

# Midtown Citizens Advisory Council

<http://www.raleighnc.gov/community/content/CommServices/Articles/CAC/MidtownCAC.html>

**Monday, February 26<sup>th</sup>, 6:30p.m.**  
**Five Points Center for Active Adults**  
**2000 Noble Rd. Raleigh, NC 27608**



## Agenda:

- I. Welcome, introductions, review of minutes
- II. RPD Report
- III. Parks, Recreation, and Cultural Resources Report
- IV. Code Enforcement Report
- V. Community Engagement Report
- VI. NC Dept of Transportation: Design and Current Project Status for "Diverging Diamond" intersection construction at I-440 and Wake Forest Road intersection. Presentations by NCDOT staff and consultants, including a video of an existing DD similar in scope to the I-440/WFR project.
- VII. City of Raleigh Planning Dept: Review of Status of "Area Plan" for the St.Albans Drive/ Wake Forest Road/ Wake Towne Drive" area
- VIII. City of Raleigh Planning, follow up discussion on Z-20-14 zoning and site review
- IX. New Business

**\*\*Please note the special meeting time for this meeting is 6:30PM\*\***

**The March 26<sup>th</sup> MCAC meeting will include the topic of the Six Forks Road Study and Plan. That meeting will also begin at 6:30PM.**

## MCAC Information

### **Leadership Team:**

Chair: Patrick Martin, [Acemar@aol.com](mailto:Acemar@aol.com)  
First Vice Chair/Secretary: Susan Donn  
Second Vice Chair: Lubin Prevatt  
Third Vice Chair: Dwight Otwell  
Meeting Coordinator: Peggy Reaugh  
Liaisons: Thad Obriant, Lubin Prevatt, David Jones  
Community Specialist: Michelle Bandklayder,  
[Michelle.Bandklayder@Raleighnc.gov](mailto:Michelle.Bandklayder@Raleighnc.gov)

### **Registered Neighborhoods:**

Anderson Forest HOA  
Birchwood Hills Association  
Briarwood Community  
Chandler Place HOA  
Farrior Hills Garden Club  
Hill & Hollow Community Watch  
Inman Park Community Association  
North Hills NA  
Ridgeloach HOA  
Yorkshire Downs HOA

**\*To register your neighborhood in the MCAC, reach out to your Community Specialist!\***

## City of Raleigh Information

**City Manager:** 919-996-3070  
**Public Utilities:** 919-996-4540  
**Community Engagement:** 919-996-4330  
**Planning:** 919-996-2626  
**Street Lights Out:** 800-419-6356  
**Graffiti Hotline:** 919-996-6001  
**Solid Waste Services:** 919-996-6890  
**Public Works:** 919-996-3030  
**Code Enforcement:** 919-996-2444  
**Parks, Recreation, and Cultural Resources:** 919-996-6833

**Mayor:** Nancy McFarlane  
[nancy.mcfarlane@raleighnc.gov](mailto:nancy.mcfarlane@raleighnc.gov)  
**Council Member (District A):** Dickie Thompson  
[dickie.thompson@raleighnc.gov](mailto:dickie.thompson@raleighnc.gov)  
**Council Member (District E):** Stef Mendell  
[Stef.Mendell@raleighnc.gov](mailto:Stef.Mendell@raleighnc.gov)  
**Council Member (at large):** Nicole Stewart  
[Nicole.Stewart@raleighnc.gov](mailto:Nicole.Stewart@raleighnc.gov)  
**Council Member (at large):** Russ Stephenson  
[russ.stephenson@raleighnc.gov](mailto:russ.stephenson@raleighnc.gov)  
**Council Member (District B):** David Cox  
[David.Cox@raleighnc.gov](mailto:David.Cox@raleighnc.gov)  
**Council Member (District C):** Corey Branch  
[Corey.Branch@raleighnc.gov](mailto:Corey.Branch@raleighnc.gov)  
**Council Member (District D):** Kay Crowder  
[Kay.Crowder@raleighnc.gov](mailto:Kay.Crowder@raleighnc.gov)

Midtown CAC  
Minutes from January 22, 2018  
Patrick Martin, Chair  
Five Points Center for Active Adults, 2000 Noble Road

**Welcome: Patrick Martin, Chair of Midtown CAC**

Mr. Martin called the meeting to order at 7:02 and thanked the representatives from the CoR for being there as well as Ms. Christine Kushner, Vice Chair of the Wake County Board of Education. He then asked residents to introduce themselves and identify their neighborhoods.

**Review of Minutes of the January 8, 2018 Meeting: Patrick Martin**

Mr. Martin suggested we take two minutes for everyone to read the minutes and offer any changes to them. There was a subsequent motion to accept the minutes as presented; a second; and a unanimous vote. A resident remarked that the minutes are typically detailed and complete, and Mr. Martin acknowledged and thanked Susan Donn for compiling them. He also thanked Lubin Prevatt and Susan for their part in getting promotional MCAC meeting signs in residents' yards.

**Raleigh Police Department Report – Officer Jeff Burgess**

Officer Burgess gave a 14 day report consisting of: 4 car break ins, 2 home break ins, 1 stabbing and 51 traffic stops. One home break in was thwarted by barking dogs. He reiterated the importance of locking back doors and paying attention to what is happening in your neighborhood. A resident reported seeing what they thought were AT&T subcontractors wearing vests. Officer Burgess repeated that if you don't know for sure who is working in the neighborhood, call the Police at 911. Tell Dispatch what you see and what behavior is suspicious to you. This is the way to have a strong neighborhood.

**Parks, Recreation and Cultural Resources Report – Bryan R. Garrido – Assistant Director of Optimist Park**

Mr. Garrido reported that registration for summer camps fill up "like that" and residents are encouraged to register online. There are summer staff vacancies for teens that pay \$9.00/hr.. Look online at RaleighNC.gov and/or pick up a Leisure Ledger for more information. Sertoma and Pullen Arts Centers are closed, but free Pop Up Studios (free art experiences) will be at Walnut Creek Wetland Center from January – February 21 and at Laurel Hills Park from March 4 – April 29. Softball and baseball sports leagues begin in February. Kiwanis Park renovations are approved to start in March. And, Optimist will get a new playground.

**Code Enforcement – was not able to send a representative**

**Community Engagement Report – Luiz Olivieri-Robert – Community Relations Analyst, RNC Coordinator**

Mr. Olivieri-Robert spoke about programs available to residents including Raleigh Neighborhood College, for which he is taking applications for next Fall. This is one of Chair Martin's favorite classes, and he encouraged residents to sign up. He even suggested RNC to Ms. Christine Kushner, Wake County School Board Vice Chair who noted his suggestion. Mr. Olivieri-Robert also recommended the Volunteer Raleigh and Foster Grandparents programs

which offer opportunities to bring adults and children to together. He encouraged us to register our neighborhoods and apply for up to \$500 or \$1000 for a specific neighborhood project. He invited Lakemont and St. Albans neighborhoods to register. He also described additional opportunities for summer youth (14 to 17 year olds) employment this summer.

**Announcements: Chair Patrick Martin**

City Council member Steph Mendell from District 4 has invited 4 CAC Chairs (including Mr. Martin) and all Raleigh residents to a meeting at Laurel Hills Park on February 3 beginning at 10:00 a.m. There will be opportunities to ask questions.

**C:** She publishes a very fine, free, community newsletter online which is helpful even if you don't live in District 4. Send an email to: [communityscale@gmail.com](mailto:communityscale@gmail.com) to subscribe.

NC Representative Cynthia Ball is moderating a forum on Judiciary Independence at 7:00 p.m. on Tuesday, Jan. 30 in Ledford Hall room 101 at Meredith College. Register at [balla@cleg.net](mailto:balla@cleg.net) or 919.733.5860.

The February 26 MCAC meeting at 6:30 p.m. will include 2 major topics.

- o the NC-DOTs presentation of the diverging diamond design for the intersection of I-440 and Wake Forest Rd.
- o an update on the Area Plan for the area that was part of the St. Albans rezoning. Chair Martin gave Lubin Prevatt, Dwight Otwell, and Karen Solari a shout-out for the early work they did on this project.

The March 26 meeting will have Carter Pettibone and Roberta Fox from City Planning back to continue our discussion of the Six Forks Corridor Plan.

**WCPSS Board Member Christine Kushner (Agenda items were switched to accommodate Ms. Kushner's schedule, and she was very appreciative!)**

Ms. Kushner listed some of the schools that are in (her) District 6 which includes Broughton, Sanderson, Martin, Carroll, Daniels and Mt. Vernon high and middle schools and 17 elementary schools.

The WCPSS is the 15th largest school system in the U.S. and includes 160,000 students, 20,000 employees and 11,000 teachers. The Board is currently gathering information to use in choosing a new Superintendent who will begin work on July 1.

Q: I have a question about the walkability and bikeability of Brooks Elementary.

A: The renovation took many years of planning and working with DOT. There are bussing standards to be met and one transportation staff member who analyzes and makes sure WCPSS meets all standards for Safe Routes to Schools.

Q: The sidewalk south on Rampart has a chain and thus limits walking to Brooks.

A: Bring this to the attention of Brook's Principal, Felicia Locklear. She's probably reacting to the carpool parents' concerns.

Q: Can it be redone? Who should we go to?

A: Who you go to depends on the concern. There is a “Hotline” on the WCPSS website if you have questions about who to talk to. Parents go to the teacher first, then to the principal, next to the area superintendent, or on to me. Seventy percent of the folks who call are not associated with schools. Please contact me, and I will get questions or concerns to the right person.

A follow up on walkability. It’s disingenuous that we talk about kids walking, and they can’t. My kids are at Root and Daniels where one student got hit. The Federal government needs to make infrastructure changes.

A: Guidelines under “Safe Routes to Schools” give us ways to plan for walkability and bikeability. We meet these standards when we build or renovate schools. We have 800 sq. miles in Wake County, and school system is required to provide yellow bus transportation to all students living 1.5 miles from their base-assigned school. We are unlikely to make kids bike to school. When I was a student, I biked to school and 30-40% of the other students did too. Now it’s 5%. Changes in parenting styles, a longer school calendar, and magnet schools all affect how students get to school. Currently about 74,000 students take a bus to school..

Q: My friend from Norfolk said their kids ride public transportation.

A: That could be a win/win. Kay Crowder (Raleigh City Councilor) supports this idea for high schoolers. “Go Triangle” could get money. WCPSS currently has the largest bus system in Wake Co.

Q: I wonder about your growing budget at a time when there are increasing numbers of people using vouchers and more home schooling.

A: 20-25% of our seats are in temporary classrooms. Our 1999 bond failed and schools like Fuller Elementary are suffering because money has been given by the state to charters. This creates an uneven playing field. Ms. Kushner stated that charter schools are re-segregating education in NC. There was a call to order issued due to the sensitivity of the topic. The WCPSS grows by 2000 – 3000 students per year. Mr. Martin pointed us to statistics published in today’s News and Observer.

C: You can have a good school without extensive athletic facilities.

A: I hear you. There are high capital costs associated with sports facilities. 20 - 25% of our 160,000 seats are in temporary classrooms. The school system has recently opened three smaller high school models without athletic facilities, as well as larger high schools with fuller athletic facilities—working to strike a balance for students to have choice.

Q: What is a capped school?

A: There is now a hard, fast limit on the numbers of students in K-3 classrooms. We used to be able to depend on the principal for assigning students and “caps.” Now, if a school has say, 600 students – the next one needs to be assigned to another school.

Q: Are there areas with land?

A: Not near the airport where there is lots of growth but not enough land available to build new schools. There are regulations regarding the watershed and sewers as well as proximity to airports or airspace. The last schools they built near the airport were Brier Creek and Pleasant Grove elementary schools. The former site of Bobby Murray Chevrolet on Capital Blvd. has been purchased by the school system for a smaller high school site, with a special theme. There

may be a high rise model created in southern Wake where there is a compact site. Ms. Kushner sees a need for an expanded magnet for middle and high schoolers in and around downtown Raleigh.

Q: I am wondering about the Six Forks Corridor Study/Plan and the carpool lane at Carroll. I haven't heard about it and the staff hasn't either.

A: Every available inch is being used at Carroll. There is no interest in sacrificing any land at Carroll.

Q: What are the numbers like?

A: (Mr. Olivieri-Robert was able to quickly pull up numbers from the WCPSS.) 5 Number of Schools at each level: Elementary – 113 Middle – 36 – (in western Wake at Mills Park Middle there are 1700 students) (in northeast Raleigh there is a middle school with 1400 students) High - 29; Multi-grade Academies – 3; Alternative Schools – 5.

Q: Maybe we should split the county into two. Like Rochester, NY and Austin, TX.

A: Taxes would go up. Our school system is strong. Unified systems provide equity.

C: Real estate values are up all over the county.

A: And young principals can find and use mentors and teachers can move about.

C: That's a great service for kids.

C: In lower Bucks Co., PA there were different school districts, and I thank you for not having that here.

Q: What about year-round schools?

A: Good question. Year-round schools were developed to be more efficient and have a lower cost because they have multiple tracks (usually 4 and there are 3 groups running at all times). Some parents don't like a particular track. Some love the track system. It is not a cure-all. Ms. Kushner does not have multi-tracks in her District.

Q: Does every school have a core area? Can it be waived if we have our own transportation?

A: Proximity to a particular school is 1 of 4 pillars for assigning students.

Q: How is the decision made to "cap" a school or to add a trailer?

A: Trailers are added by need and by budget. Land can be a problem. Currently, 90% of our elementary students live within 4 – 5 miles of their school. Some are referring to "learning cottages" rather than trailers.

Q: Trailers cost \$100,000 per year?

A: We lease some. Some also contain lunchrooms as well as classrooms. Where there are pods of 4 trailers with a full bathroom. Some teachers and students like the independence the spaces offer. Mr. Martin called for 2 final questions:

Q: What about safety? They are not as safe to protect against gunfire vs. a building made with concrete walls.

A: Law enforcement works with our security staff, and this is looked at all the time. (I would love to come talk more about safety.)

Q: There are pockets of poverty in SE Raleigh and Capital Blvd. and gentrification in other places. There is a shift in where resources are needed and they affect the need for busing.

A: East Raleigh and Knightdale need to be examined as well.

Mr. Martin concluded: Thank you! You will need to come back . . .

**SR-92-2018 Six Forks Office 1 (4824 & 4830 Six Forks Rd.) John Anagnost, Planner I.**

Responding primarily to questions sent earlier in the week.

The lot that was to be the buffer between this building and the neighborhood was not purchased. There are concerns about stormwater run-off. These are items under review now as a part of the site plan review being done by Daniel Stegall. This is not a zoning proposal. The site review is an administrative process which cannot be appealed.

It is an office building with a limit of 3 stories. There will be 2 stories in the front and 3 on the back. PL zoning means that parking is limited. Parking frontage consists of 2 bays of parking and one drive aisle. The building will be within 100 ft. of the street.

Q: Where will the access to the building be?

A: The entrance/exit will be on Northwood Dr..

There are 17 conditions on the rezoning document including:

#3 there is a transit easement planned (an area 15' x 20' will be left empty so the city can build a transit stop)

#6 the garbage will be stored 75' away from Northwood Dr.

there is designated landscaping (trees and shrubs)

a condition about fenestration is unresolved. The City has asked for detailed information so that the part facing the neighborhood is no more than 60% windows.

the maximum is 30,000 sq. ft. finished inside with 34,850 sq. ft. of impervious surface

condition #12 is an allocations covenant - deed restriction

#13 the fence on the east side should run to the rear but it doesn't. Mr. Anagnost will speak with Mr. Stegall. Some of the required landscaping is not on the site plan either.

Q: How does this link with the UDO and Comprehensive Plan?

A: Along Six Forks they will have to give land to the city for their street plan.

A: The Comp Plan creates policy guidelines. The Six Forks Study/Plan has not been adopted yet. Zoning is law!

Q: What about the landscaping buffer?

A: That typically means street trees. Mr. Anagnost will look into that.

#14 the building shall be a maximum 3 stories in height and 50 feet in height. The part of the condition that refers to the 170 feet is "moot because of the rezoning by the neighbor" to RX-3-CU

Q: Was there a traffic analysis done? A TIA?

Q: This is directly east of a church. Was any consideration of the impact on that?

A: Not for an office building.

**Q:** If you go up 3 stories, will this building be higher than the spire of the church?

**A:** No

#15 What has been done about the cross access easement? The block perimeter standard might apply to the cross access.

**C:** Stormwater retention is a large issue.

**A:** Normally they match runoff to what it was pre-development. Often the standard is a 2 or 10 year storm. This condition includes 25 year storms.

**Q:** Why does the pipe come across the street rather than stay on that side?

**A:** That will slow the runoff down.

**C:** Anytime something is built, they need to look at Six Forks and what would happen if it is expanded to 6 lanes.

**A:** That is “fee in lieu” and goes into the budget. If Six Forks becomes a 4 or 6 lane divided road the developer will probably have to give 20 ft to the City.

A resident asked that we vote on SP-92-2018. The MCAC already voted on this when it was a rezoning. To complain further, residents should go to and/or write to City Councilmembers.

Mr. Martin stopped the discussion because of time and asked Mr. Anagnost to attend our next meeting.

### **New Business – Chair Patrick Martin**

Councilmember David Cox reported that 6 CACs that he has spoken with are receptive to a major re-design of the City’s big and sprawling website. Finding webpages is really hard. The City has hired a company to redesign it, but it is expected to take a lot of time. Residents are encouraged to provide feedback.

**Q:** I want to make a motion about the fact that people who are residents of the rezoning (the NCOD) of North Hills be allowed to vote on that. The last vote not appropriate. We needed advance notice.

**A:** The North Hills NCOD and MCAC have gone beyond that. You can go to City Council with your ideas.

Chair Martin introduced Kaylin Haba a resident of Northclift (just past the MCAC line) who wants to link her neighborhood to MCAC. She explained, we share the same neighborhood schools and zip code. The North Hills Corridor Study goes all the way to Lynn Road. She has collected 120 signatures to leave the North CAC and join MCAC.

Chair Martin and North CAC chair Michael O’Sullivan will chat about this and report back.

Meeting was adjourned at 8:50 p.m.

## City of Raleigh News

The City of Raleigh/GoRaleigh needs YOUR input!

The City's transit division, GoRaleigh, which uses bus transportation to help your community get to work, school, entertainment and more, has requested \$9 million in operating funds and \$23 million in capital funds for Fiscal Year 2019 from Wake Transit. This funding is being requested from the ½ cent sales tax referendum that passed in Wake County in 2016. This work plan reflects requests from all transit agencies in Wake County (GoRaleigh, GoTriangle, GoCary and Wake County TRACS) to build a stronger transit system.

Please review our FY19 Work Plan at [www.goraleigh.org](http://www.goraleigh.org) and provide your comments after reviewing the plan. Comment period is from January 22, 2018 through March 31, 2018. For more information please call 919-996-6154

### 2018 City of Raleigh Summer Youth Employment Program Hiring Season Begins Feb. 15

Beginning Feb. 15, teenagers interested in summer jobs with the City of Raleigh's Summer Youth Employment Program (RSYEP) can submit online employment applications through the City's [website](#). Paper applications will not be accepted.

Once the applications is submitted, to be considered for hire, youth applicants are required to take part in an RSYEP interview. Interview sessions will be conducted from March 5 through March 29.

RSYEP helps teens between the ages of 15 and 18 develop skills and prepare for future employment. Those selected will work 20 to 30 hours a week as office staff, light laborers, and recreation support staff. The program runs from June 11 through Aug. 10, and the pay is \$7.25 an hour.

In addition to work experience, the program provides life skills training and mentoring by local lawyers, law enforcement officers, and other professionals. Teens in the program attend workshops on topics such as employment readiness, financial literacy, communication, decision-making, and conflict resolution.

To be eligible, a teen must live in the Raleigh city limits and be between the ages of 15 and 18 as of May 31, 2018. To prove age and residency, applicants must submit a clear photocopy of a North Carolina driver's license, learner's permit or State of North Carolina identification card at the time of interview (copiers will not be available at the interview sites). Passports, military ID, or school identification cards will not be accepted.

Applicants will be required to submit an online employment application prior to attending an interview session. Names and contact information for references are also mandatory on the online application.

The Community Engagement Division of the City of Raleigh Housing and Neighborhood Department administers the Raleigh Summer Youth Program. For more information, contact the Program Coordinator Kaylah Dell Nance at 919-996-5722 or [kaylah.nance@raleighnc.gov](mailto:kaylah.nance@raleighnc.gov). Information is also available on the City's [website](#).