

**MCAC Agenda**  
**September 13, 2022**  
**Online meeting 7:30-8:30pm**

- Welcome/Agenda (2) Dana Deaton
- Announcements (5) Merrilee Jacobson
- Police (3) Officer Robert Smith
- Committee updates: (10)
- -MHPC (3) Maggie Fyfe
- -Train Station (2) Dana Deaton
- -Clover Lane (5) Catherine Clodfelter
- Candidate Forum (40) Merrilee Jacobson

Dana welcomed everyone on Zoom to the September 13 Mordecai Community Action Coalition (MCAC) monthly meeting that can be viewed at: <https://www.facebook.com/MordecaiCAC/videos/2997744893851447>. We also use Slack if you would like to join for more in-depth, behind the scenes conversations.

Tonight we are featuring a District 3 Mayoral Candidate Forum along with announcements, a police report and several special committee reports.

Dana turned the meeting over to MCAC Chair Merrilee Jacobson for the following announcements:

- Next month on October 11 will be our third and final Community Connect Event at Bryan-Lee Funeral Home located on Wake Forest Road that will showcase a former historic home in our community that has been repurposed and preserved for another use.
- Our next neighborhood meeting will be on November 8. If you have any agenda items or ideas please send to [chair@mordecaicac.org](mailto:chair@mordecaicac.org).
- Our Holiday Social will be on December 13 at a location TBD.
- We currently need two new co-chairs starting in January 2023 and we currently have open positions for a newsletter editor and zoning chair. If you wish to volunteer to help keep our community vibrant, please contact Dana or Merrilee at: [chair@mordecaicac.org](mailto:chair@mordecaicac.org).
- We had three (3) successful and well-attended events this past summer: Fun on the Lawn in June, formerly the Mordecai picnic, a 4<sup>th</sup> of July Parade, and our annual ice cream social/ National Night Out in August hosted by Halifax Community Center staff. Thanks to all who helped organize!
- Neighborhood reps are also needed in the many neighborhoods that make up Mordecai community. Please contact us if you would like to volunteer for any of these open positions.
- Consider donating can goods to the corner pantry located at the corner of Glascock Street and Watauga

POLICE REPORT: Officer Robert Smith

- Two larcenies and two burglaries in our area of downtown but no suspects yet.
- Uptick in porch pirates. Please report suspicious people who seem out of place.
- Looking for greenway volunteers and hiring police officers.

Mordecai Historic Preservation Committee: Maggie Fyfe

- Architectural survey is ongoing, conducted by Mary Ruffin of the RHDC, and is exploring whether Mordecai Place west of Wake Forest Road is eligible for historic overlay district status.
- Once complete, it will be shared with neighbors for input and then presented to the RHDC for final approval.
- Send email questions to: [mhpc@mordecaicac.org](mailto:mhpc@mordecaicac.org) or go to website at: [www.mordecaicac.org/mhpc](http://www.mordecaicac.org/mhpc)

Save Seaboard Station Committee: Dana Deaton

- Rezoning case re: Seaboard Station building went before City Council Tuesday September 6.

- Committee was not happy with Planning Commission decision that would allow condition that the train station could be demolished.
- Council postponed vote to allow developer to reconsider this condition while over 3800 people signed an online petition to preserve the station.
- Developer did agree to remove the demolition condition, the committee accepted the rezoning request, and notified Council and the City Attorney.
- Great work by all those involved in preserving the station that will be moved, and to the developer for being cooperative and having so many stakeholder meetings!

#### Clover Lane Rezoning: Sara Merz

- Current Clover Lane property requesting RX-5 that would allow up to five stories mixed use.
- Committee has seen a concept plan that shows 330 apartments in five floors of living space with two floors additional for parking. No commercial proposed yet in this plan.
- They are requesting 350 additional surface parking spaces in addition.
- Committee is concerned that the applicant is not sharing enough info about potential end uses of the property to determine final outcomes, one of that could be less density and single- family homes and less affordable housing among other things.
- In addition, the applicant has not discussed or verified their final conditions which is troubling. Neighbors are also concerned about traffic, bike/pedestrian safety and connectivity, surface parking, and reopening the back entrance onto Watauga Street.
- Please consider writing letters to the Planning Commission and City Council by this Friday when the Planning Commission meets.
- One comment addressed speculative zoning or whether the current owner would rezone the property only to sell it to another buyer who may have different ideas and direction.
- Please send emails to: [cloverlane@mordecaicac.org](mailto:cloverlane@mordecaicac.org)
- Website: [www.mordecaicac/clover-lane](http://www.mordecaicac/clover-lane)
- Thanks to Sara and the committee for their diligent work on this issue

#### District C Candidate Forum with the following candidates:

Corey Branch, Wanda Hunter, Frank Fields

Primary question: "What is your vision for Raleigh?"

Please view presentation on Facebook to see candidates respond to this and other questions in real time as the following is a brief synopsis: <https://www.facebook.com/MordecaiCAC/videos/2997744893851447>.

Corey Branch – Current District C City Councilor, immediate past mayor pro tem 2018-2021, native of Raleigh

- Commends the MCAC for continuing to meet and advocate for our community
- A balance of economic opportunities for all residents and businesses needs to be improved
- Transportation needs addressed as well – easier to walk, bike, drive and get to work in Raleigh
- Capital Blvd. and New Bern Ave corridor improvements continued while on Council
- Housing opportunities along these corridors, aging in place promoted
- Develop the missing middle, allowing duplexes to be built, offers a variety of housing choices and options
- Growth programs for students and students of color partnerships with local businesses, revisit youth Council and expand to develop leadership skills to embrace future
- Improve community centers and programs that are the background of our communities
- More tax credits for housing assistance and first home purchase and increase in inventory of affordable housing
- Use exiting land more wisely and promote wise planning throughout the City to build in a smart and methodic way

Frank Fields – PhD in Leadership Policy and Development from NC, served in many capacities at Wake Tech as an educator and scholar leader, born and raised in Raleigh in District C one mile from Mordecai

- Macro and micro approaches in leadership for District C

- REAL (research, equity, accountability, leadership) research-based evidence on what we need to do, enjoy our progress so far and preserve, accountability for leaders of all types and citizens not just political, close gaps in leadership at all levels
- Micro to bolster public transportation system, affordable housing very important
- Increase wages for city workers so that they can live in the City they serve
- Endorses health and wellness, greenway improvements for all areas of Raleigh, emphasize community centers
- Board directors of Alexander YMCA, small business owner and serve the community, football camp organizer

Wanda Hunter – NC A&T in accounting, Miller-Motte cosmetology graduate, current resiliency coordinator for Blueprint NC, Raleigh native and resident of East College Park

- Four pillars to focus on: Housing, Community Engagement, Transit and Economy
- Evaluate existing housing stock, making it usable and affordable
- Bring back CACs and enhance them by advertising them and better communication
- Emphasize fiscal responsibility and using and maximizing the resources we already have
- Living wage for city workers very important
- Speed up transit changes to benefit people in affordable housing and people who have been displaced. No rapid transit now on New Bern Ave. Evaluate current ridership and address.
- Please vote by absentee ballot if necessary but VOTE!

Questions:

#1: We hear about the need for greater density - - how do we balance the need for greater density with preserving the City's livability and current character?

Corey: location matters, infrastructure needs, build relationships with new and existing partners, watch out for negative impacts to other communities

Frank: location, spots where can we expand out but not just up, research, evaluate missing middle, infrastructure, look at what other cities have done help promote smart density, do research

Wanda: density does not equal affordability, and we have an affordable housing crisis, building tall buildings next to single family neighborhoods not a good idea, add trees and environmental improvements, and negotiate with developers to do better developments that address the downside of density like flooding, using environmentally safe materials, etc.

#2: Address the missing middle text change and rezoning/developing properties without community input - - Corey? :

Corey: asked staff to go back and check notification policy to notify residents, working to streamline notification process and close gaps.

#3: Climate change, environmental justice issues – how to manage?

Corey: Tree manual policy has been updated, heat map study review, add green features to new buildings, storm water run-off regulations revamped, water management, new sewer pipes going in to keep up with development.

Frank: Enforce existing policies to make Raleigh a Green city and address storm water run-off, outreach and communication to make sure we are a Green City

Wanda: More environmentally friendly building materials, storm water management, more green spaces, thorough investigation of problem areas and enforcement

#4: New Parks bond?

Corey: Will improve areas of our greenways, In District C - - Tarboro Rd community center to be replaced, bring back pool to Chavis Heights and create aquatic center

Frank: Look at my website, deal with flooding and revamp greenway and parks, champion parks and recreation community centers and make them top notch, be inclusive to all citizens and families.

Wanda: When housing is a crisis there is no time to “play”, why do we need a huge parks bond when we have a much smaller budget for affordable housing, why do we need a fancy City Council campus when we have huge areas of need and continue to tax our citizens for these extra expenses and projects.

#5: Future of CACs?

Corey: I continue to engage CACs, I voted to keep them because there was no replacement, new CE board, something CAC like will be promotes and will have a City Council rep that will represent those groups, take things that worked and develop a new and better model, for citizens who can't meet we need to address them as well, I'm only person who has tried to develop this, and I need your help

Frank: We are civil servants and we need and rely on and respect citizen input but it is not always easy, I want to be a primary contact and a Councilor who is tangible and Accessible, CACs can be revamped and I will make sure that this is done.

Wanda: (discussed her views on CACs earlier) Continues to work as a community volunteer to help neighbors and provide important information and support to her neighbors particularly during Covid.

Thanks to all candidates for participating, thanks for all attending! Meeting was adjourned.