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## INFORMATION:

### **Mulch Fire at Yard Waste Center**

*Staff Resource:* Gregory Jenkins, Solid Waste Services, 996-3475, [gregory.jenkins@raleighnc.gov](mailto:gregory.jenkins@raleighnc.gov)  
Tim Gainer, Solid Waste Services, 995-6030, [timothy.gainer@raleighnc.gov](mailto:timothy.gainer@raleighnc.gov)

Since the week of Thanksgiving, staff at the City's Yard Waste Center has been managing a mulch fire that has reignited on two separate occasions and was the source of an incident where heavy smoke from the site encroached into surrounding neighborhoods. Staff has worked tirelessly to get these incidents under control.

Fires at compost facilities typically begin due to the combination of heat, moisture, and the decomposition process. Here are a few key factors:

1. **Microbial Activity:** Composting involves the breakdown of organic material by bacteria and fungi. This process generates heat, especially in larger piles where organic matter is dense. As the microbes break down materials like yard trimmings and wood chips, the pile naturally heats up. If the temperature rises too high—typically over 160°F (71°C)—this can create an environment conducive to combustion.

2. **Insufficient Aeration:** Proper airflow is crucial for controlling the temperature within compost piles. When a pile becomes compacted or poorly aerated, anaerobic conditions can develop, increasing the likelihood of spontaneous combustion. The lack of oxygen slows down the decomposition process but can still generate heat, eventually causing the pile to overheat.
3. **Inadequate Moisture Control:** Moisture is another critical factor. If a pile is too dry, microbial activity slows down, but if it's too wet, it can become compacted and retain heat. Excessive moisture can also cause pockets of anaerobic decomposition, leading to elevated temperatures.
4. **Improper Pile Management:** Inadequate turning or monitoring of compost piles can lead to temperature imbalances, where the internal temperature exceeds safe limits. Regular turning helps to release excess heat and ensure proper decomposition.

Once a fire starts, staff mobilizes to respond and prepares equipment to begin suppression efforts. Due to the threat described in factor #3, mulch fires cannot be extinguished by simply spraying water on the top of the piles. Staff must use heavy equipment such as bulldozers, backhoes, water trucks, etc. to spread the mounds in each row followed by spreading the necessary rows. The process of spreading out a mound is time consuming and is designed to prevent the hot spots from spreading and creating more fires.

In summary, fires in mulch and compost piles are primarily a result of the complex interplay between microbial activity, temperature, moisture levels, and aeration. Even with proper monitoring, temperature management, and regular turning of the piles (which are essential practices to prevent these fires and ensure safe composting operations) environmental factors beyond staff's control can result in conditions that promote fires. Staff is committed to learning from each incident in an effort to limit the occurrence of fires in the future.

*(No attachment)*

### Maple Ridge Affordable Rental Development Update

Staff Resource: Annie Baumann-Mitchell, H&N, 996-6948, [annie.baumann-mitchell@raleighnc.gov](mailto:annie.baumann-mitchell@raleighnc.gov)

On September 17, 2024, Council approved the conditional commitment of \$3,100,000 in gap financing funds to South Creek Development to support Maple Ridge, a proposed 146-unit 4% Low-Income Housing Tax Credit development for low- and moderate-income households.

After Council authorized the gap financing for Maple Ridge, South Creek Development informed City staff that the North Carolina Housing Finance Agency (NCHFA), which administers the Low-Income Housing Tax Credit program, does not permit projects to have more than four income bands; the original project proposed to the City and presented to Council included five income bands. South Creek Development collaborated with the City and Wake County to establish new a unit mix that would meet NCHFA's requirements and the City's and County's goal to develop units with deeper income targeting. The updated unit mix includes the same number of units serving households earning 20% and 30% of the Area Median Income (AMI) and will have no impact on the amount of the gap financing request to the City. As a result, Housing and Neighborhoods intends to proceed with the revised unit mix following Council approval.

A comparison of the original and proposed unit mix can be seen below.

Original Unit Mix:

Unit Type	20% AMI	30% AMI	50% AMI	60% AMI	70% AMI	Total
1 BR	1	1	4	0	10	16
2 BR	5	5	12	15	45	82
3 BR	2	2	9	13	22	48
<b>Total Units</b>	<b>8</b>	<b>8</b>	<b>25</b>	<b>28</b>	<b>77</b>	<b>146</b>

Proposed Unit Mix:

Unit Type	20% AMI	30% AMI	50% AMI	70% AMI	Total
1 BR	1	1	4	10	16
2 BR	5	5	19	53	82
3 BR	2	2	15	29	48
<b>Total Units</b>	<b>8</b>	<b>8</b>	<b>38</b>	<b>92</b>	<b>146</b>

This updated unit mix will be brought back before Council for approval at a future Council meeting.

*(No attachment)*

**Update on Bryant Center Shelter and White Flag**

Staff Resource: John Niffenegger, Housing and Neighborhoods, 996-6961, [john.niffenegger@raleighnc.gov](mailto:john.niffenegger@raleighnc.gov)

The Bryant Center and Harrington Place Shelters (Bryant Center) offers low-barrier emergency drop-in shelters for individuals experiencing homelessness and is located at 401 W. Cabarrus St/510 S Harrington St and operated by Saint John’s Metropolitan Community Church (SJMCC). The shelter which opened November 1, 2023, opens at 7 p.m. each night and closes at 8 a.m. each morning. The shelter follows best practices for emergency shelter and allows anyone to be admitted who needs shelter. The Bryant Center has also been serving as our community’s primary white flag shelter. White Flag is declared on nights when the temperature or windchill is expected to be below 35 degrees (monitored via [National Weather Service](#)).

On those nights declared white flag, currently 409 beds are available for drop-in between the Bryant Center, 3 churches (managed by SJMCC), and Healing Transitions (for men):

- 104 drop-in/white flag at Bryant Center for men
- 60 drop-in/white flag at Bryant Center for women
- 95 at First Baptist Church for women (white flag nights)
- 60 at Edenton Street Methodist Church for families (white flag nights)
- 40 at Unitarian Universalist Fellowship of Raleigh – unrestricted (white flag nights)
- 50 at Healing Transitions for men

SJMCC's lease at the Bryant Center will be expiring on December 31, 2024, and will not be renewed. As a result, they will be unable to continue offering emergency shelter services at this location after December 31. On January 1, 2025, Wake County intends to open a new drop-in/white flag shelter located off 5010 Second St, near the intersection of Millbrook Rd and Old Wake Forest Rd. This new shelter will provide approximately 98 beds for men and will be operated by SJMCC for the white flag season.

After January 1, 2025\*, on those nights declared white flag, 323 beds will be available for drop-in between the Second St Shelter, 3 churches (managed by SJMCC), and Healing Transitions (for men):

- 98 drop-in/white flag at Second St for men
  - 95 at First Baptist Church for women (white flag nights)
  - 60 at Edenton Street Methodist Church for families (white flag nights)
  - 40 at Unitarian Universalist Fellowship of Raleigh – unrestricted (white flag nights)
  - 30 at Healing Transitions for men
- \* Healing Transitions will reduce capacity from 50 to 30 on January 6, 2025, although further reductions are being considered due to lack of funding.*

Nightly drop-in is happening at Salvation Army for families and Healing Transitions for women. Wake County's South Wilmington St Center, an emergency shelter for men, recently expanded capacity from 163 beds to 195. Wake County and Continuum of Care (with support from the City) are working to secure more beds as the need is greater than what is currently available – especially after January 1st. A communications strategy is currently being worked on to keep residents up to date on shelter and bed availability and location.

*(No attachment)*

### **Weekly Digest of Special Events**

*Staff Resource: Sarah Heinsohn, Office of Special Events, 996-2200, [sarah.heinsohn@raleighnc.gov](mailto:sarah.heinsohn@raleighnc.gov)*

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

*(Attachment)*

## Council Member Follow Up Items

No Items This Week

# Weekly Events Digest

Friday, December 13 – Thursday, December 19

City of Raleigh Office of Special Events  
[specialevents@raleighnc.gov](mailto:specialevents@raleighnc.gov) | 919-996-2200 | [raleighnc.gov/special-events-office](http://raleighnc.gov/special-events-office)

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## Permitted Special Events

### [MAKRS Holiday Fest](#)

Fayetteville Street District

Saturday, December 14

Event Time: 11:00am - 6:00pm

Associated Road Closures: Fayetteville Street between Morgan Street and the south end of City Plaza, and Hargett, Martin, and Davie streets between S. Salisbury Street and S. Wilmington Street will be closed from 7:00am until 8:00pm.

### [Historic Oakwood Candlelight Tour](#)

North Street

Saturday, December 14

Event Time: 1:00pm - 7:00pm

Associated Road Closures: North Street between N. Blount Street and the alley to the west of 407 N. Blount Street will be closed from 11:00am until 5:30pm.

### [Illuminate Art Walk 2024](#)

Downtown Raleigh

Through Monday, January 6

Event Time: 4:00pm - 2:00am each day

Associated Impacts: No roads will be closed for the event. City Plaza, Market Plaza, Exchange Plaza, and Fayetteville Street sidewalks will be used until 11:59pm on 1-6-25.

## Other Upcoming Events

### [Celebrate All of the Holidays](#)

Friday, December 13

Barwell Road Park

### [Ottawa Senators vs. Carolina Hurricanes](#)

Friday, December 13

Lenovo Center

### [Soulful Holiday Open House 2024](#)

Friday, December 13

John Chavis Memorial Park

### [Ugly Sweater Holiday Pops – NC Symphony](#)

Friday, December 13

Meymandi Concert Hall

### [The Passion of Mary Cardwell Dawson – NC Opera](#)

Friday, December 13 – Sunday, December 15

Fletcher Opera Theater

### [Santa's Trolley](#)

Friday, December 13 – Sunday, December 15

Mordecai Historic Park

**Annual Toys From Teens Event**

Saturday, December 14  
Roberts Park

**Community Health Fair**

Saturday, December 14  
Bridges at North Hills

**The Raleigh Ringers – Holiday Concerts**

Saturday, December 14 & Sunday, December 15  
Meymandi Concert Hall

**Holiday Open House**

Saturday, December 14 & Sunday, December 15  
Mordecai Historic Park

**La Chocolatada de Luisito**

Sunday, December 15  
City of Raleigh Museum

**Columbus Blue Jackets vs. Carolina Hurricanes**

Sunday, December 15  
Lenovo Center

**New York Islanders vs. Carolina Hurricanes**

Tuesday, December 17  
Lenovo Center

**Jim Brickman Comfort & Joy**

Tuesday, December 17  
Fletcher Opera Theater

**Christmas with C.S. Lewis**

Wednesday, December 18  
Fletcher Opera Theater

**Trans-Siberian Orchestra**

Wednesday, December 18  
Lenovo Center

**Cinderella**

Through Sunday, December 22  
Raleigh Little Theatre

**The Dessertery – A holiday dessert café**

Through Monday, December 23  
Kennedy Theater

**The Nutcracker – Carolina Ballet**

Through Tuesday, December 24  
Memorial Auditorium

**The Rink**

Through Monday, January 20  
Red Hat Amphitheater

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### Public Resources

**[Event Feedback Form](#)**: Tell us what you think about Raleigh events! We welcome feedback and encourage you to provide comments or concerns about any events regulated by the Office of 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.