street Small Area Plan

5) **Discussion:** Text Change 11-17 "Senior Housing Ordinance"

- An ordinance to modify sections 6.1.4 and 6.2.2. of Chapter 6 in the City of Raleigh UDO Ordinance to modify Special Use Permit, Minimum Site and Open Space requirements in Life Care Communities

Adjourn: Next meeting Dec. 5, 2017

City Contacts

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Graffiti Hotline 919-996-6001

Community Engagement 919-996-4330

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Public Utilities 919-996-4540

Public Works 919-996-3030

Solid Waste Services 919-996-6890

RPD SW District 919-996-6167

Planning 919-996-2626

Street lights out 919-508-5400

Code Enforcement 919-996-2444

Parks, Rec. & Cultural Resources 919-996-6833

CITY OF RALEIGH NEWS

Community Resources & Events:

Unused and Expired Medicine Drop-Off Event: Any Medication Accepted

Date: Saturday, October 28, 2017

Time: 10 AM – 2 PM

Safely dispose of your unneeded or expired prescription and over-the-counter medications at these local pharmacies. This is a **FREE** service with no questions asked.

- Blue Ridge Pharmacy at 2601 Blue Ridge Road (across from Rex Hospital)
- Falls River Pharmacy at 10930 Raven Ridge Drive (in North Raleigh)
- Hayes-Barton Pharmacy at 2000 Fairview Road (in Five Points)
- Josef's Pharmacy at 2100 New Bern Avenue (South Raleigh)

FREE Over the Counter Medicine Give Away!

Date: Wednesday November 8, 2017

Time: 9:00 AM—2:00 PM

Cost: Free

Bring: Friends, Family & Neighbors

****No ID Required***

Where: Saint Augustine's University – Emery Gymnasium

1315 Oakwood Avenue

Raleigh, NC 27610

Items include: *cold, cough & flu medicine, Band-Aids, pain and allergy relief, vitamins and children's medicine, and much more!*

*****All medicines are first come, first serve!***

Flood-Prone Properties Restored to Green Space

The City of Raleigh's Stormwater Management Division has had many successes over the last year through its participation in the Federal Emergency Management Agency's (FEMA) Flood Hazard Mitigation Grant Program. The program provides funding to the City when it purchases properties, like Capital Inn on Capital Boulevard in Raleigh, that experience ongoing flooding as result of being built in the floodplain prior to current development regulations. After a property is purchased, the area is restored to green space so that the floodplain functions more naturally. This reduces flooding in the area and improves public safety. Participation in the program is voluntary. Some projects may also be funded through the City's Stormwater Utility. To learn more visit raleighnc.gov and enter the search term "Flood Hazard Mitigation".

Love Your Stream? Keep it Clean!

Do you find trash or other waste in your neighborhood streams? You can help the City of Raleigh's Stormwater Management Division keep them clean! There will be a stream clean up at Biltmore Hills Park, 2615 Fitzgerald Drive in Raleigh on Saturday, Oct. 21 from 8:30 – 11 a.m. This stream cleanup will help protect and make creeks in Biltmore Hills Park more beautiful. This event is open to the public and cleanup materials are provided. Register online at raleighnc.gov by entering the search term "Stream Clean Up"

Wade CAC Meeting--Sept. 26, 2017

Minutes by Candace Haigler

Welcome: 7 pm Donna Bailey, co-chair, called the meeting to order. Kaye Crowder, District D City Councilor is attending.

Approval of Minutes

After a motion was seconded to approve, the last meeting's minutes were approved unanimously by voice vote.

City of Raleigh Staff Reports

Parks, Recreation, and Cultural Resources: Jaycee Park Director, Dan Bacon, passed out a flyer with current parks news. Basketball for young people is coming up. Pullen Park Arts Center is being renovated--call to inquire about events of interest.

Police: Officer Upchurch reported that there were 443 police contacts last month--typical for our area, with three car break-ins and one residential break in. There were seven and twelve calls about loud music or parties respectively. Questions and answers followed.

- Will the police monitor the new stop signs on Ruffin Street? There will be alert flags for a while, and then limited monitoring will occur as usual, given thousands of stop signs in the city.
- What is the procedure when a street light is out for a long time? Call in the pole number to Officer Upchurch.
- On Next Door, there have been many complaints about magazine subscription salespersons. Call the police, who will check on them for compliance with established solicitation rules.
- What can we do about cars with revving engines, doing wheelies, etc? Especially for reckless driving, get the tag number and the police will speak to them.

Public Utilities: Jannen Goodwin, Hillsborough Transmission replacement project. Ms. Goodwin left her business cards for future questions and contacts.

Updates from a prior report were provided as we enter the construction phase. Nearly a mile of 36-inch transmission water line will be replaced, due to age and a manufacturing problem with a particular concrete material used in the early 1970s. This is a proactive project before we have a major failure and a major water outage problem. T.A. Loving is the contractor and detailed planning is ongoing. Recent work at the water tower on Chamberlain installed over 200' of the new transmission line, so that adequate water supply will be maintained during the larger project. As the project continues, very old smaller water lines, some about 100 years old, will be replaced to avoid tearing up pavement again later. The work in the region between Everett and Clark will begin in early October. Raleigh will have an employee on the ground to interface with the community at all times. Utility locations in the right of way are being marked. There will be minimal tree trimming activities. Access to all homes will be maintained in the context of temporary overall road closures. Parking will be restricted as needed on the respective streets. The project may continue until November 2018, section by section. Notification letters are being mailed to all property owners, and about a week before each segment of local work begins, additional letters will be sent. Communication in various ways is ongoing. The Raleigh webpage has an interface where new information will be provided.

Questions were answered on several topics.

- Regarding the redundancy of the water flow in the city, Councilor Crowder emphasized that this line is actively failing and must be replaced now. It is a pressure pipe, and fire fighting in this area depends on it.
- After the work is done, water quality checks are a rigorous part of the process before any human use functions can be tied into the lines.
- What about disturbance of roots of mature trees as part of the trench digging? Often roots don't grow under the pavement due to lack of nutrition there. Efforts were made, in collaboration with the city's urban arborist, to identify street trees that were in danger or in the right-of-way. Some were trimmed and

eight will be removed. Those being removed are most often those with bifurcated canopies near power lines that would have to be trimmed to become one-sided as the project progresses. These will be replaced with new street trees. Private property owners were or will be contacted if trees on private property need to be discussed.

- There will be a phase on Oberlin and Clark with one lane traffic in each direction.

Other Reports

Transportation Bond: Jeff Murison, Hillsborough Street Corporation, discussed the transportation bond since Jason Myers (City of Raleigh) could not attend. The bond proposes to spend \$206.7 million dollars, spread across the city. Some of these are 'complete street' projects, like Hillsborough Street, and about \$50 million is for traffic calming and other infrastructure improvements. October 10 provides the opportunity to vote. The cost is on average \$28 per taxpayer. Councilor Crowder added that this is the first time that money has been earmarked for sidewalks, for example Carolina Pines to South Saunders Street will have bike lanes added as well. Safety and bus shelters and crossings are important elements--things that impact neighborhoods and make use of public transportation more feasible and attractive.

Announcements

The November/December meeting will be combined and held on December 5th. A motion was made, seconded, and approved to use up to \$200 to have a social and use it as an opportunity to promote the Wade CAC.

Early voting in the city elections is open now at various locations. Locations will be posted on the Wade CAC Facebook page. Please vote—Council members are very important.

On October 2nd - 5th, the Jaycee dog run will be closed while additional park utilities are installed underneath. A water spigot will be installed at the human comfort stations for filling buckets and bowls. The park is well used.

The proposal to rezone the parcels at Hillsborough Street and Bagwell to allow five stories was not supported in the City Council meeting.

The Landmark project will have a public hearing Tuesday Oct 3.

The lot at the corner of Oberlin and Bedford will currently remain zoned as OX-3 with a 50-foot setback due to insufficient community support for the developer's rezoning proposal.

The city-sponsored Neighborhood Exchange workshop posed good ideas about how to increase involvement with CACs.

On October 15th, the historic marker for Oberlin Village will be unveiled at the Turner house (12:50 pm). A short ceremony will occur and light refreshments will be served.

The Neighborhood Recognition Awards will be conferred on Oct 18th, 7 pm, Five Points Center for Active Adults.

The City Council Citizen Engagement Work Session is rescheduled for October 30, 4PM in Council Chambers.

On October 25th 4-6 pm, the Small Area Plan for the Hillsborough Street and Cameron Village Transportation Grid System will be presented. Councilor Crowder said that she would allow all attendees to speak for two minutes, if possible.

The 500-foot notification requirement for rezoning requests has been approved by the City Council and Planning Commission, and now goes back for final vote to Council

Textile recycling at the curb is beginning with a third party collector for items not suitable for donation to charities.

Presentation

904 Oberlin (across from Community Deli): Chad Stelmok, Developer. The presentation provided an update and addressed questions. They have been working on this project for three years, including seeking community input. Infrastructure work is ongoing now. The site plan has been approved for 23-24 units, town-home style, owner occupied. They are trying to create more of a community feel, with fewer units than allowed. There are trees in a middle greenspace and around the periphery. Front buildings have a bungalow-look, with two stories. The back units are three stories. Glover Lane will be paved with sidewalks, curbs, and gutters. Phase 1 townhomes, along with the front bungalow-look buildings, will be built on Glover Lane.

In response to questions, we learned:

- The site accesses Glover Lane and Oberlin.
- There will be no pedestrian access to private property, Cameron Village Condos. A chain link fence runs along this border. They continue to converse with the HOA board about potential future pedestrian interfaces between the two properties.
- They are trying to blend in with the Historic Oberlin area, and the plan has been scaled down voluntarily over a period of about nine months of redesign. The front buildings will have about 2300 square feet with gable roofs, front porches, as has been discussed with the Historic Commission. The height will be similar to Turner house. However, this will be a non-conforming structure, as it is now because no historic buildings were on the site. Back buildings will have 2300-2500 square feet plus garages, with flat roofs, and an optional elevator. They intend to tie in style elements from front to back buildings. The units will be marketed for around \$900,000, without elevators.
- Conceptual renderings shared with the Planning Commission are not available at this meeting. These plans were about the placement of buildings on the front as shown in the site plan and the discussion of certain obligatory style elements as outlined above.
- On the adjacent lot, two historic houses (one moved to the site) will be joined and become the Office of Preservation NC. Eight or nine parking spaces will be shared with the townhouse project. This will allow some tree preservation.
- The developer does not control the possibility of a roundabout at Oberlin and Van Dyke, although they support it and have laid out the site to accommodate it. Discussions are ongoing to accommodate it. Many analyses point to this being a benefit, including for pedestrians. It would be small (about 95' diameter), like the one near Players Retreat. The right-of-way for this largely impinges on the 904 Oberlin site without adverse effects on the Community Deli. When this might rise to a priority in city road projects is unknown.

Meeting adjourned.

Oberlin Village Historic Overlay District-General (HOD-G) Rezoning

