

BOYLAN HEIGHTS NEWSLETTER

April 2022

Editor: Susan Thompson

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ASSOCIATION UPDATE

Neighbors,

Spring is here. Trees and shrubs have been blooming and flowers are on the way. It is the time of rebirth, and it is time for rebirth on the Neighborhood Association. May is election time for the board and we need your help. Many of the great things in the neighborhood happen because neighbors volunteer to help. That includes things like the ArtWalk and the Best of Boylan. These events happen because people like you say, "I can help with that" Please say, "I can help with that" and e-mail me at president@boylanheights.org or call me at 919-208-8888. Board positions include President, Vice-President, Treasurer and Secretary and chairs of various committees. Don't worry, we won't throw you into the deep end. We'll cradle you into position. And speaking of volunteers, congratulations to Boylan Heights own Rob Allen who was appointed to the Raleigh Historic Development Commission.

Don Davis — BHNA President

Boylan Heights Neighborhood Association Meeting

Tuesday, April 19 · 7:00 – 8:00pm

Google Meet joining info

Video call link: <https://meet.google.com/pod-shie-zfx>

Agenda

- I. Welcome and Meet Your Neighbors
- II. Approval of Agenda and Minutes
- III. Police Report
- IV. Financial Report
- V. Committee Updates - No updates this month
- VI. Old Business
- VII. – New Business: Association Elections in May; Volunteer Opportunities



NEIGHBORHOOD YARD SALE MAY 14TH

We are going to host a neighborhood wide yard sale on Saturday, May 14th and welcome you to join in and/or help spread the word. If you would like your house on the map or have ideas about promotion, please email Traci Rowe traciraerowe@gmail.com. Thanks!



BOYLAN HEIGHTS SUMMER CAMP

The Boylan Heights Association is sponsoring a summer day camp for kids on June 11-12! The camp is free to 6-12-year-olds who live in Boylan Heights. Teenagers are encouraged to volunteer to be junior counselors. Applications are now open to non-residents as well as residents. We'll celebrate with a community-wide picnic on Sunday, June 12 at Project Enlightenment. Questions? Contact Amy Marschall at amymarschall7@gmail.com.

Camper Application: <https://forms.gle/AmnFYm2RjITfNtT9>

Volunteer Application: <https://forms.gle/R1vCCsFPRFxx9wHX8>



CPR / FIRST AID AND BLS CLASSES FOR THE NEIGHBORHOOD!

Date: Saturday, May 28, 2022

Location: Studio 1104 (1104 W Cabarrus Street, in the hood)

Times: CPR and First Aid Class: 9am - 1pm

Basic Life Support: (For medical professionals): 2pm - 6pm

Cost: Sliding Scale \$40 - \$90

(We ask that if you are not planning on volunteering with the neighborhood summer camp that you pay full price if possible. The \$40 covers our expenses but we are fully volunteering our time at that price.)

What you get:

- E-Card 2 Year certification through the American Heart Assoc.
- AHA CPR / First Aid Provider Manual
- Use of all CPR / First Aid equipment during class

Sign up: Please email Dr. Carlie Huberman at EliteArtsPT@gmail.com

VAULT CRAFT BEER

The Vault is now open and is excited to be part of the Boylan Heights community. They have 16 taps of draft beer and two large built-in coolers with cold beer to take home.

Come visit sometime soon!

Address: 518 W South Street

Hours: M-TH 11am-10pm,

Fri – Sat 11am-12-am,

Sun 12pm-10pm

Website:

www.vaultcraftbeer.com

Instagram: @vaultcraftbeer

VAULT
CRAFT BEER

BOYLAN HEIGHTS NEIGHBORHOOD ASSOCIATION

March 15th, 2022 @ 7pm via Google Meet

Welcome & Meet Your Neighbors: Don Davis (President), Dan Dunbar (Vice President), John Bush (Treasurer), Melissa Bailey (Past President), Michael Dunn (Secretary), Caroline Dunn, Lyman Collins, Anna Smith, Jay Spain, Jeff Denny, Kathleen Smith, Lin Caldwell, Allison Taylor, Chad Wilkins, Kate Larkin, Officer Matthew Winkle (RPD)

Approval agenda and previous month's minutes

Police Report: Officer Winkle reported that there was not a lot of police business in the neighborhood over the past 30 days. It was a busy month for the beat officer, but most of the activity was in the area of Dawson St and South St. One neighbor was a victim of catalytic converter theft. It only takes a thief about 90 seconds to remove the catalytic converter, and they sell them to a middleman who takes them out of state. Officer Winkle recommended purchasing a catalytic converter shield, especially for those neighbors who own hybrid vehicles (as those vehicles' catalytic converters contain more of the valuable metals that the thieves are after). These shields typically cost around \$200. Officer Winkle also reported that the greenway patrol approved by City Council should be up and running by the beginning of May, so neighbors should expect to see more officers in Dix Park and on the greenways. He provided an update on the preparations for the Dreamville music festival to be held in Dix Park April 2-3. Kathleen Smith asked about the section of W Cabarrus St between Rosengarten Alley and Dupont Cir that is narrowed due to construction but doesn't have any No Parking signage. Officer Winkle said he would reach out to Tony Howard at the City to ask about temporary No Parking signs. Melissa Bailey asked if Officer Winkle felt it was safe to be out walking in the vicinity of the neighborhood in the early morning around 5:30am. Officer Winkle said that, in his opinion, at that time the biggest danger is speeding drivers. He noted that Raleigh as a whole does not see many random acts of violence, and most incidents involve people who know each other in some way. He recommended all walkers to stay alert, especially while crossing the street, and to not be on their cell phones or have loud music playing in their headphones. Dan Dunbar asked if the best way to report graffiti in the neighborhood is through the See Click Fix website. Officer Winkle replied that neighbors can use See Click Fix, call or email the City graffiti removal team at (919) 996-6001 graffiti@raleighnc.gov, or contact him directly. He added that RPD caught four people placing graffiti in January, and that it is difficult for the graffiti removal teams to work with railroads and the associated rights-of-way (such as the site at the bottom of W Cabarrus St or near the Boylan Bridge).

Financial Report: John Bush provided the financial report for the previous month, noting that there were neither expenses nor income during February. He added that the Board anticipates some expenses in March, notably \$499 to the City to reserve a shelter for the neighborhood youth summer camp.

Development Beat: Don Davis provided a run-down on the recent development news and zoning changes in the vicinity of the neighborhood. He noted that downtown Raleigh and the neighboring areas are developing rapidly, and that there is a feeling that the City Council is very pro-development. He noted that in some cases the updates only concern zoning changes, which do not indicate specific plans for redevelopment. The development updates he provided are as follows:

Hillsborough St

- 400 Hillsborough St: 400H development planned to be 20 stories.
- 301 Hillsborough St: new Pendo development has plans to add a second tower.
- 320 Hillsborough St: the cylindrical Holiday Inn is slated for demolition and will be replaced with a new development.
- 401 Hillsborough St (State of Beer, Exploris Middle School, etc.): requesting zoning change from 20-story to 40-story.

Glenwood South

- 410 Glenwood Ave (The Creamery): to be redeveloped with a 32-story tower and a 20-story tower. Developers plan to retain the original structure as part of the design.
- Two towers (11-story and 10-story) are planned for the corner of Glen-

wood Ave and W Johnson St.

- 3 Glenwood Ave: requested zoning change to 20 stories.

North Boylan

- 706 Hillsborough St (2-story office building, NW corner of Hillsborough and Boylan): requested zoning change to 20 stories.
- 630 Hillsborough St (service station, NE corner of Hillsborough and Boylan): had filed site plans to turn the station into a restaurant. Now the property is up for sale.
- 615 W Morgan St (former Moonlight Pizza/Calavera): site plans for 18-story office building, including parking deck on Hargett St behind the Origin Hotel parking deck.
- 121 and 131 S Boylan Ave (two houses): Originally planned to be replaced by a 7-story apartment. However, now there is a pre-submittal to request a change to 20 story zoning.

Warehouse District

- GoRaleigh property in the 200 block of S West St (across from The Dillon): planned to be two towers (35 story apartment on the north side across from Citrix and 15 story hotel on the south side next to the train station).
- 409 W Martin St (CAM Raleigh): concept drawings for a 20-story building, but no site plans have been filed. Request to change to 20-story zoning was approved several years ago.
- 327 W Davie St (the Depot, Videri, etc.): NC Railroad submitted a request to change to 20-story zoning. The Depot Historic District is a Nationally Registered Historic District.

South and East of the Neighborhood

- 320 and 328 W South St (next to storage facility): submitted site plans for 20 story apartment building.
- The City wants to revitalize Heritage Park (SE corner of W South St and S Saunders St). S West St would continue through the property with affordable housing on either side.
- Park City South development (927 S Saunders St): will be 11-story and 20-story residential buildings.
- 1010 S Saunders: due to break ground this year on two 20-story buildings.
- 600 W Cabarrus St: under construction for 7-story building; no plans yet for the part of the property along West St, though a request for zoning change to 20 stories is anticipated.
- 605 W South St (The Big Pit, across from Boulton Bread): request for zoning change to 7 stories at the corner of W South St and S Saunders St, 4 stories mid-block, and 3 stories next to the historic district.
- The proposed Transit Overlay District (TOD) along S Saunders is intended to encourage density adjacent to the BRT route. It would allow additional building height if the development includes affordable housing or offices. Don noted that the neighborhood is a local historic district. This provides some protections, and most changes go through a thorough approval process. But the historic designation is up to the City Council and can be removed for any parts of the neighborhood (as has already been done in the past in the Prince Hall historic district).

Jay Spain provided an update on the public meeting for the zoning changes at The Big Pit. Jay worked on the Saunders North Redevelopment Plan, and the hope was for that area to resemble the N Person St district with businesses, dining, and residential up to about 3 stories. If the developer builds up to 7 stories, it puts pressure on surrounding properties to go up to seven stories. He noted that the neighborhood could negotiate with the developer, asking for commercial on the first floor, setbacks, pet relief areas, or other items as developers are often willing to compromise to get the deal through.

Allison Taylor asked about expected additional traffic and air quality impacts with these developments on the perimeter of the neighborhood. Don answered that in most cases, traffic and air quality studies are not required. The neighborhood could petition the City to require them.

Other New Business: Don said that the BHNA Board is developing a crowd-sourced list of recommended service providers, and more information will be shared next month. Tracy Rowe is promoting a neighborhood yard sale, planned for Saturday, May 14th. The Board has decided to continue holding the Association meeting virtually while also hosting some in-person events.