

# DMV Site Project Working Group- Meeting Minutes

April 9, 2026

**Members Present:** Tara Minter | Karen Haynes | Desmond Dunn | Anthony Pope | Felts Lewis

**Members Absent:** Dr. Shawn Singleton | Clark Rinehart | Helen Tart | Tolulope Omokaiye | Harold Mallette | Harolynn Coplin | Dr. Ajamu Dillahunt-Holloway

## **Staff Present:**

Community Engagement: Shakera Vaughan | Aundrea White | Cam Phipps

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

Transportation: Monique Gyant

Engineering Services: Shelton Williams | Sam Brewer

- i. **Welcome & Meeting Invitations** (6:15 – 6:20 pm)
  - a. Staff requested that PWG members recommend community organizations to invite to future meetings, with the goal of promoting broader awareness of open meetings.
  - b. Community Organization Invite Request
    - i. Southeast Raleigh Promise (SERP)
    - ii. National Panhellenic Council
    - iii. Johnny Blaylock - Friends of Wake County
  - c. Other ideas and invites to be emailed to Shakera.
- ii. **City Updates** (6:19 – 6:41 pm)
  - a. **Abatement and Demolition Update**
    - i. *Shelton Williams (Engineering Services)* presented the current site status.
    - ii. Demolition is approximately 50% complete on both the main building and annex.
      - Demolition of the annex began in early February; minor delays due to snow days.
    - iii. Completion date updated from July 2026 to November 30, 2026 due to additional abatement work required.
      - Additional abatement work required to address material discovered within floor membranes of the main facility.
      - All work is compliant with City of Raleigh, Wake County Environmental Services, and OSHA safety and environmental standards.
    - iv. Disposal of materials follows all applicable state and city regulations per contractor requirements.
      - Asbestos materials are transported by licensed contractors to state-permitted landfills approved to accept asbestos in our region, that can include facilities like Johnston County Landfill in Smithfield and the Ann Street Landfill in Fayetteville, among other permitted sites. The contractor selects from approved locations based on operational needs.
  - b. **BRT Laydown Yard Operations**

- i. *Sam Brewer (Engineering Services)* presented an update on BRT operations related to the site.
- ii. The New Bern Avenue BRT project is currently in Phase 1, approximately 4 months into a 30-month contract.
  - Phase 1 includes water and sewer line upgrades.
  - Phase 2 is expected to begin in the coming months, starting at Poole Road and extending down to WakeMed.
- iii. A portion of the DMV site will be used as a laydown yard, temporary storage for BRT construction materials and equipment.
  - The site was selected for its size and proximity to the project corridor, helping to minimize equipment presence along New Bern Avenue.
  - The laydown yard location within the site is flexible based on project needs.
- iv. PWG member concern raised: potential impact on the one-lane roads on Tarboro Road. Staff noted that no detour is expected at this time.
- v. The site fencing features temporary public art — "Raleigh's Living Archive" — an outdoor photo installation celebrating the history and people of the New Bern Avenue corridor.

**c. Temporary Site Activation Update**

- i. Staff presented the Temporary Site Activation Proposal, including short- and long-term programming ideas for the DMV site prior to full redevelopment.
- ii. Activation Goals
  - Increase foot traffic and site visibility
  - Build stronger community relationships
  - Generate helpful insights for future development
  - Increase community support and buy-in
- iii. Activation Possibilities
  - Quick Wins (Pop-Ups/One-Off Events)
    - i. Community giveaways (baskets, bookbags, etc.)
    - ii. Block party / community festival
    - iii. Food distribution event
  - Recurring Programming
    - i. Farmers market / Flea market / Night market
    - ii. Food truck rodeo
    - iii. Outdoor movie series / Pop-up fitness series (yoga, line dancing, etc.)
  - Place-Based Activation (Physical Enhancements)
    - i. Temporary seating & shade / Flexible open event space
    - ii. Community game yard / Public art / Community bulletin board
- iv. Activation Timeline
  - 2026 (Remote Site): 2 community anchor events
  - 2027 (Large Site): Quarterly anchor events + monthly light programming
  - Beyond 2028 (Long-Term Use): Community-led programming; open registration system; license agreements for temporary use

- v. Potential Activation Locations
  - Primary activation site (large site) available starting 2027 – Back side of DMV site
  - Remote activation site available 2026 — green field area near E. Hargett St.
- vi. May Event
  - A cookout-style community event is planned for Saturday, May 30, 2026.
- vii. PWG Subcommittee
  - Staff is forming a PWG Activation Subcommittee to help plan and shape future site activation events — members will meet outside of regular PWG sessions.
  - The following PWG members raised their hands:
    - i. Desmond Dunn
    - ii. Karen Haynes
    - iii. Tara Minter
- viii. Event prize ideas and additional recommendations to be emailed to Shakera. Partner organization suggestions to also be emailed to Shakera.

**iii. Market Analysis Study Update (6:41 – 6:53 pm)**

- a. Staff provided an update on the market analysis study completed by RCLCO. Key findings include:
  - i. Market-rate development with structured parking is not currently feasible on the site given current market conditions.
  - ii. Mid-rise apartment development was assessed and determined to not be feasible at this time per consultants.
- b. Primary Options Under Consideration
  - i. Option 1: Construct a 4% Low Income Housing Tax Credit (LIHTC) project on a portion of the site now.
  - ii. Option 2: Utilize an alternate finance model to support mixed-income development.
  - iii. Option 3: Issue a Request for Information (RFI) to gather market interest and inform a subsequent RFP.
- c. Potential Redevelopment Scenarios
  - i. Market Rate + Tax Credit Model
    - Approx. 280 market-rate units
    - Approx. 120 affordable units (4% LIHTC)
  - ii. Mixed-Income Model
    - Phase 1: ~200 mixed-income units (70% market-rate / 30% at max 60% AMI)
    - Phase 2: ~200 additional mixed-income units (3+ year separation, same mix)
- d. Mixed-Income Revolving Loan Fund (RLF)
  - i. Staff outlined the possibility of a mixed-income revolving loan fund to support development on the site. This model requires several steps in sequence:

- City Council must confirm inclusion of the RLF in the Fall 2026 housing bond
      - Voters must pass the bond
      - Organizational capacity to manage the fund must be established
      - DMV site must be selected as the pilot project for the model
    - ii. Note: It is not yet confirmed that the DMV site would be first in line for these funds.
  - e. A presentation update to City Council about [RCLCO's findings](#) is scheduled for April 21, 2026.
    - i. *\*Since the conclusion of this meeting, this council item has been scheduled for May 5, 2026.*
- iv. **Request for Information (6:53 – 6:55 pm)**
  - a. Staff outlined the next steps, including release of a Request for Interest/Information/Input for both the main DMV site and State Street parcels
    - i. The RFI is a low-risk, low-commitment method of sounding the market and gathering insight from potential development partners.
    - ii. It is not a substitute for a formal market study, but a tool for informing the eventual RFP process.
    - iii. Submittal requirements are kept flexible and lightweight to encourage broad responses.
    - iv. Key development components of interest: Affordable Housing, Transit-Oriented Development, Pedestrian-Friendly Design.
  - b. State Street Parcels
    - i. This half-acre site presents an opportunity for small-scale infill development that enhances the neighborhood.
    - ii. An RFP process could be structured to ensure small, local, and emerging developers can effectively compete.
    - iii. Priority uses have not yet been determined with community input, but may include affordable ownership, affordable rental, or small-scale commercial.
    - iv. Staff noted there is interest in potentially fast-tracking the State Street parcels with an RFP.
- v. **Project Working Group Open Floor (6:55 – 7:20 pm)**
  - a. Market Study & Parcel Discussion
    - i. Member asked when will the complete market study be open to the public? Staff noted the study will be made publicly available on April 17, as part of the April 21 City Council agenda. PWG members will be notified of any changes to this date.
      - *\*Since the conclusion of this meeting, this council item has been scheduled for May 5, 2026.*
    - ii. Member asked about the shift in thinking toward splitting parcels, given initial apprehension.
      - Staff clarified that while a viable master planning pathway was previously hoped for, parcel splitting now appears to be the more

- feasible path forward. Staff committed to continuing due diligence and working with expertise to ensure proposals are realistic.
- iii. Member asked whether a separate RFP specifically for the master planning process would be beneficial if parcels are split.
    - Staff acknowledged the challenge (citing local park precedent) and the risk of overlapping decisions but affirmed a phased approach would allow for problem-solving along the way.
  - iv. Member raised the question of distinguishing between pursuing mixed-income development versus strictly affordable housing.
    - Staff noted this is a key open question.
  - v. Member noted difficulty in accounting for density goals and determining what a successful unit count looks like.
- b. State Street & Retail
- i. Member asked whether the State Street criteria could be fleshed out prior to the RFP release.
    - Staff confirmed learnings can be incorporated into a future version, the task force has a two-year timeline but does not need to use the full period.
  - ii. Members expressed strong interest in including retail or neighborhood commercial uses at State Street. Examples cited included gyms, coffee shops, corner stores, and food courts.
  - iii. Members noted the loss of walkable neighborhood retail over the years and the need to plan for future residents, not just current conditions — with 20–30 year vision in mind.
    - Staff affirmed that retail is listed as a priority use, and that the RFI is intentionally flexible to accommodate a range of input. Staff encouraged members to submit to the RFI.
  - iv. Member proposed that the City act as a "spark" for development, stepping in to incentivize storefronts and basic needs access (citing NYC bodega model as precedent).
    - Staff noted the RFI for Moore Square is currently open through June/July and welcomed community assistance with outreach.
  - v. Member asked about the criteria threshold for the DMV site to be considered in the market study.
    - Staff noted this is a project that does not yet exist and steps must be taken methodically.
  - vi. Comparison drawn to the Montgomery project
    - Staff confirmed similarities and noted all options are being exercised despite contingencies.
  - vii. Members expressed appreciation for the team's responsiveness to feedback and the collaborative feedback loop that has been established.
  - viii. Member requested that the sheet of partner organizations from the community engagement report be made available as part of the RFI. Staff confirmed this can be done.

- vi. **Closing Thoughts and Final Q&A (7:20 – 7:22 pm)**
  - a. Next PWG meeting: **July 9, 2026**