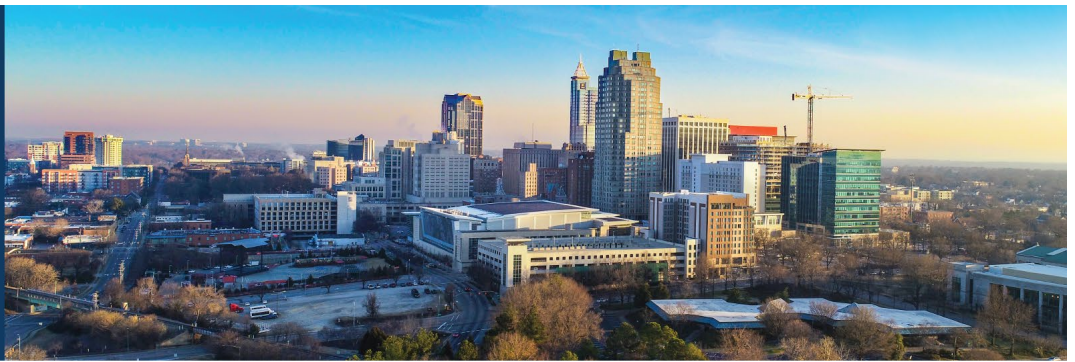


Manager's Update

raleighnc.gov



Issue 2022-34

August 26, 2022

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INFORMATION:

Black Heritage and Historic Places Study Event - September 13 at Chavis Park

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

Historic Preservation staff is holding an event to update the community on the [Raleigh's Black Heritage and Historic Places: 1945-1975 Study](#). This architectural survey update aims to discover places in Raleigh that are important to Raleigh's Black communities with a focus on churches, entertainment venues, the Civil Rights movement, Black architects and builders, and the Biltmore Hills neighborhood. Mary Ruffin Hanbury, the architectural historian serving as the consultant for this study will share early findings and provide an update about the oral histories being collected from members of the community. Mary Ruffin will also inform attendees about next steps.

The event is scheduled for Tuesday, September 13 at John Chavis Memorial Park from 6:00-8:00 p.m. Light refreshments will be served. The associated [historic places survey](#) is open until September 20. More information about the study can be found on the [City of Raleigh website](#).

(No Attachment)

Mordecai Place Historic District Survey Underway

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

An architectural historian, Hanbury Preservation Consultants, has been hired to do a survey of the Mordecai Place National Register Historic District. Mordecai Place was listed in the National Register of Historic Places in 1998. The survey will document changes that have occurred in the 24 years since listing. Field work began in July 2022. The project will update the historic district's inventory list with the contributing (historic) and noncontributing (not historic or altered) status of each property noting demolitions and new construction. The consultant will also provide an updated map and current photographs.

The Mordecai Community Action Coalition formed the Mordecai Historic Preservation Committee to explore options to protect the neighborhood's historic homes and characteristics. In early 2022, after a presentation to the Research Committee about the Mordecai Historic Preservation Committee outreach, the Raleigh Historic Development Commission approved funding the \$4,150 architectural survey. Results from the study will be provided to the Mordecai Historic Preservation Committee to aid in community decision making on possible character preservation options.

(No Attachment)

Weekly Digest of Special Events

Staff Resource: Sarah Heinsohn, Special Events Office, 996-2200, sarah.heinsohn@raleighnc.gov

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

(Attachment)

Council Member Follow Up Items

Follow Up to the August 16 City Council Meeting

Surplus Property Sale (Council Member Branch)

Staff Resource: Ralph Recchie, Planning and Development, 996-4286, ralph.recchie@raleighnc.gov

During the meeting Council inquired into the methods of public notification for surplus property opportunities in addition to newspaper advertisements. Included with the *Update* materials is a staff memorandum which outlines both current practices as well as modifications to that process that are being explored.

(Attachment)

Public Comment – Octavia Rainey - Housing Needs Milburnie Road (Mayor Baldwin)

Staff Resource: Lamont Taylor, Housing & Neighborhoods, 996-4278, lamont.taylor@raleighnc.gov

During the meeting Octavia Rainey spoke regarding housing needs and the Hispanic/Latino community. Council requested that staff contact Ms. Rainey for additional information and to determine if there is anything the City needs to do regarding a situation on Milburnie Road.

Ms. Rainey states that the affected residents wish to remain anonymous and was not able to offer any specific details about their circumstances.

(No Attachment)

Home Rehabilitation Program - Value Limit (Mayor Baldwin)

Staff Resource: Lamont Taylor, Housing & Neighborhoods, 996-4278, lamont.taylor@raleighnc.gov

At the August 16 City Council Meeting, Mayor Baldwin asked staff to review the ‘price points’ for eligibility to participate in the home repair program in light of rising house prices and the impacts of gentrification, since the goal of the program is to allow residents to remain in their homes.

The City currently offers two home repair programs, the Substantial Rehabilitation Program and the Limited Repair Program; both programs utilize federal funds that require the program to abide by a home value limit established by the U.S. Department of Housing and Urban Development (HUD). Currently, this value limit is \$309,000 for the Raleigh area.

Rising home prices and values in Raleigh do pose an issue for these programs, as many homes owned by low-income owners that need repair may now be valued above the \$309,000 limit – particularly in historically Black and lower-income neighborhoods experiencing an influx of real estate investment.

To address this issue, staff is designing a new home repair program for Council consideration and approval that will use the \$6 million set aside from the 2020 Affordable Housing Bond for owner-occupied rehabilitation. Since this new program will use local funds rather than federal funds, it will not be subject to the HUD home value limit. The program will target funds to long-time, low-income homeowners in neighborhoods near the planned Bus Rapid Transit routes and other significant public projects like Dix Edge in order to help homeowners remain in their homes in the face of gentrification or displacement pressure from large-scale projects. Staff anticipates a *Request for Proposals* process to select a non-profit administrator over a highly flexible program catered to individual needs and circumstances. The administrator would also conduct outreach in the targeted neighborhoods.

Staff expects program design to be complete in fall of 2022 and hopes to launch the bond-funded home repair program in early 2023.

(No Attachment)

Public Comment – Steve Hull - Six Forks Road Design Concerns (Mayor Baldwin)

Staff Resource: Kenneth Ritchie, Engineering Services, 996-4112, kenneth.ritchie@raleighnc.gov

As Council will recall, during the July 5 Council meeting staff provided an update on the Six Forks Road Improvement Project. The project proposes to update the existing conditions to a six-lane, median divided street section with separated bike paths and sidewalks. The project corridor is approximately 1.9 miles from

Rowan Street to Lynn Road. The proposed design includes ten (10) signalized, protected intersections along the corridor to improve the safety of all users.

During the August 16 Council meeting, Mr. Steve Hull, representative of the Church of Jesus Christ of Latter-day Saints, provided comment relating to ongoing concerns from some stakeholders along the corridor regarding impacts of the proposed Six Forks Road Improvement Project. Following this public comment, Council requested a follow-up report on the concerns voiced.

The concerns raised by Mr. Hull, which have been discussed with the stakeholder group in meetings facilitated by Council Member Buffkin on February 22 and August 11, 2022, are as follows:

Access Restrictions

1. Assess a potential realignment of the Cranbrook Drive and North Glen Drive intersection to create fully signalized 4-leg intersection

The current design of this offset intersection proposes to signalize the North Glen Drive leg of the intersection to accommodate left turns into North Glen Drive, with the Cranbrook Drive leg of operating as a right-in and right-out. In response to the request made by the stakeholders, a potential realignment of this intersection in line with the request from the stakeholder group was assessed by the design team and coordinated with NCDOT, who owns and maintains Six Forks Road. The proposed realignment of both the Cranbrook Drive and North Glen Drive legs was assessed to minimize overall impacts of such a design. NCDOT's initial feedback on this intersection was a preference for both legs of the intersection to be restricted and only accommodate right-in and right-out turns. Concerns with the proposed realignment include the angle at which both streets would intersect Six Forks Road creating safety concerns due to decreased driver visibility. NCDOT did express potential support for a realignment of Cranbrook Drive to intersect opposite the current location for the North Glen Drive intersection; however, given the proximity of Hudson Memorial Baptist Church to the current intersection this realignment option would be prohibitively impactful to the property and structure of Hudson Memorial. NCDOT has expressed an ability to support the current design proposal that signalizes the North Glen Drive intersection, allowing left turns into North Glen Drive from Six Forks Road.

2. Assess a potential left-turn movement into Trinity Baptist Church from Six Forks Road

The current design in this area of the project proposes a fully median divided section between Northbrook Drive and North Glen Drive. The request from the stakeholders to assess a left-turn movement into Trinity Baptist Church from Six Forks Road was associated with concerns regarding increased volume of church traffic that this would direct to Terry Street via Northbrook Drive as well as line-of-sight and safety concerns given grades along Northbrook Drive. The potential of this left-turn movement was discussed with NCDOT; given the proximity to the Northbrook Drive intersection, meeting the required turn lane storage and taper requirements for a turn such as this is not possible. To help address concerns regarding safety and line-of-sight along Northbrook Drive toward Terry Street, coordination with the Neighborhood Traffic Calming Program has occurred and this will be assessed for potential traffic calming measures to improve the safety for cars turning out of Terry Street.

Right-of-Way Impacts

3. Decrease median width to minimize property impacts

The current design for the Six Forks Road Improvement Project proposes an 18.5-foot wide median through the project corridor. This width is based on the needed width to accommodate an 11-foot minimum width

turn lane, 6-foot minimum width pedestrian refuge and 9" median curb and gutter on both sides of the median. The request from the stakeholder group as to decrease the median width to as little as 4' when outside of the intersection where the turn lanes and pedestrian refuges would be located. Due to design requirements for the left turn lane accommodations at the intersections, a reduction in the grass median would not actually result in any reduction of impacts. Additionally, narrowing the grass median, shifting vehicle lanes, just to shift back a few hundred feet farther to accommodate the left turns will create significant safety concerns as it relates to increases in potential side-impact crashes with cars leaving the travel path. This has also been discussed with NCDOT who are not supportive of median reductions due to the safety impacts noted.

4. Replace separated bike and sidewalk facilities to a combined shared use path

Consistent with the recommendations of the Six Forks Corridor Study and further supported by the policy guidance from TC-3-21, which requires separated bike and sidewalk facilities on all mixed use and major streets, the design for the Six Forks Road Improvement project proposes separated 5' bike path and 6' sidewalk facilities on both sides of the street. In this proposed design, overhead utilities (i.e., Duke Energy) are located in the grassed buffer between the bike lane and sidewalk. The request from some of the stakeholder group has been to replace these separated facilities with a combined shared use path as it is thought this will minimize potential property impacts. While the initial thought that combining the bike path and sidewalk into one 10' multi-use path is valid, it overlooks critical impacts that are considered with the current design. A multi-use path would lower the capacity and speed of bike travel due to conflicts with pedestrians. The separated bike path is designed to serve as a dedicated, uninterrupted bike facility and this would not be the case if converted to a multi-use path. Separation of the bike path and sidewalk will allow Duke Energy to install utility poles between the two facilities. Because power poles cannot be placed between the curb and bike path, due to clear zone requirements, this allows us minimization of the Electric Utility Easement (EUE) needed beyond the City right-of-way. If the design is changed to a multi-use path, the poles would need to be installed behind the entire path, which would result in more EUE being purchased beyond the right-of-way. Lastly, if the City were to request that the Duke power poles be moved behind a multi-use path, any changes to Duke's proposed utility plans would result in a 90 day delay to the project schedule at a minimum, resulting in an impact to having property acquired in time to receive federal funds designated for this project.

Included with the *Update* materials is the presentation slide deck with information shared with the stakeholder group at the most recent meeting facilitated by Council Member Buffkin on August 11, 2022.

(Attachment)

Weekly Events Digest

Friday, August 26 – Thursday, September 1

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

Permitted Special Events

Futsal

City Plaza

Friday, August 26 - Monday, September 5

Event Times: 9:00am - 10:00pm daily (times for special programs vary)

Associated Road Closures: No roads will be closed for the event. The off-street, eastside portion of City Plaza will be used through 9-6-22.

Triangle Walk to Cure Arthritis

Dorothea Dix Park, Flowers Field

Saturday, August 27

Event Time: 5:30am - 12:00pm

Associated Road Closures: Flowers Field will be used from 5:30am until 12:00pm. Roads will be closed from 9:50am until 12:00pm along the following route: Start in Kirby parking lot; Right onto Umstead Drive; Right onto Dawkins Drive; Finish in Kirby parking lot.

Packapalooza

Hillsborough Street

Saturday, August 27

Event Time: 2:00pm - 10:00pm

Associated Road Closures: Hillsborough Street between Pullen Road and Enterprise Street will be closed from 3:00am on 8-27-22 until 4:00am on 8-28-22. The following roads will be closed from 6:00am on 8-27-22 until 4:00am on 8-28-22:

- Hillsborough Street between Enterprise Street and Dan Allen Drive
- Brooks Avenue between Hillsborough Street and Vanderbilt Avenue
- Gardner Street between Hillsborough Street and Vanderbilt Avenue
- Pogue Street between Hillsborough Street and Vanderbilt Avenue
- Horne Street between Hillsborough Street and Vanderbilt Avenue
- Logan Court between Hillsborough Street and Hope Street
- Enterprise Street between Hillsborough Street and Hope Street
- Maiden Lane between Hillsborough Street and the dead-end

Finley Frenzy Youth Triathlon

Baileywick Road & Lead Mine Road

Sunday, August 28

Event Time: 8:00am - 10:00am

Associated Road Closures: The following roads will be closed and all cross-streets one block in each direction will be detoured from 7:50am until 10:00am:

- Baileywick Road between Baileywick Elementary School and Harvest Oaks Drive
- Harvest Oaks Drive between Baileywick Road and Lead Mine Road
- Lead Mine Road between Harvest Oaks Drive and Lead Mine Road entrance to A.E. Finley YMCA

Black Flea Market

Market Plaza & Exchange Plaza

Sunday, August 28

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

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

[The Wright Village 2-Year Anniversary](#)

Hubert Street

Sunday, August 28

Event Time: 1:00pm - 6:00pm

Associated Road Closures: The dead-end portion of Hubert Street west of South Saunders Street will be closed from 11:30am until 7:00pm.

Other Upcoming Events

[LGBT Center Community Health Fair](#)

Friday, August 26

Moore Square

[Jamey Johnson](#)

Friday, August 26

Red Hat Amphitheater

[My Chemical Romance](#)

Friday, August 26

PNC Arena

[Stay Prayed Up: Film Screening + Live Performance](#)

Saturday, August 27

Dorothea Dix Park, Chapel

[Hispanic and Immigrant Affairs Board Economic Development Panel](#)

Saturday, August 27

Pathways Center

[Our Youth Matter: Black Tie Gala & Comedy Show](#)

Saturday, August 27

Fletcher Opera Theater

[Moore Square Market](#)

Sunday, August 28

Moore Square

[Terrence K. Williams and Steve McGrew](#)

Sunday, August 28

Fletcher Opera Theater

[Downtown Raleigh Alliance State of Downtown](#)

Wednesday, August 31

Raleigh Convention Center

[Jazz in the Square](#)

Thursday, September 1

Moore Square

[Intocable](#)

Thursday, September 1

Memorial Auditorium

Weekly Events Digest

Friday, August 26 – Thursday, September 1

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

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.

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	Patrick O. Young, AICP, Director
From	Ralph Recchie, Real Estate Manager
Department	Planning and Development
Date	August 22, 2022
Subject	Public Notification Methods for Surplus Property Sales

The Real Estate Division of Planning and Development is charged with carrying out the sale of surplus properties for the City of Raleigh. The upset bid process of disposition is dictated by state statute NCGS 160A-269. The public notice requirements include a general circulation (print) newspaper advertisement with details of the subject property as well as the terms of the sale and the process for placing a bid in place. Because of the length of the notices, these advertisements can be costly. The cost for the advertisement as well as notices of subsequent bids are bourn by the ultimate purchaser of the property.

In addition, properties being currently offered for sale through upset bid are placed on a Planning and Development website for public reviewing as well as instructions about the process to place a bid.

Real Estate staff, in conjunction with the Finance Department are about to initiate a new process for the public to deliver bids directly to the cashier's counter in RMB which is a simpler and easier to access point of service than the Real Estate offices in OEP.

Planning and Development is currently exploring additional developments that could increase the exposure of the opportunity to the general public at little to no additional costs.

1. Enhance the website tool to be easier to use and to find. It could also present properties that are not yet under bidding but may be coming soon.
2. Expand the reach of our advertisement by running abbreviated notices in smaller circulation papers that have effective reach in minority communities. These would not be the required official notices but designed rather to reach an expanded market of potential bidders. These ads would be shorter and less expensive by directing the public to the website for details and instructions.
3. Utilizing the social network tools managed by Planning and Development to announce available opportunities.

4. Using the format utilized for on-site signage for other Planning and Development notices, staff could place a sign directly on the subject properties identifying the opportunity and again directing them to the enhanced website for details and instructions.

Real Estate staff will continue to work with the City Attorney's Office to assure all requirements are properly addressed while constantly improving the customer experience when seeking surplus property opportunities from the City of Raleigh.

Engineering Services

Six Forks Road Improvement Project Update

Roadway Design and Construction





Project Schedule

***Visioning for Six Forks Road Corridor started in September 2012*

June 2018
Corridor Study
Adopted by
City Council

April 2021
Midtown CAC
Meeting

June 2021
District A Town
Hall Meeting

September /
October 2021
Preliminary
Design Public
Touch Point

October 2020
Pre-Design
Public Touch
Point

June 2021
Midtown CAC
Meeting

September 2021
Midtown CAC
Meeting

October 2021
Midtown CAC
Meeting



Project Schedule

February 2022
Midtown CAC
Meeting

July 2022
City Council
Presentation
and
Condemnation
Authorization

Summer 2023
Complete
Property
Acquisition

Spring 2024
Construction
Notice to Proceed

May 2022
65% Plans
Submittal

August 2022
Today's Meeting

Winter 2024
Construction
Bidding

Spring 2026
Complete
Construction



Six Forks Corridor Study

RECOMMENDATIONS

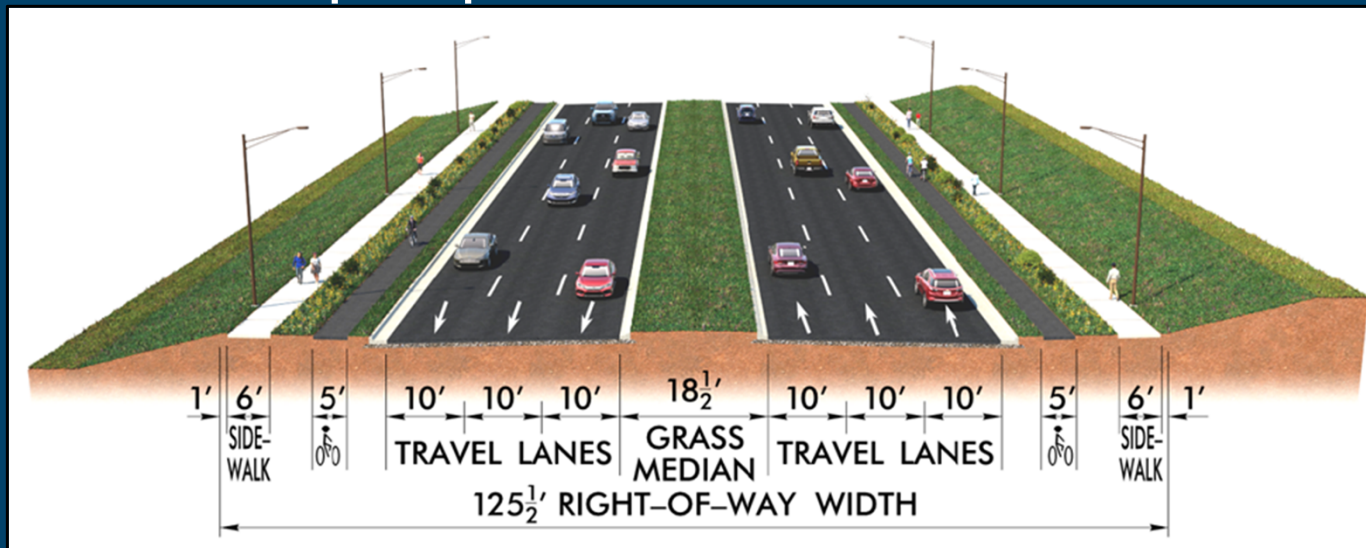
Six Forks Road is recommended to be widened from I-440 to Lynn Road to a 6-lane divided with plantable median (see proposed cross section in chapter 2). It should be noted that dedicated right turn lanes at key intersections are not preferred due to increased pedestrian walk time. The typical cross section should have the following features, with varying widths depending on the segment of roadway. The typical right-of-way width along the corridor varies approximately 125' to 136'.

- Six (6) – 10' travel lanes
- Plantable median (6' – 20' width)
- Curb and gutter edge of pavement
- Plantable verge area (6' – 8')
- Buffered 5' bike lane
- Buffered 6' – 10' sidewalk



NCDOT Coordination

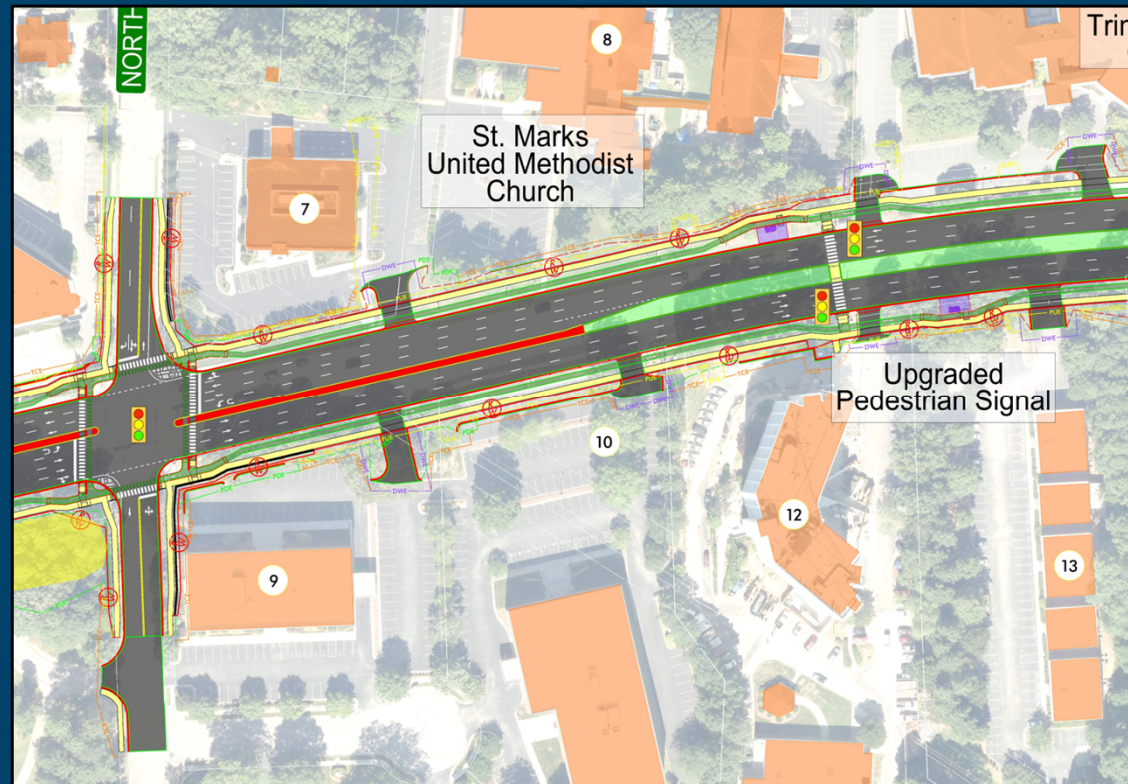
- Standard DOT requirements normally call for 12' lanes and 45mph speed limit
- DOT worked with CoR staff to allow 10' lanes and 35mph speed limit for entire corridor





Limiting Unprotected Turn Movements

- Median designs have proven traffic and safety benefits
- A right turn, followed by a U-turn, would replace the left turn movement from driveways
- Decreases potential conflict points



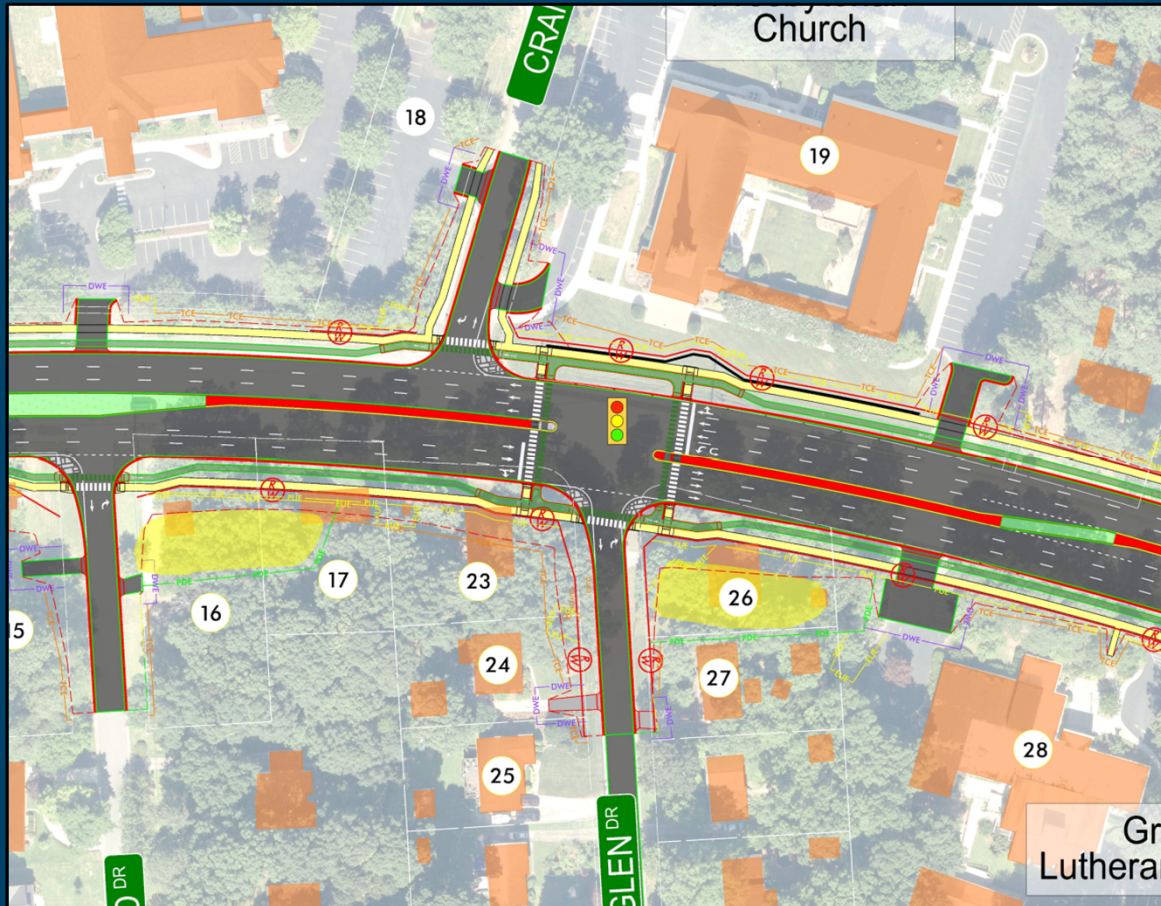


Cranbrook/North Glen Intersection

- NCDOT stated preference for both streets to operate right-in/right-out
- No NCDOT support to realign both Cranbrook and North Glen
- NCDOT will support current design signaling North Glen



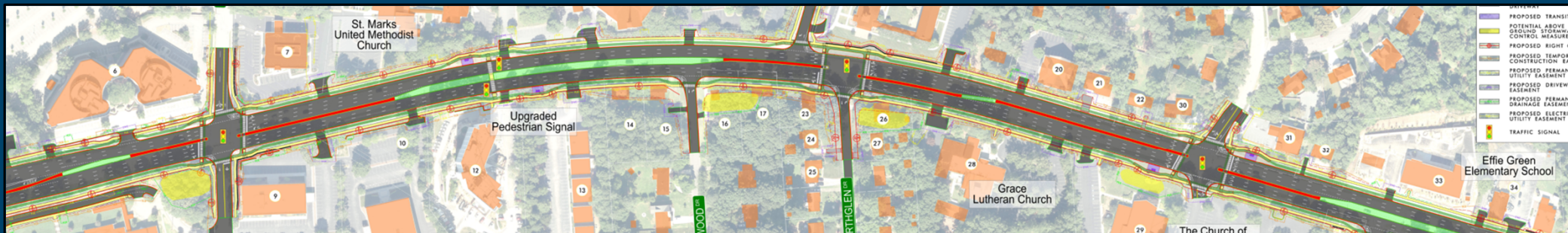
Cranbrook/North Glen Intersection





Grass Median Width

- Typical Section calls for 18.5' grass median
- However, most of corridor will have narrow concrete island, to accommodate left turns at intersections

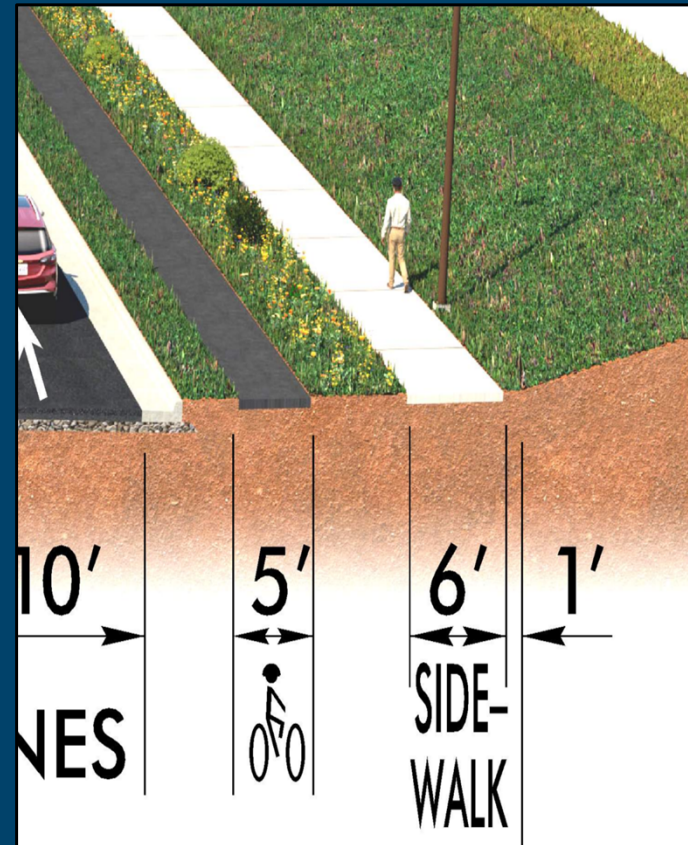




Raleigh

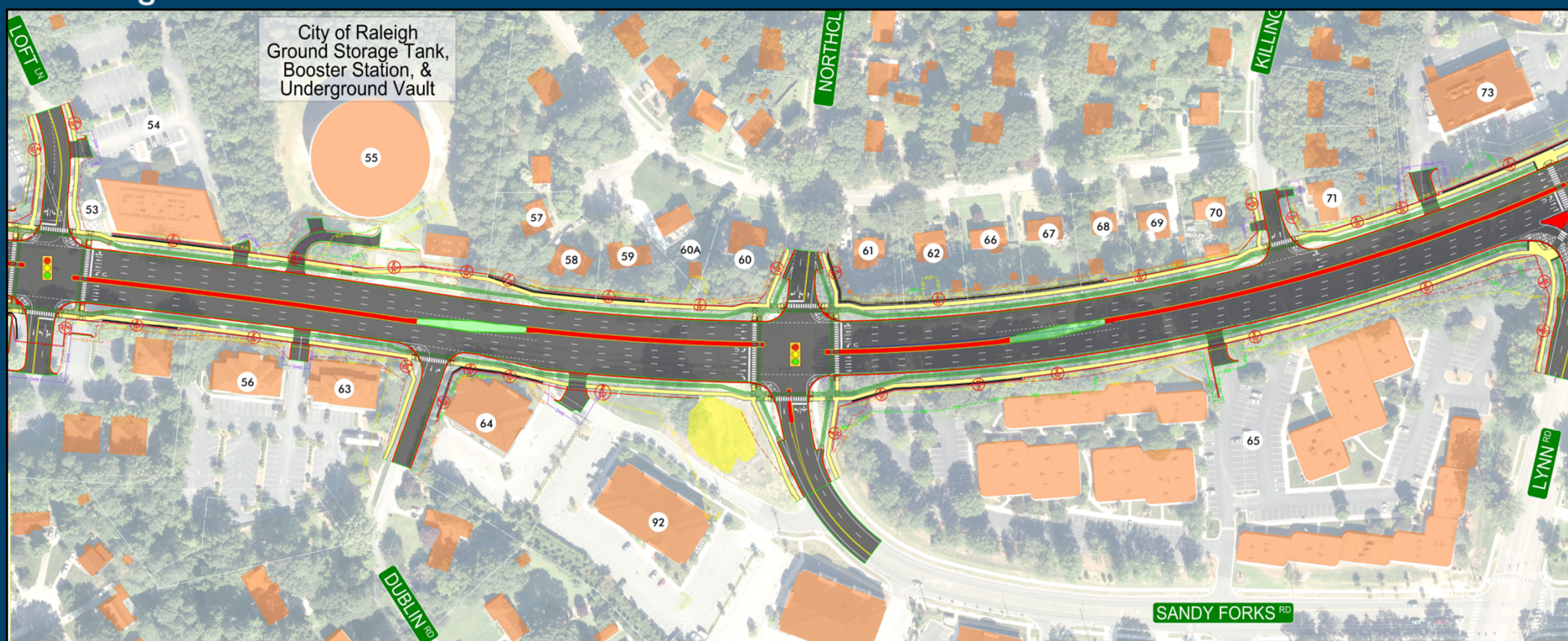
Separated Bike and Ped Facilities

- Policy guidance
- Vehicles, cyclists, and pedestrians are all physically separated
- Cyclists have dedicated crossings at signalized intersections
- If MUP was used instead, utilities would need to be moved behind proposed path, resulting in minimal (if any) decrease in property impact





Loft Lane to Sandy Forks Road



Questions?

