

# Manager's Update

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Issue 2025-48

December 19, 2025

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### City Offices Closed in Observance of the Christmas and New Year's Day Holiday

Please note City administrative offices will be **closed** on **Monday, December 24** through **Friday, December 26** in observance of the **Christmas** holiday.

Additionally, City administrative offices will be closed on **Thursday, January 1** in observance of the New Year's Day holiday.

Due to the holiday schedule, there will **not** be a *Manager's Update* published next week.

## INFORMATION:

### Crabtree Boulevard Park Partnership - Project Update

*Staff Resource: Mary Elizabeth Russell, Planning & Development, 996-2641, [maryelizabeth.russell@raleighnc.gov](mailto:maryelizabeth.russell@raleighnc.gov)*

On November 19, 2024, Council authorized a resolution for the conveyance of a portion of the City-owned property located at 2300 Crabtree Boulevard to Pigeon House Branch Partners, LLC ("Loden") as part of a partnership to advance the policies of the City. In June 2025, an *Option to Purchase* agreement was executed, and both parties entered a feasibility period in which cost estimates would be acquired, the final list of improvements would be agreed upon, the park design would be finalized, and additional due diligence

would be conducted. As of December 15, both parties have signed an addendum to the option approving the park design, improvements, and cost estimates, thereby concluding the feasibility period.

The maximum Option Term is 48 months. If the private development project is successfully financed in the first half of 2026, park construction is estimated to be completed in late 2027 or early 2028 and will be subject to a final inspection by the City. Included with the *Update* materials is a staff memorandum with additional details.

(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

### Follow Up from the October 7 City Council Meeting

#### **E-Bike Rebate Program Update (Council Members Branch, Harrison, Lambert-Melton, Patton)**

*Staff Resource:* Paul Kallam, Transportation, 996-2406, [paul.kallam@raleighnc.gov](mailto:paul.kallam@raleighnc.gov)

Megan Anderson, Sustainability, 996-4658, [megan.anderson@raleighnc.gov](mailto:megan.anderson@raleighnc.gov)

During the meeting, Council requested updates to the E-Bike Rebate program. Included with the *Update* materials is a staff memorandum containing background information, data, and next steps.

Previous information regarding this item may be found in *Update* [Issue 2024-42](#) (October 25) and *Update* [Issue 2024-47](#) (December 6).

(Attachment)

To	Marchell Adams-David
Thru	Ken Bowers, Deputy Director, Planning and Development Adam Forman, Assistant Director, Parks, Recreation and Cultural Resources
From	Mary Elizabeth Russell, Senior Planner
Department	Planning and Development
Date	December 15, 2025
Subject	Manager's Update re: Crabtree Blvd Park Partnership Update

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### **2300 Crabtree Blvd Park Partnership Project Update**

On November 19, 2024, City Council authorized a resolution for the conveyance of a portion of the City-owned property located at 2300 Crabtree Blvd to Pigeon House Branch Partners, LLC ("Loden") as part of a partnership to advance the policies of the City of Raleigh. The progress on this project has been the result of a collaboration between the City's Urban Projects Group, Parks, Recreation and Cultural Resources Department, and Stormwater Division, working together with the City Attorney's Office and LODEN Development.

The basic structure of the partnership involves the fee simple sale of a 0.3-acre portion of City park land in exchange for the construction of City-identified public infrastructure improvements on the remaining park land, in parallel with Loden's construction of a private multi-family housing development. The value of the park improvements will be no less than the appraised value of the land to be sold, which is \$550,000.

In June 2025, an Option to Purchase agreement was signed, and both parties entered a 120-day Feasibility Period in which cost estimates would be acquired, the final list of improvements would be agreed upon, the park design would be finalized, and additional due diligence would be conducted. During the Feasibility Period, Loden discovered a title defect on the City's property. On October 16, 2025, the City Manager approved a 60-day extension to the Feasibility Period to allow time to finalize the park design and resolve the title issue. The title issue was effectively resolved by Loden in December 2025, and City staff agreed to waive the first option payment as compensation for the City's share of the associated legal costs.

As of December 15, 2025, both parties have signed an addendum to the Option to Purchase contract approving the park design, improvements, cost estimates, and option payment relief, thereby concluding the Feasibility Period.



The maximum Option Term is 48 months, in which time Loden can decide to proceed with the purchase or terminate the agreement. Loden will provide a 90-day notice before their desired closing date and is required to show proof of a park completion guarantee before the transaction is finalized. If the private development project is successfully financed in the first half of 2026, park construction is estimated to be completed in late 2027 or early 2028, and will be subject to a final inspection by the City.

# Weekly Events Digest

Friday, December 19 – Thursday, December 25

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

### [Christmas Eve Candlelight Service](#)

Swain Street

Wednesday, December 24

Event Time: 6:00pm - 7:00pm

Associated Road Closures: A portion of S. Swain Street between E. Martin Street and E. Davie Street will be closed from 6:00pm until 7:30pm.

### [Illuminate Art Walk](#)

Downtown Raleigh

Through Sunday, January 4

Event Time: 5:00pm - 11:00pm daily

Associated Impacts: Downtown plazas and sidewalks will be used until 11:45pm on 1-5-26.

## Other Upcoming Events

### [Silent Disco Night](#)

Friday, December 19

Gipson Play Plaza

### [A Candlelight Christmas with the North Carolina Symphony Holiday Brass](#)

Friday, December 19 – Tuesday, December 23

Meymandi Concert Hall

### [Holidays with the Popes](#)

Saturday, December 20

Pope House Museum

### [Breakfast with Santa](#)

Saturday, December 20

Tarboro Road Park

### [Swim with Santa](#)

Saturday, December 20

Pullen Aquatic Center

### [Disney On Ice Presents Jump In!](#)

Through Sunday, December 21

Lenovo Center

### [Cinderella](#)

Through Sunday, December 21

Raleigh Little Theatre

### [Worthdale Holiday Pajama Giveaway](#)

Sunday, December 21

Worthdale Park

**Clara's Trip: A Cirque & Dance Nutcracker Story**

Monday, December 22 & Tuesday, December 23  
Fletcher Opera Theater

**Florida Panthers vs. Carolina Hurricanes**

Tuesday, December 23  
Lenovo Center

**The Nutcracker – Carolina Ballet**

Through Wednesday, December 24  
Raleigh Memorial Auditorium

**The Rink**

Through Sunday, December 28  
Red Hat Amphitheater

## **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 & 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 Dix Park.

## **New Amplified Noise Ordinance Takes Effect January 2026**

The City Council has approved a [new amplified noise ordinance](#), which will go into effect Jan. 1, 2026. Stadiums, arenas, and outdoor sports or entertainment venues, including amphitheaters, are exempt. Parades, outdoor events, races, festivals, and concerts that receive a permit from the Office of Special Events are also not subject to the ordinance.

# Council Member Follow Up

To	Paul Kallam, Transportation Director
Thru	Het Patel, Assistant Director Transit
From	Mason Chamblee – Transit, Rachel Anderson – Transit
Department	Transportation – Transit
Date	12/19/2025
Subject	E-Bike Rebate Program Update

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### **Background**

The Raleigh E-Bike Rebate Program application opened Monday, October 28 and closed Sunday, November 10, 2024, with a total of 1,371 eligible applicants. The program offered 150 total vouchers for qualifying City of Raleigh permanent residents, 18 years or older, to cover either partial or full cost of a new e-bike. Funding for the program was provided through a U.S. Department of Energy (DOE) Energy Efficiency and Conservation Block Grant (EECBG) awarded in 2023.

There were two (2) voucher categories, each with 75 available vouchers identified by the City. The standard voucher, which had a redeemable value of \$500, had 584 qualifying applicants with annual incomes above the 80% area median income (AMI) in Raleigh (applicant average income of \$174,000). The income-qualified voucher, which had a redeemable value of \$1,500, had 787 qualifying applicants who met the annual income threshold at or below 80% of the Raleigh AMI (applicant average income of \$39,303).

Voucher recipients were chosen by random-selection software, performed by a solicited third-party vendor. Vouchers were released in Winter 2024/2025, and recipients had 90 days from notification of selection to redeem at a participating bike shop located in the City of Raleigh. The standard vouchers had a lower redemption rate (76%) compared to the income-qualified vouchers (100%), which were all redeemed.

### **Applicant Age Distribution**

The application offered applicants the opportunity to self-identify into one of four age categories. For those who responded, 47.9% were in the 35 to 60 group, 35.2% were in the 25 to 35 group, 8.8% were in the 60 and older range and the smallest group was 18 to 24 with 8.1%.



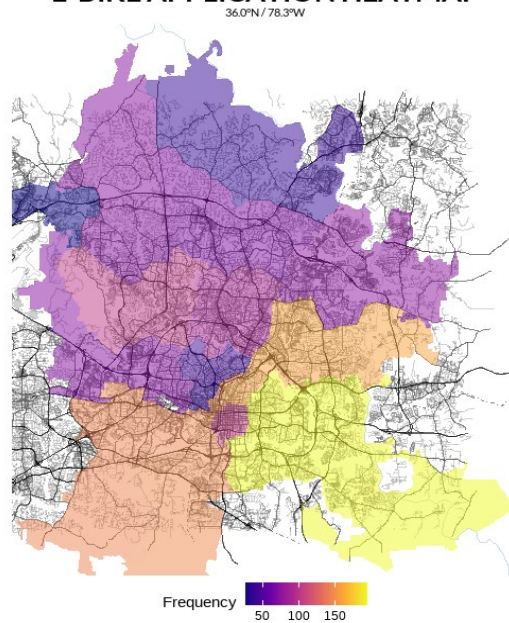
Age Range	Count	Percent
18 – 24	109	7.95%
25 – 35	474	34.57%
35 – 60	636	46.39%
60 and older	115	8.39%
NA	37	2.70%

### **Applicant Location by Zip Codes**

Applicants were required to verify that they resided within the City of Raleigh municipal limits to be eligible. To protect the anonymity of applicants, staff simplified location data into zip codes. Below are the total number of applicants and percentages of applicants by the top 10 zip codes.

Zip Code	Count	Percent
27610	200	14.10%
27603	161	11.40%
27604	160	11.30%
27606	146	10.30%
27601	105	7.40%
27612	102	7.20%
27609	90	6.40%
27616	78	5.50%
27607	74	5.20%
27613	74	5.20%

**E-BIKE APPLICATION HEATMAP**



The heatmap above (*E-Bike Application Heatmap*) shows the number of applications received from different zip codes in Raleigh. The lighter/brighter the color the more

applications received for that zip code. This graph shows that the greatest number of applications came from the south/southeast portions of the city, while the north/northwest portions of the city applied a smaller frequency.

### **E-bike Types**

There are three classes of E-Bikes:

- *Class 1:* Pedal-assist function, which turns off when the bike reaches 20 mph.
- *Class 2:* Pedal-assist mode up to 20 mph and a purely throttle-powered mode.
- *Class 3:* Pedal-assist only (like class 1), but assistance turns off when the bike reaches 28 mph.

The data below regarding the number of bikes redeemed by type is from one of eight participating bike shops. The data from all the participating bike shops is not yet available. Staff will continue to collect data from the shops as the program continues. Below are the percentages of e-bikes sold by class from the bike shop where data is currently available:

- *Class 1:* 8%
- *Class 2:* 82%
- *Class 3:* 10%

### **Next Steps**

As of December 2025, \$12,000 remains in dedicated voucher funds. Based on the full utilization of income-qualified vouchers and the higher number of applicants (787 out of 1,371) at or below 80% of the AMI, staff will use these remaining funds to cover eight (8) additional income-qualified vouchers in the amount of \$1,500 each (total of \$12,000 in additional allocated funding).

At the February 4 City Council meeting, Council approved pursuing a grant agreement for \$80,000 to extend the program: currently in the final steps of contracting. Staff will bring back updates for Council on what a future program design could look like, informed by current program results. Future funding opportunities will be considered through avenues such as the micro-mobility program.