MCAC Community Meeting
January, 11 2022 - 730p – 830p
Welcome – Dana Deaton, Co-chair

Reviewed the agenda:

- Announcements – Merrilee Jacobson
- Police Report – Officer Smith
- MCAC remarks and volunteer requests
- A conversation with Mayor Mary-Ann Baldwin

Committee Reports:

- Update from the MHPC Committee – Maggie Fyfe
- Person Street Partnership – Philip Bernard
- Parks – Joe Layton
- Children's Committee – David Watkins

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:
    - Feb 8 – (online) – Redevelopment and rezoning plans for Logan's
    - Mar 8 – (online) – Ms. Tiesha Hinton, Raleigh's Community Engagement Manager
    - April 12 – (in person) – "Community Connect" event at Emmaus Baptist Church
    - May 10 – TBA
    - June 14 – (in person) – "Community Connect" event at Fletcher Academy
    - June 26 – Mordecai Picnic
    - July 4 – Neighborhood parade
    - August – (date TBD) – National Night Out
- 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.
- Mordecai sign that was destroyed by a car is being constructed. Thanks to Sarah Roholt and Sean Farres for their work on getting this resolved.
- Mordecai Community Scrap Metal Recycling – April 17 and October 26. Go to mordecaicac.org/recycling to enroll. This enrollment is open through the month of January.
- Last round of leaf collection is coming: raleighnc.gov/leaf
    - Zone 8: Jan 22 – East of Wake Forest Road, Oakdale and Oakwood
    - Zone 11: Feb 4 – West of Wake Forest, Mordecai, Pilot Mill and Capital Park
- Corner Pantry – Donations always needed. Corner of Glascock and Watauga.

Police report – Officer Smith

- 1 burglary, residential
- 3 larcenies
- 6 cases of vandalism (graffiti). Call the police to report.
- Would like to add Greenway volunteers. https://raleighnc.gov/SupportPages/greenway-volunteer-program
- Raleigh police department is hiring

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

Tonight finishes up Dana Deaton's commitment as Co-Chair of the MCAC. A few of her amazing accomplishments:

- Reorganized and rebranded in winter 2020 as the Mordecai Community Action Coalition

- Continued 2020 and 2021 regular monthly meetings on Zoom
- Formed two new committees in 2021: The Children and Family committee and the Mordecai Historic Preservation Committee
- Featured some amazing speakers and learned about topics affecting our community
- Kept meeting attendance at or above pre-pandemic levels
- Held successful National Night Out event in August, and a fireside holiday social in December 2021
- Started using a Slack workspace for our leadership team
- Continued involvement with the Raleigh Citizens Advisory Council
- Avoided divisive politics

Moving forward the MCAC will be electing a new co-chair in February to assist Merrilee Jacobson. This person will serve a two-year term and be responsible for working with a partner to plan meeting agendas and lead the direction of the CAC. If anyone is interested or knows a neighbor who would be a good candidate contact Dana or Merrilee at chair@mordecaicac.org as soon as possible.

Also needed:
- Monthly Newsletter editor starting in February
- Social Media admin needed in February

"The Mordecai CAC is now the Mordecai Community Action Coalition. We are a coalition of multiple neighborhoods working together to provide ways for citizens to share information, meet each other, and take action in our community. Neighborhoods include: Pilot Mill, Oakdale, Mordecai, East Mordecai, North Person/Blount, Cotton Mill, Capital Park and part of Oakwood."

Thank you Dana for all of your hard work. The community appreciates all of your efforts. We will now look forward to the next two years and our new co-chair.

A Conversation with Mary-Ann Baldwin – Mayor of Raleigh

Priorities for upcoming year:
- Housing affordability/housing choice – #1 priority, ensuring that people have a safe place to live, especially our homeless community, seniors and disabled.
- Transit – Easy access to transit cuts down household expenses. Needs to be accessible, heavily used. New Bern Ave., Western Blvd. and Wilmington St. are focus areas for bus rapid transit. Capital Blvd. is in the future.
- Commuter Rail – With Apple announcement, our potential for growth and congestion becomes real. Commuter rail is important to address that.
- Policing – We are down 160 police officers, which impacts our ability to do community policing. Focus on training and best practices. New idea called "Acorns." A unit of police officers and social workers to address people with mental health issues or who need extra help. Pilot program started and could be expanded.
- Gun violence – National epidemic. Police chief has some great ideas that she'll share this month. Need to work with community/federal agencies and identify/address trouble locations.
- Small business community, homeless community, health organizations – COVID has led to more challenges. Have a $10 million grant to assist large agencies working in these areas. Have $1 million for smaller nonprofits.
- Growth/infrastructure needs – Need to provide adequate housing for people moving here.

Q&A
- MHPC's efforts to preserve Mordecai Place – are you in favor of HODs?
    - MAB – Depends on what the neighbors think. Do your homework and provide education about the HOD. If most of the neighbors are in support, you'll get support from the Council. Model the HOD after what the neighbors would like to see. HODs can be controversial but also a way to preserve historic structures.
    - Dana noted that the MHPC is looking at models that would work well for our neighborhood. Talking to residents at this point to see what people want.
- How do you feel about the complete transformation of the Seaboard Station area, including Logan's? How do we preserve a "sense of place" in cases like this?

- MAB – Seaboard Station is not protected on the national registry. We think of it as historic, but it doesn't have those protections. We need to look for ways to get what we want from the development community. When the Dillon was under construction, we asked for preservation of one of the walls. The developer did that and repurposed a lot of items they found on site – steel beams, brickwork, etc. Ask for quality materials to be used and the inclusion of public spaces throughout the redevelopment. Can we preserve some of the canopy from the old train station and the opening at the end? Turnbridge, who purchased Logan's, are also redeveloping The Creamery. They're preserving The Creamery building, but they have other large spaces that they can use for new buildings. I hope they can preserve the "brand" of the Logan's area. If enough residents ask for this, they may consider it. Tell them about our concerns. For what they're paying, they won't be able to preserve the whole building but may be able to preserve parts to help us remember Logan's. There will be a loss but we'll be gaining new neighbors and much-needed housing. Ask developer to preserve some of the structure and the historic feel.
- Dana – Turnbridge and Parker Poe will be presenting at the February MCAC meeting. There are two developers working there – Hoffman and Turnbridge. Logan's is separate from the Hoffman development of the rest of Seaboard Station.

- Third year without CACs. Ms. Hinton and her staff of one have been tasked with replacing a structure that had been in place for almost 50 years. What's your vision?
  - MAB – Ms. Hinton is "rocking it." She's meeting with people, but COVID makes that difficult. Same problem with consultant Mickey Fearn. His work has been handed off to Ms. Hinton. She is looking at ways to create a Community Engagement (CE) committee to advise her, bring ideas forward, and keep on top of trends. My belief with CE is that you need to go where people are. When Fayetteville Street was going to be reopened, I put up sandwich boards on the street and attracted large numbers of people to the planning meetings. For BRT, I've encouraged planners to put signs at the bus stops to attract people to meetings. Also, we need to go door to door to talk to neighbors and leave information. Seniors cannot get out to meetings but they want information. Use emails to spread information. Local meetings are important. Need to find unique spaces for these meetings. Local bars attract young people. Virtual meetings have also become effective during COVID. Bus tours, bike tours, walking tours are possibilities. Work sessions in the community, not just at the municipal building. Dog parks, bike rides to interact with the spaces being impacted. Being creative is important. Getting the community involved at a more local level and in creative ways.
  - Dana – Tiesha Hinton will be our speaker in March and has already met with our leadership team.
- How do we save the trees in our neighborhood?
  - MAB – looking at this and will announce in the near future.
- What is the city's vision for downtown single-family housing where many neighborhoods are seeing historic homes torn down and replaced with very expensive homes?
  - MAB – This problem was the reason for the "missing middle" zoning change to encourage developers to look at more creative ways to create housing. By offering zoning to build townhomes, duplexes and triplexes, developers can make as much money as building a million dollar mansion. Before this zoning change, only 20 percent of the city was open to something other than single family housing. The city is working with homebuilders' associations to extol the benefits of building the "missing middle." ADUs have become possible with 60 applications to date. Tiny home zoning is also in place so that multiple houses can be built on a single lot. We also need to make the permitting process easier for "missing middle" housing to cut costs and encourage developers to consider new options. We and help our city and neighborhoods by developing "gentle density."
- Is your plan to eliminate all strictly residential zoning?
  - MAB – no
- Can unbridled development in Raleigh be tempered to preserve what made it desirable in the first place?
  - MAB – Yes, through historic overlay districts and other types of historic protections.
- "Larry" says that Raleigh has a program to protect trees but that it's poorly enforced.
  - MAB – Our tree ordinances apply to a certain amount of acreage. Looking at how we can apply that protection to smaller pieces of land. You've experienced this in Mordecai, losing large trees to build a new home. We'll be modifying our tree ordinance.
- Bus station shelters/seating

    - MAB – We had funding to put up additional shelters and seating. That effort is continuing and is a priority. People would be encouraged to ride the bus if they had shelter and seating in place.
- Commuter Rail
    - MAB – S-line would come up to Wake Forest from Apex. There's a proposed stop at Seaboard Station where Go Triangle owns the land and could create a new station. The S-line is moving through NCDOT's review process. Possibly coming through this area is high-speed rail from Richmond. I've encouraged the Logan's developer to talk to Go Triangle to see what could be done as a part of their redevelopment.
- Philip Bernard on the PSP – MAB has been an active partner with the PSP and the Blount/Person Street Corridor Project. What is your vision to make streets more livable and bikeable while preserving on-street parking for businesses?
    - MAB – Lots of discussion on this. In 2007 when I joined Council, I met with a group at Nicole Kennedy's art studio and did a charette with Mitch Silver. Nothing was on Person Street then and it's grown through the vision of the charette. Conversion of Blount to two-way, roundabouts – it's taken too long but is happening. Bike infrastructure – small businesses are concerned about that impact. We need to talk and collaborate. Person Street has a potential partner in WPU. They have parking available when students aren't there. Look at partnerships for parking, alternative routes.
- SeeClickFix
    - MAB – this system has been problematic. Looking at starting a 3-1-1 system that would be more responsive. You can always email the Mayor's staff to have them address issues more quickly. mayorstaff@raleighnc.gov.
    - Dana – some reports to SeeClickFix are immediately recognized by the city while others are not.
    - MAB – SeeClickFix is completely automated. If requests are not properly submitted, they can disappear.

MAB asked if the Cotton Mill residents could be invited to the meeting with Logan's.

Dana noted that she would send the follow-up questions to the email list as well.

Mordecai Historic Preservation Committee (MHPC) – Maggie Fyfe/Med Byrd
Maggie reviewed the history of the committee that was galvanized by teardowns in the neighborhood. She reviewed the goals of the committee and noted their activities to date. Residents of Mordecai Place have been surveyed to see if they are in favor of having the city carry out assessment of that area's historic significance. Maggie noted that residents would be continually asked to provide input and feedback throughout this process. She echoed the Mayor's statement that HOD's are one of the few ways to preserve neighborhoods and make development more predictable.

Maggie reported that the process for collecting survey information was multi-prong. She noted that there were 250 valid addresses and that the MHPC had received 95 valid responses. A total of 78 were in favor of a survey with 17 not in favor. Maggie and Shane Trahan met with the city office overseeing historic preservation and learned that the city was comfortable with the MHPC survey process. Maggie reported that our request for an architectural survey will be discussed at the next meeting of the RHDC. Maggie encouraged anyone interested in learning more about the MHPC to contact them at https://www.mordecaiccac.org/mhpc.

MCAC Children and Family Committee – David Watkins
David noted that in 2021, the MCAC leadership team decided to create the Children & Family Committee. David volunteered to lead the effort and has been joined by Stacy Gant, Jan O'Regan and, recently, Kelly Lewis. They are looking for ways for the community to get together to learn, volunteer and socialize. David reported that activities had kicked off in May with a bike clinic and family bike ride. National Night Out, City Farm Tour, Scare Bear scavenger hunt, Thanksgiving drive for the community pantry and Open Table free market were some of their 2021 activities.

In 2022, David noted that the committee wants to hear from the community about past events and how the committee can communicate better. Please complete a short survey at https://forms.gle/H7mG382H9qf6ddyEA.

PSP Update – Philip Bernard

Philip reported that a PSP meeting will take place in late February to kick off the year. The group will talk about changes coming to our area with bike, pedestrian and on-street parking issues. Philip noted that the group is working with Reuben Moore and his team to figure out the best way address these issues.

Parks Update – Joe Layton
Joe noted that we'll kick off the 7th year of our partnership with the city with a park workday on Jan. 20 from 8-10am.

Co-Chair
Please reach out to Dana if you're interested in partnering with Merrilee as a co-chair.

There was no zoning report tonight but that will be the focus on our meeting next month as we talk with Turnbridge Development and Parker Poe about Logan's redevelopment.