

Manager's Update

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Issue 2021-21

June 4, 2021

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Budget Work Session - Monday, June 7, 4:00 PM

Reminder that Council will meet in the first of a series of scheduled budget work sessions to deliberate on the Proposed Budget **Monday** at **4:00 P.M.** The meeting will be conducted via remote electronic format. The agenda for the work session was published Thursday:

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

Regular Council Meeting Tuesday, June 8 - Work Session, 4:00 PM

Council will also meet next **Tuesday** in regularly scheduled work session at **4:00 P.M.** The agenda for the meeting was also published on Thursday.

INFORMATION:

Weekly Digest of Special Events

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

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

(Attachment)

Council Member Follow Up Items

General Follow Up Item

Barwell Road Park Master Plan (Council Member Branch)

Staff Resource: TJ McCourt, Parks, 996-6079, thomas.mccourt@raleighnc.gov

Via an email inquiry information was requested regarding the status of the Barwell Road Park Master Plan, to include information on estimated implementation costs and potential phases for implementation.

Included with the *Update* materials is a staff memorandum providing background on this project, updated cost estimates, and phasing recommendations from the master plan.

(Attachment)

Follow Up from the May 4 City Council Meeting

Stormwater Conditions and Capital Investment - Walnut Creek Drainage Basin (Mayor Pro Tem Stewart)

Staff Resource: Wayne Miles, Engineering Services, 996-3964, wayne.miles@raleighnc.gov

During the meeting Council requested staff to provide a report to the City Council about additional steps to evaluate conditions and capital investment opportunities in the Walnut Creek basin. Included with the *Update* materials is a staff memorandum in response to the request; hyperlinks to information posted to the City website on a number of the items described in the memorandum are provided throughout.

(Attachment)

Public Comment – Predatory Towing - Stony Brook North (Mayor Baldwin)

Staff Resource: Chief C.L. Deck-Brown, Police, 996-3155, cassandra.deck-brown@raleighnc.gov

During the public comment portion of the meeting, three residents of the Stony Brook North community reported what they believe is predatory towing on behalf of the towing company retained by the property owner/management. Staff was asked to follow up with the residents and to speak with the property owner.

Included with the *Update* materials is a staff memorandum prepared in response to the request.

(Attachment)

Weekly Events Digest

Friday, June 4 – Thursday, June 10

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

Permitted Special Events

June First Friday

Raleigh Union Station Plaza

Friday, June 4

Event Time: 6:00pm - 9:00pm

Associated Road Closures: No roads will be closed for the event. Union Station Plaza will be used from 4:00pm until 10:00pm.

Morning Times First Friday Market Series

Hargett Street

Friday, June 4

Event Time: 7:00pm - 11:00pm

Associated Road Closures: E. Hargett Street between Fayetteville Street and S. Wilmington Street will be closed from 6:00pm until 11:59pm.

Run for Love 5K

Dorothea Dix Park

Saturday, June 5

Event Time: 8:30am - 10:30am

Associated Road Closures: Goode Street between Lake Wheeler Road and Biggs Drive will be closed from 8:00am until 11:00am. The following route will be closed from 8:50am until 10:00am:

Start on Goode Street; Right onto Biggs Drive; Left onto Palmer Drive; Right onto Black Drive; Left onto Umstead Drive; Right onto Dwire Drive; Left onto Stancil Drive; Left onto Richardson Drive; Right onto Umstead Drive; Left onto Barbour Drive; Left onto Blair Drive; Right onto Umstead Drive; Right onto Black Drive; Left onto Palmer Drive; Right onto Biggs Drive; Left onto Goode Street to Finish

Carolina Hurricanes/Carolina Ale House Playoff Watch Party

Tucker Street

Saturday, June 5

Event Time: 3:30pm - 10:00pm

Associated Road Closures: Tucker Street between Glenwood Avenue and the 510 Glenwood parking deck will be closed from 10:30am until 11:00pm.

Dine Out Downtown Glenwood South

Glenwood South

Saturday, June 5

Event Time: 5:00pm - 9:00pm

Associated Road Closures: Glenwood Avenue between W. North Street and W. Jones Street will be closed from 3:00pm until 11:00pm.

Black Flea Market

Raleigh Union Station Plaza

Sunday, June 6

Event Time: 1:00pm - 5:00pm

Associated Road Closures: No roads will be closed for the event. Union Station Plaza will be used from 11:00am until 6:00pm.

Raleigh Union Station Community Yoga Programs

Raleigh Union Station Plaza

Sunday, June 6 through Thursday, June 10

Event Times: 5:00pm - 8:00pm on Mondays, Wednesdays, and Thursdays; 6:00pm - 8:00pm on Tuesdays; and 9:30am - 11:00am on Sundays

Associated Road Closures: No roads will be closed for the events. Raleigh Union Station Plaza will be used during the above dates and times from 3-22-21 until 11-24-21. Details regarding class registration can be found through [Yoga Soul·lect·tive](#) for Mondays, [Oak City Yoga](#) for Tuesdays and Wednesdays, and [Current Wellness](#) for Thursdays and Sundays.

Noon Tunes @ City Plaza

City Plaza

Wednesday, June 9

Event Time: 12:00pm - 1:00pm

Associated Road Closures: No roads will be closed for the event. The off-street portion of City Plaza will be used from 10:30am until 2:00pm.

Other Upcoming Events

First Friday Raleigh

Friday, June 4

Various Locations Downtown

Young People's Concert Matinee: Carnival of the Animals – North Carolina Symphony (streaming)

Saturday, June 5

Streaming from Meymandi Concert Hall

Moore Square Market

Sunday, June 6

Moore Square

2021 Raleigh Medal of Arts Awards

Tuesday, June 8

Virtual

Police Chief Candidate Forum

Thursday, June 10

Virtual

Amped Up Music Series: Eric Gales with Abby Bryant & The Echoes

Thursday, June 10

Red Hat Amphitheater

Fireside Collective with Graham Sharp

Thursday, June 10

Memorial Auditorium

Public Resources

Pilot Text Alert Program: Sometimes spontaneous events happen downtown and in other areas that could affect local businesses. If you'd like to receive notifications when those events happen, including unpermitted ones, sign up for text alerts.

Weekly Events Digest

Friday, June 4 – Thursday, June 10

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

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 Office of Emergency Management and Special Events. 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 impact City streets, public plazas, and Dorothea Dix Park.

Council Member Follow Up

To	Marchell Adams-David, City Manager
Thru	Oscar Carmona, Director
From	TJ McCourt, Planning Supervisor
Department	Parks, Recreation and Cultural Resources
Date	May 28, 2021
Subject	Barwell Road Master Plan Implementation

Background

On May 16, Council Member Branch requested updated information on the Barwell Road Park Master Plan implementation including phasing and estimated costs.

Barwell Road Park Master Plan

The [Barwell Road Park Master Plan](#) was approved by Raleigh City Council on August 15, 2017. The master plan established a long-range community vision for the park captured by the phrase “*Play - Learn – Discover.*” Barwell Road Park is a large site, over 50 acres in total area, and thus offers the opportunity to develop a wide range of park facilities and amenities. Development of such a large site is typically conducted across several phases on a multi-year timeframe, or as funding becomes available.



Figure 1: Illustrated master plan for Barwell Road Park (Barwell Road Park Master Plan, p.7).

The master plan identified several different focus areas (“parcels”) that could be developed in separate phases over time. Each focus area represents a different expression of the park vision within specific geographic zones on the park property.

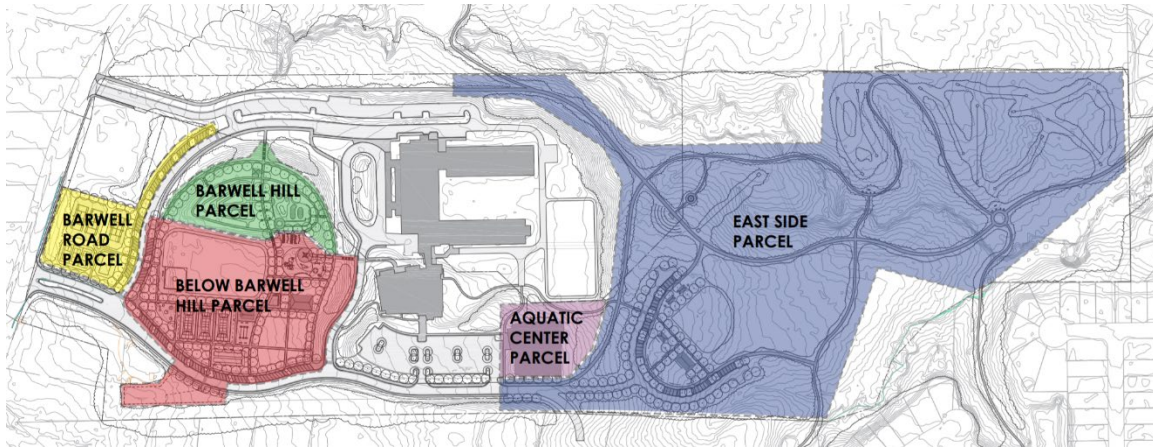


Figure 2: Map of Barwell Road Park divided into focus area “parcels” for phased implementation (Barwell Road Park Master Plan, p. 52).

Phased Master Plan Implementation

During the master plan process, the Citizen Planning Committee determined that the “Below Barwell Hill Parcel” should be the first focus area to begin park development, recognizing that only a portion of the parcel would be implemented with the first increment of available funding.

Phase 1 implementation began shortly after master plan adoption, with the [Barwell Road Park Improvements](#) project. This project will include the addition of a new playground, shade structures, open play field, and an NFL Play 60 Challenge Course funded through a partnership with the Carolina Panthers. The play space will be a unique feature in Raleigh’s park system and has been described as “NFL Combine meets Ninja Warrior.” Features include a timed 40-yard dash, a traverse wall, floating boards, and other obstacles designed to develop speed, agility, balance and coordination in both children and adults. Phase 1 improvements are expected to open to the public in early Summer 2021.



Figure 3: Phase 1 improvements at Barwell Road Park will include a playground and NFL Play 60 Challenge Course funded through a partnership with the Carolina Panthers.

Following the completion of Phase 1, the master plan recommends the next phase of development to include the remainder of the first focus area (“Below Barwell Hill Parcel”) in Phase 2. Following that, discussions with the community should occur to determine which areas of the park to develop next based on need, desired activities, cost to construct, available budgets and other considerations.



Figure 4: Conceptual layout plan for the west area of Barwell Road Park, including the Barwell Hill Parcel, Below Barwell Hill Parcel, and Barwell Road Parcel (Barwell Road Master Plan, p. 40).

Master Plan Implementation – Cost Estimates

The lists below include “conceptual” cost estimates for each focus area described above. These conceptual estimates have been updated from the initial estimates developed for the 2017 master plan and reflect today’s anticipated construction and soft costs. Actual costs of development will vary depending on the actual schedule of implementation.

The amenities listed below are taken directly from the Barwell Road Master Plan and are representative of the community’s vision for the park as a whole and for each individual focus area. Final design and implementation may deviate somewhat from this conceptual plan due to site constraints, funding availability, community feedback, and other considerations encountered during future planning processes.

The cost estimates below do not include the proposed greenway trail connection between Barwell Road Park and the Neuse River Trail. This project would include an additional 1.5 miles of greenway trail construction at an estimated cost of approximately \$4,000,000.

1. Below Barwell Hill Parcel (Phase 2)

Estimated Range: \$7,000,000 - \$10,000,000

- Athletic Courts (Basketball, Bocce)
- Climbing / Bouldering area
- Community Garden
- Dog Park
- Multi-Sports Field
- Picnic Shelter and Restroom
- Sidewalks and Trails
- Splash Pad
- Site furnishings, lighting, parking, landscaping, stormwater devices, etc.

2. Barwell Hill Parcel

Estimated Range: \$5,000,000 - \$7,000,000

- Pump Track
- Skate Park
- Shade Structure
- Site furnishings, lighting, landscaping, stormwater devices, etc.

3. Barwell Road Parcel

Estimated Range: \$3,000,000 - \$5,000,000

- Plaza with Shade Structure
- Sand Volleyball Courts
- Tennis and Pickleball Courts
- Site furnishings, lighting, parking, landscaping, stormwater devices, etc.

4. East Side Parcel

Estimated Range: \$20,000,000 - \$25,000,000

- Amphitheater / Outdoor Classroom
- Disc Golf Course (9-hole)
- Hammock Grove
- Picnic Area, Shelter, and Restroom
- Play Lawn and Nature Play
- Sidewalks and Trails
- Zip Line / Ropes Course
- Site furnishings, lighting, parking, landscaping, stormwater devices, driveway, etc.

5. Aquatic Center Allowance

Estimated Range: \$40,000,000 - \$50,000,000

To	Marchell Adams-David, City Manager
Through	Rich Kelly, PE, Director of Engineering Services Blair Hinkle, PE, Assistant Director of Engineering Services
From	Wayne Miles, PE, Stormwater Program Manager
Department	Engineering Services
Date	June 2, 2021
Subject	Council Follow-up Item: May 4, 2021 Meeting Report on Evaluation of Stormwater Conditions and Capital Investment Opportunities in the Walnut Creek Basin

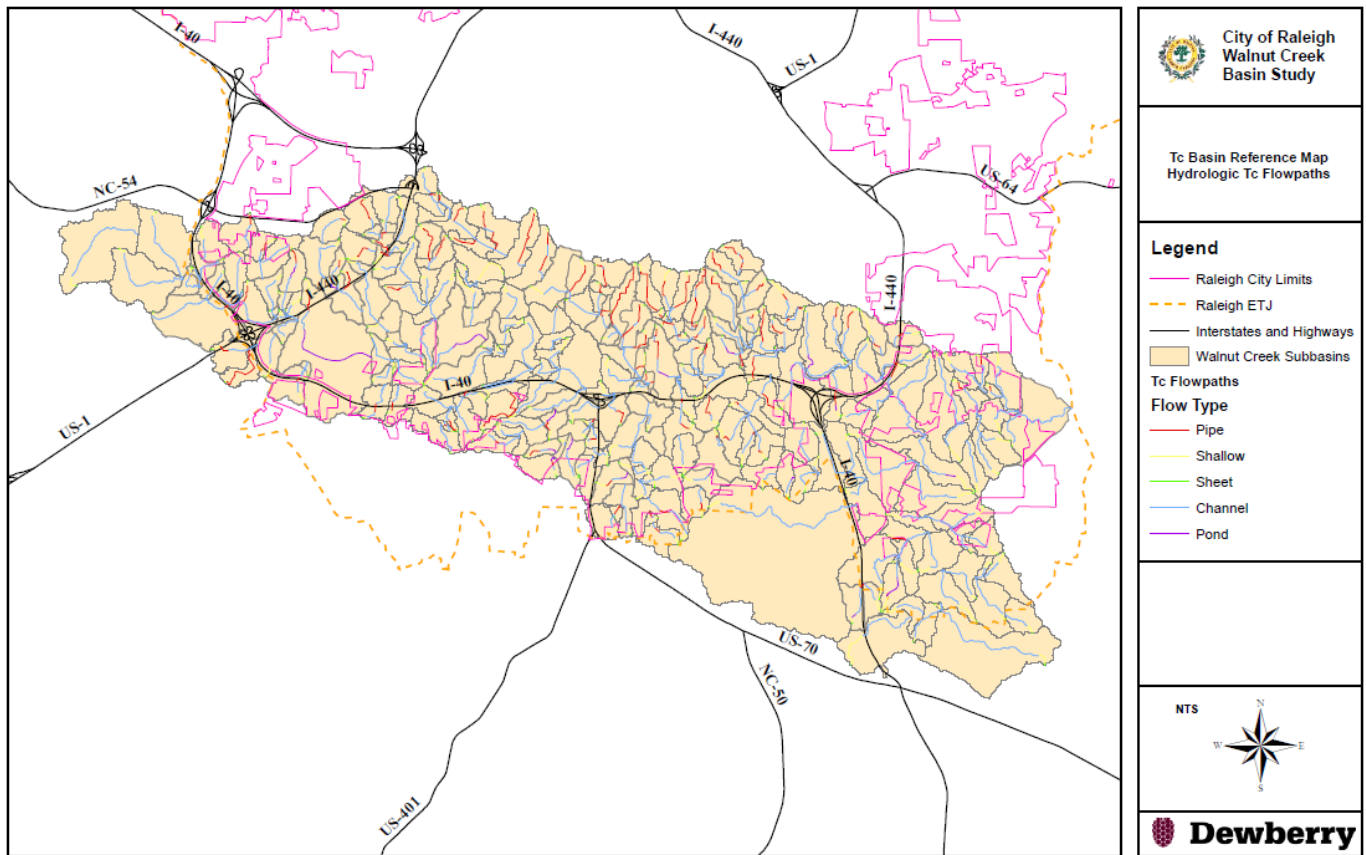
At the May 4, 2021 City Council meeting, Mayor Pro Tem Stewart requested staff to provide a report to the City Council about additional steps that the City may be able to take to evaluate conditions and capital investment opportunities in the Walnut Creek basin. This memo provides staff's response to this request. Links to the City's website where additional information on a number of the items described are provided throughout this memo.

Description and Background of Walnut Creek Watershed

The Walnut Creek [watershed](#) comprises much of the southern portion of Raleigh (see Figure 1). It covers approximately 46 square miles (29,440 acres). The most upstream headwaters of the watershed are in Cary, and Walnut Creek flows generally from west to east through south Raleigh, ultimately discharging into the Neuse River in southeast Raleigh. Much of the southern portion of downtown Raleigh drains into Walnut Creek, including the major tributary areas of Simmons Branch, Bushy Branch, Rocky Branch, Little Rock Creek (a tributary draining the Chavis Park area), a tributary draining the Roberts Park area, and a tributary draining the Raleigh Boulevard area. Other major tributaries flow into Walnut Creek from the south, including Wildcat Branch, Rochester Heights Creek, Southgate Branch, and Big Branch South.

The Walnut Creek watershed has several areas of known historical flooding. Recurring flooding of residential buildings and homes has occurred in the areas of Dana Drive, the Rochester Heights neighborhood, Glenbrook Drive, and the south of Dacian Road. In addition, the neighborhood at the southern end of Rose Lane becomes isolated when Rose Lane floods and the roadway overtops because vehicles can access this neighborhood only by crossing over Walnut Creek.

Figure 1. Walnut Creek watershed location and boundaries.



Completed and Ongoing Stormwater Work in the Walnut Creek Watershed

The City of Raleigh has planned, designed, and implemented a range of stormwater improvement projects in the Walnut Creek watershed to mitigate flooding and protect public safety, and this work continues. The following paragraphs describe the key efforts that are completed and ongoing.

1. Significant flooding of the Rochester Heights neighborhood occurred during Hurricane Fran in 1997. Subsequent to this event, the City of Raleigh leveraged funding from the Federal Emergency Management Agency (FEMA) to purchase homes, on a voluntary basis, that had documented insurance claims from this event. Under this program, five homes were purchased by the City. These five homes were demolished, and the properties remain as green space owned by the City of Raleigh.
2. In 2012-2013, the City of Raleigh conducted a watershed study of the entire Walnut Creek watershed. The purpose of this study was to identify and prioritize stormwater capital improvements in the Walnut Creek watershed to address known flooding and water quality issues. The projects that ranked the highest from this study have been incorporated into the City's capital improvements plan and several of these projects are underway.

3. The [Simmons Branch drainage improvements project](#) was recently completed that mitigated street and home flooding for properties along Swift Drive and Pineview Drive. This \$5.6 million capital improvements project included stormwater culvert upgrades and open channel conveyance improvements to this area.
4. Several high ranking projects from the watershed study are located in the [Dana Drive, Glenbrook Drive, Lower Dacian Road, and Rose Lane](#) areas. For these projects, further engineering evaluations have been conducted to consider alternative improvements and to update cost estimates for these improvements. The results of these evaluations are complete, and we are in the public outreach process to gather additional feedback (in addition to the information collected from residents during the studies) on the recommendations from these evaluations before moving forward with design work.
5. Several water quality projects in the Walnut Creek watershed are currently underway. [Green stormwater infrastructure \(GSI\)](#) has been a focus of the City's water quality improvements in this area and the following projects are underway:

- a. As part of the Chavis Park Improvements project, innovative stormwater treatment devices referred to as Silva Cells have been installed to treat stormwater while also allowing trees to be planted within the treatment device to promote evapotranspiration of stormwater. These devices allow normal park activity to occur above and around the stormwater treatment device by suspending the surface around the tree with a structural support system that protects tree roots and promotes stormwater uptake.

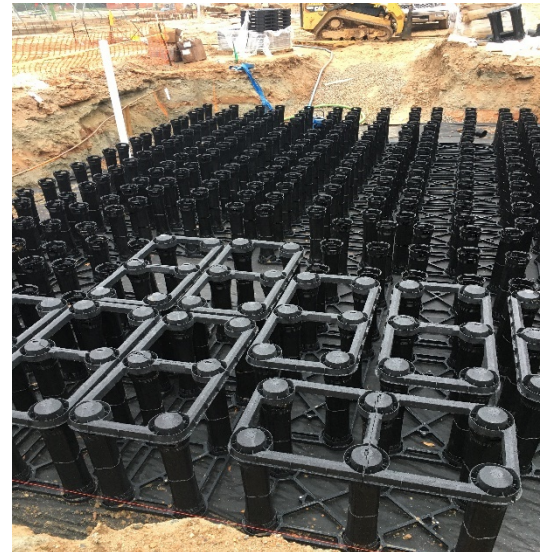


Figure 2. Construction of Stormwater Control Silva Cells in Chavis Park

- b. The [Peterson Street Bioretention Area](#) has been designed and bid, and construction of this improvement is scheduled for this summer. This project will capture, absorb, and clean stormwater runoff and filter pollution from Peterson Street and surrounding impervious area before it reaches Walnut Creek.
- c. The [Walnut Creek Gravel Wetland](#) project is an innovative design of a stormwater wetland that will capture stormwater and treat it to reduce the suspended solids and nutrients that are being washed into Walnut Creek. This project is designed and bid and will be constructed this summer.
- d. At the City of Raleigh Biltmore Hills Park, Stormwater is partnering with the Parks, Recreation and Cultural Resources Department and NC State

University to design and construct several GSI devices in the park. This project, slated for design this year, will treat and retain stormwater from impervious areas in the park, reducing pollutants and improving downstream drainage. This project is upstream of the Rochester Heights Creek tributary.

6. The Raleigh City Council has recently approved [new floodplain regulations](#) that will restrict the development of new structures or fill in the designated future [100-year floodplain](#) area. Making this change will keep flooding from getting worse in flood prone areas such as Walnut Creek and will keep additional development from infringing on the floodplain. This will help improve the safety of City community members.
7. The City has installed [flood warning signs](#) at a number of locations where recurring street flooding could impose risks to residents. These signs detect water on the road and begin flashing to warn residents of possible danger of driving through the flooding area. Five of these locations are in Walnut Creek at known floodprone areas. These, combined with the City's flood cameras and streamflow gages, provide information to City staff to help notify residents and first responders if dangerous conditions are occurring or are about to occur.

The City's stormwater improvements work is ongoing. The City is moving forward with several proposed capital improvements to address flooding in the Dana Drive, and Glenbrook Drive areas. Additional funding is being sought to assist with implementation of improvements along Lower Dacian Road and Rose Lane. These projects will require additional funding, such as grants, revolving fund loans, and/or bonds to implement.

Increased stormwater rates would help accelerate funding additional priority stormwater infrastructure and a voluntary buy-out program of flood-prone houses and buildings to keep community members safe. A number of potential buy-outs have been identified in floodprone areas of the Walnut Creek watershed, including those mentioned above. Purchased properties would be converted to green space, and the City would help homeowners and renters find new places to live and assist with moving costs.

The goal of all these programs is to continue improving the safety of Raleigh's stormwater system and keep residents safe during large storms that cause flooding, while also protecting the environment and water quality.

Trailwood Drive Rezoning Request

Discussion of a proposed rezoning case Z-43-20 located at 1000 and 1100 Trailwood Drive initiated this request by Raleigh City Council for more information related to stormwater issues in the Walnut Creek watershed. This rezoning request was denied by City Council in an 8-0 vote.

In the Walnut Creek watershed study referenced above, the engineering evaluations of flood impacts assumed that these two properties on Trailwood Drive would be developed as R-4 zoning. As proposed with conditions that limit impervious surface

area and that restrict development in the floodplain, the proposed rezoning request, if approved, would result in stormwater impacts that are functionally equivalent to an R-4 zoning.

Therefore, Stormwater staff predict no changes in the proposed capital improvements requirements or downstream flooding impacts in the Walnut Creek watershed would result from the proposed rezoning, if approved. Because of the proposed condition restricting development in the floodplain, if this site were developed prior to the new floodplain regulations, the construction impacts in the floodplain would be reduced compared to current regulations. After the effective date of the new floodplain regulations, the new regulations would be effectively the same as the proposed rezoning condition related to development in the floodplain.

City Policy Changes Under Review

The City is going through several policy discussions that will apply to how project and program priorities are set and implemented in Walnut Creek. A policy for how to prioritize locations for voluntary buyouts is under development such that this evaluation is conducted in an equitable manner. In addition, these buyouts would be conducted in an equitable manner so that both property owners and tenants are provided assistance after the buyout and such that community members are relocated in an equitable way. The City is seeking to consider equity in how stormwater capital improvement projects are prioritized for funding, including green stormwater infrastructure projects and projects funded under the Raleigh Rainwater Rewards program. The Stormwater program is expanding our public outreach and engagement programs and approaches so that community concerns and feedback are reflected in how we set policies and priorities. We believe that all these policy reviews will help to better identify and address known and ongoing flooding and water quality issues in the Walnut Creek watershed.

Stormwater staff propose to work with the Stormwater Management Advisory Commission (SMAC) to develop a “stormwater fingerprint” template that will assist in determining the potential impacts of a proposed rezoning case on stormwater in the immediate vicinity and the watershed. The template will contain information related to current impervious area, known downstream flooding issues, known water quality issues and impairments in the watershed, floodplain impacts, and other potential stormwater and water quality impacts of the proposed rezoning. Staff will work closely with the newly appointed SMAC and Planning Commission liaisons to develop the template and implement sharing of this information in a way that best informs the rezoning process as related to stormwater issues.

To	Marchell Adams-David, City Manager
From	Cassandra Deck-Brown, Chief of Police
Department	Police
Date	June 4 th , 2021
Subject	Council Response – Predatory Towing Complaint in Stony Brook North

This memo responds to the Council's request concerning complaints of potential predatory towing within the Stony Brook North community.

During the public comments of the May 4th, 2021 Council meeting, three residents of the Stony Brook North community reported what they believe is predatory towing on behalf of the towing company retained by the property owner/management.

Stony Brook North is a private community located at 3000 Stony Brook Drive, in Northeast Raleigh (Council District-B), owned and operated by Yes Communities of Denver, Colorado. Yes Communities, a private equity-backed company, owns 178 manufactured housing communities in 17 states and offers both rental and purchase options for prospective residents. Branchwater Circle, Scuppernong Place, and Greengage Road are located within the Stony Brook North community. Signs are posted throughout the community indicating that Lizard Lick Towing is contracted to tow vehicles in violation of management regulations. These signs detail the property management's regulations for parking on the property, as well as contact information for the towing company. The signs are visible and printed in both Spanish and English.

A review of calls for service concerning towed vehicles in the Stony Brook North community was undertaken for May 5th, 2020, through May 5th, 2021. This review met with negative results for calls or incidents concerning towed vehicles.

Raleigh Police personnel visited the property to speak with the complainants and work toward addressing their concerns. Three residents participating in the public comments of the May 4th, 2021 Council meeting and one additional complainant were contacted and agreed to speak with officers. Their concerns involved vehicles and work trailers being towed from their property or assigned parking spaces because of the property management's regulations. Additionally, the complainants expressed concern at the amount of money demanded by tow truck drivers to release vehicles from their tow trucks before towing them away. These amounts differed from time to time, and the tow truck operators provided no receipt. The complainants stated that the restrictions, which were not in place before Yes Communities assumed management of the property, cause undue hardship for residents having multiple work vehicles and trailers.

Police personnel met with the property manager at her office to discuss the towing concerns. She stated that her office had not received many complaints about towed vehicles within the community. She provided officers with a copy of the lease agreement, which delineated the tenants' requirements, and said that each tenant must watch a video that details the provisions contained in the lease agreement.

Personnel from the City Attorney's Office were consulted and reported that they are researching whether there are potential options that could address the concerns brought forth by the Stony Brook North community residents.