CITY OF Raleigh MANAGER'S OFFICE

Issue 2020-07 February 14, 2020

IN THIS ISSUE

Southeast Special Area Study
Community Engagement Process Development Study (CEPD)
Weekly Digest of Special Events

Council Follow Up

Blue Ridge Corridor Municipal Services District Feasibility Report
Historic Overlay District - Hillsborough Street Residential Structures
Zoning Districts as a Percentage of the City: Zoning Affordability (Mayor Baldwin)
Wakefield Trail Improvement Project (Council Member Cox)
Development Services Advisory Council Recommendations - Affordable Housing (Mayor Baldwin)
Public Comment Follow Up - Sunnybrook Road Elevated Reuse Water Tank (Mayor Baldwin)
Public Comment Follow Up – Connection to the Wastewater System

INFORMATION:

Regular Council Meeting Tuesday, February 18; Lunch Work Session at 11:30 - Lunch Will be Provided

Council will meet in regular work session at **11:30 A.M.** in the **Council Chamber.** Please note the agenda for the lunch work session is included with the regular meeting agenda and may be accessed via the BoardDocs electronic agenda system:

https://go.boarddocs.com/nc/raleigh/Board.nsf

The **regular** Council meeting begins at **1:00 P.M.**

Reminder: If there is an item you would like to pull from the consent agenda for discussion, please e-mail mayorstaff@raleighnc.gov by 11 A.M. the day of the meeting.

Southeast Special Area Study

Staff Resource: Donald Belk, Planning and Development, 996-4641, donald.belk@raleighnc.gov

During the upcoming season of community engagement, residents will be asked to prioritize potential policy options within each of three extra-territorial jurisdiction (ETJ) expansion scenarios: (1) No Change to ETJ; (2) Extend ETJ One Mile; and (3) Extend ETJ Three Miles. Since the Study Area is presently outside of Raleigh's ETJ, a goal of engagement will be to inform residents about the City's planning jurisdiction and how its expansion can shape development, infrastructure, and conservation in the future. Two community meetings are scheduled:

Evening Session	Morning Session
Wednesday, February 12, 6:30 PM	Tuesday, February 25, 7:00 AM
Primera Asemblea	Philippian Community Church
8308 Poole Road	6904 Poole Road

Public input from Phase Two will provide guidance to staff for developing draft recommendations for area-specific policies to shape future development. Draft recommendations will be presented to the community during a third phase of engagement later in Spring 2020.

The first season of public engagement for the Southeast Special Area Study during summer 2019 has been completed. Work completed to-date is documented in the attached memo and Phase One Report.

(Attachment)

Community Engagement Process Development Study (CEPD)

Staff Resource: Kristin Williams, Planning and Development, 996-2494, kristin.williams@raleighnc.gov

In March 2019, City Planning released an RFQ for consulting services to aid in public engagement with the intent to evaluate and improve upon current community engagement strategies used for planning projects. The RFQ closed on April 25, 2019 and an interdepartmental committee selected Public Participation Partners (P3) and work began in July 2019. The scope of work for this study includes several key deliverables: a summary report of engagement best practices, a community survey of engagement preferences, an assessment of current engagement efforts across the City of Raleigh, a participation playbook template to serve as a guide for public participation planning, and staff training.

The first round of public engagement involved several community forums and an online survey commenced in October 2019 and ended in December 2019. The input from this outreach, in conjunction with peer city research, will be used to develop the participation playbook.

Of note, as part of the original scope of the CEPD, engagement with a community forum of local leaders was conducted that largely focused on barriers to engagement. The project consultant, Public Participation Partners (P3), hosted this forum on October 25, 2019 at the Wetlands Center. This forum was by invitation only; invitations were sent to representatives of local community organizations or associations. Twenty-two representatives from 15 different organizations attended the forum, including Boys to Men, El Pueblo, the Alliance for Disability Advocates, and Evolve Mentoring, Inc. (among others). Upon conclusion of this forum, these representatives requested a follow-up workshop to help develop strategies and solutions moving forward.

On February 22, 2020 , Public Participation Partners will host this follow-up discussion, not only to model a solid engagement process, but also to incorporate a community-based proposal as part of our key deliverable: the participation playbook. This stakeholder workshop is by invitation-only. The anticipated release of the playbook for public review and comment is March 2020.

(No attachment)

Olde East Raleigh & Wakefield Area Studies - Request for Qualifications Procurement Process

Staff Resources: Ira Mabel, Planning and Development, 996-2652, ira.mabel@raleighnc.gov
Hannah Reckhow, Planning and Development, 996-2622, hannah.reckhow@raleighnc.gov

Funding for the Olde East Raleigh and Wakefield Small Area Studies was appropriated in adopted FY20 budget. Staff is preparing to release a joint Request for Qualifications (RFQ) for consultants interested in executing one or both projects. As part of an enhanced engagement effort, project descriptions that will be included in the RFQ will be open to public comment for three weeks, between February 17 and March 8. Anyone interested in providing feedback on the RFQ before it is published, including submitting questions to be asked of responding consultant teams, may do so by visiting http://publicinput.com/oldeeast or http://publicinput.com/wakefield before March 8.

(No attachment)

Weekly Digest of Special Events

Staff Resource: Derrick Remer, Special Events Office, 996-2200, derrick.remer@raleighnc.gov

Included with the *Weekly Report* materials is the special events digest for the upcoming week.

(Attachment)

Council Member Follow Up Items

Follow Up from the August 20, 2019 City Council Meeting

Blue Ridge Corridor Municipal Services District Feasibility Report

Staff Resource: Mary Vigue, Budget & Management Services, 996-4273, mary.vigue@raleighnc.gov

During the meeting Council requested the Budget and Management Services Department to conduct a study evaluating the feasibility of establishing a municipal service district (MSD) along the Blue Ridge Road Corridor. For this report, staff included the process to establish an MSD, common services provided within an MSD, context on potential areas, and impact on members of the residential and business communities.

The report body is included with the *Weekly Report* materials; staff is scheduled to present the findings during the February 24 Budget Work Session. An electronic version of the report, including the appendix containing statutes that govern municipal service districts in North Carolina, may accessed here.

(Attachment)

Follow Up from the November 6, 2019 City Council Meeting

Historic Overlay District - Hillsborough Street Residential Structures

Staff Resource: Tania Tully, Planning and Development, 996-2674, tania.tully@raleighnc.gov

During the meeting Council requested that the Raleigh Historic Development Commission (RHDC) look at the possibility and merits of declaring a historic overlay district along Hillsborough Street, between the Capitol and the North Carolina State University Memorial Belltower, in order to protect existing residential structures.

The RHDC reviewed the item during the January 21 meeting and determined that there is insufficient remaining contiguous historic fabric to warrant a Historic Overlay District. A report from the RHDC is included with the agenda materials.

(Attachment)

Follow Up from the February 4 City Council Meeting

Zoning Districts as a Percentage of the City: Zoning Affordability (Mayor Baldwin)

Staff Resource: Jason Hardin, Planning and Development, 996-2657, jason.hardin@raleighnc.gov

At the February 4 City Council Meeting during its discussion of zoning for affordability, Council considered options for improving housing choice and affordability through changes to residential and other zoning districts. As part of that discussion, a request for information about how much of the city is mapped with specific zoning districts. For instance, the percentage of the city that is zoned residential, the percentage zoned mixed-use, and what share individual districts (Residential-6, Neighborhood Mixed Use, etc.) have of the overall total.

The attached memo provides information about the percentage of total land area within the city's jurisdiction that each zoning district makes up.

(Attachment)

Wakefield Trail Improvement Project (Council Member Cox)

Staff Resource: David Bender, Raleigh Parks, 996-4798, david.bender@raleighnc.gov

During the meeting Council requested staff to provide an update on the Wakefield Trail. The Wakefield Trail runs parallel to the Wakefield Plantation community, is eight feet wide and approximately 6,550 feet in length. The City maintains the trail section that is paved, and which generally follows an existing Duke Energy power easement from Old Falls of Neuse Road to London Bell Drive. The trail section from London Bell Drive to Dunard Street is not paved and is not maintained by the City. The paved trail section was constructed by the developer of Wakefield in 2005 as a community amenity.

Improvements for the Wakefield Trail was funded as part of the 2014 Parks Bond in the amount of $545,000, which will complete only one section of the trail depending on the cost proposals of qualified bids received. Improvements will include a new stone subbase, asphalt surface and grading. Additional funds for the remaining two sections will be included in future Capital Improvement Plan requests, however, only

construction funding will be necessary. The project is designed the full length of the Wakefield Trail, from Old Falls of Neuse to London Bell Drive.

Staff plans to advertise this project for construction March, with the bid award presented to City Council in June. Estimated construction completion is anticipated Winter 2020. Included with the *Weekly Report* materials is a vicinity map which outlines the trail sections referenced above.

(Attachment)

Development Services Advisory Council Recommendations - Affordable Housing (Mayor Baldwin)
Staff Resource: Travis Crane, Planning and Development ,996-2656, travis.crane@raleighnc.gov

During the meeting Council requested staff review the 15 items from the Development Services Advisory Council (DSAC) recommendations to increase affordable housing and determine if any could be added to the "low-hanging fruit" items presented at the meeting.

Staff has scheduled a meeting for next week with Anne Stoddard, who represented DSAC and presented the 15-item DSAC recommendation list to council. Staff intends to get clarity and context regarding the items to provide a staff report and then receive Council direction on how to proceed.

(No attachment)

Public Comment Follow Up - Sunnybrook Road Elevated Reuse Water Tank (Mayor Baldwin)
Staff Resource: TJ Lynch, Raleigh Water, 996-2316, tj.lynch@raleighnc.gov

During the Public Comment period of the February 4 Council meeting, Mayor Baldwin requested an update on the concerns surrounding the elevated storage raised by Ms. Calla Wright. A staff report is included with the *Weekly Report* materials.

(Attachment)

Public Comment Follow Up – Connection to the Wastewater System
Staff Resource: Aaron Brower, Raleigh Water, 996-3469, aaron.brower@raleighnc.gov

During the Public Comment period of the February 4 Council meeting, staff was requested to provide a report on the issues raised by David Walton. During the meeting Mr. Walton stated that his two daughters purchased adjoining properties located at 3019 & 3029 Forestville Road to build homes on. He also made the statement that the City deemed that the septic system that previously served the properties was no longer viable. While the septic tanks may have been deemed no longer viable, that determination would have been made by Wake County as they are the regulatory authority for onsite septic.

Sewer service exists adjacent to one of the properties, and City staff have been working with Mr. Walton's builder, Timothy Hankins, for the at least two months to identify solutions to make sewer service available to both properties. This would require extending the existing sewer or, in the alternate, a reconfiguration of the lot lines. The latter alternative represents a lower cost. Staff is of the understanding that the property owners are pursuing reconfiguring the lot lines so that both lots would have access to public sewer following the reconfiguration.

The real issue at hand would appear that Mr. Walton does not want to connect to City water, which is currently available to both properties and located within the public right-of-way. This would result in service being provided as "sewer only" utility accounts; current city policy does not allow sewer only accounts except

in cases where existing dwellings have failing septic systems. There are no existing dwellings currently on the property. Sewer only accounts are strongly discouraged due to the fact that delinquent utility accounts cannot be remedied by shutting off the water. The sewer only account policy has been applied consistently for all new connections.

The additional cost to connect to water for each property is $1,672. There would also be the cost to pay a utility contractor to bore a water service across Forestville Road and connect to the existing water main within the right-of-way. Staff is not aware of the cost that Mr. Walton is estimating for hiring the utility contractor.

Staff recommends taking no action and upholding current city policy by not allowing sewer only accounts for new development when water service is available.

(No attachment)

Raleigh

MEMO

TO:	Ruffin L. Hall, City Manager
THRU:	Ken Bowers AICP, Deputy Director
FROM:	Donald Belk AICP, Planner II
DEPARTMENT:	Planning and Development
DATE:	February 7, 2020
SUBJECT:	Southeast Special Area Study

The Southeast Special Area Study is a planning project focused on the future land use, conservation and natural resources, transportation and public utility infrastructure of approximately 18 square miles in southeast Wake County. The study area is roughly bounded by southeast Raleigh, Wake County's boundary with Johnston County, Poole Road, Smithfield Road, and Old Baucom Road.

Completed Efforts

The Department of City Planning has completed the first season of public engagement for the Southeast Special Area Study. It is estimated that more than 400 people participated through the community meetings, pop-up events, and the project survey. Details on the area study engagement process, the public survey, and a summary of community input are provided in the attached Phase One Report.

Staff conducted an internal workshop in October 2019 and used the Phase One input to generate land use, transportation, and conservation options based upon, and in response to, the top priorities raised by residents. The Phase One priorities included:

(1) Preserve natural resources and rural character;
(2) Getting around by car and other means;
(3) Balance access to shopping and destinations with the existing rural character of the study area.

Next Steps

These options will be presented to the public during upcoming season of community engagement. At both upcoming community meetings as well as the Phase Two Survey, residents will be asked to prioritize potential policy options within each of three extra-territorial jurisdiction (ETJ) expansion scenarios: (1) No Change to ETJ; (2) Extend ETJ One Mile; and (3) Extend ETJ Three Miles. Since the Study Area is presently outside of Raleigh's ETJ, a goal of Phase Two will be to inform residents about the City's planning jurisdiction and how its expansion can shape development, infrastructure, and conservation in the future.

Two public meetings scheduled are:

Evening Session
Wednesday, February 12, 2020, 6:30 PM
Primera Asamblea
8308 Poole Road

Morning Session
Tuesday, February 25, 2020, 7:00 AM
Philippian Community Church
6904 Poole Road

Concurrently on February 12, the Phase Two community meeting presentation and the ETJ Options Survey will be released on the Southeast Special Area Study webpage. The Survey will continue through March 4, 2020.

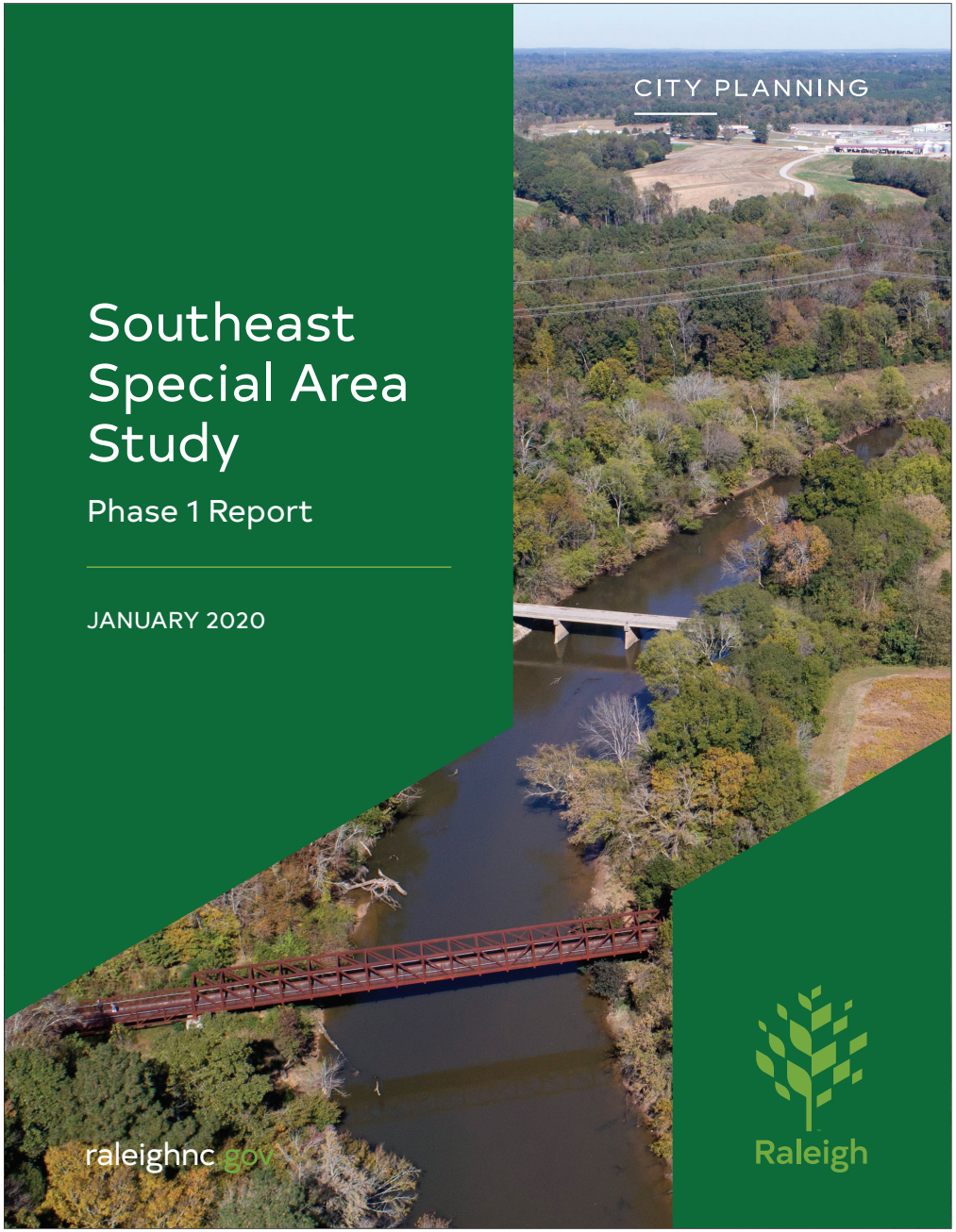
Public input from the Phase Two community meetings and Survey will provide guidance to staff for developing draft recommendations for area-specific policies to shape future development. Draft recommendations will be presented to the community during a third phase of engagement later in Spring 2020.

CITY PLANNING

Southeast Special Area Study

Phase 1 Report

JANUARY 2020



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Raleigh

Table of Contents

1 Project Introduction 2
- Area Study Process and Plan Purpose 2

2 Phase One Engagement 3
- Overview 3
- Engagement Activities 3
- Summary of Input 4
  - What should be preserved? 4
  - What needs attention? 4
  - Top issues 5
  - Big Picture Visions 5

3 Next steps 5

4 Study Area Characteristics 5
- The Study Area 5
  - Major Characteristics 7
  - Growth in Southeast Wake County 7

5 Appendix A - Phase One Engagement 8
Phase One Engagement 8
Overview 8
Staff Core Technical Team 8
External Stakeholder Outreach 9
Public Outreach 9
Phase One Event Process 10
Presentation 10
Mapping Exercise 10
Issue Prioritization Exercise 10
Visioning Exercise 10
Phase One Survey Overview 11

6 Appendix B - Phase One Input 11
Event and Survey Questions 11
Event input 12
Survey input 17

1 Project Introduction

Area Study Process and Plan Purpose

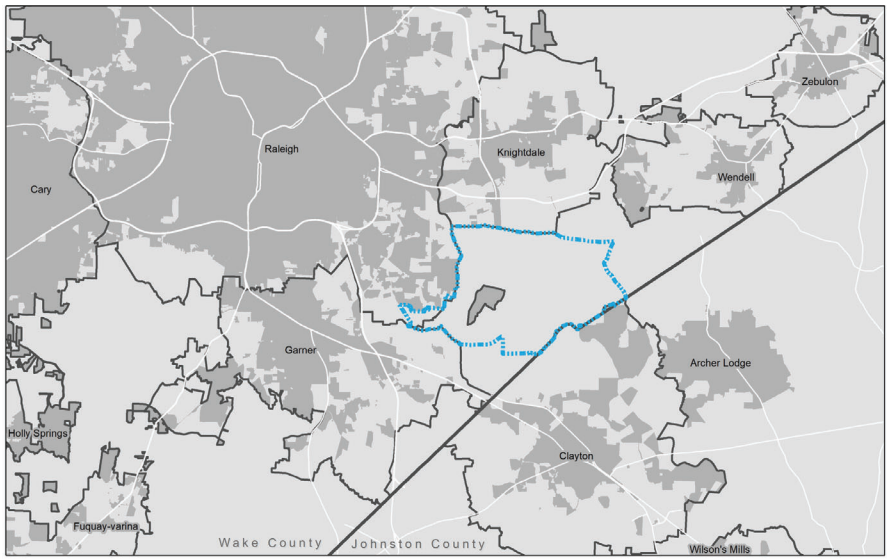
As Wake County continues to grow, development pressures affect not only Raleigh but also the rural and natural areas on the periphery of the city. The Southeast Special Area Study examines the policies that guide development and conservation in this area and engage the public in a conversation on the issues that face them. The intended result is area specific policy guidance for the Southeast area.

In addition, the Southeast Special Area Study is a response to guidance from the 2030 Comprehensive Plan. The Plan influences development and conservation decisions through policies such as the Future Land Use Map, which describes the desired future land use and describes policies to help achieve it. In this map, several Special Study Areas are identified as areas that will require more focused community outreach to determine the preferred land use pattern. The Southeast Special Area Study is focused on one of the Special Study Areas.

The Southeast Special Area Study will use public input, issue analysis, and data collection to formulate recommendations for the area. Recommendations will focus on land use guidance but will also consider related issues such as transportation and natural resources. The process will include the following components:

- Existing conditions discovery
- Community 'listening sessions'
- Issues & opportunities analysis
- Presentation of choices & public engagement
- Recommendations & report

FIGURE 1 **MAP OF STUDY AREA**



The study area is located in southeastern Wake County, adjacent to Johnston County. The extra-territorial jurisdictions of Raleigh, Knightdale, Garner, and Clayton abut the study area.

Southeast Special Area Study

2 Phase One Engagement

Overview

The Phase One engagement took place between March and August 2019 and served as an introduction of the project to the general public, as well as agencies and jurisdictions with interests in or adjoining the study area. During Phase One, staff compiled input about issues and opportunities in the area from local government staff, community organizations, residents and stakeholders to direct the focus of future phases of the project. This report summarizes that input. Details on outreach methods is included in Appendices A and B.

Engagement Activities

Feedback from the public was provided through in-person events and an online survey. Five community listening sessions were held in June 2019, including:

- Weekend listening session at Barwell Community Center.
- Evening listening session at The Passage Church.
- Early morning drop-in meeting at The Passage Church.
- Listening session conducted in Spanish at Primera Asamblea de Dios de Raleigh.
- Listening session with "resource landowners" at the Neuse River Resource Recovery Facility.

FIGURE 2 **PHOTOS OF ENGAGEMENT**

Input was also received online through a survey that was available between May 30 and September 16, 2019. Additional details about these and other promotional activities is included in Appendix A.

Phase One engagement activities aimed to understand the big picture priorities and vision that residents and visitors have for the study area. Participants were asked to identify features or qualities of the study area that they like or are important to preserve and those that they don't like or may need work. Participants were also asked to rank their top issues for the study to focus on and to share what they hope the area will be like in 2050. Additional information about event activities and survey questions are included in Appendix B.

Summary of Input

In total, approximately 400 people participated in Phase One engagement, producing nearly 600 individual comments on the study area. Staff compiled this in-person and online input and evaluated the leading issues and themes that emerged from the feedback. Overall, the input from Phase One made clear several themes of importance to the public: preservation of the area's rural character, preservation of the Neuse River, and concern over infrastructure sufficiency given the surrounding growth.

What should be preserved?

When asked what about the study area they would like to see preserved, many people pointed to the rural nature of the area. In fact, 'rural' was the second most common term among all the comments with 49 occurrences, followed by 'nature' (46) and 'farm' (42). 'Quiet' was another common descriptor of positive qualities of the area, with 30 comments referencing it. Similarly, many people pointed to the area's greenway trails, especially the Neuse River Trail, as being important to them, along with other preserved natural areas in the region such as Clemmons Forest and Lake Myra. Specifically, the Neuse River was mentioned in 33 comments, and 'greenway' was mentioned in 20 comments.

Many people also expressed that they like that the area is close to destinations and amenities while not directly in an urban environment. Shopping or commercial areas were brought up 41 times in the feedback, and 'proximity' was mentioned 30 times. Relatedly, the input showed that people like that most of the study area is outside city limits, with 28 comments referencing this as a positive aspect of the study area.

What needs attention?

Input on what in the area could be improved formed a clear theme: Traffic was the most common topic with mentions in 84 comments. Many comments expressed frustration with increasing traffic congestion, particularly on Poole Road, Rock Quarry Road, and Smithfield Road. Comments also identified the lack of safe pedestrian facilities (22) or viable transit (22) options in the area as an area for improvement.

Another point of concern was increasing residential development in the area.

Growth was mentioned in 15 comments, and 17 comments mentioned density, often with an interest in being smart with its placement in the study area, if at all. For some, housing (37) developments should not come at the expense of the rural character of the study area. For others, the needs for more and affordable housing (17) was an area for improvement.

Shopping and access to commercial areas was clearly an important topic to people, as it showed up in responses to what could be improved in the area as well. Some felt strongly that they wanted better access to shops, while others felt that they didn't want these areas dispersed around the study area or too close to existing residential and natural areas.

Top issues

When asked to draw out their most important issues, participants showed interest in many of the topics raised in other questions. Natural Resources – both with regards to recreation and environmental concerns – topped the list, with over 100 participants calling out each as important. Getting Around by Other Modes (transit, bicycling, walking) and Getting Around by Car were the next most popular issues, with 94 and 84 participants identifying each, respectively. Overall, however, all issues were identified as important by a significant number of participants, between 70 and 100, and there was no clear breakaway issue. In other words, there appears to be diversity in the priorities among participants.

Big Picture Visions

When asked to identify a vision for the study area in 2050, the top themes included the preservation of farms and the rural character, the affordability and diversity of available housing, and the preservation of the Neuse River. Below are some example responses, and a full list of responses can be found in Appendix B.

"is still peaceful and safe! That is has undeveloped spaces with natural resources."

"Developed in an environmentally sound way. Maintain the "rural" feel but understand that the area is growing."

"Better protected from dense development around the Neuse River."

"...will still be family oriented with each changing process. Economical for everyone, i.e. affordable, green space."

"still has it's southern charm, but its affordable"

"Has not pushed out local residents and become unaffordable to live in... keeps its rivers clean and has parks for people to enjoy"

"Stays much as it is... small towns with development kept near interchanges and already developed ones. Has lots of green space and opportunities to get outside."

3 Next Steps

Phase One input will be used to generate land use guidance and other area-specific policy to shape future development. Likely options for public consideration will include greenway improvements and land conservation, two major themes from the first round of public input.

In early 2020, a series of public meetings and an online survey will be conducted to allow the public to review the findings of Phase One and select preferred policy alternatives to be included as recommendations in the project report.

4 Study Area Characteristics

The Study Area

The Southeast Special Area Study focuses on approximately 18 square miles in southeast Wake County, bordering the City of Raleigh to the northeast and Johnston County to the southeast. The study area is roughly bounded by southeast Raleigh, Wake County's boundary with Johnston County, Poole Road, Smithfield Road, and Old Baucom Road.

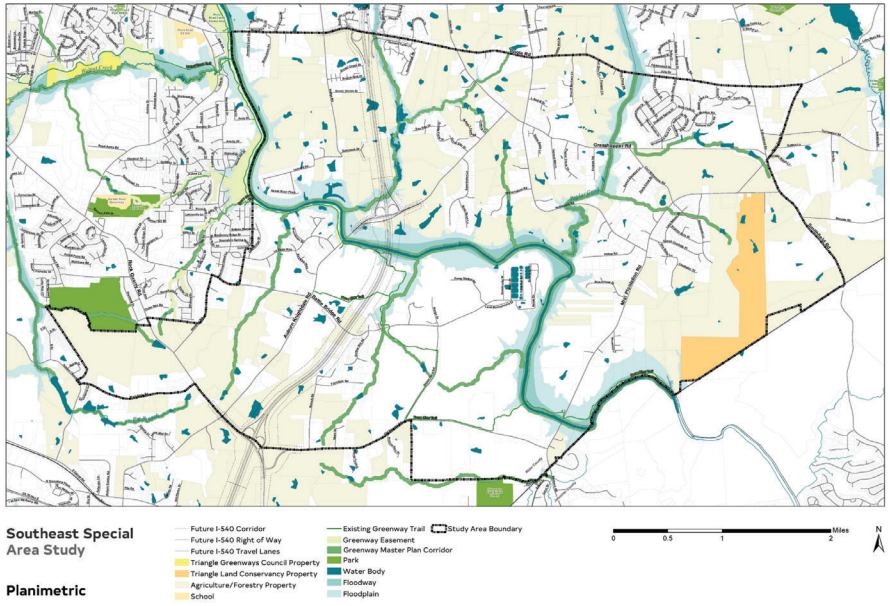
The study area is located at the nexus of nearby municipalities' urban service areas (USA). These areas are planned for utility service in the short- and long-term. The study area contains Raleigh's short and long-range USAs. Knightdale's short-range USA is adjacent to the study area's northern boundary, and the long-range USA for Wendell and Garner are also adjacent to the study area. The site is also nearby to the extraterritorial jurisdiction (ETJ) of several municipalities, including Raleigh, Knightdale, Garner, and Clayton. The ETJ is the contiguous area in which a municipality has authority to enforce zoning and other planning tools.

The study area's access to existing and planned utilities will play a central role in the nature and timing of development. Properties within or contiguous to the City's corporate limits, inside the extra-territorial jurisdiction (ETJ), and adjacent to existing utility lines may connect to the City's water and sewer utilities by annexation into the corporate limits. One of the challenges of the Southeast Special Area Study will be to determine how the City should respond to requests for water and sewer utilities in a way that is applied fairly and has a rational basis in the City's long-term policy framework.

The Southeast Special Area Study will focus on identifying potential and future land uses in Raleigh's Urban Services Area.

The study will provide baseline data, suggest an organizational framework for multiagency collaboration, and outline a community outreach process with a goal of involving the community in shaping a response to the changing conditions in the area.

FIGURE 3 **MAP OF STUDY AREA**



Major Characteristics

The area remains predominantly rural. Located within the original 1868 townships of St. Matthews and Marks Creek in eastern Wake County, vestiges of the thriving tobacco trade of the late nineteenth to mid-twentieth century remain. Significant land area remains dedicated to agriculture and forestry. Of the study Area's 11,760 acres, nearly 4,800 acres (40% of the total), is classified for agriculture or forestry.

The Neuse River is the prominent natural feature that courses through the study area, and its forested floodplains serve vital ecological functions. Poplar Creek and Marks Creek are major tributaries and sub-basins of the Neuse that lie within the study area.

The Neuse River provides vital habitat for a wide variety of plant and animal species. The Neuse and its freshwater tributaries are important spawning areas for striped bass, shad, herring, and other migratory species. The river is also home to the Neuse River waterdog, an aquatic salamander, and the Carolina madtom, a small, spotted catfish. These species have been proposed by the U.S. Fish & Wildlife Service for listing as threatened and endangered, respectively.

The Neuse River Trail is a regionally treasured recreational amenity that traverses the study Area. The trail is part of both the North Carolina Mountains-to-Sea Trail and the East Coast Greenway.

In the northeastern part of the study area lies the Walnut Hill Historic District, one of the most significant historic and cultural resources in Wake County. Triangle Land Conservancy manages the Sarah and Bailey Williamson Preserve at Walnut Hill, a 405-acre preserve that is rich in historic and natural resources.

Walnut Hill is adjacent to the Riverwalk conservation tract to the south, which is owned by the State of North Carolina and managed by the Town of Clayton under a stewardship agreement. The Riverwalk tract links Walnut Hill to the Neuse River Trail and is an open space for the eventual creation of an interconnected system of greenspace serving all the municipalities surrounding the Southeast Special Study Area.

The Randleigh Farm tract, jointly owned by City of Raleigh and Wake County, comprises two parcels totaling approximately 415 acres. The tract is in City of Raleigh jurisdiction, representing a non-contiguous or satellite annexation. A conceptual master plan, completed in 2006, proposes the tract be considered for two public schools, an environmental education center, protected open space, and other uses.

Growth in Southeast Wake County

The study area is experiencing steady market demand and incremental residential growth continues. From 2004-2013, ten (10) new subdivisions, consisting of 350 lots on 432 acres, have been developed. Since that time, several other new developments have been approved. This growth is fueled by the demand for homes on larger lots and the quasi-rural lifestyle with proximity to urban amenities and jobs.

Growth pressures to the south and east of Raleigh are driving the need for new public utility and transportation infrastructure. Growth is the primary factor behind two major infrastructure projects that are slated for the area. The Neuse River East Parallel Interceptor, a new sewer pipeline that will provide for future flow growth and prevent overflows during peak wet weather, is expected to be completed in 2022. The Triangle Expressway Southeast Extension, I-540, is also planned to traverse the study area, with the project scheduled to break ground in 2027. The study area encompasses three expressway interchanges: Rock Quarry Road; Auburn Knightdale Road, near the highway's crossing of the Neuse River; and Poole Road. These interchanges are expected to become pressure points for growth attracted by I-540 access and proximity to Raleigh and its adjoining municipalities in eastern Wake County.

5 Appendix A – Phase One Engagement

Phase One Engagement

Overview

The Phase One engagement took place between March and August 2019 and served as an introduction of the projec to the general public, as well as agencies and jurisdictions with interests in or adjoining the study area. During Phase One, staff compiled input about issues and opportunities in the area from local government staff, community organizations, residents and stakeholders to direct the focus of future phases of the project.

Staff Core Technical Team

To support the development of the Southeast Special Area Study, City Planning convened a core technical team of City of Raleigh staff, including representatives from Planning, Public Utilities, Parks, Recreation & Cultural Resources, Transportation Planning, Solid Waste, Stormwater, Sustainability, Historic Preservation, Economic Development, and Housing & Neighborhoods. During a November 30 workshop, the group completed a strengths, weaknesses, opportunities, threats analysis and discussed the major issues facing the study area for consideration during the course of the study. The following themes emerged from the workshop:

- Need for intentional interjurisdictional collaboration.
- Northeast study area most likely to develop first because of continuity to existing city limits and availability and proximity to water infrastructure; urban development within the southeast portion of the study area would be a long-term prospect.
- Potential to leverage Public Utilities investment for sustainable growth through greater utilization of its reuse water distribution system, as well as preserving open space for mitigating nutrient pollution.
- Potential to cultivate a greenbelt east of I-540 that includes the Randleigh tract, Public Utilities croplands, and the Walnut Hill Preserve as anchors.
- Opportunity to implement of resiliency measures through floodplain conservation and promoting green, low-impact development (GLID) stormwater management techniques.
- Opportunity to development projects that meet City sustainability objectives, including place-based economic development through outdoor recreation, ecotourism, niche agriculture, and renewable energy.
- Opportunity to leverage the NC Opportunity Zone that encompasses southeastern third of study area. For example, marketing available properties for creation of an 'innovation hub' focused on natural resource and conservation themes, renewable energy, and green development.

External Stakeholder Outreach

City Planning also engaged with planning staff from surrounding municipalities, including Garner, Knightdale, Wendell, and Clayton, and staff reached out to Johnston County, with which the study area shares a boundary. These outreach conversations provided existing conditions information and yielded several key takeaways:

- Interest in preserving and expanding green spaces for both preservation and recreation in the eastern part of the study area.
- A difference of perception of what 'low density residential' looks like between Raleigh's context and those of smaller town jurisdictions and the county.
- Awareness of recent or ongoing comprehensive planning efforts in surrounding jurisdictions, and the need for congoing coordination, including:
    - PLANWake, a comprehensive plan for Wake County initiated in Summer 2018 and expected to conclude in Spring 2020.
    - KnightdaleNext, a recent comprehensive plan for Knightdale adopted in 2018.
    - Garner Forward, a recent comprehensive plan for Garner adopted in 2018.

One outcome of these conversations was to integrate promotion of PLANWake into Southeast Special Area Study in-person events when feasible.

In addition to these interjurisdictional conversations, City Planning also engaged representatives from several natural resource and land conservation-related organizations, including Triangle Land Conservancy, North Carolina Forest Service, Wake Soil and Water Conservation District, and the Friends of the North Carolina Mountains-to-Sea Trail. A June 26, 2019 roundtable discussion focused on the major issues and concerns of these organizations regarding the study area, opportunities for collaboration, and ways that Raleigh and Wake County could further collaborate with these organizations to advance shared objectives.

The key takeaways from the meeting include:

- Protecting existing farmland and forest to sustain active agriculture and forestry in the area.
- Working with interested and willing landowners to obtain conservation easements to further buffer the Neuse River Trail and the Walnut Hill Preserve.

Other external stakeholders consulted were Southeast Raleigh Promise and the Wake County Voluntary Agricultural Districts Board.

Public Outreach

Five in-person community listening sessions were held throughout the study area, including:

- Weekend listening session at Barwell Community Center on Saturday, June 8 at 10 am
- Evening listening session at The Passage Church on Tuesday, June 18 at 6:30 pm

- Early morning drop-in meeting at The Passage Church on Thursday, June 20 at 7 am
- Listening session conducted in Spanish at Primera Asamblea on Tuesday, June 25 at 6:30 pm
- Listening session with 'Resource Landowners' at the Neuse River Resource Recovery Facility (NRRRF) on August 29 at 8 am

In addition, eight "pop-up" events were held to get the word out about meeting times, promote the online survey and offer an alternative way to collect input. These included:

- Anderson Point Park on Saturday, June 15.
- Downtown Clayton Farmer's Market on Saturday, June 15.
- The Corner Grocery (located at the intersection of Poole Road and Smithfield Road) on Wednesday, June 19.
- Knightdale Station Park on Thursday, June 20.
- Southeast CAC Community Celebration at Barwell Community Center on Saturday, June 29.
- Shoppes at Battle Bridge on Tuesday, July 30.
- Market at Riverwood on Wednesday, July 31.
- East Regional Library, Knightdale on Thursday, August 1.

An invitation-only meeting for resource landowners was held on August 29. One hundred thirty-six (136) invitation letters were sent to the property owners within the study area with landholdings greater than 10 acres. Twenty-six (26) landowners attended. Landowners had numerous questions about City of Raleigh annexation policy, as well as questions about eligibility for connection to City of Raleigh public utilities.

The key takeaways from the meeting include:

- Water quality concerns regarding the presence of radon in drinking water wells.
- High costs of access to reliable internet access for large parcels.

In addition to "pop-up" events, promotional efforts for Phase One events took a variety of forms. Postcards with information about the plan, the in-person events, and the online survey were sent to over 1,700 property owners within the study area. The City also publicized the events through email notices to City newsletter subscribers, social media posts, and the project website. Presentations were made to the South Citizen Advisory Council on May 13, and to the Southeast CAC on May 9 and August 8. City Planning staff also worked a booth at the Southeast CAC Community Celebration on June 29.

Phase One Event Process

Each in-person event had a similar structure and included similar questions and exercises.

Presentation

At the start of each event, City staff gave a presentation to introduce the plan scope and goals and to provide basic information about the study area.

Mapping Exercise

Maps of the study area were provided, and participants placed green and red dots to geographically locate the strengths and weaknesses of the specific features. Participants provided further comments on sticky notes and on the map itself. (See Appendix B for full report of comments.)

Issue Prioritization Exercise

A list of issues was provided, and participants used dots to indicate their top three most important issues the area is facing. Each individual chose their top three, and additional comments were collected on the meeting materials.

Visioning Exercise

Lastly, participants were given an open-ended prompt to share a big picture vision for the area. The prompt was "In 2050, I hope this southeast area is..." Participants shared responses that were both positive and negative, brief and fleshed-out.

Phase One Survey Overview

The online survey asked similar questions and provided an opportunity for more open-ended responses for each section. Respondents were asked to identify areas and qualities that should be preserved and those that require some attention. Survey respondents were also asked to rank a set of issues and to identify a larger vision for the area in 2050. The survey was open from May 30 through September 16, 2019.

6 Appendix B – Phase One Input

Event and Survey Questions

Question 1

What do you like about this area?
What would you like to see preserved?

Question 2

What do you not like about this area?
What needs attention or could work better?

Question 3

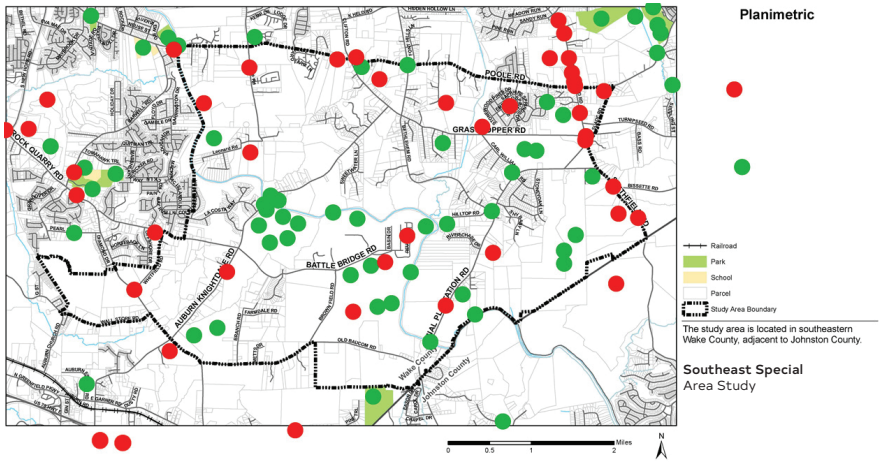
What topics or issues are most important to you? Choose you top three.

- Natural resources (recreation)
- Natural Resources (environment & stormwater)
- Getting around by car
- Getting around by other modes (transit, bicycling, walking)
- Proximity to commercial centers
- New development (density, urban form, transitions between uses)
- Housing (availability, types, affordability)
- Other (please specify)

Question 4

Finish the sentence.
"In 2050, I hope the Southeast Area..."

FIGURE 4 **EVENT INPUT**



Question 1

	Green Dots
Open Space	Lake Myra
	Neuse River Trail
	Neuse River greenway entry/parking
	Neuse River Trail
	Preserve trails!
	Buffer along river
	Keep Neuse River new at Randleigh. Possibly a school at Randleigh
	Nice natural area
	Greenway
	Greenway → future park?
	Walking
	Neuse River Trail
	Clemmons Forest
	Sunflowers. Like rural space
	Large tracts of public open space
Farmland	Family owned farm land
	Farmland
	City of Raleigh farm (green space farm)
	Randleigh farm - excellent opportunity for open space - educational, etc.
	Farmland/Ponds/Wildlife
Commercial	Paul Lee's
	Old store
Others	Neighborhood
	Event venue and historical
	Any new development should be near interchanges, away from rural areas/walkability/mixed-use
	Light rail
	Downtown Clayton cool!
	Civil War Camp

Question 2

	Green Dots
Traffic	Smithfield Rd expansion needed
	Widen Smithfield Rd
	Smithfield Rd and Poole Rd need help on traffic
	Turn lane - 2 lane (Smithfield Rd)
	Traffic (Smithfield Rd)
	Traffic (Smithfield Rd)
	Smithfield Rd is nothing but an on-ramp to I-87
	Traffic issues:
	1. Pool Rd from I-440, east to Smithfield Rd/Wendell Falls Pkwy
	2. Smithfield Rd from I-87, south to Pool Rd/Major Slade Rd
	3. Realign the intersection of Smithfield Rd/Major Slade Rd/Grasshopper Rd
	4. Hodge Rd from Pool Rd, north to I-87
	Smithfield Rd and Poole Rd need help on traffic
	Hodge/Poole Rd intersection/traffic light
	Poole Rd need to be wide
	Widen road turning lane (Poole Rd)
	Wide 2 lane road (Hodge Rd)
	lagoon community wastewater open lagoon
	traffic
	Traffic (Rock Quarry Rd)
	Traffic (Rock Quarry Rd)
	Roads and congestion (Rock Quarry Rd)
	Traffic (Rock Quarry Rd)
	Road improved. Lots of truck traffic, cars as well (Mial Plantation Rd)
	Widen road (Mial Plantation Rd)
Public Transportation	No mass transit
	More bus stops
	More bus stops
Landfill	No more landfills
	Private landfill
	Landfill

Red Dots	
Wastewater Treatment	Smell of wastewater treatment plant
	Wastewater treatment plant
	Positive - we need it
	Negative - stay up to date on technology. Do not pollute.
Infrastructures	No gas line!
	Infrastructure disruption on drainage/wildlife
	City water
	Trash cans (around the intersection of S New Hope Rd and Eva Mae Dr)
	Trash cans (around Grasshopper Rd)
Others	Shops
	No long-term/defined land use plan to guide development 50-100 year timeframe incentive
	What parts of this block of land should be Raleigh vs other municipalities?
	Potholes
	Owners may sell land to developers

Question 3

Natural Resources (recreation)	32
Natural Resources (environment & stormwater)	27
Getting around by car	25
Getting around by other modes (transit, bicycling, walking)	30
Proximity to commercial centers	24
New development (density, urban form, transitions between uses)	17
Housing (availability, types, affordability)	18
Other (please write on a sticky-note and place here)	

- Proximity to commercial centers is good as is
- Density is bad
- Preservation of historical areas and development of same
- Likes Knightdale library seeing the stars
- Dislikes light pollution
- Restriction on malls
- Mixed use around interchange. Work - live - play
- Randleigh Clemmons mountain to sea
- If dense around intersections/interchanges, mixed-use NOT spread out
- Keeping rural feel
- Transportation options to alleviate traffic
- More city water, less well water
- Park experiences for older people and young people need stormwater infrastructure, so that roads don't flood in heavy rain; need access to drivers licenses or identification, public transportation to shopping centers
- No more check points with the intent to catch Latinos who are coming from work
- Good/accessible schools
- Variety of schedules and programs
- Good educators

Question 4

"In 2050, I hope the Southeast Area..."
More recreational areas - parks
More schools with cultural programs
Better medical facilities, especially for rehabilitation for the elderly
Good retirement facilities that are affordable
Good natural resources, especially water
A more affordable adult care
Medical assistance for the elderly
Prescription alternative (more affordable)
Keep green/farm land with green pathways/connectors to neighborhoods
New good schools and diverse programs
Balanced development. Good retirement places, parks, recreation, groceries
Covenants for private home to keep grass controlled and trash pick-up
safe water/wells
Heaven is a wonderful place for 2050!
Keep the Green areas. More schools, transportation, affordable houses, work more with the people. More roads so the traffic is not heavy, but I know when the city grows, everything grows.
Transit system (rail)
On-line high schools
Free college
Free healthcare
Highways + Roads improvement to fit needs of growing population
Restrictions put on billboards as a standard
Has not pushed out local residents and become unaffordable to live in
Keeps its rivers clean and has park for people to enjoy
In 2050, I hope the Southeast Area is a diverse community where people live and work.
Controlled growth • Residential • Schools • Commercial
Preserved open spaces
My hope for this area is to remain rural, good place to raise a family. Lots of natural area for the community to enjoy.
(Southeast area) will have improved public transportation. (Southeast area) built enough schools to accommodate the youth in the region.

Survey Input

A summary of survey question responses is available in an interactive report online here.
All survey comments can be viewed online here.

CITY PLANNING

Raleigh

raleighnc.gov

City of Raleigh
City Planning Department
1 Exchange Plaza, Suite 300
919-996-2682
raleighnc.gov/planning

City of Raleigh Special Events Office
specialevents@raleighnc.gov | (919) 996-2200 | raleighnc.gov/special-events-office

Permitted Special Events

NATE 5K
Crabtree Creek Trail
Tuesday, February 18
Event Time: 7:00am - 8:00am
Associated Road Closures: No roads will be closed for the event. Crabtree Creek Trail will be used from 7:00am until 8:00am, and the grass area next to the greenway just south of the intersection of Crabtree Valley Avenue and Edwards Mill Road will be used from 5:30am until 9:00am.

Other Events This Weekend

Cupid's Bash at Pullen Park
Friday, February 14
Pullen Park Amusements

Hurricanes vs. Devils
Friday, February 14
PNC Arena

Swing is the Thing – North Carolina Symphony Pops Series
Friday, February 14 – Saturday, February 15
Meymandi Concert Hall

Kinky Boots – North Carolina Theatre
Friday, February 14 – Sunday, February 16
Memorial Auditorium

Martin Lawrence
Saturday, February 15
PNC Arena

Rhapsody in Blue – Carolina Ballet
Saturday, February 15 – Sunday, February 16
Fletcher Opera Theater

Hurricanes vs. Oilers
Sunday, February 16
PNC Arena

Public Resources

Event Feedback Form: Tell us what you think about Raleigh events! We welcome citizen and participant feedback and encourage you to provide comments or concerns about any events regulated by the Special Events Office. We will use this helpful information in future planning.

Road Closure and Road Race Map: A resource providing current information on street closures in Raleigh.

Online Events Calendar: View all currently scheduled events that are regulated by the City of Raleigh Special Events Office.

Council Member Follow Up

Blue Ridge Corridor Municipal Service District (MSD) Feasibility Study

Prepared by:

Budget and Management Services Department

City of Raleigh

February 2020

Municipal Building | 222 West Hargett Street | Raleigh, North Carolina 27601
One Exchange Plaza | 1 Exchange Plaza | Raleigh, North Carolina 27601
Mailing address: City of Raleigh | Post Office Box 590 | Raleigh, North Carolina 27602-0590

Contents

Background and Introduction 2
Identifying a Need for Additional Services 4
Boundaries of Potential Service Districts 7
Public Engagement Process 14
Competitive Selection Process to Contract Service Provision 14
Overview 15

Background

On August 20, 2019, City Council directed the Budget and Management Services Department to complete a study evaluating the feasibility of establishing a municipal service district (MSD) along the Blue Ridge Road Corridor. City Council requested staff include the process to establish an MSD; the eligibility of the area to be converted to an MSD; impact on members of the residential and business communities, and boundary options for an MSD.

Introduction

A municipal service district is a defined area within a city in which the City Council authorizes a special property tax, in addition to property taxes levied throughout the city, to fund extra services or projects exclusively benefiting the properties in the district. N.C.G.S. Ch. 160A, Art. 23 regulates the establishment of municipal service districts and types of eligible services Council may authorize. A service district is not a separate entity, instead it may be used to raise money from the property owners who most directly benefit from the provision of additional services or projects. A city may define a service district for any of the following functions:

- Beach erosion control and flood and hurricane protection works
- Downtown revitalization projects
- Urban revitalization projects
- Transit-oriented development projects
- Drainage projects
- Sewage collection and disposal systems
- Off-street parking facilities or watershed improvement, drainage, and water resources development projects

The City of Raleigh has established two municipal service districts: Downtown Business District and the Hillsborough Street District. The Downtown Business District is defined as a downtown revitalization district, while Hillsborough Street is defined as an urban revitalization district. The Blue Ridge Road Corridor would be defined as an urban revitalization district because the potential district satisfactorily meets the following conditions:

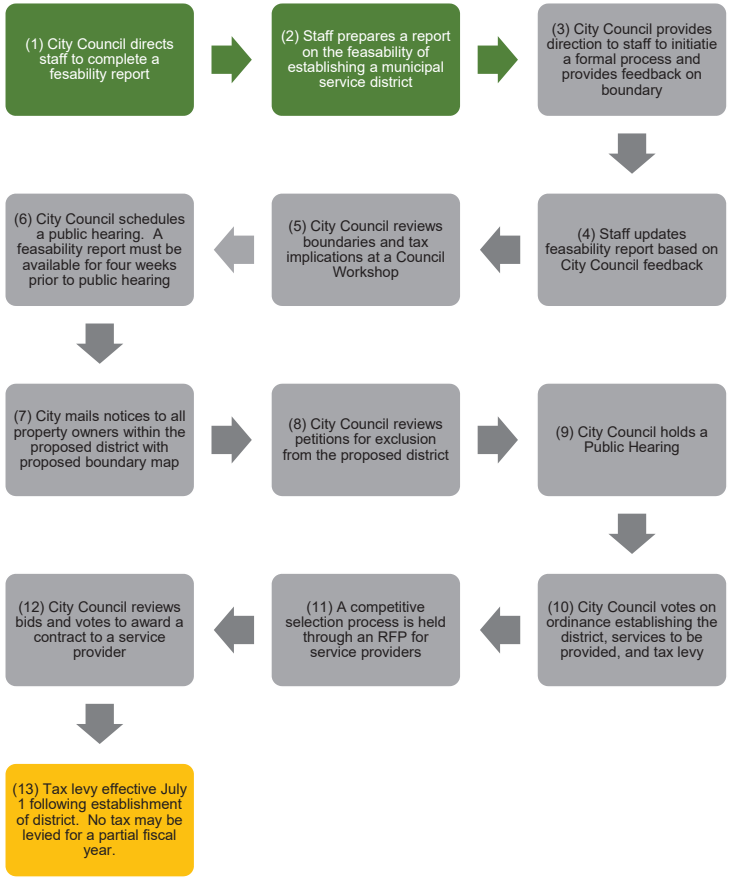
- It consists primarily of existing or redeveloping concentrations of industrial, retail, wholesale, office, or significant employment-generating uses, or any combination of these uses.
- It has as its center and focus a major concentration of public or institutional uses, such as colleges or universities, hospitals and health care facilities, or governmental facilities.

The Downtown Business District and the Hillsborough Street District were established following a public engagement process. City Council approved a service boundary and contracted service provision to a service provider through a competitive selection process. Those services include street and sidewalk cleaning, a safety ambassador program, economic development assistance, project development, business retention and recruitment, marketing, promotions, and hosting festivals.

- Downtown Business District: $0.0629 per $100 of assessed valuation
- Hillsborough Street District: $0.15 per $100 of assessed valuation

Raleigh

North Carolina General Statutes (N.C.G.S. 160A-537) establish the legal steps required to establish a new municipal service district, including components related to public engagement and the competitive selection process (a competitive selection process is not required if the City provides the services). The following process chart highlights the major steps to establish a new service district. These steps do not include non-mandatory steps such as public engagement workshops. The green boxes highlight current progress.



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Identifying a Need for Additional Services

As part of the process to establish a municipal service district, City Council selects services to provide within a district to a greater extent than services provided citywide. This section provides examples of common services provided with municipal service districts, including the Downtown Business District and Hillsborough Street District.

Service	Options for Additional Service
Promoting Business Investment	○ Coordination of public and private actions, including point of contract for development activity ○ Developing and issuing publications ○ Sponsoring festivals and markets
City Services or Functions	○ Providing city service to a greater extent than those provided for the entire city including landscaping, clean teams, or extra trash pick-ups
Safe Environment	○ Improvements to reduce the incidence of crime including additional police patrols or ambassador programs
Capital Improvements	○ Improvements to water mains, sanitary sewer mains, stormwater mains, street lighting, or street improvements ○ Construction of bicycle paths, sidewalks, and parking facilities ○ Improvements to relieve traffic congestion and improve pedestrian and vehicular access

The chart on the following pages include a summary of potential eligible services related to the establishment of an MSD for the Blue Ridge Road Corridor. For each category of potential services, the table identifies:

- The current level of service provided city-wide
- If the additional service is provided in the Downtown or Hillsborough Street MSDs
- Options for additional service(s)
- Estimated cost range to provide the service

Additional services may be identified through public engagement and final cost estimates would be determined through the competitive selection process.

Raleigh

Examples of Common Municipal Service District Services

Service Category	Level of Service Provided City-Wide	Service Provided in Existing MSD	Options for Additional Service(s)	Estimated Cost Range of Service
Promoting Business Investment	Office of Economic Development + Innovation and the Real Estate Office assists with business inquires and offer grant assistance	Yes – Downtown Business District and Hillsborough Street District promote business activity in corridors	○ Staff support to facilitate conversations and central coordination around economic development, urban planning, and future transit plans ○ Staff support to facilitate conversations with Developers, NCDOT, State of North Carolina, City of Raleigh, and other regional partners. ○ Retail recruitment and retention activities ○ Actively engage in growing and enhancing the Blue Ridge Corridor area's retail sector through efforts to attract new retail businesses. ○ Invest in research, data, and programs to support the attraction of additional retail tenants and diversifying the merchant mix. Including coordination with City's MWBE program. ○ Contract support to model potential build outs based on current and future land use ○ Hosting festivals or events ○ Supporting events through sponsorships ○ Administrative overhead for services listed above	$150,000 - $200,000
Clean Environment	Transportation Department mows and maintains rights-of-way on a biannual basis Current street or sidewalk cleaning occur on an as-needed basis or are complaint driven Solid waste completes a weekly collection route Bulky waste collection city-wide	Yes – A clean team is assigned to the Downtown Business District and Hillsborough Street District	Manage contracts to: ○ Install and maintain new landscaping such as flowers in tree wells and containers ○ Weed removal that city crews miss ○ Install, maintain and expand the street banner program ○ Identify and report street light outages in accordance with appropriate authority and policy. ○ Install and maintain additional holiday decorations ○ Ensure an orderly environment by straightening newspaper boxes, mail boxes, trash cans and any other movable fixtures ○ Touch up paint bike racks, poles, street furniture ○ Remove rocks, debris, leave, pebbles and other pedestrian impediments Clean Team Crews to: ○ Hand broom and pan sweep sidewalks and gutters when time allows ○ Graffiti identification and removal (w/ property owner permission) ○ Deep clean/power wash sidewalks, trash cans Remove illegal handbills, flyers and stickers	$100,000 - $400,000

Raleigh

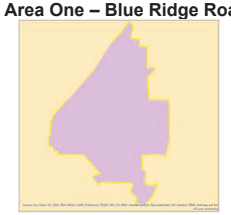
Service Category	Level of Service Provided City-Wide	Service Provided in Existing MSD	Options for Additional Service(s)	Estimated Cost Range of Service
Safe Environment	General police and fire coverage of the entire City of Raleigh 365 days, 24/7. Specialized services may be provided on an as needed basis for discrete periods of time for special events	Yes – Ambassador program provided in the Downtown Business and Hillsborough Street District	Ambassador program to patrol corridor and provide hospitality assistance ○ Monitor district and report illegal behaviors to authorities ○ Identify and report conditions and incidents that may impact public safety ○ Provide directions, information and assistance to visitors, workers and residents ○ Provide deliberate Clean and Safe Ambassador presence in MSD during active hours Install additional safety lighting	$300,000 - $500,000
Capital Investment	Projects are programmed through the annual Capital Improvement Program. Blue Ridge Road is under design to widen the existing two-lane section from Duraleigh Road to Crabtree Valley Avenue to three-lanes with curb and gutter, sidewalks, and bicycle facilities ($11.1M)	No	Identified projects through public engagement effort or from citywide planning documents	Variable based on project

Raleigh

Boundaries of Potential Service Districts

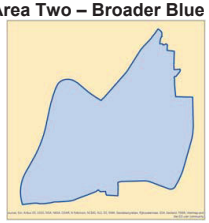
Upon establishing a need to provide an enhanced level of service, a service boundary must be defined. Defining a boundary for a municipal service district is not an exact science. A district can be defined by natural borders, such as roads and interstates, or conceptual borders, such as zoning classifications as defined in citywide plans. Three (3) potential areas are provided for consideration based on established area plans or based on land use within the corridor. As part of deliberations, City Council may direct staff to amend the perimeter of the boundaries to exclude certain land uses; however, the selected boundary must remain contiguous. City Council may also exclude certain parcels, by property owner request, should the parcel not need the services outlined in the proposed district. Parcel and land use information is provided for each potential area, including parcels within the area but not annexed into city limits. Should Council establish an MSD, an additional property tax would be applied on taxable parcels based on values established by the Wake County Department of Tax Administration. Values presented for each boundary are approximate net billable tax values (rounded to nearest thousand) based on January 2020 property tax data. This data was selected to reflect the property re-valuation completed by Wake County. Similar to Downtown and Hillsborough Street MSDs, if City Council establishes an MSD, staff would finalize taxable values with Wake County Department of Tax Administration.

Area One – Blue Ridge Road Area



Defines the district based on the 2012 Blue Ridge Road District Study. Boundaries include Edwards Mills Road and Interstate 440. Area includes destinations including Rex Hospital, NC State Fair Grounds, PNC Arena, Carter Finley Stadium and the NC Museum of Art.

Area Two – Broader Blue Ridge Road Area



Includes the parcels defined in Area One but is expanded over to Corporate Center Way down to Western Boulevard. This area includes more commercial uses than Area One, but also includes more residential parcels.

Area Three – Greater Blue Ridge Road Area

Includes the parcels in Area One but excludes parcels between Western Blvd and Hillsborough, as defined in Area Two. The Greater Blue Ridge Road Area also expands down Lake Boone at the north end of the boundary and across Edwards Mills on the west side of the boundary.

Raleigh

Area One - Blue Ridge Road Area

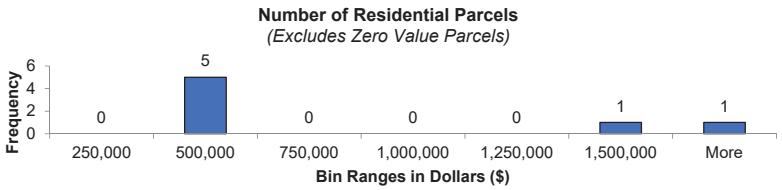
Area One - Blue Ridge Road Area is defined by the City of Raleigh's Planning Department in the 2012 Blue Ridge Road District Study. The map of the area is presented below. The study examined land use planning, transportation, housing, public and private open space, public health, and economic development.

Existing conditions in Area One include a major concentration of public uses including the North Carolina Museum of Art, the PNC Arena, Carter-Finley Stadium, and the North Carolina State Fairgrounds and an additional concentration of healthcare and governmental facilities including the NC State University Centennial Biomedical Campus and Rex UNC Health Care. The State of North Carolina owns significant holdings of property along this corridor.

The map presented on the next page shows commercial, residential, and exempt parcels. These classifications are categorizations of official land use types as defined by Wake County's Department of Tax Administration. One item to note, in this categorization, 'apartments' may be defined as a commercial use and shown in the tables and maps as commercial uses. This categorization may understate the impact to renters as increased taxes may impact monthly rents.

Land Use	% by Acreage	# of Parcels	Assessed Value*	Taxable Value*	% of Taxable Value
Commercial	14%	111	$544,078,000	$544,065,000	93%
Residential	1%	9	$4,839,000	$4,839,000	1%
Exempt	85%	18	$1,186,708,000	$36,958,000	6%
Total		**138**	**$1,735,625,000**	**$585,862,000**	
*Approximate value based on data available in January 2020.					

Tax Levy Assessed	$0.01	$0.02	$0.03	$0.05	$0.10
Revenue Generated	$58,600	$117,200	$175,800	$293,000	$586,000
Impact per $100,000 in Value	$10	$20	$30	$50	$100
Avg. Commercial *(Mean: $4.9M; Median: $2.2M)*	$490	$980	$1,470	$2,451	$4,901
Avg. Residential *(Mean: $537k; Median: $381k)*	$54	$108	$161	$269	$538



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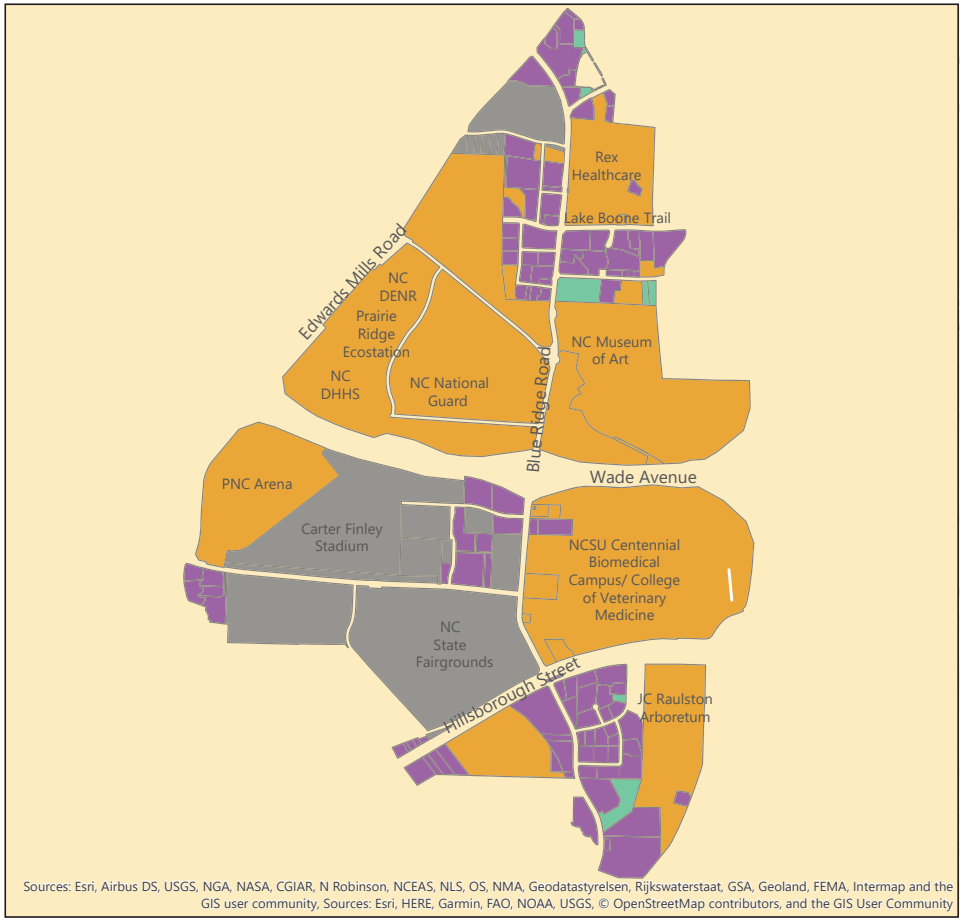


Blue Ridge Area

Land Code

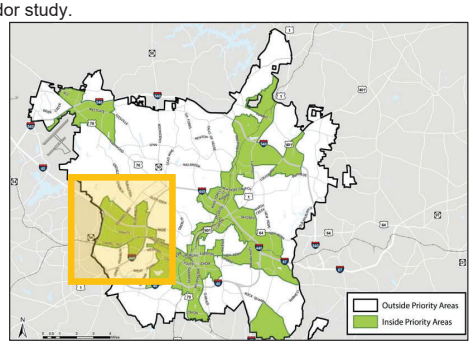
- Commercial
- Residential
- Exempt
- Parcels Outside City Limits

N

Area Two – Broader Blue Ridge Road Area

Area Two – Broader Blue Ridge Road Area is an expanded version of Area One. This area is included in the City of Raleigh's Economic Development Priority Areas. A portion of the area was studied as part of the 2011 Jones Franklin/Western/Hillsborough Small Area Plan and the area is included in the Wake Bus Rapid Transit: Western Boulevard corridor study.

In addition to the concentration of public uses outlined in Area One, Area Two includes significant commercial concentrations along Wade Park Boulevard and Corporate Center Drive. However, this broader area also captures additional residential concentrations and includes parcels not annexed into city limits. The additional property tax would not apply to these parcels.

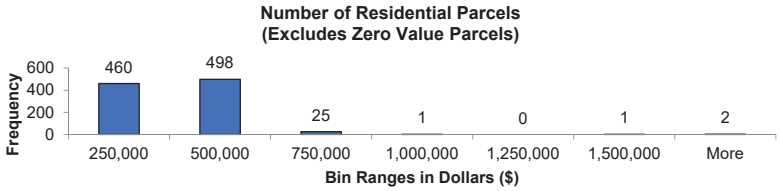


The map presented on the next page shows commercial, residential, and exempt parcels based on land use classifications as defined by Wake County's Department of Tax Administration.

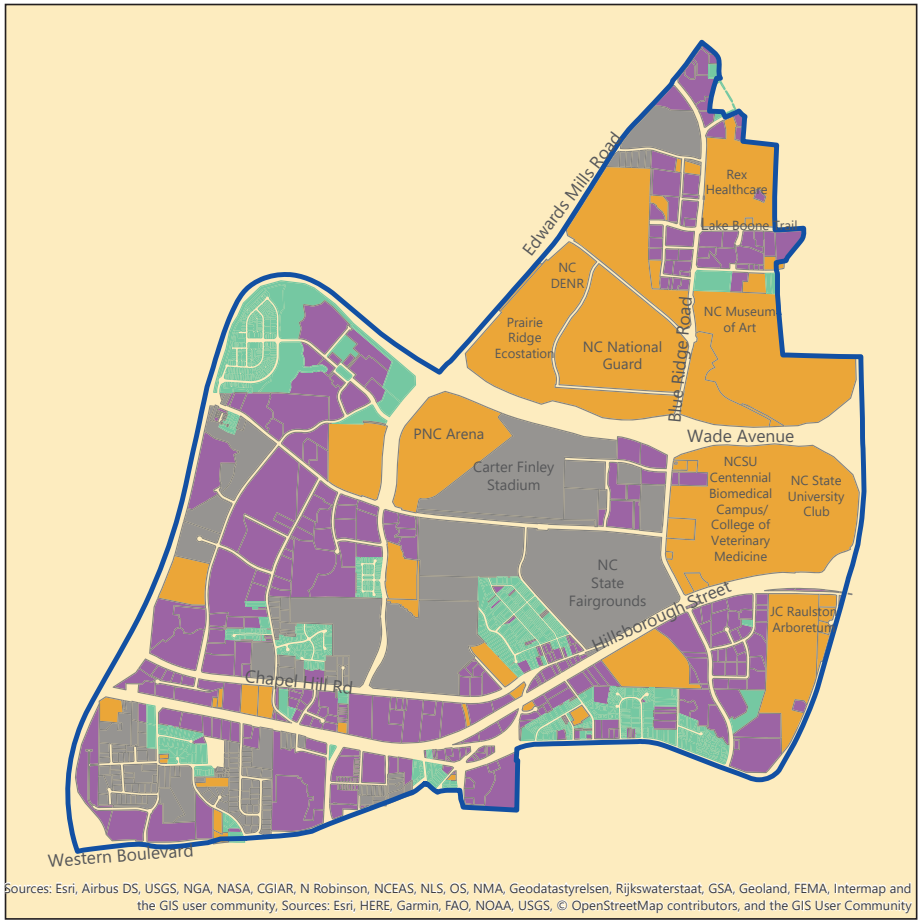
Land Use	% by Acreage	# of Parcels	Assessed Value*	Taxable Value*	% of Taxable Value
Commercial	23%	402	$1,836,619,000	$1,836,606,000	85%
Residential	7%	1,034	$291,893,000	$291,506,000	13%
Exempt	70%	44	$1,348,224,000	$36,958,000	2%
Total		**1,480**	**$3,476,736,000**	**$2,165,070,000**	

*Approximate value based on data available in January 2020.

Tax Levy Assessed	$0.01	$0.02	$0.03	$0.05	$0.10
Revenue Generated	$216,500	$433,000	$649,500	$1,082,500	$2,165,000
Impact per $100,000 in Value	$10	$20	$30	$50	$100
Avg. Commercial *(Mean: $4.5M; Median: $999k)*	$457	$914	$1,371	$2,284	$4,569
Avg. Residential *(Mean: $295k; Median: $277k)*	$30	$59	$89	$148	$295



Raleigh



Broader Blue Ridge Area

Land Code

- Commercial
- Residential
- Exempt
- Parcels Outside City Limits
- Broader Blue Ridge Corridor Boundary

N

Area Three – Greater Blue Ridge Road Area

Area Three – Greater Blue Ridge Road Area is an expanded version of Area One and Area Two. This area includes parcels identified as a priority area for economic development discussed in Area Two and areas previously studied as part of area plans.

Area Three excludes parcels south of Hillsborough Street, which excludes clusters of residential uses. The area is expanded further north than Area One and Area Two, including parcels adjacent to the intersection of Duraleigh and Edwards Mills Rd. This area does include additional residential parcels, especially around Harden Rd and townhomes north of Blue Ridge Road.

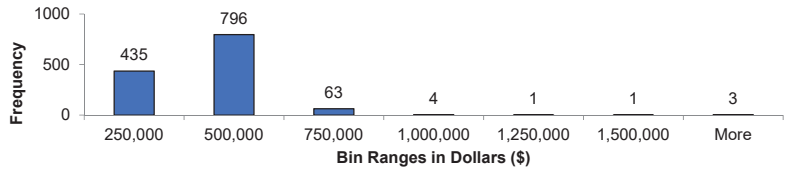
The map presented on the next page shows commercial, residential, and exempt parcels based on land use classifications as defined by Wake County's Department of Tax Administration.

Land Use	% by Acreage	# of Parcels	Assessed Value*	Taxable Value*	% of Taxable Value
Commercial	34%	432	$2,113,149,000	$2,112,822,000	82%
Residential	11%	1,359	$430,514,000	$430,082,000	17%
Exempt	55%	40	$1,345,814,000	$36,958,000	1%
Total		**1,831**	**$3,889,477,000**	**$2,579,862,000**	

*Approximate value based on data available in January 2020.

Tax Levy Assessed	$0.01	$0.02	$0.03	$0.05	$0.10
Revenue Generated	$258,000	$516,000	$774,000	$1,290,000	$2,580,000
Impact per $100,000 in Value	$10	$20	$30	$50	$100
Avg. Commercial *(Mean: $4.8M; Median: $1.2M)*	$489	$978	$1,467	$2,445	$4,891
Avg. Residential *(Mean: $330k; Median: $330k)*	$33	$66	$99	$165	$330

Number of Residential Parcels (Excludes Zero Value Parcels)



Raleigh

Greater Blue Ridge Area

Land Code

- Commercial
- Residential
- Exempt
- Parcels Outside City Limits
- Greater Blue Ridge Area

Public Engagement Process

If City Council establishes there is a need to provide an enhanced level of service, North Carolina General Statutes provide minimum requirements for public engagement prior to the establishment of a municipal service district. Specifically, N.C.G.S. 160A-537(c) and (d) lay out notice and hearing requirements to ensure those impacted by the additional property tax have an opportunity to provide feedback. The City Council would be required to hold a public hearing before defining a new service district. Prior to the public hearing, the finalized feasibility report would need to be available for public inspection. The notice for the public hearing is required to be published at least once before the date of the hearing. The notice must also be mailed at least four weeks before the date of the hearing by U.S. Mail to all property owners located within the proposed district.

These activities represent the **minimum** public engagement required by state law. City Council could direct staff to hold additional public hearings, community engagement, or other forms of events to solicit public feedback. City Council could also form a temporary advisory group comprised of community stakeholders and residents to evaluate options and provide a recommendation back to City Council.

Competitive Selection Process to Contract Service Provision

If City Council decides to provide an enhanced level of service within a defined boundary, Council may:

- Direct the City Manager to instruct City departments to provide these services by enhancing service levels through a supplemental request offset by revenues generated from the MSD
- Contract with another governmental agency to provide services
- Contract with a service provider to provide services through a competitive selection process
- Any combination of these methods

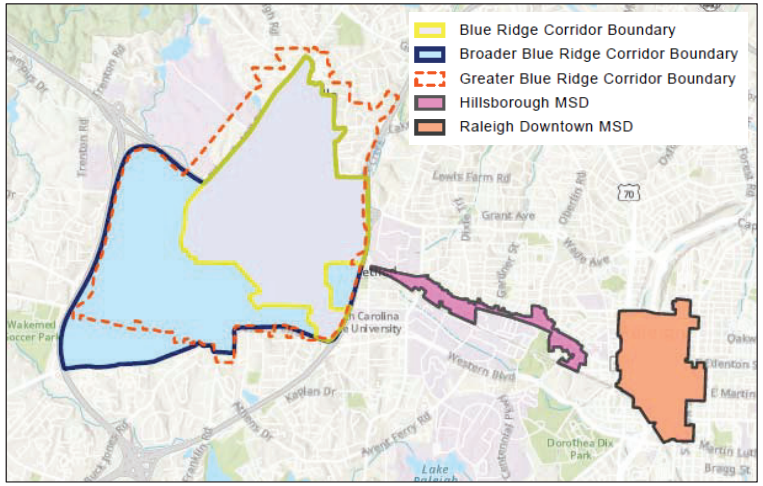
A common approach is to contract with a service provider to coordinate and provide identified services. If City Council desires to contract with a service provider, the process must comply with the following:

- Prior to entering into a contract, the City must:
  - Solicit input from the residents and property owners as to the needs of the service district.
  - Use a bid process to determine which service provider is best suited to achieve the needs of the service district. The City must determine criteria for selection of the service provider and must select a service provider in accordance with those criteria. If the City determines that a multiyear contract with a service provider is in the best interest of the city and the service district, the city may enter into a multiyear contract not to exceed five years in length.
  - The contract must specify the scope of services to be provided by the service provider. Any changes to the scope of services shall be approved by the City Council.
  - Hold a public hearing, which must be noticed by publication in a newspaper of general circulation, for at least two successive weeks prior to the public hearing, in the service district.
  - The contract must specify the purposes for which city moneys are to be used for that service district.
  - The contract must require an appropriate accounting for the funds spent at the end of each fiscal year
- The service provider must report annually to the city, by presentation in a City Council meeting and in a written report, regarding the needs of the service district, completed projects, and pending projects. Prior to the annual report, the service provider must seek input of the property owners and residents of the service district regarding needs for the upcoming year.

Raleigh

Overview

The map below illustrates potential areas in relationship to the prior established municipal service districts.



The following tables provide an overview of the tax generated per penny of ad-valorem tax and the tax rate necessary to generate a specific revenue threshold, should City Council decide to proceed with the process to establish a municipal service district for the Blue Ridge Road Corridor.

Study Area	Assessed Value	Taxable Value	Value of 1 Penny of Tax Levy
Area 1 – Blue Ridge Area	$1,735,625,000	$585,862,000	$58,600
Area 2 – Broader Blue Ridge Area	$3,476,736,000	$2,165,070,000	$216,500
Area 3 – Greater Blue Ridge Area	$3,889,477,000	$2,579,862,000	$258,000

Revenue Generated from Additional Tax Levy:	Potential Tax Rate per $100 in Property Value					
	Area 1 – Blue Ridge Area		Area 2 – Broader Blue Ridge Area		Area 2 – Greater Blue Ridge Area	
$100,000	$0.017	(1.7¢)	$0.005	(0.5¢)	$0.004	(0.4¢)
$200,000	$0.034	(3.4¢)	$0.009	(0.9¢)	$0.008	(0.8¢)
$300,000	$0.051	(5.1¢)	$0.014	(1.4¢)	$0.012	(1.2¢)
$400,000	$0.068	(6.8¢)	$0.018	(1.8¢)	$0.016	(1.6¢)
$500,000	$0.085	(8.5¢)	$0.023	(2.3¢)	$0.019	(1.9¢)

Raleigh

RHDC
RALEIGH HISTORIC
DEVELOPMENT COMMISSION

TO: City Council

FROM: Nick Fountain, Chair

SUBJECT: Historic Resources on Hillsborough Street

DATE: February 4, 2020

The Raleigh Historic Development Commission (RHDC) reviewed and discussed the extant buildings, historic properties, and potential historic properties along Hillsborough Street between the Capitol and the North Carolina State University Memorial Belltower. The character of the remaining buildings as well as approved development plans were taken into consideration along with the report from the Research Committee. The commission found that there is not enough contiguous historic fabric for a historic overlay district and that a better solution would be to landmark individual properties along the corridor.

Recommendation

- That a historic overlay district along Hillsborough Street not be pursued.
- That the commission continue with its adopted work program that includes reaching out to owners of properties eligible to be designated as Raleigh Historic Landmarks.

Post Office Box 829
Raleigh, North Carolina 27602
(919) 832-7238 ph
(919) 516-2682 fax
www.rhdc.org

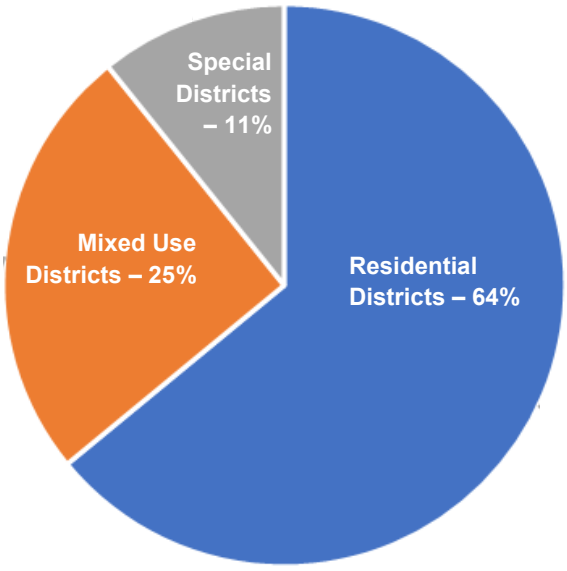
Raleigh

MEMO

TO:	Ruffin L Hall, City Manager
THRU:	Ken Bowers, AICP, Deputy Director
FROM:	Jason Hardin, AICP, Planner, Sr.
DEPARTMENT:	Planning and Development
DATE:	February 14, 2020
SUBJECT:	Zoning Districts as a Percentage of Citywide Overall Area (Additional Information on Subject of Zoning for Affordability)

In its discussion of zoning for affordability on February 4, City Council considered options for improving housing choice and affordability through changes to residential and other zoning districts. As part of that discussion, Council requested information about how much of the city is mapped with specific zoning districts. For instance, the percentage of the city that is zoned residential, the percentage zoned mixed-use, and what share individual districts (Residential-6, Neighborhood Mixed Use, etc.) have of the overall total.

Nearly two-thirds of the city, including its extraterritorial jurisdiction, is mapped with residential zoning districts (R-1, R,6, etc.). See the chart below for a breakdown.



Of the residential districts, the most commonly-applied district is **R-4**, which makes up more than half of all residential zoning and **34.5 percent** of all land in the city. The second most commonly-applied district, **R-6**, makes up nearly a fourth of all residential zoning and **15 percent** of all land in the city.

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

None of the residential zones other than R-10 allow townhouses or apartments, even modestly-scaled triplex and fourplex buildings, except in limited situations. These types are generally only permitted in **R-10** (less than 15 percent of residential zoning, **8.6 percent** of the city) and in mixed-use districts.

Mixed-use districts make up 25.2 percent of the total city area. However, the Office Park (OP) district does not allow housing. Industrial Mixed Use has limited suitability for housing, as it does not allow housing on the ground floor. Subtracting those districts leaves 16.3 percent of mixed-use districts. Combined with R-10, that means **24.9** percent of the city is zoned for **multi-unit structures**, which represent the most affordable and energy-efficient housing types. It should be noted that Planned Development districts, which often allow housing but do not necessarily allow it, make up an additional 3.8 percent of the city. More detailed information is available in the tables below.

RESIDENTIAL ZONING

Zoning District	Percent of Total Land Area
Residential-1 (R-1)	4.2%
Residential-2 (R-2)	1.8%
Residential-4 (R-4)	34.5%
Residential-6 (R-6)	15.0%
Residential-10 (R-10)	8.6%
Total Residential	64.0%

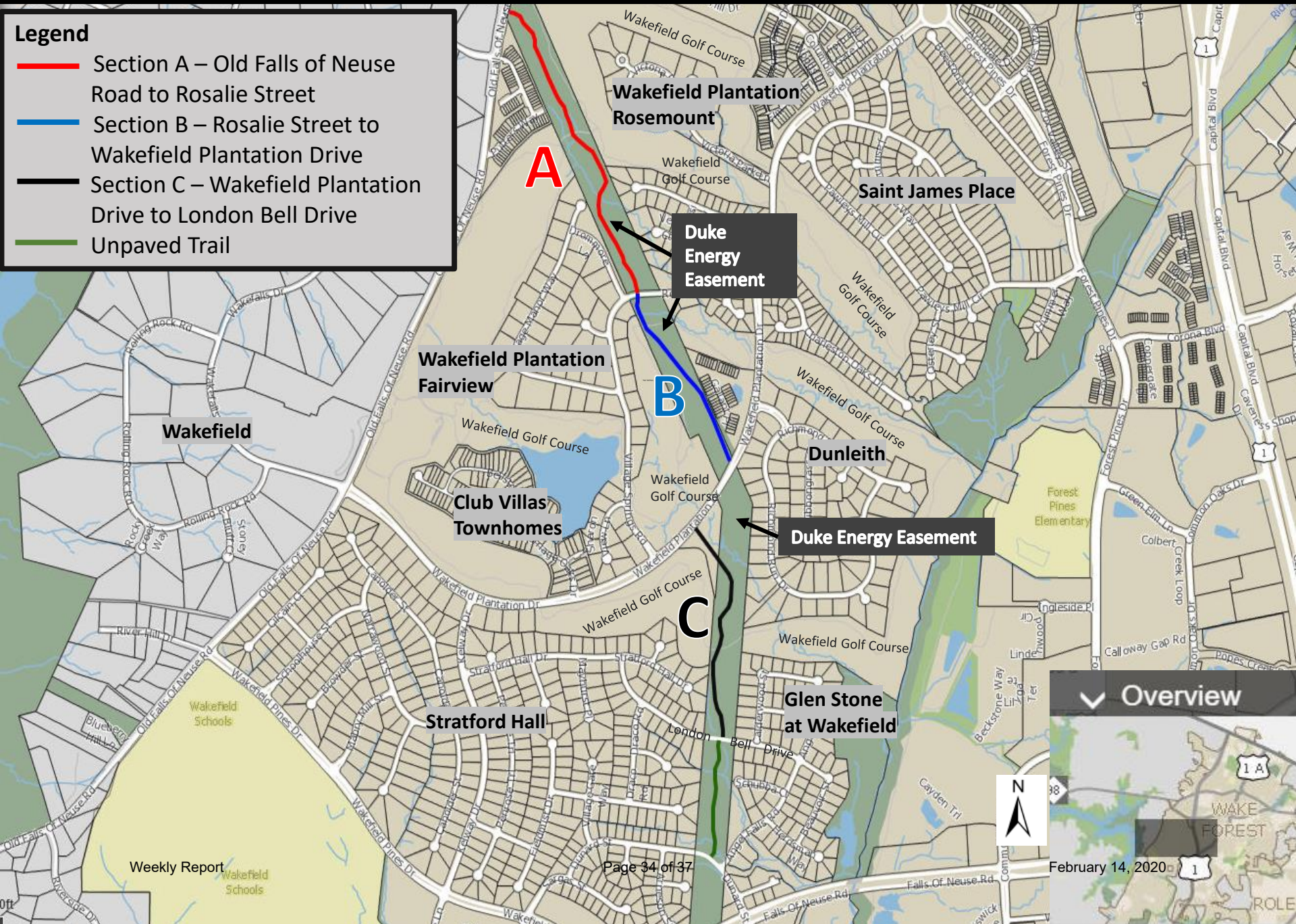
MIXED-USE ZONING

Zoning District	Percent of Total Land Area
Residential Mixed Use (RX)	3.3%
Office Park (OP)	0.5%
Office Mixed Use (OX)	6.9%
Neighborhood Mixed Use (NX)	0.7%
Commercial Mixed Use (CX)	5.0%
Downtown Mixed Use (DX)	0.5%
Industrial Mixed Use (IX)	8.4%
Total Mixed-Use	25.2%

SPECIAL DISTRICTS ZONING ALLOCATION

Zoning District	Percent of Total Land Area
Conservation Management (CM)	1.8%
Agricultural Productive (AP)	1.7%
Heavy Industrial (IH)	2.8%
Manufactured Housing (MH)	0.7%
Campus (CMP)	0.0%
Planned Development (PD)	3.8%
Total Special Districts	10.8%

Wakefield Trail Improvement Project



Raleigh

MEMO

To: Ruffin Hall, City Manager

From: T.J. Lynch, Asst. PU Director

CC: Robert Massengill, PU Director

RE: Manager's Report – Sunnybrook Road Elevated Storage Tank

Ms. Calla Wright resides at 613 Cooper Road, Raleigh which is an adjoining property to the City owned lot at 618 Sunnybrook Rd., Raleigh which serves as the site of a City owned elevated water tank. This City asset is used for water storage and to create a pressurized system. This tank is one of two reuse tanks in the service area but is similar in design and appearance to the twenty-two other potable water tanks that are spread throughout the service area. Tanks are intentionally located by topography and existing piping infrastructure as these factors significantly influence cost.

The elevated reuse tank on Sunnybrook Rd. is essential for system pressure and thus provides for the distribution of reuse water from Sunnybrook Rd. to NC State's Centennial Campus with users along the way. Users of the reuse water beyond the tank include City of Raleigh's Parks, Recreation and Cultural Resources sites, Wake Med Hospital, Raleigh Country Club, YMCA on Rock Quarry and NC State University as well as Public Utilities (PU) odor control sites and the City of Raleigh Solid Waste Services Facility. The reuse system was originally constructed as a method of water conservation for drought resiliency. By utilizing non-potable or reuse water for irrigation and chiller systems, there is more potable water available for human health related uses whether it be in the potable water system or stored in the lake. With the on-set of nutrient criteria and the Neuse Nutrient Reduction Strategy which resulted in a TMDL, nitrogen allocation challenges are within sight and makes the reuse system a valuable asset as it helps to serve as a beneficial method of nutrient disposal.

As for Ms. Calla Wright, her property and the tank property share a property line at the back of each respective property. Ms. Wright has had on-going concerns about the tank property that have ranged from leaves falling from the trees on City property into her yard to critters coming from the City property into her yard as well as concerns for her personal safety associated with trespassers. Staff has worked to accommodate Ms. Wright by meeting with her face to face to hear her concerns and by modifying maintenance practices to address her concerns. In the Spring of 2019, City staff completed a project to address vandalism and fence damage at the site by replacing the vinyl privacy fence with a vinyl coated chain link fence. This was an effort to improve security at the tank site and safety for the neighbors of the tank. There was a public process used for input before completing this work. Pictures below highlights the damage and vandalism that led to the need for the fence replacement.

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

Before

After

Since the work, Ms. Wright has continued to speak to the Council during the Citizens Petitions part of the agenda. Ms. Wright has basically raised two issues. The first being stormwater run-off that has caused property damage to her property. Staff has investigated this complaint numerous times during different weather conditions and has yet to see evidence of run-off that is causing damage. Raleigh Water requested an audit of the site by Stormwater staff. The following is the resulting memo from the site visit:

TO: TJ Lynch, Assistant Director

FROM: Dale Hyatt, PE

DATE: June 19, 2019

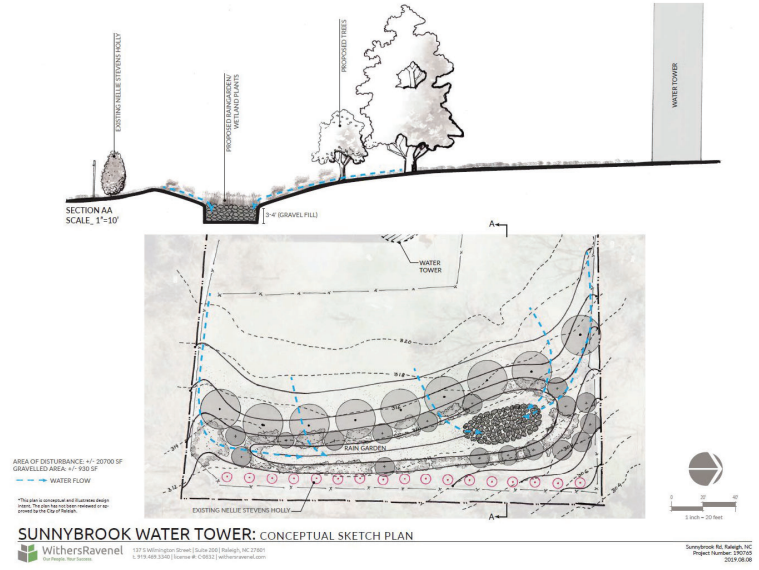
SUBJECT: Elevated Re-use Storage Tank at 618 Sunnybrook Road.

As requested by Public Utilities, I conducted a site visit to 618 Sunnybrook Rd to observe site conditions and potential stormwater runoff from the site to 613 Cooper Rd. The site at 618 Sunnybrook Rd is located at a higher grade then surrounding properties, resulting in stormwater runoff from the site during rainfall events. Straw bales have been placed along the fence line at the downstream (west) edge of the property. During my site visit I did not observe any sediment leaving the property of 618 Sunnybrook Rd. Sediment deposits were present at the upstream base of the straw bales. Vegetation (grass) establishment is on-going on the site and once vegetation is fully established, sediment loss through runoff should be greatly reduced. If complaints persist downstream, silt fence may be installed to replace the straw bales along the affected property owners. Additionally, if vegetation establishment continues to prove difficult, topsoil and/or soil amendments may be needed to establish sufficient grass cover of the site.

Additionally, staff referred Ms. Wright to the City of Raleigh Risk Management Office to file a claim about the damages she has incurred. The City of Raleigh uses a third party (League of Municipalities) to investigate and determine settlements for damages. An adjuster was assigned and has met with Ms. Wright at her property. The adjuster has requested numerous times for Ms. Wright to complete the required paperwork and that has yet to occur.

Raleigh Water, at the request of Council, is working to address run-off from the property while also improving aesthetics by planting trees. The conceptual drawing below shows the detailed design currently in process. To date, a site survey and geo tech reports have been completed. The geo tech report indicates that there is shallow rock that will prevent the site from being able to drain the rainwater through the soil which eliminates the rain garden option. Instead, the site will be graded as shown but the collected stormwater will be piped to the front of the site and discharged along Sunnybrook Road. Detailed design is expected to be complete by the end of February 2020. Once complete, Raleigh Water will mobilize a contractor to complete the work.

Conceptual Design



The second issue Ms. Wright raises is that the location of the tank is discriminatory. Ms. Wright has stated that the elevated reuse water storage tank is located behind her house for the sole

purpose of supporting the Raleigh Country Club's golf course irrigation. While the Raleigh Country Club is one customer of the reuse system, it is far from its sole customer. As previously mentioned, the reuse system also serves major water users such as:

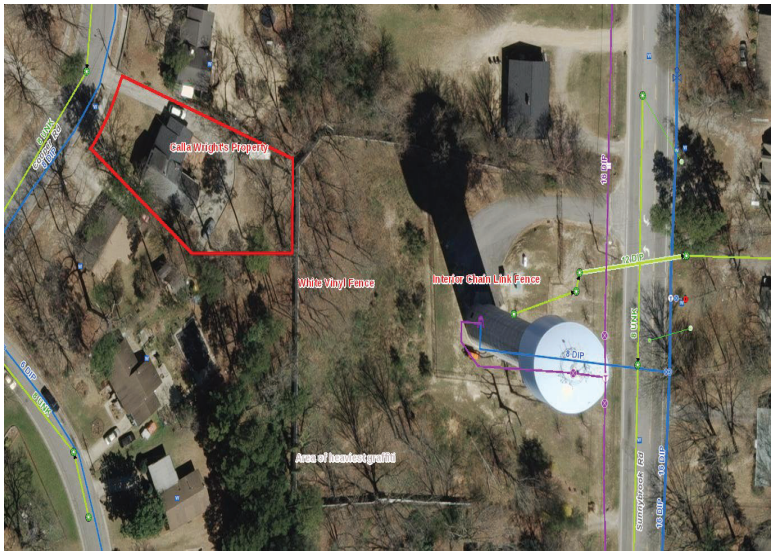
1. Parks and Recs facilities (softball complex)
2. Irrigation of the Coastal Credit Union Music Park
3. Wake Med Hospital
4. YMCA on Rock Quarry Rd.
5. City of Raleigh Odor Control sites
6. City of Raleigh Solid Waste Services Facility
7. NC State University @ Centennial Campus

These facilities serve the community and should be commended for their thoughtful use of resources.

The above report from Stormwater indicated the need for seeded yard to grow and for the grass to take hold on the site. The picture below was recently taken and shows that the grass has filled in considerably to prevent erosion from occurring. Inspections have occurred at the site since the heavy recent rains and continues to show no evidence of erosion or damage.

Picture taken on 2/14/20

For reference - aerial photo of tank site and outlined in red is Ms. Calla Wright's property



Aerial Photography courtesy of GIS