

# WADE CAC NEWS January 2017

<http://www.raleighnc.gov/home/content/CommServices/Articles/CAC/WadeCAC.html>

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**NEXT MEETING: Tuesday, January 24<sup>th</sup> AT 7PM**

**Jaycee Park Community Center  
2405 Wade Avenue (919) 996-6833**

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## AGENDA

- 1) Welcome
  - 2) Approval of Minutes
  - 3) Report by Raleigh Police Department and Parks, Recreation and Cultural Resources Department
  - 4) Announcements
  - 5) Green Chair Project
  - 6) Presentation on SouthWestRaleigh.com- Clodagh Bastian
  - 7) Presentation on the Maiden Lane project - David Brown and Laurent DeComarmond
  - 8) Presentation and vote on Z-32-16 (Hillsborough St and Bagwell St.)
  - 9) Adjourn
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### *City Contacts*

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Neighborhood Services 919-996-6100

City Manager 919-996-3070

Public Utilities 919-996-4540

Public Works 919-996-3030

Solid Waste Services 919-996-6890

RPD SW District 919-996-6167

Graffiti Hotline 919-996-6001

Planning 919-996-2626

Street lights out 919-508-5400

Code Enforcement 919-996-2444

Parks, Recreation and Cultural Resources 919-996-6833

# Wade CAC Meeting, Dec 6th 2016

*Minutes taken by Candace Haigler*

Due to the impending vote on a rezoning request, members of the Wade CAC who are eligible to vote were asked to sign in with name and address and given a paper ballot.

Donna Bailey called the meeting to order

1. **Approval of Minutes-** A motion was made a motion to approve the minutes of the last meeting, which was seconded and approved by unanimous vote.
2. **Announcements-** Clodagh Bastian made announcements, as follows:
  - a. April 1 will be our CAC service day. Members approved the idea that we will again collect furniture for the Green Chair Project. Volunteers will be needed.
  - b. The subject of where to measure roof heights in a Neighborhood Conservation Overlay District, at the peak or at the mid-point, was sent by City Council to the staff to evaluate. Oberlin Village is the first NCOD being evaluated, and the roof heights of all the homes are now being measured.
  - c. Textile recycling will commence soon, on the same day as regular recycling, in order to save 7-8% of the waste currently going to the landfill. There will be no cost to the city, as the vendor will pay \$20/ton in order to collect the materials.
  - d. Hillsborough Street is the test area for a phone app to improve access to parking—see ppprk.com to sign up for an account. Eventually payment by phone will be possible. This is the pilot program for all of Raleigh.
  - e. There are six candidate firms to produce the Master Plan for the Dorothea Dix Park. Interviews are in progress for a selection that will be made in 2017.
  - f. The construction of the dog run at JC Park should be completed by the end of January, followed by finishing elements. A March opening is hoped for. Community workdays will be held to maintain the park.
3. **Reports**
  - a. Parks and Recreation: A flyer is available about the Weatherbound Program, a day camp for ages 5 – 11 when schools are closed for adverse weather, at the cost of \$25 per day. There are three locations in the city, including Jaycee Park. Due to improvements in progress, parking is currently a problem a Jaycee Park, but the disruption of parking is expected to end soon. The Sassafras playground at Laurel Hills is wonderful. The observation was made that our community is active and strong, as indicated by the good attendance at the meeting.
4. **Presentation by Victory Garden Network**
  - a. (see <http://www.govgnet.org/>): NC State students Jennie Wagner and Ellen Dubis presented, with their advisor in the audience. This program develops student experiential and soft skills through planning and installing gardens at residences or houses of worship in the Raleigh area. The work is done by NC State students and Haven House youth in a two hour period on a Saturday morning, then the homeowner maintains the garden. Community businesses contribute materials and food for workers. The group is seeking a volunteer in Wake County for the next garden installation with the following criteria: the property owner must be the one agreeing to the project, and the site must receive 6 to 8 hours of of sunlight each day and have access to water.

## 5. Presentation on Zoning Case- Z-32-16-

- a. Presentation by Ted Van Dyk, project architect with New City Design, presented the request from the development group for rezoning of two adjoining properties: 6 Bagwell Street and 2812 Hillsborough Street. The house at 6 Bagwell Street is a contributing structure to the historic district and is currently zoned R-6, but a parking lot currently exists across the street from the home. A gas station occupies 2812 Hillsborough Street, backing up to the house, and this parcel is currently zoned NX4.
- b. Under the current R-6 zoning, the house could be replaced with one 40 feet high, but this would shade the next house.
- c. The developer group requests that the gas station lot be rezoned for a 5 story residential/retail building, 68 feet high on the street and 62 feet high on the back. The request that the lot with the house be rezoned to RX-3, but used for providing about 13 parking spaces for some of the residents. Sixteen of the units in such a building are exempt by city policy from a requirement to provide parking because the parcel is within a PBOD. The proposal to demolish the house and use the lot for parking responds to comments at a past meeting indicating that some Wade CAC residents value parking as a component of rezoning requests. There would be 10 feet of plantings between the parking lot and the next house. In this case, the parking lot, and not the next house, would be the main thing suffering loss of southern sun. The parking lot would be brick or concrete pavers, screened with a half wall. There would be retail or a restaurant on the ground floor facing the street. The two combined lots have 8 or 9 feet of rise toward the neighborhood, and the developers believe that this would moderate the impact of 5 stories on Hillsborough Street. Conditions proposed in the rezoning request are (or would be) as follows. No four bedroom units, with a mix of one, two, and three bedroom units. Only up to one half of the units could have three bedrooms, and 55 to 60 total bedrooms would exist in the building. The lot of the current house could never have another building placed on it. At least 75% of the building exterior would be masonry or brick, with no EIFS or vinyl siding.
- d. Mr. Van Dyk mentioned that the house at 6 Bagwell Street and two adjacent houses are closer to Hillsborough Street than others in the neighborhood. The city policies encourage new development on Hillsborough Street. The project would reflect a \$5 million investment on 0.3 acres, with the frontage spanning only one existing city block.
- e. Raleigh city staff commented on consistency with city policies. The project is consistent in terms of land use, walkable development, and generation of more housing. There are also inconsistencies. The gas station and house that would be demolished are both contributing buildings to the historic district, and it is generally preferred not to remove such buildings. The height issue is complicated due to multiple elements of city policy bearing on one small site. The Comprehensive Plan is consistent with 3-5 stories for mixed use on this site. Core and transit (main street) considerations are consistent with 5 stories, but the 'edge' considerations specifying lower scale transitions to the residential University Park neighborhood must also be considered. The staff report said a specific transition to the neighborhood would be more consistent with city policy, as compared to the envisioned 5 story 'block-type' building.
- f. Donna Bailey presented a slide showing that the 4-story recommendation for this site is the one going forward in the nearly finalized Hillsborough St Small Area Plan.

*A question and answer period followed with meeting participants, leading to the following information and comments:*

- g. The proposed height is lower than the maximum 75 feet that would be allowed for 5 stories. However, the number of stories (units) determines the density being added to the area.
- h. Where will the height be measured? Given an approximately 6 foot slope on the site, the building would be 62 feet on the back and 68 feet on the front. Residential units can fit into less height, and still have higher ceilings because only about 12 inches would exist between stories.

- i. The developer stated that they need 5 stories to make the project work, particularly because they will bear the cost of cleaning up the environmental contaminants left by the gas station. The validity of a need-based financial argument in the public realm was questioned due to financial details being inaccessible to the public. A meeting attendee wondered why the developer would assume the costs of contaminated land instead of asking the property owner to bear that cost?
- j. Due to the small size of the site, there are no rules on how much of it can be hardscape. However, there will be more greenery than occurs now. There will also be a 14 foot wide sidewalk and street trees.
- k. A meeting attendee expressed a desire for more market style housing on the north side of Hillsborough Street adjacent to the neighborhood, not student dormitory units. Some feel that three bedrooms and three bathroom units still mainly attract students in buildings that are not 'luxury' style. The developer countered that this is a 'high-end' product, as they recently opened across the street.
- l. A meeting attendee asked if the building would be rented by the bedroom, similar to a dormitory, or by the unit? The developer said that they did not yet know.
- m. A meeting attendee asked the city staff person how we could address the preferred one unit/one lease model typical of non-student apartment complexes in the city. The reply was that this did not fall within current city policy, so it is hard to deal with.
- n. A meeting attendee expressed concern about demolishing contributing structures, and asked if the house could be kept? The developer said that it needs a lot of work, but a meeting attendee countered that many contributing historic structures need a lot of work and are still worthy of further investment.
- o. A meeting attendee expressed concern about continual chipping away at the Unified Development Ordinance and knocking down houses. They stated that no matter how many processes citizens participate in or how many guidelines are established, developers continually come with rezoning requests. To honor citizen engagement processes that have already occurred, the 4 story guideline for this site expected to come forward in the small area plan should be followed.
- p. A meeting attendee said that the group needs to see the community benefit inherent in rezoning requests.
- q. The information was provided by the developer group that the owner of the two parcels in the rezoning request also owns the adjacent house, and it is a student rental.
- r. The developer expressed the view that the continued remodeling of Hillsborough Street would drive improvements adjacent to it.
- s. A meeting attendee expressed concern that 50 – 60 bedrooms would drive the need for more parking than taken care of by the 16 unit exemption or a 13 space lot.
- t. A meeting attendee expressed concern about the 'block-like' building, asking if it could be stepped back to, for example, provide some upper level terraces. The developer replied that it was a small site so the density of use on it must be maximized to allow the project to work financially.
- u. A meeting attendee expressed concern about trash, which tends to stay out all week at similar buildings. The developer group said that a private hauler could go into the back parking lot. Meeting attendees countered that such plans did not typically work out over the long term.

*A vote by secret ballot was taken on the rezoning request, with the result of 9 'yes' votes and '25' no votes from Wade CAC members.*

## **6. Meeting adjourned.**