

MCAC Community Meeting

November 8, 2022 - 730p – 830p

Welcome –Merrilee Jacobson, Co-chair / Dana Deaton, Acting Co-Chair

Agenda Reviewed:

- Oakdale Signs
- Scrap Metal
- PSP Social Media Takeover
- Police report
- Committee updates
 - Mordecai Historic Preservation Committee
 - Clover Lane Rezoning committee
 - Parks Committee
 - What's next for the MCAC?

Community Announcements – Merrilee Jacobson

- Reviewed meeting protocol
- MCAC meets the second Tuesday of each month at 7:30pm except for July, August and December
- Neighbors are welcome to join the leadership team which includes representatives from each neighborhood in the Mordecai community coalition. Needed are reps from Oakdale at Mordecai, Oakwood, Capital Park, Person/Blount, Governor's Square, Yarborough Park and Mordecai Townes. Reach out to Merrilee Jacobson at chair@mordecaicac.org. Reps will be expected to be active with the leadership team through Slack, attend meetings, bring up concerns and feedback from their neighborhoods. You can find a link to the Slack channel on the front of the Mordecai Website.
- A few other positions still open.. A co-chair to work with Merrilee Jacobson. This is two year term and the responsibilities include working with a partner to plan meeting agendas and lead the direction of the CAC. If interested, reach out to Merrilee Jacobson at chair@mordecaicac.org. Additional open positions include Monthly Newsletter Editor and Zoning Chair.
- Corner Pantry on corner of Watauga and Glascock is always in need of donations.
- Meetings are live streamed to the MCAC Facebook page. To view past meeting's visit <http://facebook.com/mordecaicac>
- Visit the MCAC website to subscribe to the monthly newsletter and to keep up with the MCAC: <http://mordecaicac.org>.

Oakdale Signs – Reid Serozi

2023 will mark 100 years for several of the Bungalows in the Oakdale neighborhood. Residents in Oakdale are invited to purchase a wooden plack to display on your front port commemorate the

milestone. Go to <http://www.facebook.com/mordecaiCAC/> to find the recording of the meeting. You will find a QR code with order information. Open to homes of all ages.

Person Street Partnership Takeover– Marti Maguire, Assistant Professor of Communication at William Peace University

For the 2nd year in a row, students at William Peace University have taken over the Person St. Partnership social media accounts. The COM 311 interactive and Social Media class are running the Instagram and Facebook accounts as they learn about content creation and social media analytics. Great opportunity for students to have an immersive learning experience.

Police Report – Officer Smith

Uptick in shoplifting.. Closer to the Smokey Hollow. Looking for Greenway volunteer. Police Department is also looking for new police recruits

Mordecai Historic Preservation Committee – Maggie Fyfe

mhpc@mordecaicac.org for more information

Architectural survey of Mordecai Place has been completed. Tania Tully of the RHDC (Raleigh Historic District Commission) is reviewing the report and will share the findings after their Dec 7 meeting. Survey included the following (Original inventory (1997/2000 and revised inventory 2022):

- Number of properties
- How many are historic/not historic
- Number of demolitions between original inventory and not
- Number of new constructions between original inventory and now
- Any trends seen in the neighborhood development.

Update on the Rezoning of 405 Clover Lane (5.37 ac) – Catherine Clodfelter (sp)

<http://www.mordecai.org/clover-lane>

- Planning commission voted 11/8 to approve the Clover Lane rezoning request. It will now go to City Council on either December 1 or January 3.
- Neighbor concerns are height, runoff, traffic and density
- Proposal doesn't specify if a three, four or five story building, apartments, townhomes or single family homes would be built.
- The apartments were built in the 60's so they are considered "naturally occurring affordable housing".
- If neighbors would like to get involved check and post in the #clover-lan channel on the committee's slack page or email cloverlane@mordecaicac.org.
- If you are in favor of the rezoning reach out to chair@mordecaicac.org. Committee is trying to get a pulse on the neighborhood.
- Informal poll was taken in regards to see how many folks are for or against the rezoning. Results??
- Next meeting is scheduled for Nov 15 at 7pm

Parks Committee – Joe Layton

The Parks Committee is ramping up their fall landscaping work. For more information reach out to parks@mordecaicac.org

What's next for the Mordecai CAC? – Dana Deaton

The Mordecai CAC is at a crossroads. The CAC needs more involvement from the community to keep the CAC going. A quick recent history..

- After City Council disbanded the CAC's, Mordecai CAC decided to continue and rebranded at the Mordecai Community Action Coalition conducting regular meetings on Zoom
- Attendance remained at or above pre-pandemic levels
- New committees were formed in 2021 and 2022 including: Children and Family Committee, Mordecai Historic Preservation committee, save Seaboard station and Clover Lane Rezoning
- Held successful events such as the Lawn Party, 4th of July Parade, National Night Out 2022 and had three "community Connect" events where historic buildings in the community were toured.
- Continued involvement in the Raleigh Citizens Advisory Council.
- Avoided divisive politics

Needs of the MCAC to keep the coalition active:

Two neighborhood representatives from each neighborhood in the coalition.

Mordecai

Pilot Mill

East Mordecai

Oakdale at Mordecai

Historic Oakdale

Oakwood

Cotton Mill

Capital Park

Person/Blount

Governor's Square

Yarborough Park

Mordecai Towns

Current crucial needs and the future:

- MCAC Co-chairs are needed. One person elected in January to serve a two-year term (2023-2024) and the other Chair elected also in January to serve a one year term (2023). They will work together to plan meetings and lead the direction of the CAC. If interested contact chair@mordecai.com.
- At this time the CAC meetings will be paused until the co-chairs are elected.
- Dana will continue the monthly community e-mail, social media updates, website updates and slack communications through August.
- After the August National Night out if there are still no co-chairs in place the CAC will shut down. Social media/website/slack will remain online but not updated
- Mailing list will be used for emergency updates only
- There will be a leadership meeting to determine what should happen with the money in the bank
- Final event for the year will be the Annual Holiday Social, Tuesday, Dec 13 at 730pm at Pelagic located at 300 Pace Street

Presentation – Patrick Young, Director of Planning, Keegan McDonald, Planning Supervisor, Daniel Stegall, Planning Manager - How will the "Missing Middle" Text Change Impact Raleigh.. and Mordecai
The idea is to create a city that is inclusive for all, attainable and affordable. But there are challenges:

- Although the majority of residents in Raleigh are white, just over half, the other half are residents of color which brings in diversity.
- Zoning is not causing the changes in our community, it's the increasing demand
- Raleigh is one of the fastest growing large metro areas in the country
- Many new residents are people moving to Raleigh from expensive metro areas due to the affordability. That is what is driving up the prices of homes.
- For most people the cost of houses are out of reach. Renter's incomes have not caught up to housing costs
- Construction costs have accelerated

"Missing Middle" refer to the challenge people are facing. They can't afford a single family home and they don't want to live in a tall apartment building. The mismatch between the needs and what the market is offering. So, what would fill that void are duplexes, triplexes, quads small garden apartments. Mordecai neighborhood does have this type of housing, but they are also being affected (Clover Lane).

What has Raleigh done?

- Legalize duplexes
- Legalize ADU's
- Expanded townhouse permissions
- Promote developments with common open space
- Incentivized construction for smaller homes
- Focus on planned high-frequency transit

What does this mean for Mordecai?

- Most lots within the neighborhood are zoned R-6 or R-10
- Most of the neighborhood is governed by a Neighborhood Conservation Overlay District (NCOD). The NCOD rules are listed in the presentation.

The presentation can be seen in its entirety on the Mordecai CAC Facebook page along with a link to the slides.

