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INFORMATION:

Drought Status Update

Staff Resource: Ed Buchan, Water, 996-3471, edward.buchan@raleighnc.gov

Based on an update from the North Carolina Drought Management Advisory Council on 4/21, the Falls Lake watershed is now in D3 Extreme Drought Conditions. Falls Lake is currently 2.8 feet below full pool, with approximately 84% remaining in the Water Supply Pool according to the US Army Corps of Engineers.

Raleigh Water implemented Stage 1 water use restrictions on 4/20 as prescribed in the Water Shortage Response Plan. Stage 1 largely focuses on reducing irrigation demand, which is limited to Tuesdays for odd street addresses and Wednesday's for even street addresses. Emails were sent to customers to alert them of these changes in irrigation requirements, which was in addition to web stories/alerts, press releases, social media platform messaging and local media updates. This week was largely focused on educational outreach, and 39 educational flyers were delivered to customers that were not in compliance with the irrigation restrictions. Next week enforcement actions will transition into formal warning letters, and then civil penalties if non-compliance continues.

Water demand on 4/20 was 61.4 million gallons and increased to 64 million gallons on 4/21 and 70.7 million gallons on 4/22 when irrigation was permitted. While it is difficult to ascertain definitive demand trends during the first week of water use restrictions, it does appear there is a notable decrease on non-irrigation days.

Longterm weather forecasts continue to indicate there will be normal to above normal rainfall totals for May and June, and some rain is predicted for 4/25 and potentially some minor rain events next week. However, it is not anticipated that short-term rain events will alleviate drought conditions, and the drought will persist through the next several months. The triggers for Stage 2 are 60% for April and 55% for May, which means it is unlikely these triggers will be reached. The triggers to leave Stage 1 are 100% for April and 95% for May, therefore it is anticipated we will remain in Stage 1 at least through May.

(No Attachment)

Commercial Property Assessed Capital Expenditure (C-PACE) Program Update

Staff Resource: Megan Anderson, Sustainability, 996-4658, megan.anderson@raleighnc.gov

Staff recently executed the first agreement for the North Carolina Commercial Property Assessed Capital Expenditure (C-PACE) program in Raleigh. City Council requested information when developers utilize this new financing tool in Raleigh. C-PACE allows owners of qualifying commercial, multi-family residential, industrial, or agricultural properties to obtain long-term financing from private capital providers for qualifying improvements up to 35% of the value of the property. Eligible upgrades include renewable energy, energy efficiency, water conservation, or resilience measures that exceed the requirements of the State building code or achieve compliance with a national model resiliency standard.

Raleigh City Council adopted a resolution to join the C-PACE program on November 18, 2025. This program provides many benefits such as potential property value increases, utility bill savings, energy savings, enhanced building resilience, economic development, and reduced greenhouse gas emissions. It supports implementation of Raleigh's Community Climate Action Plan.

The first C-PACE project financed in Raleigh is Raleigh Gateway Parking Facility project. The Gateway Parking Facility is a fully automated parking facility designed to support the future of electrified and autonomous transportation. It is located at 130 Kindley Street in the Southern Gateway District, and the total project cost is \$52 million. The developer, Capital City Urban Development, secured \$13.5 million in C-PACE financing through the PACE Loan Group. The C-PACE funding provided an opportunity to close a funding gap to make the project feasible. Included with this week's *Update* is a staff memo providing more details about C-PACE, as well as the first development project to utilize the tool: an automated electric vehicle parking garage.

(Attachment)

Solid Waste Services Enhanced Yard Waste Program – Needs Assistance Program

Staff Resource: Shikha Gupta, Solid Waste Services, 996-3475, shikha.gupta@raleighnc.gov

On April 6, 2026, Solid Waste Services (SWS) presented our FY 2027 Budget Proposal to Council. As a follow up from the presentation, Council Member Jones requested information on plans for loose leaf collection for those enrolled in the Needs Assistance Program (NAP), as well as information on how people can enroll in the NAP.

SWS is scheduled to launch the Enhanced Yard Waste Program on September 8, 2026, marking the transition away from loose leaf collection to a weekly yard waste collection model to include loose leaf collection.

The Enhanced Yard Waste Project will continue to provide curbside service for residents enrolled in the NAP. This program supports residents who are physically unable to move recycling, yard waste, or garbage carts to the curb and do not have assistance available.

Under the NAP:

- SWS crews will service City-issued lime green yard waste carts from the designated location.
- Yard waste collection day will remain on the current scheduled day.
- Yard waste outside the cart, including leaf piles, bundles and paper bags, will not be collected. This aligns with similar service provided by our neighboring cities .i.e. Durham, Cary, Greensboro.

As SWS staff oversee the rollout of the enhanced yard waste program, they will make adjustments as necessary to maintain cost-effectiveness and operational efficiency.

As a reminder, residents are encouraged to consider leaving leaves on their property and either composting them, raking them into garden beds, or mulching them into their lawns. These options represent simple, eco-friendly ways to return nutrients to the soil and advance the City's sustainability efforts. Residents seeking additional information or wishing to apply for NAP services should contact SWS directly at 919-996-3245 or <https://raleighnc.gov/landfill-and-reuse/services/need-assistance-program>.

(No Attachment)

Georgetown University Innovation Spotlight – City of Raleigh Strategic Plan

Staff Resource: Heather McDougall, Strategy and Innovation, 996-3396, heather.mcdougall@raleighnc.gov

Georgetown University's Beek Center for Social Impact & Innovation featured the City's Strategic Plan in its April 2026 Digital Government Network Spotlight recognizing the City for innovative digital access advancements. This national recognition highlights the City's ongoing dedication to strategic planning and innovative public service.

Specifically, Raleigh's work is championed for its use of human-centered design to analyze existing digital access services along with residents' lived experiences to deeply understand the barriers they face. This work enabled the City of Raleigh to receive \$300,000 in funding from the NC Department of Information Technology to expand the existing Digital Connectors program. Through this effort, the City was able to improve its redirect time, funding, and energy toward interventions that matched residents' needs. The City's work is now part of a toolkit other cities can use.

The full feature can be found at <https://digitalgovernmenthub.org/publications/building-broadband-access-through-youth-leadership-in-raleigh-a-digital-service-network-spotlight/>.

(No Attachment)

Raleigh-Knightdale Annexation Agreement Renewal

Staff Resource: Matthew Burns, Planning/Development, 996-4641, matthew.burns@raleighnc.gov

Raleigh and Knightdale staff have been working to renew our mutual annexation agreement. The current agreement was adopted in 2006 with an expiration date of October 6, 2026. No substantial changes to the agreement are proposed. Renewing the annexation agreement requires legislative hearings before each governing body. Staff expects to place the new agreement on City Council's consent agenda on May 5, 2026, recommending a public hearing on May 19, 2026. Staff from Knightdale expects the Town Council to similarly hold a public hearing in June of 2026. If approved, the annexation agreement will not need to be renewed until 2046. Included with the *Update* are a staff memo, a legal description of the proposed annexation agreement, and a map of the annexation agreement boundaries.

(Attachments)

Monthly Update on Reflecting Raleigh: The Next Comprehensive Plan

Staff Resource: Sarah Shaughnessy, Planning/Development, 996-2234, sarah.shaughnessy@raleighnc.gov

Included with this week's *Update* is a monthly progress report on [Reflecting Raleigh](#), the process for developing the Next Comprehensive Plan. The project is nearing the end of its second of five phases. This memorandum includes a detailed update on the Civic Assembly, a key Phase Two activity. The Civic Assembly has concluded its work by providing a series of recommendations for City Council's consideration in the Next Comprehensive Plan; their work will be presented during the May 5 council meeting. [These recommendations](#) represent community endorsement of significant current policy and budget priorities and confirm that the development of Reflecting Raleigh is appropriately incorporating the [community priorities identified in Phase One](#) of the project. Additionally, participant survey responses indicate that the Civic Assembly process successfully facilitated meaningful and representative community engagement and increased public trust in government initiatives and may be a worthwhile approach to future engagement.

(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 April 21 Afternoon Session

9% Low-Income Housing Tax Credit Project Applications

Staff Resource: Erika Brandt, Housing and Community Development, 996-6975, erika.brandt@raleighnc.gov

At the April 21, 2026, City Council meeting, Council Member Branch requested information about the 9% Low-Income Housing Tax Credit (LIHTC) project applications submitted in Wake County. Included with the *Update* materials is a staff memo detailing the five preliminary 9% LIHTC applications submitted to the North Carolina Housing Finance Agency.

(Attachment)

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| To | Marchell Adams-David, City Manager |
| Thru | Michael Moore, Assistant City Manager |
| From | Megan Anderson, Sustainability Officer |
| Department | Sustainability |
| Date | April 24, 2026 |
| Subject | Raleigh’s First C-PACE Financing Project: Automated EV-Ready Parking Facility |

This update highlights a significant milestone in Raleigh’s commitment to sustainability and innovation: the City’s first development project to utilize Commercial Property Assessed Clean Energy (C-PACE) financing. City Council requested to receive information when developments in Raleigh utilized this new financing tool, and this update provides a high-level update on the new C-PACE tool and the first project in Raleigh.

Background on C-PACE Adoption and Program

The City of Raleigh was one of the first local governments in North Carolina (NC) to adopt C-PACE. City Council approved C-PACE on November 18, 2025. C-PACE is a new financing tool in NC—authorized by state law in 2024 and officially active in 2025. C-PACE allows owners of commercial, industrial, agricultural, and multifamily properties (5+ units) to obtain low-cost, long-term financing. Eligible upgrades include renewable energy, energy efficiency, water conservation, or resilience measures that exceed the requirements of the State building code or achieve compliance with a national model resiliency standard.

Unlike traditional commercial loans, C-PACE is repaid through a voluntary special assessment on the property tax bill. This aligns the repayment schedule (typically 20–30 years) with the useful life of the energy-efficient improvements. C-PACE allows owners of qualifying developments to obtain long-term financing from private capital providers for certain qualifying improvements up to 35% of the value of the property.

The C-PACE tool supports the implementation of Raleigh’s Community Climate Action Plan (CCAP). The high impact strategy areas in CCAP are energy, transportation and resilience; and in addition, innovation and financing are guiding principles of CCAP. By funding projects like electric vehicle infrastructure and energy-efficient automation, C-

PACE allows private developers to directly support Raleigh's CCAP, which also targets an 80% reduction in greenhouse gas emissions by 2050.

The C-PACE program is administered by the Economic Development Partnership of North Carolina (EDPNC). The program was authorized by Senate Bill 802 in 2024 and operates under the sponsorship and supervision of the North Carolina Department of Commerce. EDPNC developed the toolkit, provides uniform guidelines, and manages applications. Individual local governments must adopt a resolution to participate.

First Raleigh C-PACE Project Overview

The Raleigh Gateway parking facility project is a fully automated parking facility designed to support the future of electrified and autonomous transportation. It is located at 130 Kindley Street in the Southern Gateway District and the total project cost is \$52 million. The developer, Capital City Urban Development, secured \$13.5 million in C-PACE financing through the PACE Loan Group. The C-PACE funding provided an opportunity to close a funding gap to make the project feasible.

The Raleigh Gateway parking facility is a first-of-its-kind "super-valet" structure that replaces traditional ramps with a high-density mechanized system. Key features include:

- Fully Automated System: Utilizing AUTOParkit technology, drivers leave their vehicles in a loading bay, and a robotic system stores them via vertical elevators and horizontal shuttles.
- Universal EV Charging: Every one of the 228 parking stalls is equipped with AUTOChargit technology, ensuring all-day charging for every vehicle stored.
- Autonomous Vehicle (AV) Ready: The dense, distributed charging infrastructure is specifically engineered to support future fleets of self-driving taxis by minimizing "deadhead" miles between passenger trips (ie: miles that generally do not generate revenue and incur costs in fuel, wear and tear, time, etc).
- Efficient Land Use: The automated design reduces the structure's physical footprint by 60% compared to conventional decks, allowing for the inclusion of a public plaza and mixed-use development at the site.

Construction is currently underway, with a target completion date in late 2026. This project serves as a national model for how private-public partnerships and green financing can modernize urban infrastructure.

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| To | Marchell Adams-David, City Manager |
| Thru | Patrick O. Young, AICP, Director |
| From | Matthew Burns, CZO, Senior Planner |
| Department | Planning and Development |
| Date | April 22, 2026 |
| Subject | Raleigh-Knightdale Annexation Agreement Renewal |

North Carolina state law allows adjacent cities to enter into agreements concerning future annexations they undertake. These agreements are meant to promote the orderly planning of the participating municipalities and to avoid potential conflicts. Annexation agreements designate which municipality a property owner may apply to for annexation, but do not address inter-municipal arrangements for delivery of services, such as water or public safety. Under North Carolina Statute, agreements last 20 years. The most recent of Raleigh’s agreements was executed in 2024 with the Town of Garner.

The City of Raleigh has an annexation agreement with the Town of Knightdale that was adopted by both municipalities in October of 2006 with an expiration date of October 6, 2026. Staff from both jurisdictions have been in ongoing conversation about the renewal of the agreement.

If the two cities wish to continue to have an annexation agreement, they will need to adopt a new agreement. A new agreement can be adopted before the existing one expires as long as it has language stating that it replaces the existing agreement. If the current agreement expires, there will be a lapse in the policies associated with it. However, there are no additional procedural requirements for adopting a new agreement if the agreement is allowed to expire. Each city participating in an annexation agreement must hold a public hearing before adopting it.

Raleigh and Knightdale staff concur that the new agreement is ready to move forward. To do so, each municipality must hold a public hearing before adoption. Staff expects to place the new agreement on City Council’s consent agenda on May 5, 2026, recommending a public hearing on May 19, 2026. The corresponding Knightdale Town Council public hearing is anticipated to be held in June of 2026. If approved, the new annexation agreement would be in effect until 2046.

No major changes have been proposed by staff from either municipality. No changes to the current boundary line are proposed (Attachment #1). The legal description

underlying the current boundary line has been updated with contemporary references to the Wake County Registry to account for subdivisions, recombinations, and other development activity that has occurred since 2006 (Attachment #2).

Attachments:

1. Map of Proposed Annexation Boundary Line
2. Draft Legal Description

Raleigh-Knightdale Annexation Agreement Legal Description

EXHIBIT A

BEGINNING at a point where the centerline of Todd Road (SR 2923) intersects the centerline of Mark's Creek Road (SR 2234);

<https://maps.raleighnc.gov/iMAPS/?pin=1765295445>

thence along the centerline of Mark's Creek Road in a southerly direction \pm 630 feet to a point of intersection with the centerline of Horton Road (SR 2231);

<https://maps.raleighnc.gov/iMAPS/?pin=1765274573>

Thence with the centerline of Horton Road (SR 2231) in a westerly direction \pm 2,270 feet to a point of intersection with the centerline of Buffaloe Road (SR 2215);

<https://maps.raleighnc.gov/iMAPS/?pin=1765077172>

Thence with the centerline of Buffaloe Road (SR 2215) in a westerly direction \pm 13,830 feet to a point of intersection with the centerline of Old Milburnie Road (SR 2217);

<https://maps.raleighnc.gov/iMAPS/?pin=1746719050>

Thence with the centerline of Old Milburnie Road (SR 2217) in a southerly direction the following courses and distances \pm 4,930 feet to a point, \pm 27.83 feet to a point, \pm 35.59 feet to a point in the southern boundary of the right-of-way of Old Milburnie Road, also a point in the northern boundary of the property of now or formerly Watson Family II LLC, as shown on plat recorded in Book of Maps 2018, page 325, Wake County Registry (the "Watson Family II LLC Property");

<https://maps.raleighnc.gov/iMAPS/?pin=1745665117>

Thence with northern boundary of the Watson Family II LLC Property the following courses and distances: South 89°23'45" East 165.51 feet to a point; South 00°50'00" West 1,653.86 feet to a point, also the northeast corner in the property of now or formerly the City of Raleigh, as shown on plat recorded in Book of Maps 2005, page 2451, Wake County registry (the "City of Raleigh Property");

<https://maps.raleighnc.gov/iMAPS/?pin=1745659029>

Thence with the northern line of the City of Raleigh Property North 89°25'28" West 300.30 feet to a control corner, also a point in the eastern boundary of the right-of-way of Forestville Road (SR 2049); thence across the right-of-way in a westerly direction \pm 60 feet to a point in the western boundary of the right-of-way of Forestville Road (SR 2049), also the northeast corner in the property of now or formerly Allen Park LLC & Michael J. Natelli,

Raleigh-Knightdale Annexation Agreement Legal Description

containing 23.24 acres, as shown on plat recorded in Book of Maps 2023, page 882, Wake County registry (the “First Allen Park Property”);

<https://maps.raleighnc.gov/iMAPS/?pin=1745545662>

Thence with the northern line of the First Allen Park LLC Property in a westerly direction \pm 1,548 feet to a point, also the northeast corner in the property of now or formerly Allen Park LLC, known as “Tract 1,” as shown on plat recorded in Book of Maps 2021, page 2326, Wake County registry (the “Second Allen Park LLC Property”);

<https://maps.raleighnc.gov/iMAPS/?pin=1745540187>

Thence with the northern line of the Second Allen Park LLC Property in a northwesterly direction the following distances: \pm 294 feet to a point, \pm 320 feet to a point, also the northeast corner in the property of now or formerly Allen Park LLC, known as "Common Area 3" as shown on plat recorded in Book of Maps 2024, page 791, Wake County Registry (the "Third Allen Park LLC Property");

<https://maps.raleighnc.gov/iMAPS/?pin=1745451391>

Thence with the northern line of the Third Allen Park LLC Property in a northwesterly direction the following distances: \pm 208 feet to a point, \pm 313 feet to a point; thence \pm 50 feet from the northern line extended to a point, also a point in the centerline of Old Milburnie Road (SR 2217);

Thence with the centerline of Old Milburnie Road (SR 2217) in a southerly direction \pm 1,530 feet to a point of intersection with the centerline of Interstate 540;

Thence with the centerline of Interstate 540 in a southerly direction the following courses and distances: \pm 2,930 feet to a point; \pm 149.55 feet to a point, also the southeast corner in the western tract of the property of now or formerly Grace D. Ramsey, containing 61.59 acres, described as tax parcel 1745.03-22-2467, Wake County Department of Revenue, and also shown on plat recorded in Book of Maps 1981, page 367, Wake County registry (the “Ramsey Property”);

<https://maps.raleighnc.gov/iMAPS/?pin=1745222467>

Thence with the southern line of the Ramsey Property the following courses and distances: North 85°11’20” West \pm 189 feet to an iron pin; North 40°42’20” West 159.34 feet to an iron pin; North 37°33’20” West 129.23 feet to an iron pin; North 08°05’20” West 196.78 feet to an iron pin; North 36°22’40” West 149.52 feet to an iron pin; North 68°47’20” West 241.12 feet to an iron pin; North 34°02’00” West 181.88 feet to an iron pin; North 64°03’40” West 143.56 feet to a concrete monument, also the northeast corner in the property of now or

Raleigh-Knightdale Annexation Agreement Legal Description

formerly 540 West Homeowners Association, Inc., containing 4.74 acres as shown on plat recorded in Book of Maps 2023, page 68, Wake County registry (the “First 540 West HOA Property”);

<https://maps.raleighnc.gov/iMAPS/?pin=1745212759>

Thence with the eastern line of the First 540 West HOA Property in a southerly direction \pm 372.53 feet to a point, also the southeast corner of that same property;

Thence with the eastern line of the First 540 West HOA Property extended in a southerly direction \pm 59 feet to a point, also the northeast corner in the property of now or formerly 540 West Homeowners Association, Inc., containing 0.83 acres as shown on plat recorded in Book of Maps 2022, page 909, Wake County registry (the “Second 540 West HOA Property”);

<https://maps.raleighnc.gov/iMAPS/?pin=1745214232>

Thence with the eastern line of the Second 540 West HOA Property in a southerly direction \pm 315 feet to a point, also the northeast corner in the property of now or formerly Kathryn Dietrich, containing 1.24 acres, described as tax parcel 1745.03-21-3075, Wake County Department of Revenue, also known as “New Lot 1” as shown on plat recorded in Book of Maps 2018, page 2437, Wake County registry (the “Dietrich Property”);

Thence with the eastern line of the Dietrich Property in a southerly direction \pm 222 feet to a point, also the northeast corner in the property of now or formerly 540 West Homeowners Association, Inc., containing 1.61 acres as shown on plat recorded in Book of Maps 2022, page 911, Wake County registry (the “Third 540 West HOA Property”);

<https://maps.raleighnc.gov/iMAPS/?pin=1745204667>

Thence with the eastern line of the Third 540 West HOA Property in a southerly direction \pm 827 feet to a point, also the northeast corner in the property of now or formerly Pulte Home Company, LLC, containing 0.14 acres, also known as “Open Space – Lot 417” as shown on plat recorded in Book of Maps 2022, page 370, Wake County registry (the “First Pulte Home Property”);

<https://maps.raleighnc.gov/iMAPS/?pin=1744295828>

Thence with the eastern line of the First Pulte Home Property in a southerly direction \pm 400 feet to a point, also the southeast corner of that same property;

Thence with the eastern line of the First Pulte Home Property extended in a southerly direction \pm 55 feet to a point, also the northeast corner in the property of now or formerly Pulte Home Company, LLC, containing 0.12 acres, also known as “Open Space – Lot 418”

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as shown on plat recorded in Book of Maps 2020, page 370, Wake County registry (the “Second Pulte Home Property”);

<https://maps.raleighnc.gov/iMAPS/?pin=1744295426>

Thence with the eastern line of the Second Pulte Home Property in a southerly direction \pm 346 feet to a point, also the northeast corner in the property of now or formerly 540 West Homeowners Association, Inc., containing 0.4 acres, also known as “Open Area – Lot 419” as shown on plat recorded in Book of Maps 2021, page 1000, Wake County Registry (the “Fourth 540 West HOA Property”);

<https://maps.raleighnc.gov/iMAPS/?pin=1744284584>

Thence with the eastern and southern lines of the Fourth 540 West HOA Property the following courses and distances: South $00^{\circ}28'09''$ West 701.61 feet to a mathematical point; South $00^{\circ}30'41''$ West 67.54 feet to a mathematical point; North $88^{\circ}48'42''$ West 563.03 feet to an iron pipe; North $88^{\circ}44'42''$ West 210.5 feet to a mathematical point; South $01^{\circ}10'59''$ West 893.40 feet to a mathematical point; also a point in the centerline of Peach Tree Creek and the southeast corner in the property of now or formerly 540 West Homeowners Association, Inc., containing 5.25 acres, known as “Lot 421,” as shown plat recorded in Book of Maps 2021, page 998, Wake County registry (the “Fifth 540 West HOA Property”);

<https://maps.raleighnc.gov/iMAPS/?pin=1744187679>

Thence with the southern line of the Fifth 540 West HOA Property the following courses and distances: South $69^{\circ}59'20''$ West 32.68 feet to a point; North $40^{\circ}01'13''$ West 67.88 feet to a point; North $00^{\circ}55'29''$ East 30.48 feet to a point; North $48^{\circ}44'46''$ West 39.62 feet to a point; North $60^{\circ}24'20''$ West 53.18 feet to a point; North $01^{\circ}59'25''$ East 23.99 feet to a point; North $36^{\circ}00'41''$ West 13.47 feet to a point; North $00^{\circ}38'12''$ East 39.03 feet to a point, also the southeast corner in the property of now or formerly 540 West Homeowners Association, Inc., known as "Remaining Lands 1002" and containing 3.98 acres as shown on plat recorded in Book of Maps 2021, page 998, Wake County registry (the “Sixth 540 West HOA Property”);

<https://maps.raleighnc.gov/iMAPS/?pin=1744185342>

Thence with the with the southern line of the Sixth 540 West HOA Property the following courses and distances: North $42^{\circ}04'25''$ West 12.37 feet to a point; North $73^{\circ}14'35''$ West 40.48 feet to a point; South $08^{\circ}24'39''$ East 25.58 feet to a point; South $66^{\circ}02'46''$ West 25.27 feet to a point; South $06^{\circ}22'34''$ East 22.26 feet to a point; South $51^{\circ}52'13''$ West 17.02 feet to a point; North $45^{\circ}02'48''$ West 44.35 feet to a point; North $69^{\circ}32'06''$ West 8.38

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feet to a point; South 64°56'39" West 26.58 feet to a point; South 74°22'58" West 26.70 feet to a point; South 33°24'48" West 26.42 feet to a point, also the southeast corner in the property of now or formerly 540 West Homeowners Association, Inc., known as "Lot 423" and containing 12.60 acres as shown on plat recorded in Book of Maps 2021, page 998, Wake County registry (the "Seventh 540 West HOA Property");

<https://maps.raleighnc.gov/iMAPS/?pin=1744181215>

Thence with the southern line of the Seventh 540 West HOA Property the following courses and distances: North 48°14'58" West 34.97 feet to a point; North 65°38'15" West 28.96 feet to a point; North 36°11'51" West 40.88 feet to a point; North 62°06'39" West 46.40 feet to a point; South 86°27'54" West 9.80 feet to a point; South 24°47'13" West 26.10 feet to a point; North 88°09'15" West 24.19 feet to a point; North 41°05'03" West 16.08 feet to a point; North 47°47'30" West 13.93 feet to a point; South 66°48'32" West 51.67 feet to a point; North 78°31'34" West 50.39 feet to a point; North 39°06'01" West 15.11 feet to a point; North 50°11'33" West 18.43 feet to a point; North 77°35'40" West 45.53 feet to a point; South 89°42'42" West 17.23 feet to a point; South 42°25'56" West 17.72 feet to a point; North 86°02'25" West 71.58 feet to a point; North 72°42'33" West 43.72 feet to a point; South 80°41'01" West 45.42 feet to a point; South 64°10'01" West 15 feet to a point, also the northeast corner in the property of now or formerly the Milburnie Fishing Club, containing 56.57 acres and described as tax parcel 1734.02-97-5626, Wake County Department of Revenue (the "Club Property");

<https://maps.raleighnc.gov/iMAPS/?pin=1734977564>

Thence with the eastern line of the Club Property in a southerly direction the following distances: ± 593 feet to a point, ± 525 feet to a point, ± 127 feet to a point, also the northeast corner in the property now or formerly Beacon KG LLC, known as "Lot 1 Remaining" and containing 46.54 acres and also shown on plat recorded in Book of Maps 2025, page 949, Wake County registry (the "Beacon KG LLC Property");

<https://maps.raleighnc.gov/iMAPS/?pin=1734965370>

Thence with the northern line of the Beacon KG LLC Property in a northwesterly direction the following distances: ± 219 feet to a point, ± 212 feet to a point; thence in a westerly direction ± 230 feet to a point; thence in a southwesterly direction the following distances: ± 135 feet to a point, ± 125 feet to a point; ± 200 feet to a point; thence in a northwesterly direction the following distances: ± 526 feet to a point, ± 310 feet to a point, ± 160 feet to a point, also a corner in the property of now or formerly the Patrick H. Simmons Revocable Trust, containing 7.00 acres and described as tax parcel 1734.02-87-3051, Wake County Department of Revenue (the "Simmons Property");

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<https://maps.raleighnc.gov/iMAPS/?pin=1734873051>

Thence with the northern line of the Simmons Property in a westerly direction \pm 195 feet to a point in the centerline of Old Milburnie Road (SR 2217);

Thence with the centerline of Old Milburnie Road (SR 2217) in a southwesterly direction \pm 3,000 feet to a point of intersection with the centerline of New Bern Avenue/ Knightdale Boulevard (US HWY 64 BUS);

Thence with the centerline of New Bern Avenue (US HWY 64 BUS) in a westerly direction \pm 1,725 feet to a point of intersection with the centerline of the Neuse River;

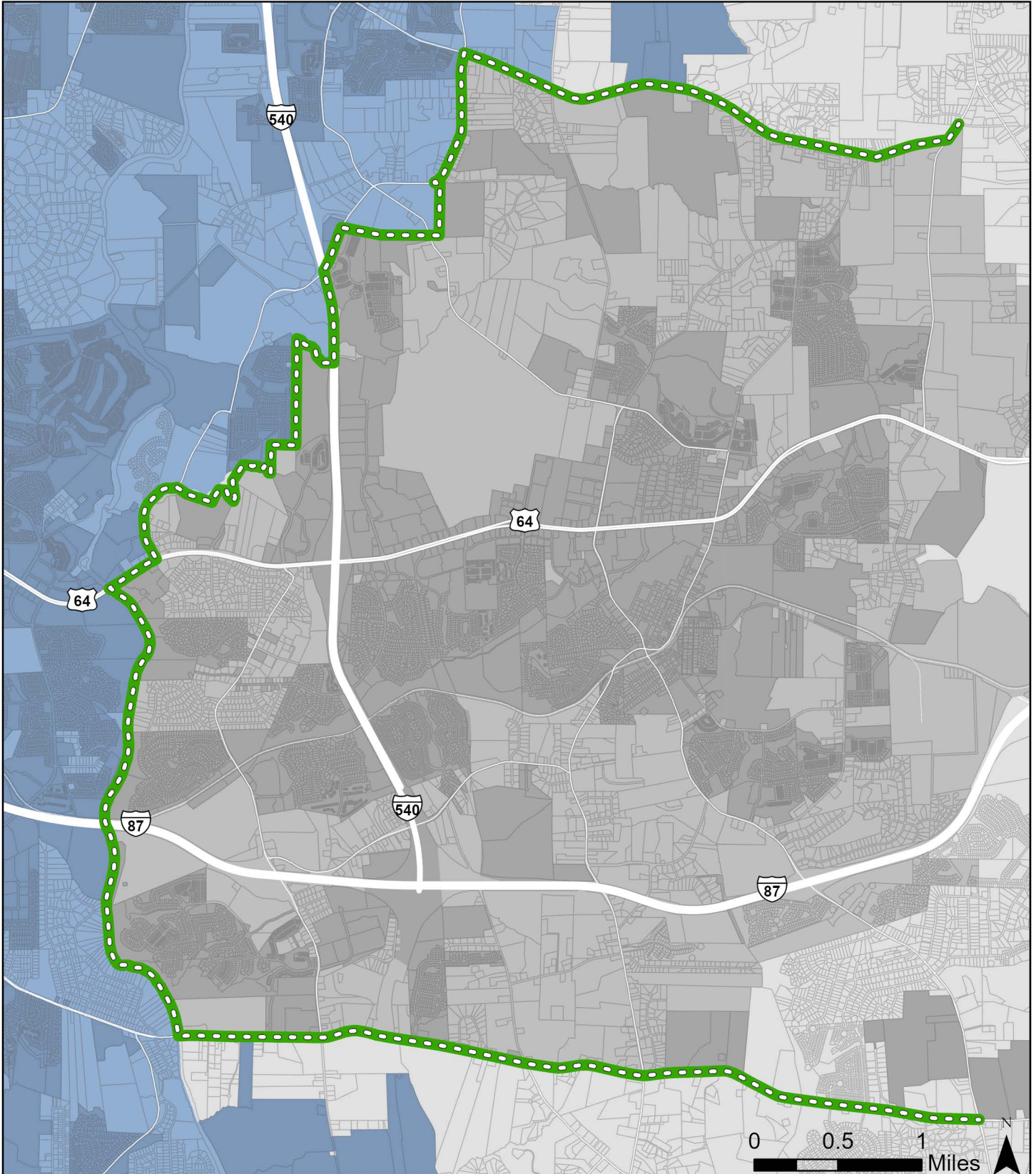
Thence with the centerline of the Neuse River in a southerly direction \pm 16,125 feet to a point of intersection with the centerline of Poole Road (SR 1007);

<https://maps.raleighnc.gov/iMAPS/?pin=1733903005>

Thence with the centerline of Poole Road (SR 1007) in an easterly direction \pm 25,660 feet to a point of intersection with the centerline of Smithfield Road (SR 2233), also the point of termination.

<https://maps.raleighnc.gov/iMAPS/?pin=1762377713>

Proposed Knightdale Annexation Agreement Boundary



- Current Knightdale Annexation Agreement Boundary
- - - - - Proposed Annexation Agreement Boundary

Manager's Update

Corporate Limits

- Raleigh
- Knightdale

Planning Jurisdictions

- Raleigh
- Knightdale

| | |
|------------|---|
| To | Marchell Adams-David, City Manager |
| Thru | Patrick O. Young, AICP, Planning & Development Director |
| From | Sarah Shaughnessy, AICP, Principal Planner |
| Department | Planning and Development |
| Date | April 24, 2026 |
| Subject | Monthly Update on Reflecting Raleigh: The Next Comprehensive Plan |

Overview

Raleigh’s Comprehensive Plan serves as the city’s long-term vision for the built environment. [Reflecting Raleigh](#) is the process of developing the Next Comprehensive Plan, which will include a focus on sustainable and equitable growth, aligning adopted city plans and priorities, and enhanced community engagement.



The project is nearing the end of its second of five phases. This memorandum includes a detailed update on the Civic Assembly, a key Phase Two activity. The Civic Assembly has concluded its work by providing a series of recommendations for City Council’s consideration in the Next Comprehensive Plan; their work will be presented during the May 5 council meeting. [These recommendations](#) represent community endorsement of significant current policy and budget priorities and confirm that the development of Reflecting Raleigh is appropriately incorporating the [community priorities identified in Phase One](#) of the project. Additionally, participant survey responses indicate that the Civic Assembly process successfully facilitated meaningful and representative community engagement and increased public trust in government initiatives and may be a worthwhile approach to future engagement.

Civic Assembly Process

A successful plan requires input from a large, representative cross-section of the Raleigh community. To achieve this level of representation, Reflecting Raleigh leverages a breadth of strategies, including convening a Civic Assembly. As shared previously, a Civic or Citizen’s Assembly uses a lottery to

randomly select a broadly representative group of residents to provide recommendations on a specific question or remit. City Council has received information at several points during the process of planning for the Assembly:

- [September 27](#), Fall Retreat
- [October 7](#), Approval of the remit
- [October 14](#), Work Session

Following these meetings, the city mailed 9,000 invitations to a random sample of residents who had an account with Raleigh Water, and an address within city limits. An additional 1,000 invitations were hand delivered and distributed to organizations to reach individuals who did not have a permanent address or an account with Raleigh Water. Recipients were invited to respond with the following information about themselves: age, gender, race, ethnicity, housing tenure (rent, own, or other), and home City Council district. The city received 275 responses, on par with the typical and expected response rate, which were entered into a sortition software to provide a stratified random sample of 40 participants that broadly represented the city with respect to the criteria described.

Beginning in January 2027, the final group convened over the course of six Saturdays to learn about, discuss, and make recommendations in response to the following remit:

“Raleigh is in the process of improving transit service around the city. How should the next comprehensive plan help improve access to the new service? What should the neighborhoods around frequent transit look like?”

Assembly members heard from staff across the organization, community leaders, and transit planners in other cities. They engaged deeply with the content in small and large group discussions, weighing different strategies to accommodate the new 250,000 residents Raleigh is projected to add over the life of the Next Comprehensive Plan, while addressing the community priorities elevated during Phase One of Reflecting Raleigh.

Civic Assembly Recommendations

Through successive rounds of voting, Assembly produced [a list of 29 recommendations](#) endorsed by at least 75 percent of the full body. These recommendations largely affirm the City’s current approach to growth management - the majority of new development should be directed into designated growth centers and along frequent transit corridors – with additional consideration for how to manage the benefits and impacts of growth in neighborhoods served by existing or planned high-frequency bus service.

Recommendations largely endorse existing policy and budget priorities, with a few key areas where the city may consider adjustment or enhancement. The full list of 29 recommendations spans the following themes:

- **Density, Mixed-Use, and Land Use Compatibility** – The Assembly recommends continuing to leverage zoning to encourage transit-supportive development, with active, mixed-use centers

along at the ends of Bus Rapid Transit (BRT) to increase transit ridership and increase access to resources by bus. Neighborhood context should be considered in zoning decisions and street design, and different sections of a transit corridor may warrant different development standards. Opportunities for consideration in Raleigh's Next Comprehensive Plan include planning and zoning for neighborhood-serving retail and activating existing city-owned land along high-frequency transit routes.

- **Affordable Housing** – The Assembly recommends continuing to promote affordability by adding residential density along transit corridors, recognizing that additional housing supply can help stabilize housing costs. They also recommend encouraging flexible housing solutions, such as accessory dwelling units (ADUs), and co-living arrangements to increase housing availability. At the same time, the Assembly would like to see protections in place for existing low-income corridor residents to combat displacement and prevent homelessness.
- **Multimodal Connectivity** – The Assembly made several recommendations related to improving physical access to existing and future transit stops, emphasizing walkability, pedestrian safety, greenway connectivity, and ADA compliance. The 2030 Plan includes policies that consider Raleigh's growing greenway network as part of the city's transportation system. The Next Comprehensive Plan is an opportunity to further operationalize these recommendations, in line with what is envisioned in the newly adopted [Active Mobility Plan](#), as well as the [Capital Area Greenway Master Plan](#).
- **Transit Planning** – In addition to bicycle and pedestrian access to bus stops, the Assembly recommended consideration for vehicular circulation, such as park-and-ride and kiss-and-ride drop off options, as well as inviting bus stop design with trash cans, shelter, and seating. Along with multimodal connectivity, and neighborhood stabilization programs, these recommendations show public support for current budget priorities and highlight service and infrastructure costs that should be considered as Raleigh plans for new growth over the next 25 years.
- **Safety** – Creating and maintaining safe, complete, and vibrant neighborhoods was an important component of the Assembly's response to the remit. Recommendations in this category include continuing to invest in pedestrian safety improvements, and promoting safety through density, visibility, and activity. One facet of Crime Prevention Through Environmental Design (CPTED) is the idea that more people or "eyes on the street" will reduce crime and improve the perception of safety. Current Comprehensive plan policies encourage growth in areas well served by transit. Recommendations suggest these policies should be carried forward, with consideration for how additional density and activation can help improve the perception and the reality of safety.
- **Managing Neighborhood Impacts** - In addition to managing new growth by adding resources, the Assembly members highlighted the importance of managing growth by mitigating negative impacts, namely additional litter, noise, light pollution, and flooding. Raleigh's Unified Development Ordinance (UDO) includes standards for lighting to manage impacts in the public realm. With the adoption of the 2024 Stormwater Design Manual, Raleigh's stormwater regulations for new development are stronger than they have been in the City's history. Retrofitting older development, along with operational costs for noise and litter mitigation are additional budget priorities for consideration as Raleigh grows.

- Cultural and Historic Preservation** – The last set of recommendations from the Assembly relate to honoring and preserving Raleigh’s history and culture. In line with existing services through Raleigh’s Historic Preservation staff in Planning and Development, and Cultural Resources staff in Parks, the Assembly recommended commemorative signage where appropriate along BRT corridors and providing culturally appropriate programming and facilities.

The full report, as drafted by the Assembly, is [available online](#). Staff will present these recommendations for consideration at City Council’s upcoming meeting on May 5.

Takeaways for Future Engagement

Raleigh is the first city of its size, and the first city in the southeastern United States to use this method of engagement. Pre- and post-survey responses from Assembly members show a demonstrable increase in public trust in government processes, and an increased willingness to engage with the city in the future. Assembly members were asked the following questions at their first and last meetings:

| How involved are you currently when it comes to government decisions that affect you? | | | | | |
|---|----------------|-----|-----|-----|-----------|
| | 1 (not at all) | 2 | 3 | 4 | 5 (a lot) |
| Pre-Assembly | 55% | 24% | 17% | 4% | 0% |
| Post-Assembly | 3% | 30% | 37% | 19% | 11% |
| In the past, how confident have you been that community input will influence the city’s decisions? | | | | | |
| | 1 (not at all) | 2 | 3 | 4 | 5 (a lot) |
| Pre-Assembly | 20% | 40% | 30% | 7% | 3% |
| Post-Assembly | 15% | 27% | 35% | 8% | 15% |
| How confident are you that your recommendations on this current issue will be implemented? | | | | | |
| | 1 (not at all) | 2 | 3 | 4 | 5 (a lot) |
| Pre-Assembly | 7% | 23% | 50% | 13% | 7% |
| Post-Assembly | 0% | 4% | 52% | 24% | 20% |
| In your view, how accountable or trustworthy do you think the entities running this process are? | | | | | |
| | 1 (not at all) | 2 | 3 | 4 | 5 (a lot) |
| Pre-Assembly | 3% | 3% | 47% | 17% | 30% |
| Post-Assembly | 0% | 4% | 5% | 33% | 58% |
| In your view, how collaborative, genuine and worthwhile have the city’s engagement activities been? | | | | | |
| | 1 (not at all) | 2 | 3 | 4 | 5 (a lot) |
| Pre-Assembly | 21% | 24% | 41% | 7% | 7% |
| Post-Assembly | 0% | 20% | 48% | 4% | 28% |

In addition to quantitative data, participants were asked about their experience. When asked what surprised them most during the deliberation process, one member shared **“the willingness for people from different backgrounds to listen to each other and find common ground.”** Another participant shared, **“I am honored to have met such wonderful people, and I am proud of our city leadership for investing in hearing our voices.”**

Convening a Civic Assembly is a sizable undertaking, requiring a budget for mailing, stipends, and staff time. While it may not be the right tool for all projects, this information suggests that it is a powerful and effective strategy for building public trust and soliciting meaningful, representative input on challenging or divisive topics.

Other Project Updates

Five [Technical Teams](#) of staff and community subject matter experts will continue to meet through June to provide policy and action recommendations. Phase three of the project will commence in July and center around drafting the Plan and updating the Plan’s key policy maps based on the insights from the Technical Teams and Civic Assembly and with support from a consultant team.

Additionally, staff are moving ahead with a Facility Fee Study and a Cost of Growth Analysis. This consultant-supported work will inform the Next Plan’s growth framework and guide key implementation initiatives.

Weekly Events Digest

Friday, April 24 – Thursday, April 30

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

Permitted Special Events

[Raleigh Earth Day](#)

Dix Park, Harvey Hill

Friday, April 24

Event Time: 5:00pm - 10:00pm

Associated Road Closures: Middleton Drive between Umstead Drive and Palmer Drive, and Black Drive between Middleton Drive and Palmer Drive will be closed, and Harvey Hill will be used from 2:00pm until 11:00pm.

[Brewgaloo](#)

Fayetteville Street District

Friday, April 24 & Saturday, April 25

Event Times: 6:00pm - 10:00pm on 4-24-26; 12:00pm - 8:00pm on 4-25-26

Associated Road Closures: Fayetteville Street between Morgan Street and the south end of City Plaza, and Hargett, Martin, and Davie streets between Salisbury Street and Wilmington Street will be closed from 10:00am on 4-24-26 until 2:00am on 4-26-26.

[Note in the Pocket Socks & Undie 5K Rundie](#)

Hargrove Road & Green Road

Saturday, April 25

Event Time: 9:00am - 12:00pm

Associated Road Closures: Hargrove Road between Spring Forest Road and Millbrook Road, and Green Road between Spring Forest Road and Millbrook Road will be closed from 9:20am until 11:00am. Note that additional roads and parking lots on private property will also be used for the event.

[Walk ALS Triangle](#)

Halifax Mall & Route

Saturday, April 25

Event Time: 11:00am - 12:00pm

Associated Road Closures: The walk route will be closed from 10:45am until 12:00pm. Note that all cross-streets will be detoured during the event and see below for turn-by-turn details:

Start at Halifax Mall; Left onto Wilmington Street; Left onto Salisbury Street; Left onto Jones Street; Left onto Bloodworth Street; Left onto Lane Street; Right onto Person Street; Right onto Oakwood Avenue; Left onto Bloodworth Street; Left onto Polk Street; Left onto Blount Street; Right onto Lane Street; Right onto Wilmington Street to finish at Halifax Mall

[Workers' Memorial Day Service](#)

Nash Square

Tuesday, April 28

Event Time: 10:00am - 11:00am

Associated Impacts: Nash Square will be used from 9:00am until 11:00am.

Other Upcoming Events

[Project Reach Out Day of Care](#)

Friday, April 24

Moore Square

School of Rock Performance

Friday, April 24
Pullen Park Amusements

Plant-Tastic!

Friday, April 24
Nash Square

Annual Heirloom Plant Sale

Friday, April 24 & Saturday, April 25
Mordecai Historic Park

Carolina Youth Ballet Presents: Cinderella

Friday, April 24 & Saturday, April 25
Fletcher Opera Theater

Pictures at an Exhibition – NC Symphony

Friday, April 24 & Saturday, April 25
Meymandi Concert Hall

Celebration of America – Carolina Ballet

Friday, April 24 – Sunday, April 26
Raleigh Memorial Auditorium

National Prescription Take Back Day

Saturday, April 25
Multiple Locations

Raleigh Community Health Fair

Saturday, April 25
Roberts Park

Touch-a-Truck

Saturday, April 25
Sanderford Road Park

Stitching Stories Reimagined Opening

Saturday, April 25
Dix Park

Oak City Music Collective Spring Jazz Market

Saturday, April 25
Moore Square

Alabama Shakes

Saturday, April 25
Red Hat Amphitheater

North Carolina Bridal & Wedding Expo

Sunday, April 26
Raleigh Convention Center

Big Ocean

Sunday, April 26
Fletcher Opera Theater

Weekly Events Digest

Friday, April 24 – Thursday, April 30

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

[Peso Pluma & Tito Double P with Friends](#)

Sunday, April 26
Coastal Credit Union Music Park at Walnut Creek

[Game 5: Senators vs. Hurricanes](#) (If Necessary)

Monday, April 27
Lenovo Center

[The Lord of The Rings & The Hobbit in Concert](#)

Tuesday, April 28
Raleigh Memorial Auditorium

[The Music of Hans Zimmer & Others](#)

Tuesday, April 28
Raleigh Memorial Auditorium

[Rob Anderson](#)

Wednesday, April 29
Fletcher Opera Theater

[Tedeschi Trucks Band](#)

Wednesday, April 29
Coastal Credit Union Music Park at Walnut Creek

[Danae Hays](#)

Thursday, April 30
Fletcher Opera Theater

[Disclosure](#)

Thursday, April 30
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 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 | Mayor and City Council |
| Thru | Emila Sutton, Director |
| From | Erika Brandt, Assistant Director |
| Department | Housing and Community Development |
| Date | April 24, 2026 |
| Subject | 9% Low-Income Housing Tax Credit Project Applications |

At the April 21, 2026, City Council meeting, CM Branch requested information about all of the 9% Low-Income Housing Tax Credit (LIHTC) project applications submitted in Wake County.

Five projects located in Wake County submitted preliminary 9% LIHTC applications to the North Carolina Housing Finance Agency (NCHFA). All five projects have perfect site scores under the [2026 Qualified Allocation Plan \(QAP\)](#), the state’s policy document governing tax credit awards. Full applications are due to NCHFA in May.

Three of these projects are in Raleigh city limits. All three projects applied for City gap financing. Two projects, Brook Haven and Evoke Living at New Bern, received awards at the April 21 Council meeting. The third, The Lofts at Carolina Terrace, withdrew their City application before the April 21 meeting and will not submit a full application to NCHFA.

Two other Wake County projects submitted preliminary 9% applications. Fairview Spring, located in Morrisville, is a 60-unit senior development. Green Oaks, located in Holly Springs, is a 65-unit family development.

The second tiebreaker in the QAP rewards projects with the highest number of total units at the time of full application to NCHFA. This scoring criterion is the most relevant for the 9% projects in Wake County. The chart below shows the total number of units for all five projects. While these numbers are subject to change prior to the full application to NCHFA, they may give an indication of which projects may be awarded, all else held equal.

| Project | City | Population | Total Units | Developer | Gap Financing |
|-------------------------------|---------------|-------------------|--------------------|--------------------------|---|
| Evoked Living at New Bern | Raleigh | Senior | 73 | CSE Communities | \$1,496,050 from Raleigh; \$1,216,050 from Wake County |
| Green Oaks | Holly Springs | Family | 65 | Mosaic Development Group | N/A |
| Brook Haven | Raleigh | Senior | 60 | Lyle D. Gardner | \$614,739 from Raleigh; \$389,739 from Wake County |
| Fairview Spring | Morrisville | Senior | 60 | Evergreen Construction | \$1,348,556 from Wake County |
| The Lofts at Carolina Terrace | Raleigh | Family | 96 | Wynnefield Forward | Withdrew application |