

# Midtown Citizens Advisory Council

<http://www.raleighnc.gov/community/content/CommServices/Articles/CAC/MidtownCAC.html>

**Monday, February 24<sup>th</sup>, 7:00 p.m.**

**Five Points Center for Active Adults  
2000 Noble Rd. Raleigh, NC 27608**



## Agenda:

- I. Welcome, introductions, review of minutes
- II. Raleigh Police Department Report
- III. Parks, Recreation, and Cultural Resources Report
- IV. Code Enforcement Report
- V. Planning: Jason Hardin. A status update on the Midtown St Albans Area Plan.
- VI. Rezoning request Z-48-19 Amanda Mann et al: NW corner of St Albans Dr and Wake Forest Rd. A continuation of our January initial presentation on this request. This presentation on the overall design and engineering issues such as stormwater control is to follow up questions raised in our January meeting, and to conduct a community vote endorsing or not endorsing the zoning change. Everyone is encouraged to attend to hear follow up information and, for residents of the Midtown CAC, to vote.
- VII. New Business/Announcements
- VIII. Adjourn

## MCAC Information

### Leadership Team:

**Chair:** Patrick Martin, [Acemar@aol.com](mailto:Acemar@aol.com)  
**First Vice Chair:** Lubin Prevatt  
**Second Vice Chair/Secretary:** Susan Donn, [suzdonn@gmail.com](mailto:suzdonn@gmail.com)  
**Third Vice Chair:** Dwight Otwell  
**Meeting Coordinator:** Peggy Reaugh  
**Liaisons:** Thad Obriant, Lubin Prevatt,  
& David Jones

**Community Relations Analyst:**  
Jonathan Edwards  
[Jonathan.edwards@raleighnc.gov](mailto:Jonathan.edwards@raleighnc.gov)

### **Registered Neighborhoods:**

Anderson Forest HOA  
Birchwood Hills Association  
Briarwood Community  
Chandler Place HOA  
Crabtree Heights Community  
Fairfax Hills Park, Inc.  
Farrior Hills Garden Club  
Hill & Hollow Community Watch  
Inman Park Community Association  
North Hills Place HOA  
North Hills NA  
NorthCliff Neighbors NA  
Ridgeloach HOA  
Yorkshire Downs HOA

**\*To register your neighborhood in the MCAC, reach out to your Community Relations Analyst!\***

## City of Raleigh Information

<b><u>City Manager:</u></b>	919-996-3070
<b><u>Public Utilities:</u></b>	919-996-4540
<b><u>Community Engagement:</u></b>	919-996-4330
<b><u>Planning:</u></b>	919-996-2626
<b><u>Street Lights Out:</u></b>	800-419-6356
<b><u>Graffiti Hotline:</u></b>	919-996-6001
<b><u>Solid Waste Services:</u></b>	919-996-6890
<b><u>Public Works:</u></b>	919-996-3030
<b><u>Code Enforcement:</u></b>	919-996-2444
<b><u>Parks, Recreation, and Cultural Resources:</u></b>	919-996-6833

**Mayor:** Mary-Ann Baldwin  
[mary-ann.baldwin@raleighnc.gov](mailto:mary-ann.baldwin@raleighnc.gov)  
**Council Member (District A):** Patrick Buffkin  
[patrick.buffkin@raleighnc.gov](mailto:patrick.buffkin@raleighnc.gov)  
**Council Member (District E):** David Knight  
[david.knight@raleighnc.gov](mailto:david.knight@raleighnc.gov)  
**Council Member (at large):** Nicole Stewart  
[nicole.stewart@raleighnc.gov](mailto:nicole.stewart@raleighnc.gov)  
**Council Member (at large):** Jonathan Melton  
[jonathan.melton@raleighnc.gov](mailto:jonathan.melton@raleighnc.gov)  
**Council Member (District B):** David Cox  
[david.cox@raleighnc.gov](mailto:david.cox@raleighnc.gov)  
**Council Member (District C):** Corey Branch  
[corey.branch@raleighnc.gov](mailto:corey.branch@raleighnc.gov)  
**Council Member (District D):** Saige Martin  
[saige.martin@raleighnc.gov](mailto:saige.martin@raleighnc.gov)

## **Midtown Citizens Advisory Council**

### **Minutes from Monday, January 27, 2020 Meeting**

**Patrick Martin, Chair**

**Five Points Center for Active Adults, Raleigh**

#### **Welcome and Introductions:**

Chair Martin called the meeting to order at 7:05 p.m. with announcements and introductions. Attendees were asked to share their name and neighborhood.

#### **Attendees:**

Total Attendance: 50 with 37 Residents; City of Raleigh Staff/Representative (RPD=1; Parks & Rec=1; Community Engagement=1; Code Enforcement=1; City Planning=2; City Council Representative=1); 6 Project Staff Related to Rezoning Z-48-19. Tonight's meeting has been video recorded and will be shared online through Facebook & You Tube.

#### **Review/Approval of Minutes:**

Chair Martin asked attendees to read over the December meeting minutes. After a few minutes, he asked for a motion to accept. It was moved, seconded and unanimously approved to accept the December 16<sup>th</sup> meeting minutes as presented.

#### **Raleigh Police Department Report:**

**Officer Pietras substituted for Officer Pettet; Officer Pettet submitted the report.**

Officer Pietras reviewed the crime statistics since our last meeting, as follows:

- Assault (Simple) = 17 (13 domestic + 4 other separate incidents)
- Burglary
  - Commercial Breaking & Entering = 1 (Extended Stay Hotel-stolen laptop)
  - Residential Breaking & Entering = 4
    - Tyrell St.- intoxicated subject damaged door trying to enter wrong house

- Hardimont St.- suspect entered residence through open window & stole jewelry
  - Latimer Rd. – residents out of town/suspect entered house through rear window setting off alarm/nothing stolen
  - Latimer Rd. – neighbor to former case/attempted breaking & entering.
- Disturbing the Peace/Disorderly Conduct? = 3
  - SECU on Computer Dr. Customer disagreement with banker.
  - Juveniles at N. Hills mall causing disturbance.
  - Suspect fled from investigating officer, but was apprehended on Tralee Pl.
- Drugs/Alcohol Violations = 3
  - Wake Towne Dr. – Refusal to leave; subject arrested for felony drug violations (heroin; cocaine; paraphernalia)
  - Suspicious Vehicle on Navaho Dr.-Subjects passed out. Located heroin in vehicle.
  - Investigating ABC violation; subjects fled, but one caught with cocaine, ecstasy & marijuana.
- DWI = 6
- Homicide = 0
- Larceny/Building = 3
  - Stolen cash from Chipotle @ N. Hills.
  - Community game console stolen from building on Wake Towne Dr.
  - Known suspect arrested for stealing tips from jar @ Starbucks @ N. Hills.
- Larceny/from Vehicle = ? – Due to database malfunction could not retrieve this data.
- Motor Vehicle Theft = 0
- Robbery:
  - Commercial = 1 (Days Inn – attempted robbery)
  - Strong Arm = 3
    - Assault/robbery on Navaho Dr.; Victim struck & cash stolen.
    - Male victim invited female suspect to hotel room on Wake Forest Rd. & was robbed of cash at gunpoint.
    - Juvenile forced by another juvenile to enter apartment. Game console stolen.
- Shots Fired = 2 (One incident on Harvard St. & one on Navaho Dr. – both were unfounded).
- Vandalism = 4 (2 incidents were domestic related; 2 were related to damaged laundry facilities @ apartments on Steinbeck Dr.
- **Timeframe for Report: December 16-January 27**
- **TOTAL: 29 (last month); 47 (this month); 62% increase.**

**Parks, Recreation, and Cultural Resources Report:  
Linda Stafford, Millbrook Exchange Park**

Linda provided the following updates:

- The City of Raleigh has selected Oscar Carmona as their next Director of Parks, Recreation and Cultural Resources. He joined the staff on January 6, 2020. He is a highly qualified individual with a lot of experience.
- Kiwanis Park Neighborhood Center on Noble Road has reopened. The new playground has been very popular.
- Eastgate Park Neighborhood Center Facility Upgrades are continuing. Enhancements include: alterations to interior layout; enhanced front entry; new windows and doors; renovations to restrooms including ADA improvements; new HVAC system, improved networking & security systems. Additional improvements include new lighting; acoustic improvements to the main meeting room and new ceilings/flooring. They are planning to move into the newly renovated building in late March or April and be open for summer camp in June. Linda reported that they do not have sufficient funds to staff the center.
- Optimist Park & Millbrook Exchange Park are Early Voting Sites in the Midtown CAC area. Eastgate will not be open for the March election, but is expected to be open for the election in the Fall of 2020.
- N. Hills Park – Patrick reported that this park is reopened and looks great!

**Community Engagement Report:**

**Pamela Adderly, (substituted for Jonathan Edwards, our Midtown CAC Community Engagement Specialist, who was ill)**

Pamela shared the following updates:

- Applications are now being accepted for the spring Citizens Leadership Academy which is a nine week course that meets on Thursdays from 6-8 p.m. at the Five Points Center for Active Adults. A light meal is provided from 5:30-6:00 p.m. The series of classes is offered to help interested citizens develop their skills as a neighborhood or community leader. To learn more, go to:  
<https://raleighnc.gov/Community/content/CommServices/Articles/CitizensLeadershipAcademy.html>
- Applications are also now being accepted for the spring Raleigh Neighborhood College which is an eleven week course that meets on Thursdays from 6:00-8:00 p.m. A light meal is provided from 5:30-6:00 p.m. This series offers citizens the opportunity to learn about the responsibilities of the various City of Raleigh Departments & the programs and services they offer. To learn more, go to:  
<https://raleighnc.gov/Community/content/CommServices/Articles/NeighborhoodCollege.html>
- There is no charge for either of these courses.
- Patrick asked folks present at the meeting to raise their hands if they have already attended one of these series of classes & quite a few people raised their hands. He highly recommended participation in these classes.

**Code Enforcement Report:**

**Jason Jones, Code Enforcement Inspector**

Jason provided the following update re: code enforcement regulations:

- Only two unlicensed, unregistered cars can be parked at one home.

- Old refrigerators, couches, etc. cannot be stored outside. This is considered a public nuisance.
- A big stack of old, unused building materials that are not in good condition cannot be stored on the premises.
- Downed tree limbs must be removed.
- If a tenant is not fixing basic problems (bedbugs; cockroach infestation; etc.), this could also result in a citation.
- The presence of dilapidated houses does not seem to be a problem in Midtown CAC Area.
- When notification of a code violation has been issued, a specific timeframe to remedy the situation is set before fines, fees or other penalties are applied.
- To report a Code Enforcement violation, you can call 919-996-2444 or you can report it through “SeeClickFix.com/Raleigh”. You can also attach a photo of the problem (e.g. couch in backyard; unlicensed, unregistered cars; etc.).
- Q: Is there any recourse for fixing the potholes that result from poor street repair after the installation of fiber optic cables?  
A: This is not a Code Enforcement issue, but it could be reported through “SeeClickFix.com/Raleigh”.
- Q: Is a permit required for construction of a new backyard shed?  
A: Yes if the width, height, or depth is 12 feet+.
- Jason Jones offered to prepare a future presentation with photos of commonly reported code enforcement situations.

**Midtown/St. Albans Area Plan Update:  
Jason Hardin, City Planning Department**

- Jason announced that they are close to providing a Final Report re: the Midtown/St. Albans Area Plan. His PPT provided a review of the “Process to Date”, “The Study Area”, “Midtown Plan: Planning Principles”, and several slides pertaining to the “Midtown Green & Blue” [e.g.: Midtown Waterfront Park, Greenway Extension, Green Streets, Recent/Pending Projects, Green Stormwater Infrastructure, etc.].
- He ended his PPT presentation with a review of the “Midtown Plan: Last Steps”:
  - February – Publish final report (copies to be available online & at community centers). There will be a two week comment period.
  - March/April – Deliver report & Comprehensive Plan amendments to City Council for referral to Planning Commission.
  - March/April – Planning Commission review begins.
  - Spring – Planning Commission recommendation to City Council & a City Council Public Hearing.
- Q: Will the Midtown/St. Albans Plan include the Six Forks Corridor plans?  
A: No. The Six Forks Corridor Study has already been published. That study recommended a 6 lane roadway between Lynn Road and the I-440 Beltline, a tree-lined median, and pedestrian/bicycle facilities on both sides of the road that are separated from the roadway.

**Rezoning Request Z-48-19:**

**Presenters Included: Amanda Mann Bambrick, Land Use Attorney, Coastal Federal Credit Union (CFCU); Mike Daniels, Facilities Manager, CFCU; Chris Friend, Architect; Leslie Bartlebaugh, Landscape Architect; Rick Baker-Timmons, Civil Engineer**

**Amanda Mann Bambrick, CFCU Land Use Attorney:**

- Rezoning request Z-48-19 proposes to build a new CFCU 15-story office tower at the NW corner of St. Albans Drive & Wake Forest Rd. next door to the original CFCU building. The new building will function as CFCU's Headquarters. A parking garage will also include Commercial Mixed Use Development fronting St. Alban's Drive. The rezoning request for this parcel of land is for 20 stories, as the city offers zoning only for certain building heights (e.g. 3, 7, 12, 20).
- The CFCU has been in frequent contact already with the immediately contiguous neighbors while doing it's early planning work for the project. The primary concern of the neighbors has been stormwater management due to problems from earlier projects that were not properly vetted for stormwater.
- Tonight's presentation on the overall design and engineering issues (such as stormwater control) was intended to provide information & an opportunity to respond to questions. No vote will be taken on the request at this time.
- The new project location is between the Midtown and Atlantic CACs.

**Mike Daniels, CFCU Facilities Manager:**

- CFCU has been headquartered in Raleigh on St. Albans since 1992. It was chartered in 1967 to serve local IBM employees in RTP. They now work with 1700 employers & associations.
- Q: Why does CFCU need another headquarters?
- A: Due to rapid growth of CFCU. They now have \$3.4 billion in assets; 270,000+ members & 550+ employees. See meeting handout for further details.

**Chris Friend, Architect:**

- Two buildings are included in the Z-48-19 project:
  - L-Shaped Main Tower Building: This building is a 15-story office tower for employees. The L-shape resulted from tree conservation efforts and a stormwater feature. Architecturally it is a glass building. The property has a significant grade (~18 feet).
  - Parking Garage: Mirrors the tower in architectural style. This building will include commercial mixed use – retail; restaurants; etc. The parking garage is not to exceed 135 feet (~12 stories in height). Handicap parking & handicap access is provided in the garage & through an elevated covered walkway that will connect the buildings. The parking garage is available to employees & customers doing branch bank business.
  - See aerial photo and site plan in meeting handout.

**Leslie Bartlebaugh, Landscape Architect:**

- Leslie referred to the "Site Plan" drawing in the handout. That drawing reveals lots of landscape buffering & public space as well as adherence to rigorous standards for tree

planting as well as tree conservation. The Site Plan also shows a Forest Walk Loop, Stormwater Feature, and Outdoor Seating & Dining Terraces that are landscaped.

**Rick Baker-Timmons, Civil Engineer:**

- Chair Martin stated that there would be no vote on Z-48-19 until a traffic study is done.
- In the Neuse River Basin there is a 50 foot repairion buffer required between the stream and building zones. Looking at the Zoning Map for this area, a dashed blue line shows the underground spring on the property leads to an above ground flowing stream.
- In answer to a question, we were told that there is no plan to link Benson Drive to Dresser Court at this point, but Jason Hardin said connectivity is the ultimate goal. A connection from Benson to Hardimont is planned.
- A stormwater feature (drainage area) is planned at Winona Drive. Currently 51 acres of developed and undeveloped land drains to Winona Drive.
- The Senior Housing Project is proposed in the area adjacent to Winona Drive.
- Much of the development done in this area happened before the City of Raleigh had a stormwater management program (e.g. N. Raleigh Hilton; Original CFCU Building).
- The stormwater feature is intended to contain the 50 year storm.
- Stormwater from the Hilton Property is being evaluated. They could route it down St. Albans Drive where sewer lines already exist. This is a discussion unrelated to the CFCU project.

Q: Shouldn't the City of Raleigh develop a Master Plan for Stormwater Management around St. Albans Drive and provide funding to help with stormwater issues?

A: There is no comprehensive Master Plan for stormwater in the St Albans area; each construction area is assessed individually. Two homeowners' properties near Coastal that are at risk of flooding from stormwater were scored by the COR Stormwater Drainage Assistance Program at #25 and were then placed on the Pending List awaiting approval by City Council. The approved list currently has 21 projects, and approximately 10 projects are funded annually. Thus, it will take 3 to 5 years for these MCAC residents' projects to be funded if approved by City Council. This is assuming that other projects are not moved up in priority ranking, thus further delaying this project.

Q: What is the timeframe for building the new CFCU project?

A: They estimate that it will take 3 years.

Q: How many new employees have been hired at CFCU? They currently have 550+ employees. It is anticipated that this number will double in 20 years. Hence the importance of assessing traffic impacts.

A: Jason Hardin stated that the bulk of the St. Albans/Midtown Plan is focused on improved connectivity which should help with traffic flow. This is similar to how traffic is managed in large downtown areas.

Q: How will NC DOT manage stormwater from the Wake Forest Road & Beltline Interchange and from other Wake Forest Rd. improvements?

A: Jason responded that with re-development of old properties, the new developments will be subject to stormwater management.

**Planning Department's Evaluation of Rezoning Request Z-48-19:  
Sara Ellis, City of Raleigh Planning Department**

Sara quickly reviewed her PPT presentation re: "Zoning Case Z-48-19". In her presentation, she covered the following content:

- What is the Planning Department's Role in a Rezoning Process? Process begins with an analysis of the rezoning application for policy consistency with the 2030 Comprehensive Plan and then moves through specific steps enroute to becoming part of the city code (UDO).
- What is Zoning? A local law that regulates: land use (residential; commercial; industrial; etc.); lot shape (width; depth; setbacks; etc.); building characteristics (height; type; etc).
- Zoning Conditions: Applicant can volunteer extra conditions above and beyond the standard rules. New conditions must be more restrictive than the code (not less restrictive). If the rezoning is approved, the new zoning conditions become part of the law for that property and must be followed.
- Some of the specifics related to rezoning Z-48-19 were discussed in terms of zoning conditions.
- A diagram of the steps involved in the "Rezoning Process" was shared.
- Handout Shared: "City of Raleigh Rezoning Process"

The 2020 Census is Coming!

- Sara ended her presentation with a reminder that the 2020 Census is about to get underway and stressed the importance of this survey that happens every 10 years.
- Postcards will be mailed in mid-March & folks can respond online through July 31, 2020.
- Three handouts were distributed:
  - "Census 2020: Wake Counts" Bookmark
  - "Census 2020: Raleigh Counts" Flyer
  - "Census 101: What You Need to Know" Flyer

**New Business/Announcements:**

- Patrick Buffkin, our Raleigh City Council Representative, attended the meeting & provided an update re: the status of the rezoning request for Z-41-19 (which is the condo project at the NW corner of Millbrook & North Hills Drive). He shared that the rezoning request had been deferred again by the City of Raleigh Planning Commission.

**Adjourn:** The meeting was adjourned at 8:50 p.m.



# **RALEIGH NEIGHBORHOOD COLLEGE SPRING 2020 SESSION**

Go behind the scenes at the City Police Department, try your hand at City planning and climb into the cab of a fire engine at Raleigh Neighborhood College, which starts its Spring session on March 5. Applications are being taken now for Raleigh Neighborhood College, which offers Raleigh residents the chance to learn first-hand about the inner workings of City government and the tools to become actively involved in neighborhood and community organizations. Many graduates serve as a resource for their neighbors or go on to become leaders in Citizens Advisory Councils (CACs), boards and commissions, and neighborhood organizations.

The 11 free, weekly classes run through May 14. A light dinner will be served at 5:30 p.m., before each class. The classes explain and demonstrate the City's programs and departments for those who want to become more informed about and active in local government. Representatives of City departments will lead the interactive classes. Enrollment in the Raleigh Neighborhood College is limited to 25 participants. Sessions are held each Spring and Fall.

To apply or to get more information, call the Housing and Neighborhoods Department at 996-4330, visit <https://raleighnc.gov/Community/content/CommServices/Articles/NeighborhoodCollege.html> or contact Luis F. Olivieri-Robert, Raleigh Neighborhood College Coordinator at 919-996-5714 or by email: [Luis.Olivieri-Robert@raleighnc.gov](mailto:Luis.Olivieri-Robert@raleighnc.gov)



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CONNECT RALEIGH

# Trees in the City of Oaks

Trees are one of the largest and longest-living organisms on the planet. They are a key part of natural processes and our community.

Hear from Jill Jonnes, author of "Urban Forests: A Natural History of Trees and People in the American Cityscape". She will speak about how trees:

- Create and define spaces
- Connect us to each other and nature
- Benefit the environment by consuming carbon, cooling the air, and collecting rainwater

You'll also learn how City of Raleigh urban forester, Zach Manor, protects trees in the city.

The event is free and open to the public. Refreshments are available for purchase.

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**Thursday, Feb. 27**  
**7 p.m.**

NC Museum of Natural Sciences  
Daily Planet Cafe  
121 W. Jones St.  
Raleigh, NC 27601

This event is in partnership with  
the NC Museum of Natural  
Sciences - Science Cafe

Watch the event at:  
[livestream.com/naturalsciences](http://livestream.com/naturalsciences)



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