

DMV Site Project Working Group- Meeting Minutes

November 14, 2024

Members Present:

Dr. Shawn Singleton | Clark Rinehart | Helen Tart | Desmond Dunn | Anthony Pope | Harolynn Coplin | Dr. Ajamu Dillahunt-Holloway | Karen Haynes | Felts Lewis

Members Absent: Tara Minter | Tolulope Omokaiye | Harold Mallette

Staff Present:

Community Engagement: Nadia Moreta | Shakera Vaughan

Planning & Development: Ken Bowers | Jake Levitas | Mary Elizabeth Russell

Communications: Katie Dombrowski

Housing and Neighborhoods: Jess Brandes | Angelina Blackmon

City Manager's Office: Evan Raleigh

i. Welcome & Ice Breaker (6:07 – 6:14 pm)

- a. PWG members were asked to write an imaginative headline that could appear in a news article celebrating the DMV site's success 10 years from now.
 - i. DMV continues to foster community
 - ii. Former DMV site exemplifies Diversity, Modernization, and Vitality
 - iii. BRT ridership doubles as affordable housing units open on former DMV site
 - iv. Award winning Raleigh to be studied for the years to come
 - v. Active and diverse project is home for many
 - vi. New Bern Avenue corridor is the new beacon
 - vii. Raleigh's former DMV site is providing solutions to societal problems

ii. City Updates (6:14 – 6:24 pm)

- a. Staff updated the PWG on the active community engagement efforts upcoming opportunities.
 - i. On-Site Signage
 - On-site signage is currently in development.
 - Brochure boxes will also go on site with printed collateral.
 - ii. Community Office Hours @ DMV Site
 - Office hours have been rescheduled for next Thursday 11/21 at 11am – 1pm at the DMV Site (1100 New Bern Ave).
 - iii. [Community Survey](#)
 - Survey results can be found [here](#).
 - i. Top 3 priorities to date:
 - i. Food/Market
 - ii. Affordable Housing
 - iii. Community Spaces & Recreation
 - ii. Top 2 values to date:
 - i. Quality of Life
 - ii. Innovation and Improvement

- Staff will continue to promote the survey through different mediums.
 - iv. Upcoming Engagement Opportunities
 - Engaging people experiencing homelessness
 - Event for youth
 - Tarboro Road Open House
 - i. PWG participation
 - i. Desmond Dunn
 - ii. Helen Tart
- iii. **PWG Updates** — Group Report Out (6:24 – 6:35 pm)
 - a. Staff confirmed PWG members available to meet with community members/groups.
 - i. Staff plan to continue advertisement of this engagement opportunity to the community.
 - ii. Staff asked PWG members to report out on their engagement efforts within the community.
 - Anthony Pope
 - i. John Chavis Park Senior Group
 - i. Shares flyers and rack cards
 - ii. Chavis Circle of Friends
 - i. Shared project information and inviting members to attend PWG Meeting
 - iii. Southeast Raleigh Community Center event
 - i. Sharing flyers and project information
 - Karen Haynes
 - i. Apollo Heights, Battery Heights, Long Acres, Stratford Park neighborhood meetings.
 - ii. Utilizes district listserv to promote community survey (~150 people)
 - iii. Shares project information with church congregation.
 - Helen Tart
 - i. East CAC meetings
 - i. Takes flyers and rack cards to the meetings.
 - Harloynn Coplin
 - i. Promotes on social media
 - ii. Will plan to share rack cards with community groups.
 - Dr. Ajamu Dillahunt-Holloway
 - i. Plans to distribute rack cards and flyers with neighborhood meeting.
 - ii. Plans to take flyers to local church.
 - Dr. Shawn Singleton
 - i. Shares survey and project information with congregation every Sunday (shares on screen).
 - Desmond Dunn
 - i. Door-to-door canvassing near Roberts Park area.

- ii. Utilizes social media to start conversations about the project.
- iv. Redevelopment Case Studies: National Mixed-Income, Mixed-Use, Transit-Oriented Development (6:35 – 7:30 pm)**
Presented by Jake Levitas and Mary Elizabeth Russell w/ Planning & Development
[Presentation found here](#)
- a. Staff presented on three case studies of successful redevelopment that is BRT-oriented, mixed-income, and mixed-use:
 - i. Richmond, VA: Scott's Addition/Diamond District
 - [Request for Interest \(RFI\)](#)— Solicited responses from experienced development teams interested in the redevelopment project.
 - [Request for Additional Information \(RFAI\)](#) – Solicited more-detailed information from the six identified development semi-finalist.
 - [Request for Offers \(RFO\)](#) – Solicited proposals from the three identified development finalist.
 - ii. Boulder, CO: 30Pearl at Boulder Junction
 - iii. Cleveland, OH: Uptown District
 - b. Lessons learned:
 - i. New transit creates significant demand for nearby housing.
 - ii. City-led site can create synergy with surrounding private redevelopment, assisted by city-led land use policy.
 - iii. A well-structures RFP process can identify high-quality partners that prioritize equity.
 - iv. Financial, density, and other types of incentives can further drive development to specific areas.
- v. Next Steps & Closing Remarks (7:30 – 7:32 pm)**
- a. No December Meeting
 - i. Meetings will resume in January!
 - b. Next Session's Topics
 - i. Market Analysis Discussion
 - ii. RFP Process & Criteria
 - iii. Public Project Community Support Fund
 - c. Collection of Parking Lot Ideas and Questions
 - i. PWG requested a redevelopment case study including a grocery store.
 - ii. PWG expressed interest in exploring the possibility of encouraging smaller business in the RFP criteria.
 - iii. PWG expressed interest in possibly involving nearby universities as demonstrated in the case studies.
 - iv. PWG expressed an interest in learning the lessons other cities learned during the RFP process.