



IN THIS ISSUE

Surplus Property Sale - 411 Morson Street - Status of Upset Bid Process
Weekly Digest of Special Events

Council Follow Up Items

Public Comment – Steven Isaacs - Commercial Truck Concerns along Debyn Avenue

Public Comment - Joseph Ellerbee - Water Ionization Product (Mayor Baldwin)

Five Points Streetscape and Safety Study – Wake County Public Schools Outreach (Council Member Jones)

Parcels Located in Residential-1 (R1) Zoning Districts (Council Member Patton)

INFORMATION:

Surplus Property Sale - 411 Morson Street - Status of Upset Bid Process

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

As Council will recall, the city-owned lot located at 411 Morson Street is an approximately 0.16-acre tract. The lot was acquired by the City via deed in 1984. The lot is vacant and formerly served as a parking lot. Housing and Neighborhoods staff recommended at the June 21, 2022 Council meeting that the lot be declared surplus and sold through the *Upset Bid* process, with anticipated sale proceeds utilized to help create a significantly greater number of affordable housing units elsewhere than could be accommodated via on-site redevelopment of the parcel.

During the June 21, 2022 City Council meeting the lot was declared surplus and Council authorized the acceptance of bids for the lot subject to the *Upset Bid* process. Staff recommended a minimum starting bid of \$405,000 based upon the value established by an outside appraisal.

Staff received a bid in the amount of \$405,000 bid from Chabad Young Professionals Raleigh, a non-profit corporation; this initiated the *Upset Bid* process which was authorized by City Council during the January 3 meeting.

After the required 10-day public notice advertisements for *Upset Bid*, the first round of bidding closed on January 17, with a valid bid from the Society for the Preservation of Historic Oakwood in the amount of \$450,000. This bid automatically triggers the next 10-day public notice period which is scheduled to close on Monday January 30, at 9:30 a.m.

The minimum bid increase is dictated by N.C. State Statute, and follows the following formula:

- 10% of the first \$1000 and 5% of the remainder over the previous standing bid.

The repeating 10-day notifications automatically continue until no additional valid “upset” bids are submitted. At that time the process concludes, and acceptance of the final bid is taken to the City Council for approval and authorization to proceed with the property disposition.

(No attachment)

Weekly Digest of Special Events

Staff Resource: Sarah Heinsohn, Office of Special Events, 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 from the October 4, 2022 City Council Meeting

Public Comment - Steven Isaacs - Commercial Truck Concerns along Deblyn Avenue

Staff Resource: Jed Niffenegger, Transportation, 996-4039, jed.niffenegger@raleighnc.gov

During the public hearing for rezoning case Z-20-22, Mr. Isaacs expressed concerns about speed and volume of traffic, lack of sidewalks, and truck traffic on Deblyn Avenue. Council requested that staff provide additional information in response to these concerns.

The first concern regarding speeding and volume of traffic falls within the jurisdiction of the Neighborhood Traffic Management Program (NTMP). A request to evaluate Deblyn Avenue was previously made on October 1, 2019. At that time, the evaluation met the minimum warrants for a future potential traffic calming project. At the time of the 2019 study, staff found:

- An 85th percentile speed of 32 mph in the 25-mph zone
- No speed related crashes
- An average daily traffic volume of 544 vehicles per day

The evaluation process is set up to ensure the “worst” streets get the “first” opportunity to receive a traffic calming project opportunity. Each year, the NTMP offers the highest ranking 20 streets a project opportunity. There are currently 110 eligible streets throughout Raleigh. Based on Deblyn Avenue’s current ranking of 48th, staff anticipates residents getting the opportunity for a traffic calming project in 2025. It should be noted that this is contingent on numerous items as the traffic calming list is dynamic as new streets may be added and streets already on the list can be re-evaluated (score can go up or down) resulting in a change in ranking and priority. Staff is in the process of conducting a new evaluation along Deblyn Avenue to see if conditions have worsened.

Deblyn Avenue is a residential street and the current process for a street of this type to receive sidewalks is via a petition process. According to City records, no resident has petitioned to have sidewalk installed on Deblyn Avenue. Deblyn Avenue is a residential street with curb and gutter and would be eligible to petition for sidewalk. Currently the sidewalk petition program has been suspended due to a lack of funding for new projects.

Deblyn Avenue has had prior issues with commercial truck traffic dating back several years. This is in large part due to adjacent commercial businesses. Deblyn Avenue is a public street, and can be used by anyone, however it is not denoted as a truck route in Raleigh’s truck route ordinance. Truck route ordinances are set up to allow businesses to conduct commerce efficiently yet not impact the quality of life or deteriorating the pavement structure on residential type streets. The truck route ordinance states that a “truck” which is defined as a vehicle with three or more axles or a two-axle truck with dual rear wheels and a trailer must use the shortest route between destinations and approved truck routes.

Several years ago, signs were installed at the intersections of Deblyn Avenue with Glenwood Avenue and Pleasant Valley Road stating, “No Thru Trucks”. These signs are generally only used where there is a documented issue and helps Raleigh Police to aid with enforcement. City staff will record traffic on Deblyn Avenue and if violations are occurring, involve Raleigh Police to help improve compliance.

(No attachment)

Follow Up from the January 3 City Council Meeting

Public Comment - Joseph Ellerbee - Water Ionization Product (Mayor Baldwin)

Staff Resource: Whit Wheeler, Raleigh Water, 996-3245, william.wheeler@raleighnc.gov

During the public comment period of the meeting Joseph Ellerbee spoke about a water ionization product that he represents. Staff has reviewed the product and offers the following information.

The water ionization product is a point-of-use device usually installed near a water faucet inside buildings and facilities. The ionizer allows the consumer to adjust the pH of the water over a range from 2.5 to 11.5. The desired product is dispensed through one tap while the waste product is discharged to the drain. The product brochure indicates lower pH water may be used for cleaning or bathing while neutral (pH 7.0) or alkaline water (pH 8.5 to 9.5) may be used for drinking. The brochure also indicated higher pH water (11.5) may be used for cleaning vegetables, bathrooms and laundry. The ionization product is also accompanied with a granular activated carbon prefilter similar to those found with most modern refrigerator water dispensers.

Raleigh Water treatment facilities produce drinking water with a pH between 8.0 and 8.5 in accordance with EPA recommendations.

(No attachment)

Follow Up from the January 17 City Council Meeting

Five Points Streetscape and Safety Study - Wake County Public Schools Outreach (Council Member Jones)

Staff Resource: Jason Myers, RDOT, 996-2166, jason.myers@raleighnc.gov

During the January 17, 2023, City Council meeting, Council asked staff to reach out to the Wake County Public Schools (WCPSS) personnel regarding alternatives presented at the Five Points Streetscape and Safety Study touchpoint in the fall of 2022. The project team had also recognized that some of the alternatives presented at the touchpoint could impact Underwood Elementary School, particularly parent drop-off and pickup procedures. The study consultants had previously met with school-affiliated stakeholders during a round of stakeholder interviews held in the summer of 2022. This meeting included leadership of both Underwood and Joyner Elementary schools.

Transportation staff and the study consultants met with the Underwood Elementary School Assistant Principal Alexandria Judge-Lenkeit on October 7, 2022, immediately following the in-person public meeting held the evening before. In this meeting, we learned about transportation challenges and how they have evolved over recent years. We also discussed each potential concept in detail, looking critically at how the concepts would impact the school community and if and how impacts could be mitigated. The study team does not plan to continue evaluation of concepts deemed most impactful to the school community. Outreach to school staff will continue as plans are further developed and refined.

Further details of the overall project study and be found at the link below:

<https://raleighnc.gov/fivepointsstreetscape>

(No attachment)

Parcels Located in Residential-1 (R1) Zoning Districts (Council Member Patton)

Staff Resource: Justin Rametta, Planning and Development, 996-2665, justin.rametta@raleighnc.gov

During the meeting, staff was asked to provide information on the number of parcels with the Residential-1 (R-1) zoning designation. The R-1 district generally permits residential development at a maximum density of one unit per acre, as well as limited public and institutional, commercial, and open (i.e., agricultural) uses. There are currently 1,593 parcels zoned R-1 totaling 4,558 acres, which represents 1.3% of residentially zoned parcels and 1.2% of all parcels within the City planning jurisdiction. The following table provides additional information on the R-1 district. (No Attachment)

Zoning District	Total Acreage	% of All Residential Zoning	% of Total Land Area	# of Parcels	% of All Residential Parcels	% of All Parcels
R-1	4,558	6.2%	3.9%	1,593	1.3%	1.2%

(No attachment)

Weekly Events Digest

Friday, January 27 – Thursday, February 2

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

Permitted Special Events

No permitted special events are scheduled at this time.

Other Upcoming Events

[Quilt Squares at Free Friday](#)

Friday, January 27
Mordecai Historic Park

[San Jose Sharks vs. Carolina Hurricanes](#)

Friday, January 27
PNC Arena

[Raleigh City Council Retreat](#)

Friday, January 27 & Saturday, January 28
In-Person (Friday) & Virtual (Saturday)

[Tchaikovsky Symphony No. 5 – NC Symphony](#)

Friday, January 27 & Saturday, January 28
Meymandi Concert Hall

[Mozart Don Giovanni – NC Opera](#)

Friday, January 27 & Sunday, January 29
Memorial Auditorium

[22nd Annual African American Cultural Celebration](#)

Saturday, January 28
NC Museum of History

[Oak City Revolution Dance Competition](#)

Saturday, January 28
Fletcher Opera Theater

[Cody Johnson](#)

Saturday, January 28
PNC Arena

[The American Championships Superstarz Raleigh Nationals](#)

Saturday, January 28
Raleigh Convention Center

[Astronomy Days](#)

Saturday, January 28 & Sunday, January 29
NC Museum of Natural Sciences

[Boston Bruins vs. Carolina Hurricanes](#)

Sunday, January 29
PNC Arena

[Los Angeles Kings vs. Carolina Hurricanes](#)

Tuesday, January 31
PNC Arena

[Florida State vs. NC State](#)

Wednesday, February 1
PNC Arena

[Shangela: Fully Lit Tour Sponsored by AT&T](#)

Thursday, February 2
Meymandi Concert Hall

[More Homes, More Choices: Information Session – District D](#)

Thursday, February 2
Dorothea Dix Park, Chapel

[Grieg: Piano Concerto – Carolina Ballet](#)

Thursday, February 2 – Sunday, February 19
Fletcher Opera Theater

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.