MCAC Community Meeting

February 8, 2022 - 730p – 830p

Welcome – Merrilee Jacobson, Co-chair

Agenda Reviewed:

- Announcements – Merrilee Jacobson
- In Memoriam – Dan Sears
- Police Report – Officer Smith
- MCAC Zoning Committee
- 707 Semart Drive Redevelopment – Rezoning application and conceptual plans
- Public comments and Q&A
- Closing remarks

Community Announcements – Merrilee Jacobson

- Reviewed meeting protocol
- MCAC meets the second Tuesday of each month at 7:30pm except for July August and December
- Upcoming meeting topics:
    - Mar 8 – (online) – Ms. Tiesha Hinton, Raleigh's Community Engagement Manager
    - April 12 – (in person) – "Community Connect" event at Emmaus at Pilor Mill
    - May 10 – Business Meeting (Topic TBD)
    - June 14 – (in person) – "Community Connect" event at Fletcher Academy
    - June 26 – Annual Community picnic on the grounds of the Mordecai House (38th annual)
    - July 4 – Neighborhood parade
    - August – (date TBD) – National Night Out at Halifax Community Center
- 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.
- Neighbors are welcomed to join the leadership team which includes representatives from each neighborhood in the Mordecai community coalition. Reach out to Merrilee Jacobson at chair@mordecaicac.org.
- Dan Sears (1918 – 2021) - A community member for over 70 years passed away in September 2021 just before his 103 birthday.
- Devereux Meadow Open House – Halifax Community Center Feb 12 10a-2p. For more information visit.. https://raleighnc.gov/news/2022-01-24-devereaux-eadows-park-draft-concept-plan-public-engagement
- Ageing in Place Community Raleigh Village East (RVE) is offering free in-home Covid boosters on Saturday, Feb 12 from 7a-1p as well as N95 masks. They can also assist in ordering in home covid testing kits. For more information contact RVE's executive Director Deborah Owens at 910-777-1036 or deborah@raleighvillageeast.org

Police report – Officer Smith

- Uptick on the graffiti - Call the police to report
- Would like to add Greenway volunteers. https://raleighnc.gov/SupportPages/greenway-volunteer-program
- Raleigh police department is hiring

MCAC Zoning Committee – Anthony Greco

1335 Courtland currently is an old apartment complex that is now vacant. They would like to redevelop the property into a cottage community. The developers have applied for a variance to adjust the setback.

To listen to the Board of Adjustment meeting at 1pm on Feb 14 go to:

- City website – www.raleighnc.gov
- City's UTube Channel – https://www.youtube.com/cityofraleigh
- Channel RTN-11 -watch live streaming or videos on RTN 11

ADU's have been approved by the City of Raleigh and the city is working on trying to make it easier for homeowners to get information. The Department of City Planning is conducting an open call for designers and builders to submit plans for ADU's. Deadline for submittal is March 1. For additional information go to adu.fast@raleighnc.gov

Redevelopment of 707 Semart Drive (Logans) – Jason Davis with Turnbridge Equites, Jamie Schwedler and Matthew Carpenter with Parker Poe Consultants and Neil Gray with JDavis Architects

- Rezoning request is only for 707 Semart Drive and is in the initial stage. Have submitted a proposal to the city to build a 20 story structure. Still very early in the rezoning process. Refer to the presentation on the MCAC Facebook page to see the rezoning process.
- Logans will remain for several years so construction is about 2 years out. Feedback from the community will be very important. There will be several meetings scheduled
- Seaboard area was zoned 7 story in 2014 but today there is a need for more housing so the petition will be for 20 stories with a step down to 3 stories.
- Big challenge for the architects to create a plan that provides for open spaces, has a shielded parking garage, a building that offers apartments and remains economically viable.
- See the entire detailed presentation including a preliminary diagram of the space and buildings on the Mordecai CAC Facebook page.

The presentation concluded and was followed by five members of the community who voiced their opinions of the proposed project.

- Matthew Brown – Opposed to the project because of the historical nature of the train station building. Feels like the history of Raleigh is giving way to large box building that don't express the character of the city
- Merrilee Jacobson – Also opposed and presented a good number of examples in NC and other states where old train stations are being woven into the revitalization of downtowns with great success. Would like to preserve Raleigh's history.
- Gaston Williams, Chair of the Raleigh Historic Development Commission – Discussed the great historical value of the building. Cited examples of JDavis projects that saved pieces of historic

buildings in a creative way. Last remaining of 3 three former railroad stations in Raleigh. Built in 1941-42.. before the airport was built. Seaboard Station must be saved.

- Tina Govan – "Wipe it out and build it up". Too much history has been lost with builders coming in and tearing down the old. Tina was adamantly opposed to the proposed project.
- Dana Deaton – Very concerned about the future of Seaboard Station. Concerned that downtown landmarks are disappearing. Asked that the building be incorporated in the new plan instead of tearing it down.

Parker Poe then led a Q&A session following the public comments:

- Sale was from the property owner not the city
- Seaboard Station is not a historic landmark
- Is the developer committed to the area or is it set up for resale? They will be developing not selling
- How can a sense of place such as Seaboard be preserved? Architects will work hard to preserve the history by using original materials and keeping the history of the location in mind in the planning
- What is the timing of the project? Logans will remain until they find a permanent home. No immediate plans.
- Is a hotel an option? Use has not be definitively determined. Will look at the market when Logans leaves
- What impact will the train and the local CSX station have? 2 Canopies are owned by CSX. One will be preserved. Large right of way between this property and The Cotton Mill. One of the canopies will remain.
- Will there be more permeable services with the new project? Outdoor spaces with different scales will be incorporated.
- Will the actual station be demolished? Nothing has been decided.

There were many more questions and comments. A list of those along with answers can be accessed on the MCAC Facebook Page.

Meeting was adjourned at 845p