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## INFORMATION:

### **E-Bike Rebate Program Update & Next Steps**

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

Staff are providing City Council with an update on the E-bike Rebate Program. The City of Raleigh launched an E-Bike Rebate Program in 2024. This program supports the City's goals to promote more affordable forms of transportation and multi-modal options; and to help with the adoption of electrified micromobility in the community. Staff have evaluated Round 1 of the program and have identified some areas for improvement and recommended changes that will be incorporated into Round 2. Included with the *Update* materials is a staff memorandum providing background and next steps for Round 2, with an anticipated launch in April of this year.

*(Attachment)*

**Upcoming Event -- "Raleigh Parks: From Bond to Beyond"**

*Staff Resource: Bekah Torcasso Sanchez, PRCR, 855-0202, [rebekah.torcassosanchez@raleighnc.gov](mailto:rebekah.torcassosanchez@raleighnc.gov)*

On Thursday, March 26, Raleigh Parks will host its "Raleigh Parks: From Bond to Beyond" celebration at Dix Park. Community members will have the opportunity to learn about progress on all 23 of the 2022 Parks Bond Referendum projects occurring across the city and to meet the people behind the work. Included with the *Update* materials are a staff memorandum with additional information and the promotional flyer.

*(Attachments)*

**Boyer-Waldrop Site: Redevelopment Timeline and Community Branding Strategy**

*Staff Resource: Jess Brandes, Housing and Community Development, 996-4278, [jess.brandes@raleighnc.gov](mailto:jess.brandes@raleighnc.gov)*

The Boyer-Waldrop Redevelopment Site, an approximately 2.5-acre City-owned property in the College Park neighborhood, is currently transitioning from the acquisition phase to the Request For Proposals (RFP) stage. Included with the *Update* materials is a staff memorandum detailing the current project status, the strategic branding implemented along the New Bern Avenue corridor, and the historical significance of the site's naming convention.

*(Attachment)*

**Use of Official Surveys for Permitting**

*Staff Resource: Keegan McDonald, Planning and Development, 996-4630, [keegan.mcdonald@raleighnc.gov](mailto:keegan.mcdonald@raleighnc.gov)*

The Planning and Development Department is proposing to relax the requirement that homeowners submit an official property survey when applying for minor permits such as fences, decks, patios, and accessory structures. Under the proposed change, applicants may instead prepare a site plan on their own, which staff will evaluate against a standard set of criteria to determine whether a formal survey is still required. This approach aligns with best practices observed in peer jurisdictions and is intended to lower costs and reduce delays for residents undertaking smaller projects. Implementation is planned for June 2026 and will include updates to the City website, staff training, and outreach to homeowners and contractors. A staff memorandum containing additional information is included with the *Update* materials.

*(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 March 4 Council Meeting

#### **South New Hope Road Zoning Text Change Follow-up (Council Member Patton)**

*Staff Resource: Patrick Young, Planning and Development, 996-2704, [patrick.young@raleighnc.gov](mailto:patrick.young@raleighnc.gov)*

Included with the *Update* materials is a memorandum providing additional information relevant to March 4 agenda item *D.2 - Text Change to Zoning Conditions TCZ-14-25 S New Hope Road*.

*(Attachment)*

### Follow-Up from March 9 Budget Work Session

#### **Stormwater Fee Follow-up (Council Member Branch)**

*Staff Resource: Erika Brandt, Housing/Community Development, 996-6975, [erika.brandt@raleighnc.gov](mailto:erika.brandt@raleighnc.gov)*

In the budget work session on March 9, 2026, Council asked staff to explain the impact that the proposed increase in stormwater fees would have on affordable housing projects. Included with the *Update* materials is a memorandum providing additional information.

*(Attachment)*

To	Marchell Adams-David, City Manager
Thru	Paul Kallam, Transportation Director Megan Anderson, Sustainability Officer
From	Rachel Anderson, Transportation Mason Chamblee, Transportation Ferdouz Cochran, Sustainability
Department	Transportation, Sustainability
Date	March 18, 2026
Subject	E-Bike Rebate Program Update & Next Steps

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## **Background**

The City of Raleigh launched an E-Bike Rebate Program in 2024. This program supports the City’s goals to promote more affordable forms of transportation and multi-modal options; and to help with the adoption of electrified micromobility in the community.

In June 2023, the city was awarded \$218,000 from the Energy, Efficiency, and Community Block Grant (EECBG) to finance the E-Bike Rebate Program. The breakdown of the grant consisted of \$65,000 towards vendor operating costs, \$3,000 for outreach and education, and \$150,000 towards vouchers. As of February 24, 2026, \$168,000 has been spent from the original grant funding, including vouchers and operating expenses. There is \$50,000 remaining in EECBG funds. Recently staff was awarded the Sustainable Cities Fund (SCF) in the amount of \$80,000, and these two amounts will be combined for a total of \$130,000 for the second round of the e-bike rebate program.

In the first round of the program, voucher recipients were chosen by random-selection software, performed by a solicited third-party vendor. Vouchers were released in Winter 2024/2025, and recipients could redeem at a participating bike shop located in the City of Raleigh. The standard vouchers at \$500 had a lower redemption rate (76%) compared to the income-qualified (IQ) vouchers at \$1,500 which were all redeemed (100%).

Data collected from Round 1 showed a significant representation of residents who self-reported feelings of transportation insecurity (the inability to regularly move from place to place in a safe or timely manner due to a lack of resources), particularly applicants eligible for an income qualified voucher. Additionally, residents without a vehicle were ten times more likely to apply, constituting 25% of the application pool. This data, along with the 100% redemption rate of the IQ voucher recipients, helped staff determine who

has the most interest in and would benefit most from the program, informing decisions regarding next steps.

### **Next Steps**

Staff have evaluated Round 1 of the program and have identified some areas to improve upon, as well as some recommended changes to consider moving forward. The remaining EECBG funds will be utilized in conjunction with the SCF funds to further support the E-Bike Rebate Program over the next nine months. The total fund allocation follows the same process, utilizing the same vendor and bike shops to ensure consistency and reliability. However, based on the 100% utilization of IQ vouchers in Round 1; in Round 2, 90% of available voucher funds are allocated for the IQ vouchers, with the remaining 10% used for standard vouchers. The change from the original 50/50 split used in Round 1 is due to the much higher redemption rate of the IQ vouchers, indicating a much higher need and desire from income-qualified residents.

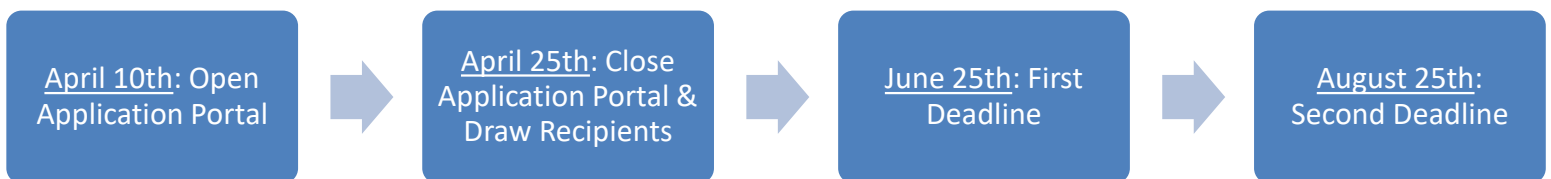
Staff will re-open the application process to allow for new applicants.

### ***Round 2 Funding Allocations***

- Total cost: \$126,000
  - Cost to Operate (third-party vendor): \$5,000
  - Total voucher fund pool: \$121,000
- 90/10 Split – IQ Vouchers: 72, Standard Vouchers: 24 (*Any remaining vouchers not redeemed will be put back into the pool to maximize the usage*).

### **Implementation Timeline**

The goal is to utilize all funds by end of summer 2026. Staff estimate the following schedule for Round 2 below (dates may slightly shift based on operations and partner needs): Reopen on April 10th, 2026, closing on April 25th, 2026, with vouchers drawn on April 26th, 2026. The two-month lead will allow for proper marketing and engagement of the second round, and to align with Bike Month (May) and Earth Month (April). This would put the 60-day deadline on June 25th, 2026, with the next redraw expiration date on August 25th, 2026.



Partnerships and future funding considerations will continue to be explored and can be brought forward with future budgets.

To	Marchell Adams-David, City Manager
Thru	Stephen C. Bentley, Director – Raleigh Parks
From	Bekah Torcasso Sanchez, Park Planner
Department	Parks, Recreation and Cultural Resources
Date	March 20, 2026
Subject	Upcoming Event: “Raleigh Parks: From Bond to Beyond”

On Thursday, March 26, Raleigh Parks will host its “[Raleigh Parks: From Bond to Beyond](#)” celebration at Dix Park.

Community members will have the opportunity to learn about progress on all 23 of the [2022 Parks Bond Referendum](#) projects occurring across the city and to meet the people behind the work.

This will be an interactive and family-friendly event, with food, music, games, arts activities, and prizes. Accommodations and interpretation services are available upon request.

Come celebrate how Raleigh builds parks together!

**Location:** Dix Park, *Greg Poole, Jr., All Faiths Chapel (1030 Richardson Drive)*

**Date:** Thursday, March 26

**Time:** 4:30 - 7:30 p.m.

**Ages:** Family-friendly event

**Cost:** Free

*(Attachment)*

- *Event Flyer*

# RALEIGH PARKS

from bond to beyond



When Raleigh voters approved the 2022 parks bond, they invested in healthier neighborhoods, stronger connections, and places **where memories are made.**

## A free, interactive community event

Join Raleigh Parks for a fun, family-friendly afternoon where you can learn about the progress on 23 Parks Bond projects across the city, and meet the people behind the work.

Enjoy food, music, games, arts activities, and a chance to win prizes in our event raffle.



**MARCH 26, 2026**  
**4:30-7:30 P.M.**

**DIX PARK**  
**GREG POOLE, JR. ALL FAITHS CHAPEL**

**1030 RICHARDSON DR., RALEIGH, NC 27603**  
**FREE PARKING AVAILABLE IN LOT C**  
**ADJACENT TO THE CHAPEL**

**Celebrate how Raleigh**  
**builds parks together**



Scan the code  
to learn more  
about this event

**raleighnc.gov** search "Parks Bond Event"

## **Boyer-Waldrop Site: Redevelopment Timeline and Community Branding Strategy**

Staff Resource: Jess Brandes, Housing and Community Development, 919-996-4278,  
[Jess.Brandes@raleighnc.gov](mailto:Jess.Brandes@raleighnc.gov)

### **Summary**

The Boyer-Waldrop Redevelopment Site, an approximately 2.5-acre City-owned property in the College Park neighborhood, is currently transitioning from the acquisition phase to the Request For Proposals (RFP) stage. This update outlines the current project status, the strategic branding implemented along the New Bern Avenue corridor, and the historical significance of the site's naming convention.

### **Project Status and Timeline**

Staff are currently finalizing land acquisitions for the 2.5-acre site. Parallel to this effort, the Housing and Community Development department is drafting an RFP for the site's redevelopment. The RFP is scheduled for issuance by the conclusion of calendar year 2026.

### **Strategic Branding and Signage**

To maintain transparency and foster community engagement, the City has installed branded signage at the site. This is a continuation of the communication strategy established for the New Bern Avenue corridor, following the precedent set at the DMV site. The sign for the Boyer Waldrop site is below:



The signage is designed to achieve three primary objectives:

- **Public Awareness:** Informing residents of upcoming land-use changes.
- **Information Accessibility:** Utilizing QR codes and specific keywords to direct the public to the City's digital resources.
- **Visual Consistency:** Adopting the **"What Will We Have on New Bern Ave"** tagline across all corridor projects to ensure a unified identity.

### **Historical Significance of Site Naming**

The transition from the informal "Zac's Grocery" designation to Boyer-Waldrop was a deliberate choice by staff to reflect the area's heritage. The name honors James Alexander Boyer, who served as the 7th President of St. Augustine's University starting in 1956. By anchoring the project name to this local historical figure, the City aims to move away from previous negative connotations associated with the site and instead highlight the neighborhood's academic and civic legacy.

Beyond physical redevelopment, the City is actively supporting the College Park community through identity-building projects, to include the recent installation of new neighborhood signage funded through Neighborhood Initiative funds. Staff are also coordinating with community members and RTN to highlight the area's unique heritage in an upcoming 'Neighborhood Navigators' series.

While the project is identified as Boyer-Waldrop for geographical and historical specificity, it is fundamentally an investment in the continued growth of the College Park community; this site-specific identifier should not be construed to conflict with, or signal an effort to change, the established name of the College Park neighborhood.

To	Marchell Adams-David, City Manager
Thru:	Patrick O. Young, AICP, Director
From	Keegan McDonald, AICP, Land Development Manager
Department	Planning and Development
Date	March 20, 2026
Subject	Use of Official Surveys for Permitting

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### Background

Currently, homeowners are required to submit an official survey of their property when applying for minor permits such as fences, decks, patios, or accessory structures. While surveys provide highly accurate information, they are expensive (sometimes costing more than the project itself), time-consuming to obtain, and can be a significant barrier for residents, particularly those with older properties. Staff have evaluated whether this requirement can be relaxed in certain, well-defined situations without meaningfully increasing risk to the City or property owners

### Neighboring Jurisdictions and Differentiating Criteria

A review of neighboring municipalities including Cary, Morrisville, Zebulon, Durham, Charlotte, and Holly Springs, and peer cities across the country, found that very few jurisdictions require surveys for all permit types regardless of project size or complexity. Most use clear, objective criteria to determine when a survey is truly necessary. This approach balances accuracy with accessibility and is widely considered best practice.

### Proposed Solution

For the following permit types, staff proposes accepting a site plan prepared by the applicant in place of an official survey:

- Decks and porches
- Patios
- Fences
- Accessory structures (e.g., sheds, garages)
- Residential parking areas
- HVAC units and generators
- Second and third story additions

The applicant-prepared site plan must include property lines, the dimension and location of existing and proposed improvements, and the distances from these elements to critical features on the site. Staff will then review the submission against a set of standard criteria, such as proximity to easements or the presence of floodplains, to determine whether an official survey is still needed. If none of those thresholds are met, the simpler documentation will suffice.

This change will reduce the cost and time associated with these minor projects, while preserving appropriate safeguards for projects with greater risk or complexity. Staff will retain the ability to request an official survey in any situation where the project warrants it.

### **Next Steps**

Implementation will include updates to City permit applications and web pages, training for permit intake and review staff, and a comprehensive communications strategy to ensure contractors and homeowners are aware of the new option. Staff plans to effectuate these changes by June 2026.

# Weekly Events Digest

Friday, March 20 – Thursday, March 26

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

### [Alpha Kappa Alpha Mid-Atlantic Regional](#)

Raleigh Convention Center & Cabarrus Street

Friday, March 20 - Sunday, March 22

Event Time (for outdoor event): 11:00am - 3:00pm 3-20-26 & 11:00am - 10:00pm 3-21-26

Associated Road Closures: Parts of W. Cabarrus Street between S. McDowell Street and S. Salisbury Street will be closed from 10:00am until 3:30pm on 3-20-26 and 10:30am until 10:30pm on 3-21-26.

### [Ella's Race](#)

North Ridge Country Club & Route

Saturday, March 21

Event Time: 7:00am - 10:00am

Associated Road Closures: Hunting Ridge Road between Falls of Neuse Road and Buckhead Drive will be closed from 5:00am until 11:00am. Race routes will be closed from 7:50am until 10:00am. Note that all cross-streets one block in each direction will be detoured, and [view the 1-mile, 5K, and 10K routes](#) for more details.

## Other Upcoming Events

### [WWE SmackDown](#)

Friday, March 20

Lenovo Center

### [Balsam Range – PineCone](#)

Friday, March 20

Fletcher Opera Theater

### [Beethoven "Emperor" Piano Concerto – NC Symphony](#)

Friday, March 20 & Saturday, March 21

Meymandi Concert Hall

### [Creek Week Stewardship Day](#)

Saturday, March 21

Biltmore Hills Park

### [Away with the Fairies](#)

Saturday, March 21

Mordecai Historic Park

### [Mindwise: Youth and Family Mental Health Summit](#)

Saturday, March 21

NCSU McKimmon Center

### [Music at the Market](#)

Saturday, March 21

House of Many Porches at Dix Park

### [The R&B Lovers Tour](#)

Saturday, March 21  
Lenovo Center

### [Brandon Lake](#)

Sunday, March 22  
Lenovo Center

### [Coffee with a Cop](#)

Tuesday, March 24  
Starbucks at Marriott Downtown

### [Artist Talk & Reception: The Road Through "Don't Ask, Don't Tell"](#)

Thursday, March 26  
Pullen Arts Center

### [Egg-citing Teen Glow Egg Hunt](#)

Thursday, March 26  
Lions Park

### [Raleigh Parks from Bond to Beyond](#)

Thursday, March 26  
The Chapel at Dix Park

### [Snow White – Carolina Ballet](#)

Through Sunday, March 29  
Fletcher Opera Theater

## **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 approved a [new amplified noise ordinance](#), which went into effect Jan. 1, 2026. Stadiums, arenas, and outdoor sports or entertainment venues, including amphitheatres, 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	City Council
Thru	Patrick Young, AICP, Director
From	Bynum Walter, AICP, Assistant Dept. Director
Department	Planning and Development
Date	March 17, 2026
Subject	Council Meeting Follow-up on Agenda Item D.2 - Text Change to Zoning Conditions TCZ-14-25 S New Hope Road (March 4)

**Background**

This agenda item was a request to reduce the amount of permitted commercial development and increase the amount of permitted residential development. (A motion to authorize a public hearing for April 7, 2026 was adopted.)

**Inquiry from Council Member Patton: In comparison to requirements that would already be required by the UDO, how much additional open area is this condition actually resulting in? Wouldn't they have 10% TCA by code and a requirement for some other amenities anyway?**

- Per Envision, which is just an estimate (the true numbers will be known at site planning):
  - The Amenity Area dedication is ~176,269 SF.
  - The TCA area dedication also is ~176,269 SF.
- The condition would require the developer to dedicate ~220,336 SF as “Open Area.” The applicant’s definition of “Open Area” could include Outdoor Amenity Areas or TCA if all UDO requirements relating to those amenity areas and TCA are met.
- At this stage of the development, it is unclear how much additional open area this condition will provide over and above existing UDO requirements for Outdoor Amenity Areas and TCA given we do not yet know the “net site area” for the development. Net site area will be determined at the site planning stage. We also do not yet know how much of the designated Open Area will qualify as either Outdoor Amenity Area or TCA. That also will be determined at the site planning stage.
- There is a possibility that all Open Area will also qualify as either Outdoor Amenity Area or TCA, and in such a scenario, there would not be any additional set-aside.

- However, there also is a possibility that all or a portion of Open Area does not qualify as either Outdoor Amenity Area or TCA, and in that scenario, there would be an additional set-side of land.
- Of particular importance, TCA and Outdoor Amenity Area are distinct requirement buckets under the UDO and cannot overlap.

To	City Council
Thru	Emila Sutton, Director
From	Erika Brandt, Assistant Dept. Director
Department	Housing and Community Development
Date	March 20, 2026
Subject	Budget Work Session Follow-Up (March 9, 2026)

**Background**

In the budget work session on March 9, 2026, CM Branch asked staff to explain the impact that the proposed increase in stormwater fees would have on affordable housing projects.

Planning and Development and Stormwater staff conducted preliminary analysis of 34 affordable housing projects completed between FY23 and FY26. Of these 34 projects:

- 1 project is 0.5 acres or less\*
- 18 projects are between 0.5 and 5 acres
- 9 projects are between 5 and 10 acres
- 6 projects are 10 acres or greater

*\*Projects under 0.5 acres are subject to different stormwater rules than larger projects.*

To better understand cost trends, a subset of five (5) projects across each of the acreage categories was analyzed looking at stormwater fees (which are one-time and do not depend on the number of review cycles) as well as total land development fees. These projects have completed the development review process, so actual costs are known.

- Hope Village at Method (small-scale project)
- Cottages of Idlewild (small-scale project)
- Pines at Peach (4% tax credit project)
- 919 at Cross Link (4% tax credit project)
- New Bern Crossing (4% tax credit project)

Project Name	Acres	Actuals		New Costs under Proposed FY27 Fee Rates			
		Total Land Development Fees	Stormwater Fees	Stormwater Fees	Stormwater Fee Increase	Total Land Dev. Fee Increase	Stormwater Fees as % of Land Dev. Fees *
Hope Village at Method	0.41	\$8,150 (\$19,878/ac)	\$230 (\$561/ac)	\$747	\$517 (225%)	6%	9%
Cottages of Idlewild	1.17	\$18,367 (\$15,700/ac)	\$1,032 (\$881/ac)	\$2,931	\$1,899 (184%)	10%	14%
Pines at Peach	4.5	\$47,830 (\$10,629/ac)	\$6,154 (\$1,368/ac)	\$11,148	\$4,994 (81%)	10%	21%
919 at Cross Link	9.92	\$25,726 (\$2,593/ac)	\$6,915 (\$697/ac)	\$11,008	\$4,093 (59%)	16%	37%
New Bern Crossing	20.1	\$37,036 (\$1,843/ac)	\$9,911 (\$493/ac)	\$15,208	\$5,297 (53%)	14%	36%

*\*Analysis did not include development fees associated with building permits; however, a sample analysis indicated that stormwater fees are a minimal share of total development fees (2% or less).*

### Key Takeaways:

- Land development review costs decrease significantly with scale, dropping from approximately \$20k per acre for small projects to under \$2k per acre for larger developments. This does not include development/permit fees associated with buildings.
- Stormwater fees scale differently, representing a small portion of total costs for smaller projects (~9%) but a larger cost component for larger sites (~37%).
- Projected increases in stormwater fees ranged from 53% to 225% for the cases examined. The total increase in land development fees ranged from 6% to 16%.
- It is considered best practice for development fees to reflect the cost of the service. For example, Planning and Development fees have previously been adjusted their fees to achieve >90% cost recovery. Stormwater fees, however, cover less than half of the cost of reviews and inspections. That funding gap is covered by the stormwater utility, which means that Raleigh ratepayers (including homeowners) are paying for >50% the plan review and inspections associated with development.
- Affordable housing developers can seek to offset any cost increases from stormwater fee changes by increasing gap financing requests to the City.