
STRATEGIC PLANNING
FOR DOWNTOWN
RALEIGH'S FUTURE
DEVELOPMENT

**DOWNTOWN VISION
MEETING**

May 21-22, 2014

THE RALEIGH DOWNTOWN PLAN

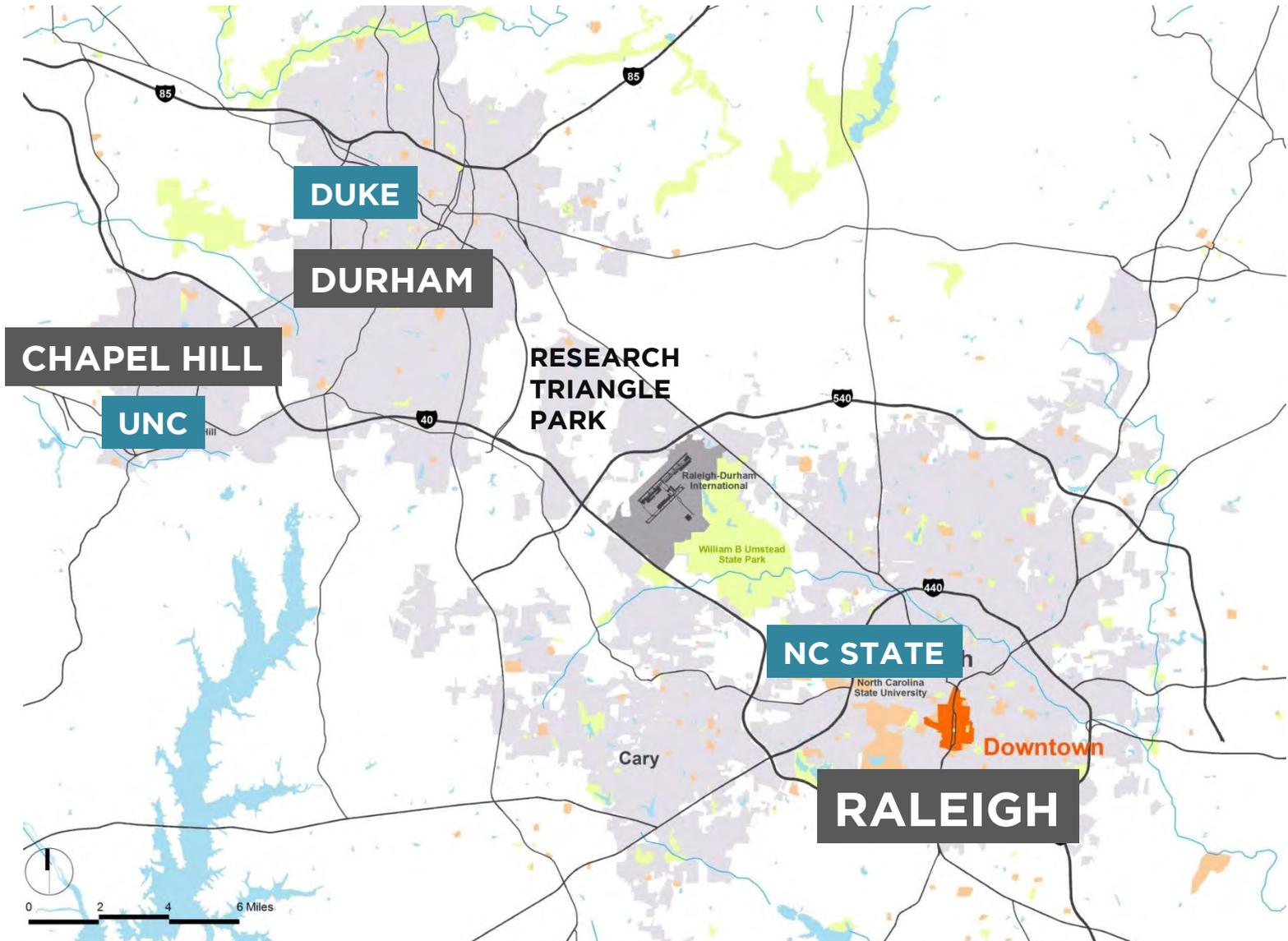


AGENDA

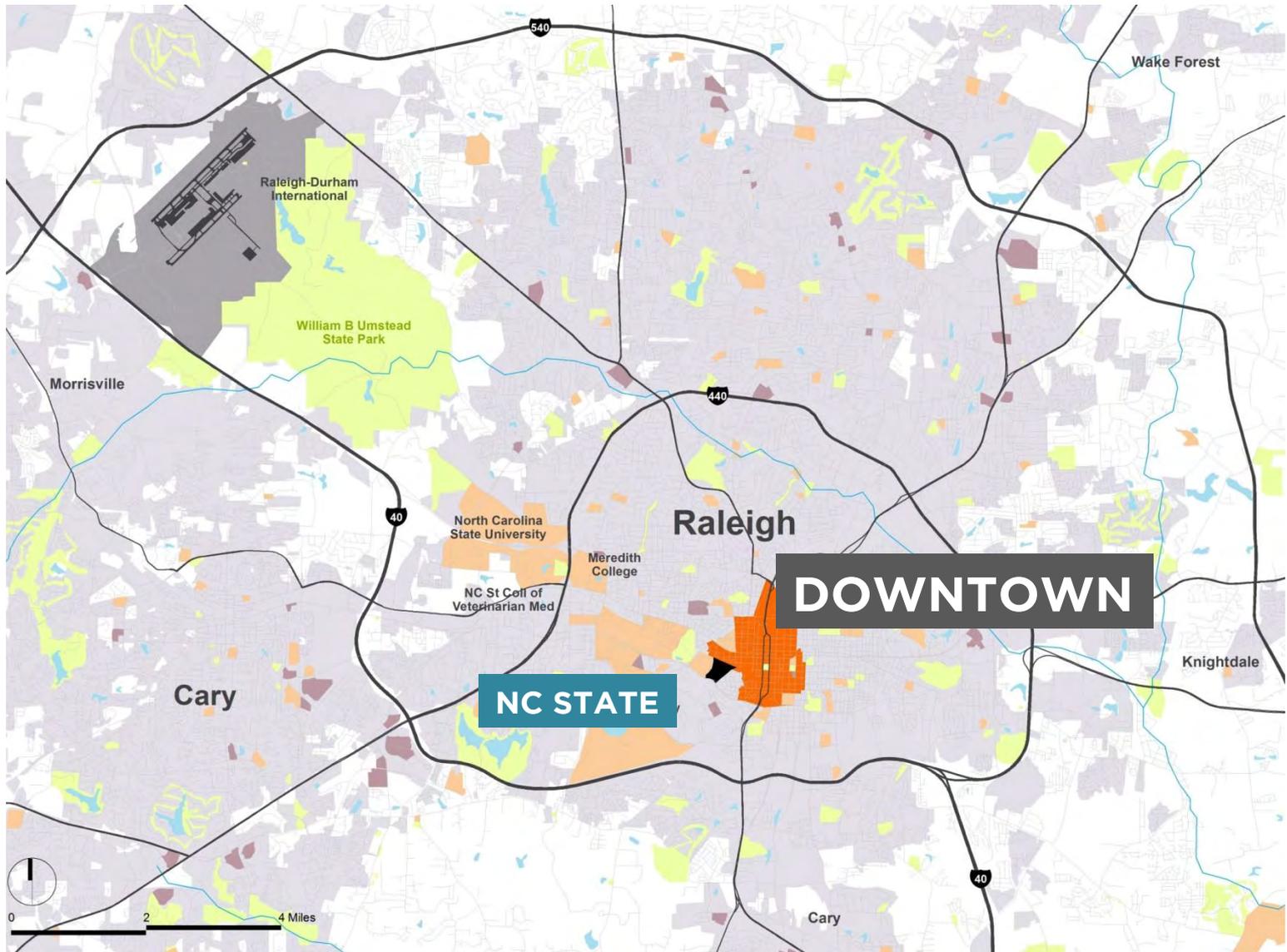
1. Welcome & Introduction
2. Downtown + the Districts
3. Community Visions for Downtown
4. Your District

DOWNTOWN + DISTRICTS

DOWNTOWN'S ROLE IN THE REGION



DOWNTOWN'S ROLE IN THE CITY





Working



Dining, Shopping, & Entertainment

Creating



Visiting



How does
Downtown's urban
place add up to the
Raleigh Experience?

Innovating



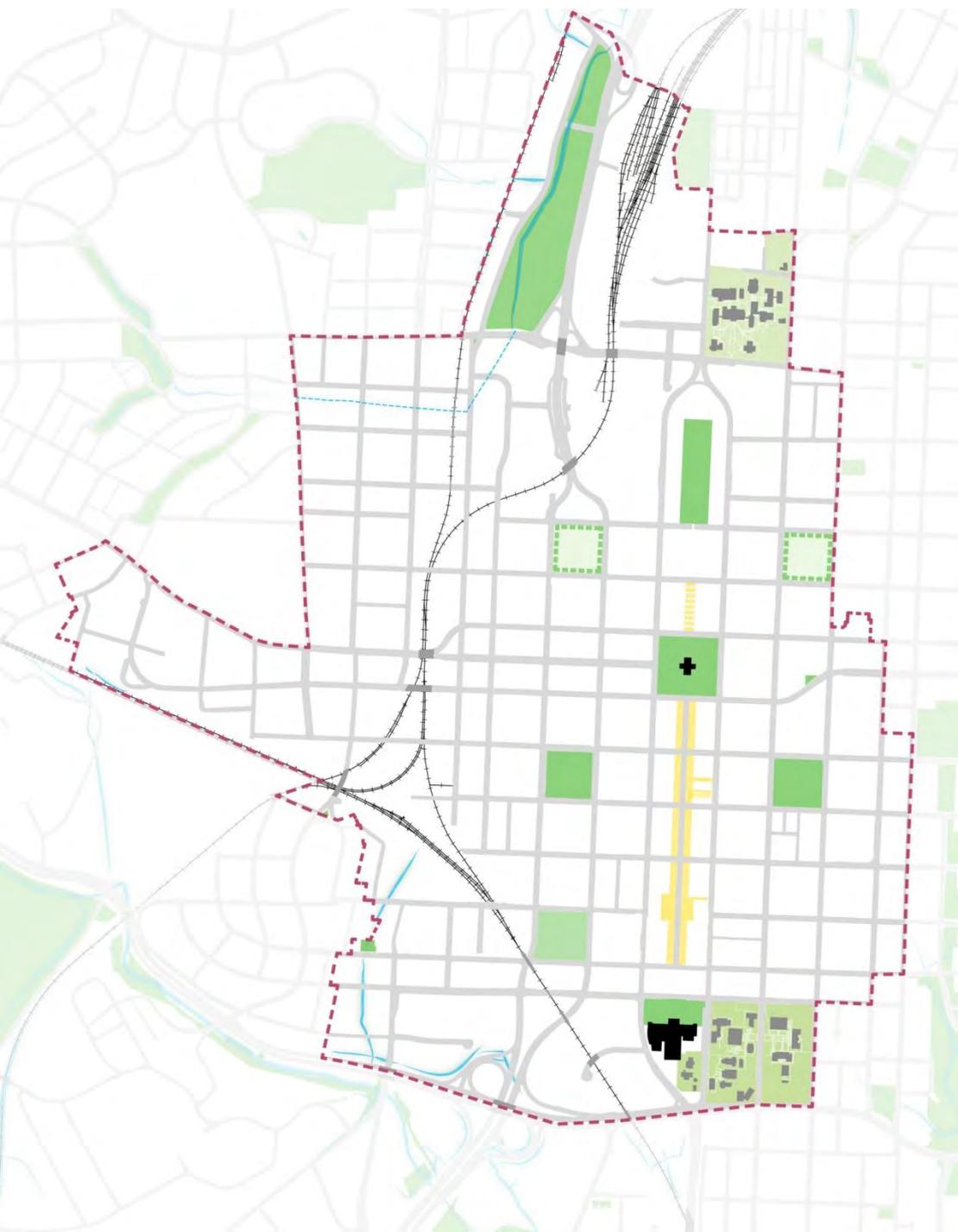
Moving

Living



Growing Up & Growing Old

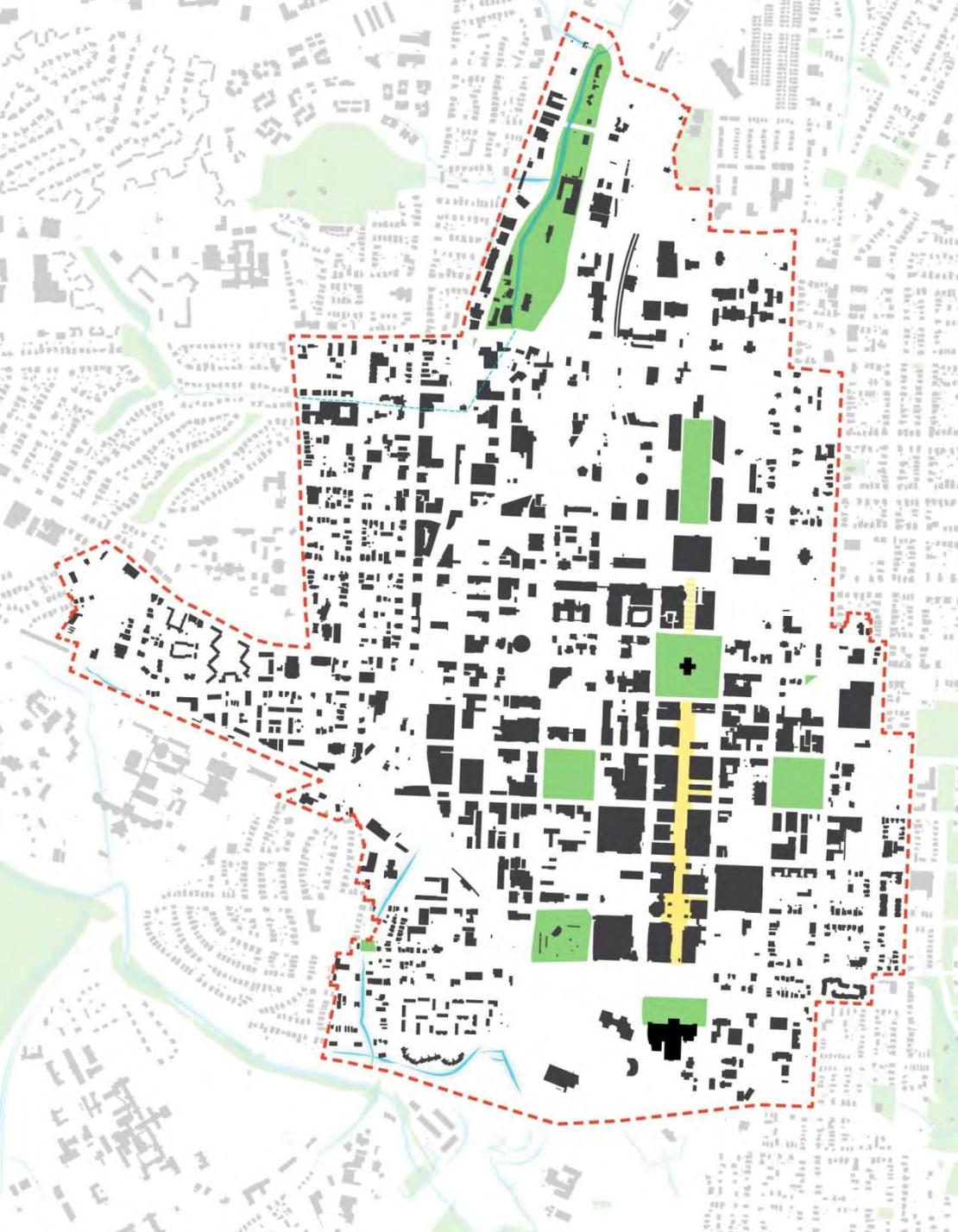
DOWNTOWN RALEIGH





STREET GRID

- Early planning led to a clear orthogonal street grid
- Grid is intersected by rail



BUILDING PATTERN

- Density focused around Fayetteville
- Density gradient reduces at edges
- Building footprints reinforce the street grid



TOPOGRAPHY

- Modest topography
- State Capitol is 2nd highest point in Downtown (behind St. Mary's School)
- Low points focused around rail & edges, where creeks are

Elevations in Feet



Stream Condition



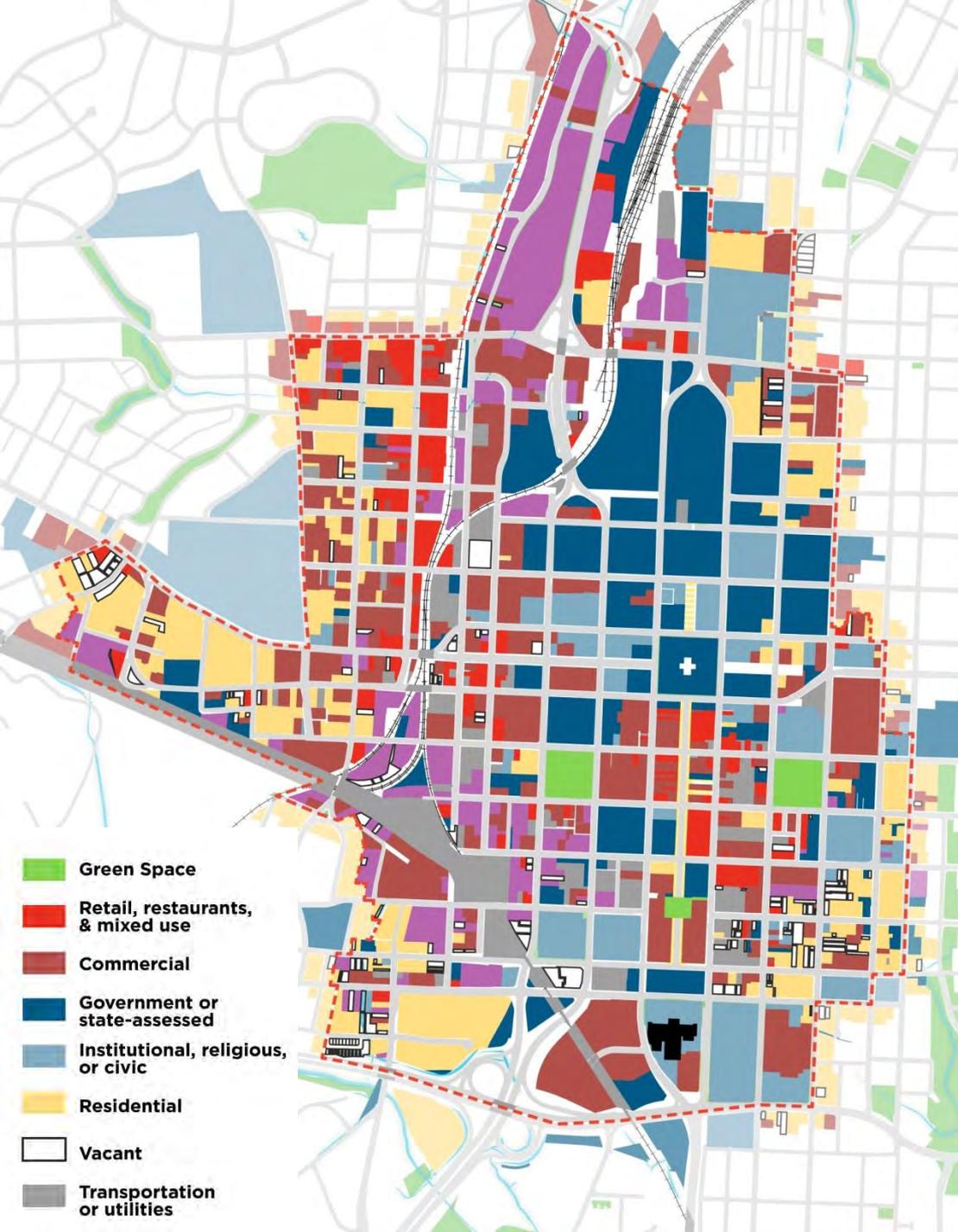


CIVIC SPACE

- Green space is lacking, particularly in Glenwood South
- Nash and Moore Square are underutilized
- Pocket parks and sidewalks meet some needs
- Pigeon House Creek and Dix are key opportunities

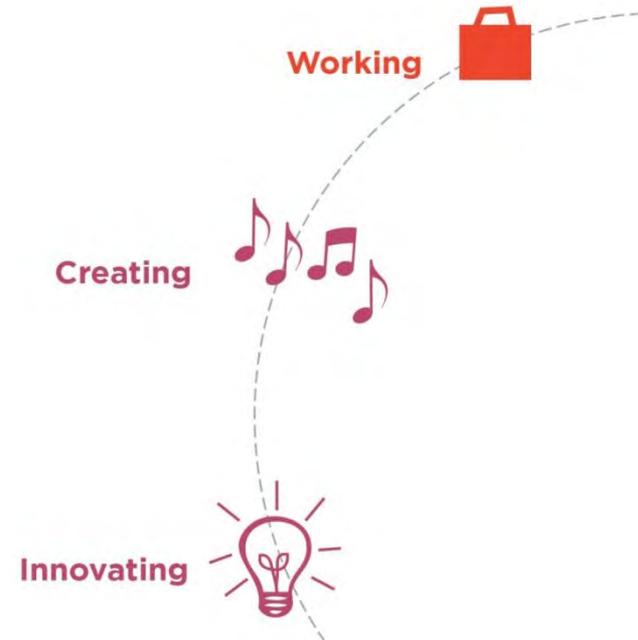


Greening



MIXED USE DISTRICTS

- Residential largely at edges
- Government offices predominate in the Capital District
- Glenwood and Fayetteville are key retail streets



“If you want urban open spaces to work overtime, you want them working at night.”

-Urban Land Institute



RALEIGH AFTER DARK

- Street lights and active ground floors in some zones create a safe, vibrant nighttime atmosphere



Dining, Shopping, & Entertainment



Visiting



RALEIGH AFTER DARK

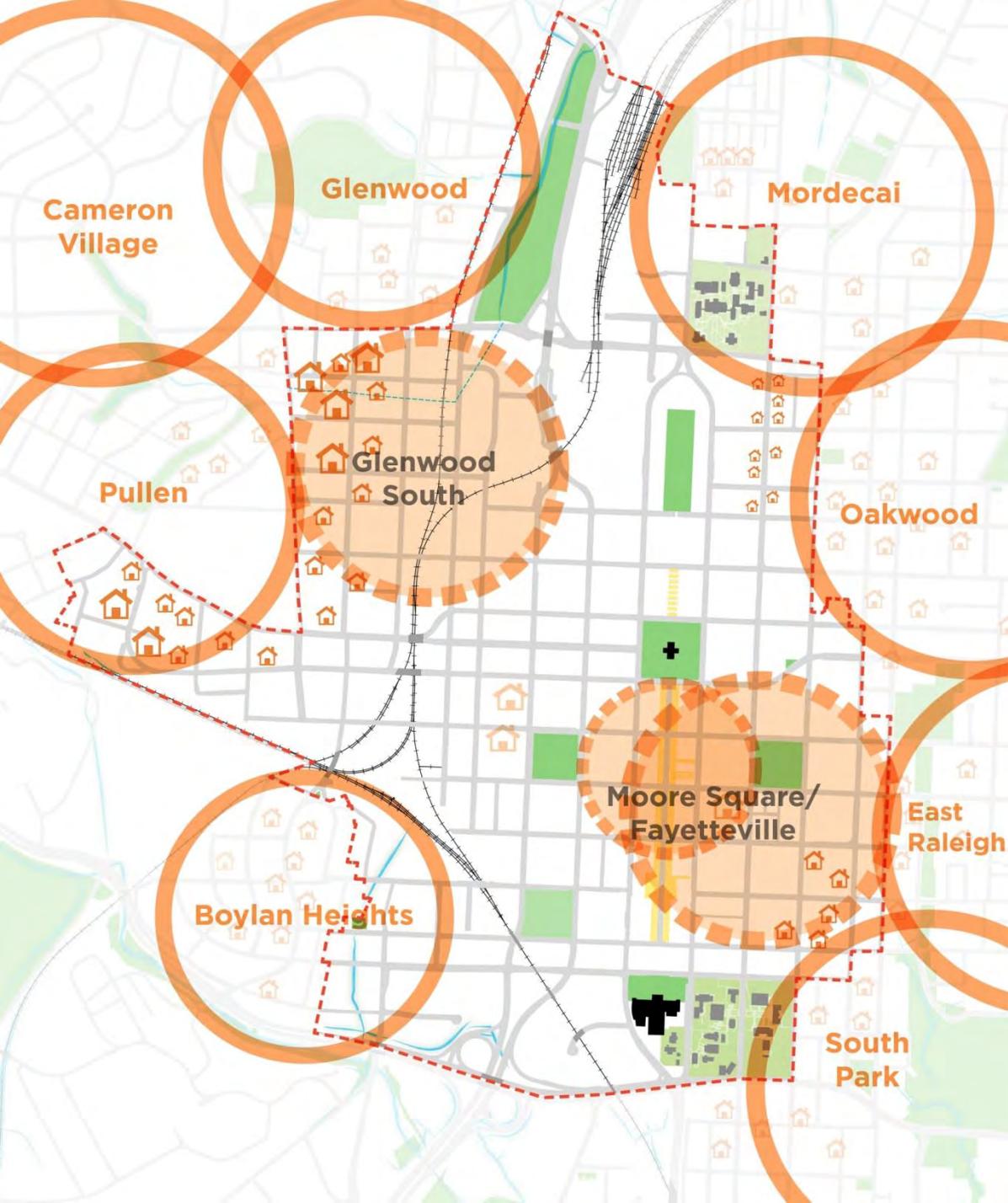
- Dark spots are areas with limited active uses
- “Dark blocks” interrupt connections between districts and attractions



Dining, Shopping, & Entertainment



Visiting



DOWNTOWN NEIGHBORHOODS

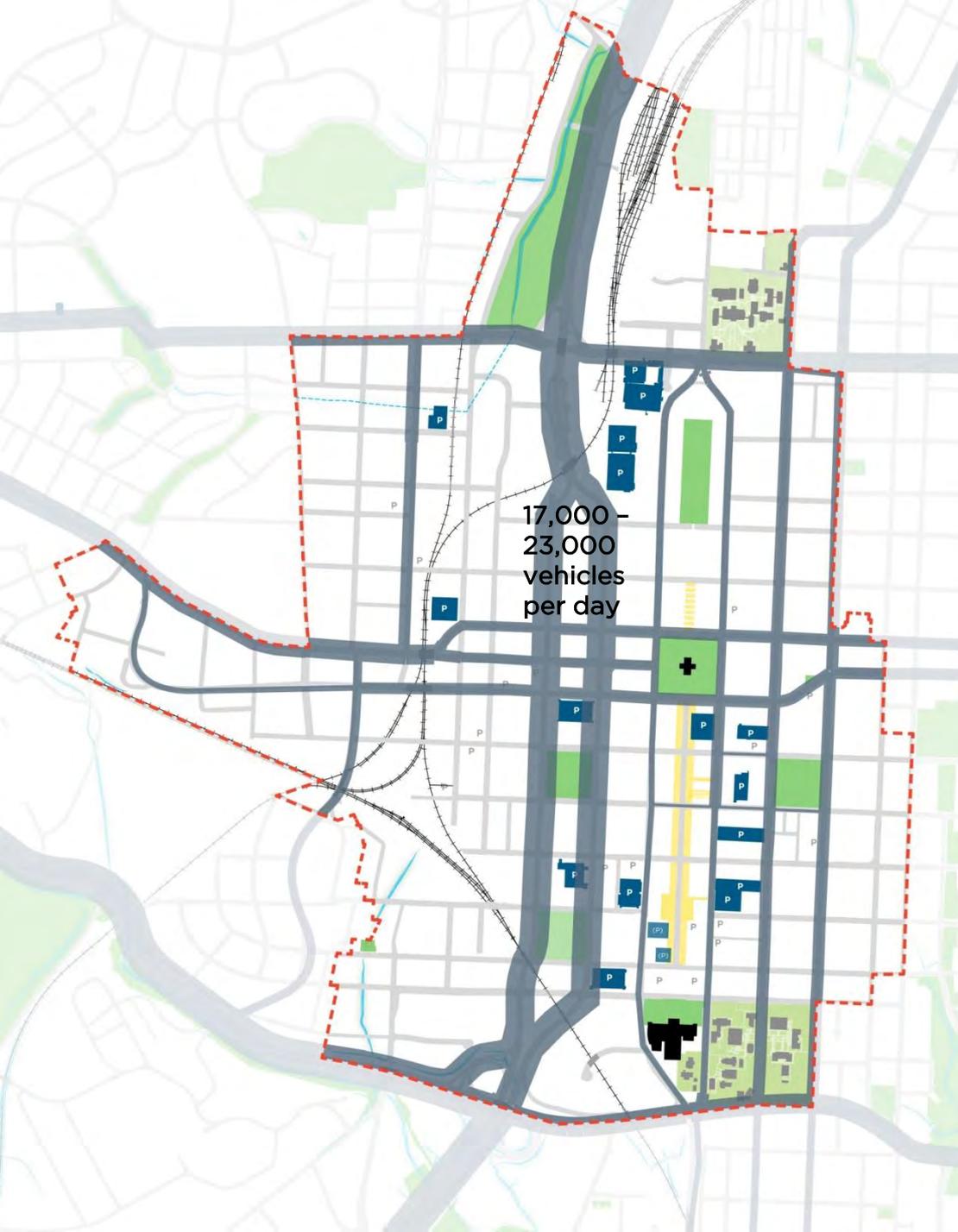
- Growing, residential hubs in downtown
- Surrounded by urban neighborhoods

Living



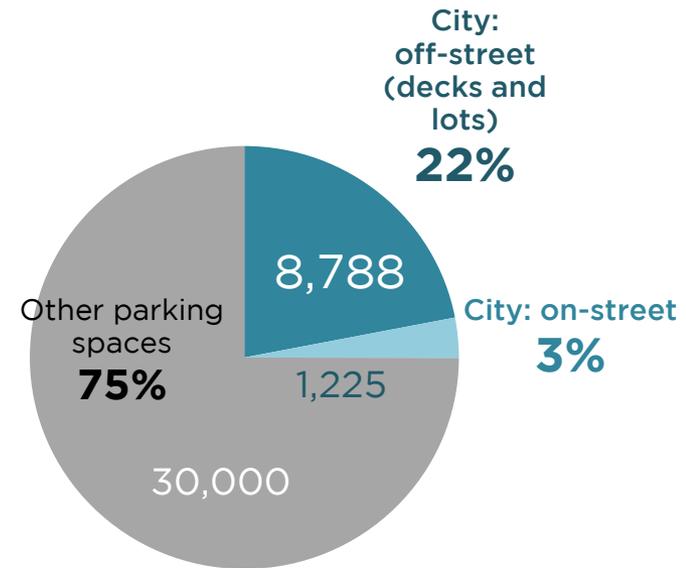
Growing Up & Growing Old





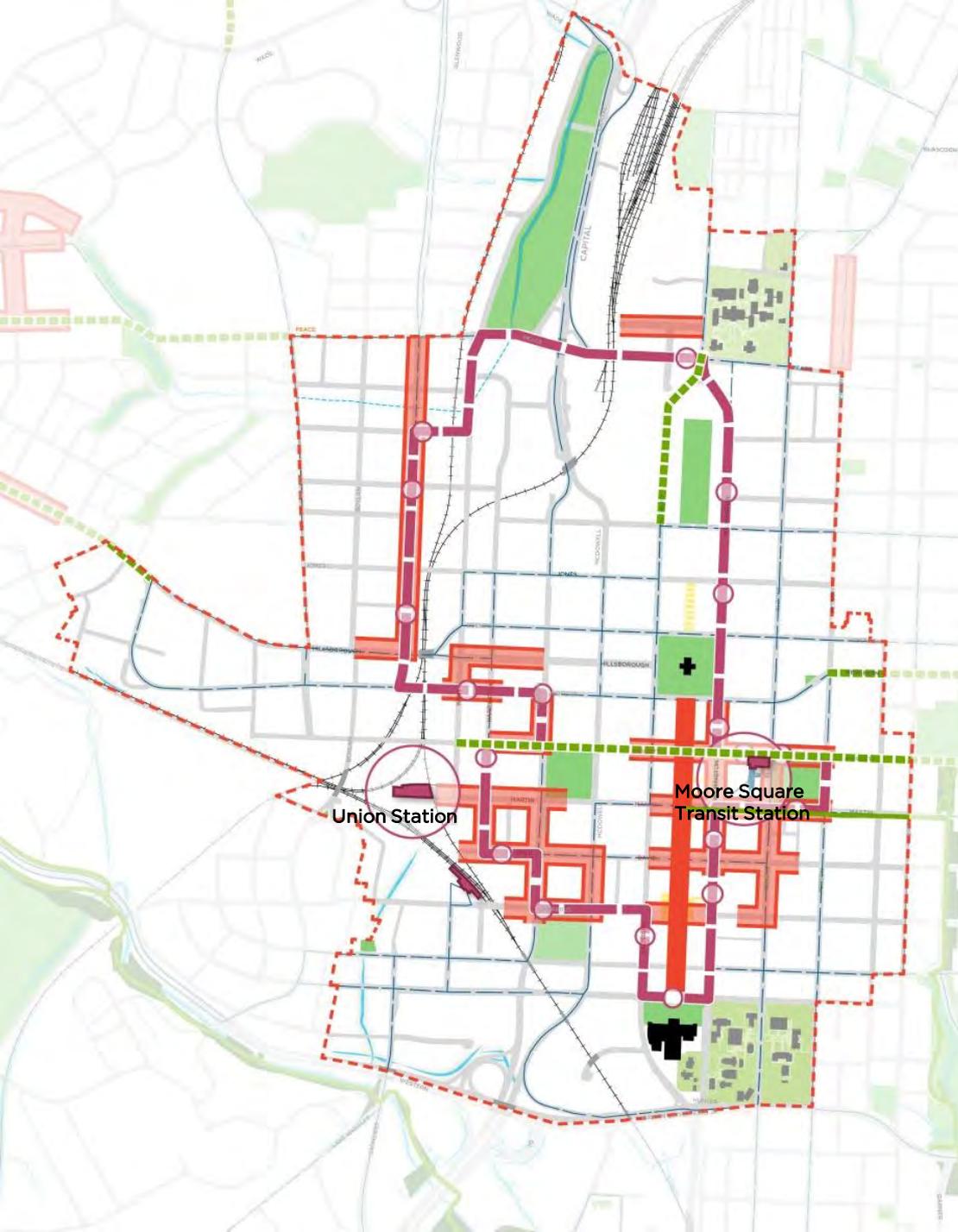
MOVING DRIVING & PARKING

- Need for a city garage in Warehouse district
- Potential for greater shared parking?



Parking



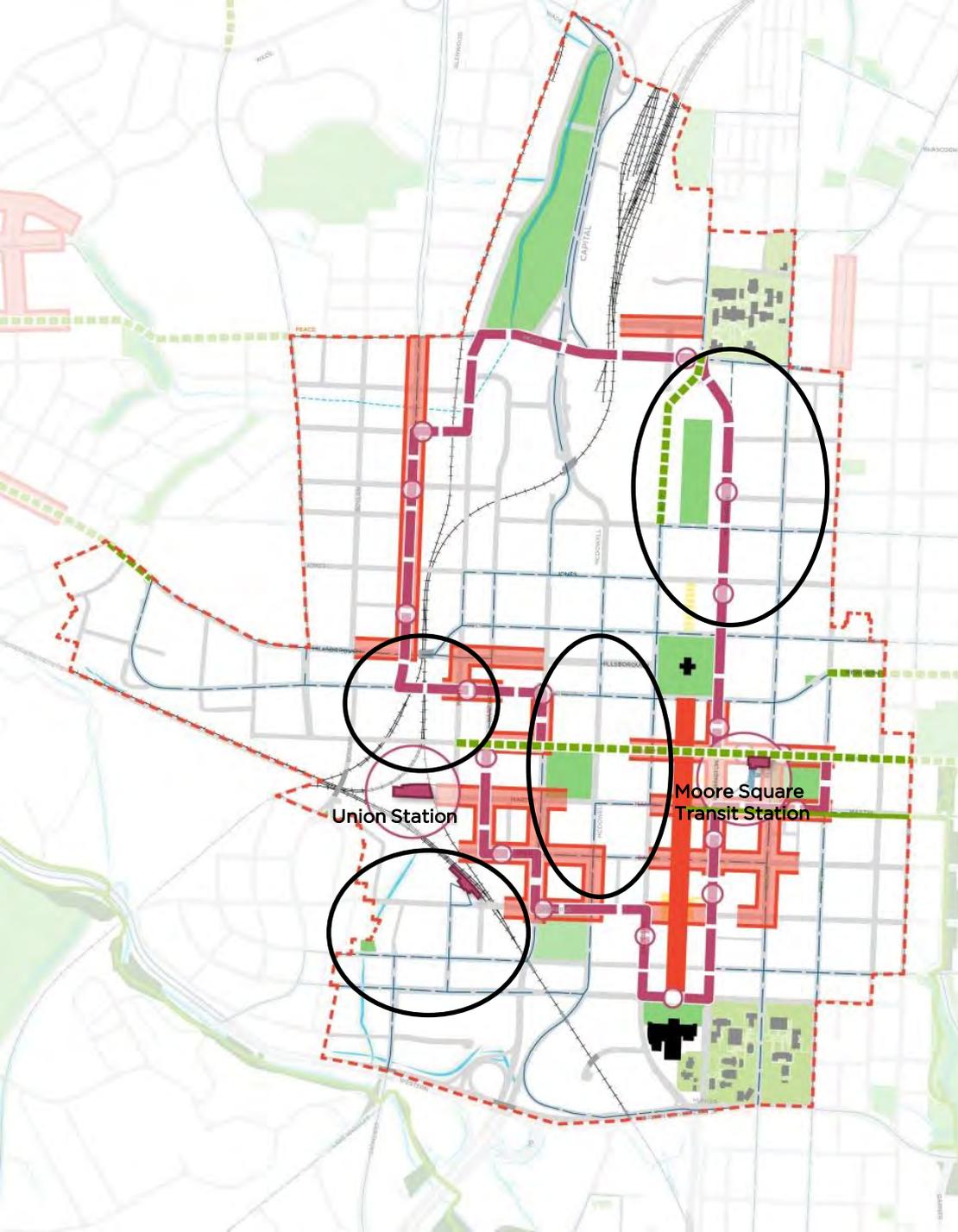


MOVING

WALKING & BIKING & BUSES

- R line serves main walkable zones
- Two future downtown transit hubs will influence development and uses
- Potential for more robust trail / bicycle system



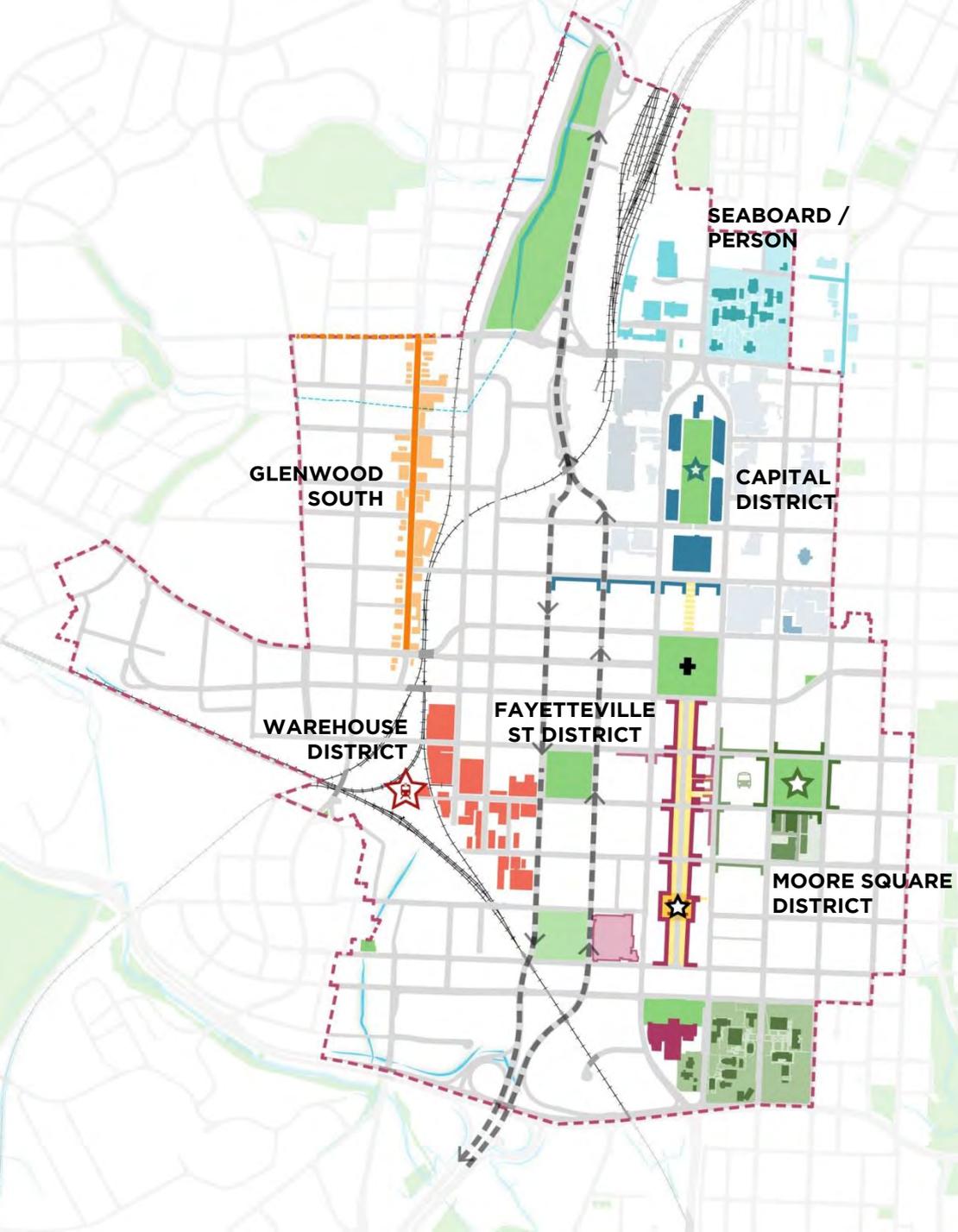


MOVING

WALKING & BIKING & BUSES

- “Activity Gaps” are areas where existing street level activity is interrupted

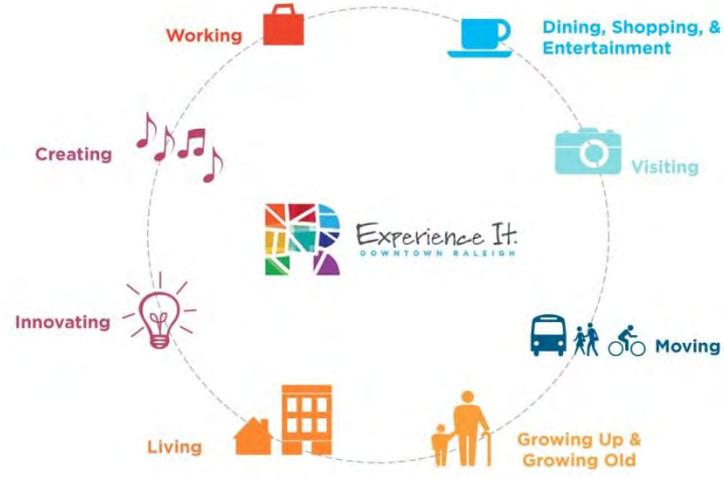
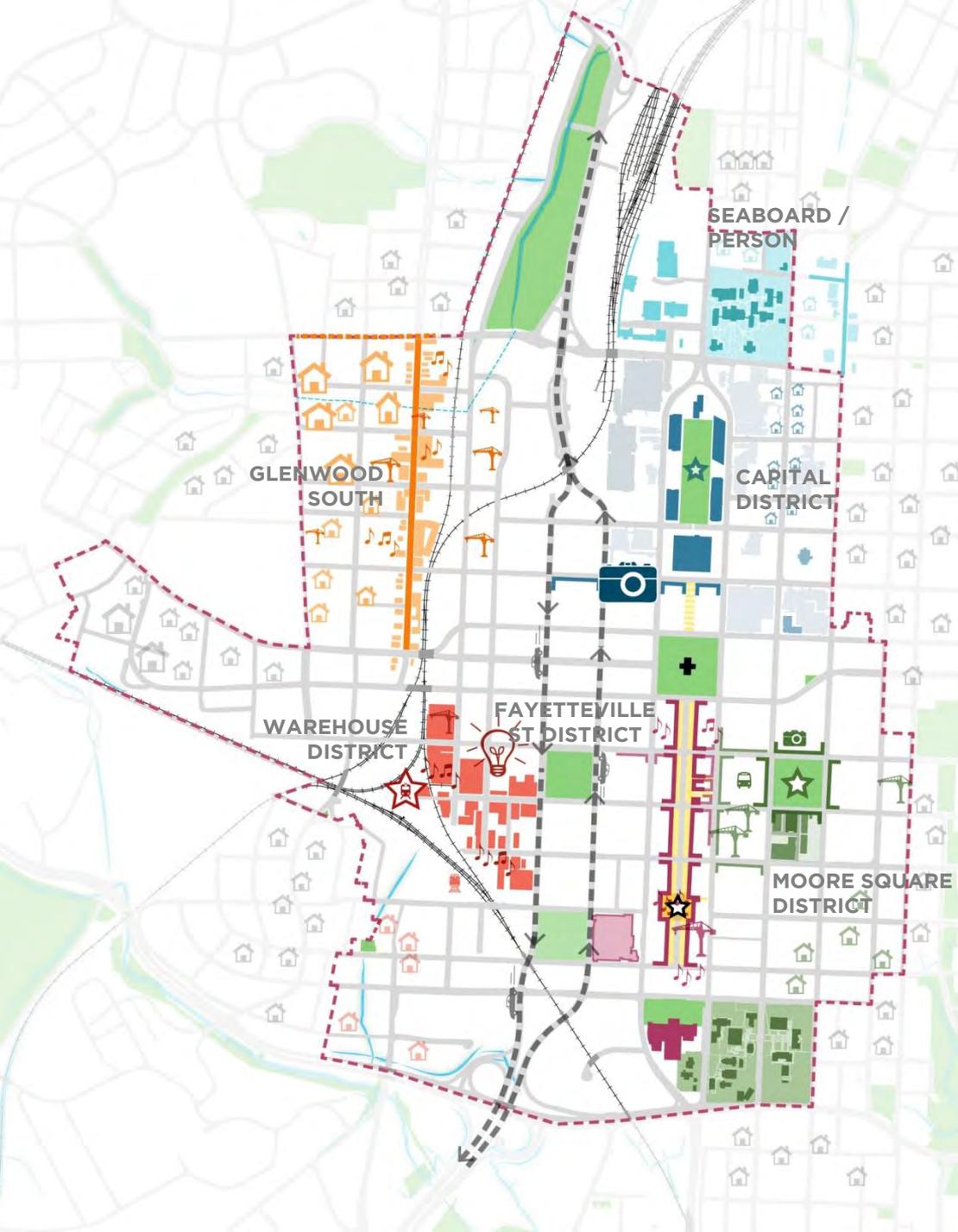




RALEIGH EXPERIENCE

- How can each district identity be strengthened, revised, and better connected?

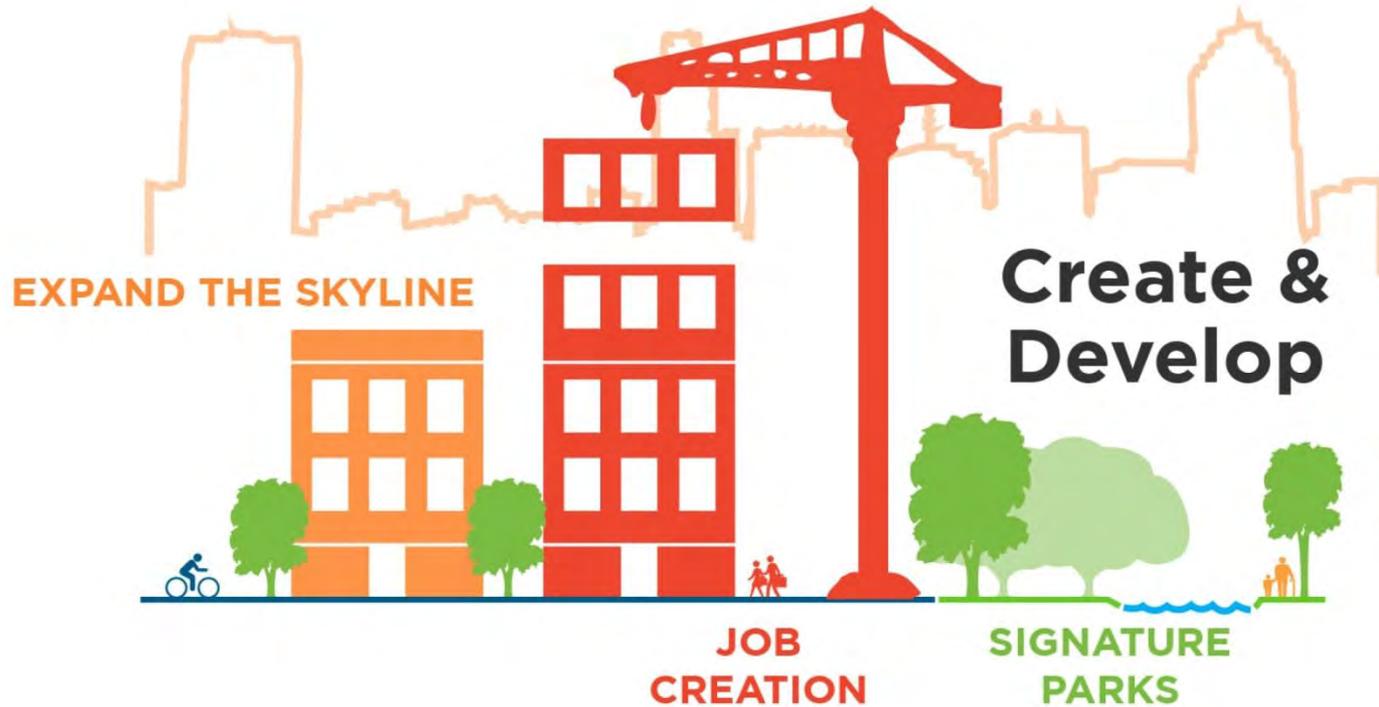
DOWNTOWN DISTRICTS



Sustain & Grow



What assets need to be protected or enhanced to keep downtown's identity intact?



What elements need to be created anew to help Raleigh thrive and compete?

Connect & Unify



**What needs to be better connected?
How can we make that happen?**

3. Connect & Unify



Raleigh Experience



1. Sustain & Grow



DOWNTOWN VISION

WHAT WE'VE HEARD

A VISION STATEMENT FOR DOWNTOWN

“DOWNTOWN IS THE HISTORIC, FUNCTIONAL, & SYMBOLIC HEART OF RALEIGH.”

2030 COMPREHENSIVE PLAN

TOP VISION STATEMENTS FROM DOWNTOWN VISION MEETING

- Raleigh—layering experience, sustainability and accessibility for all
- To make Downtown Raleigh the #1 destination for the day and night, a weekend, or the rest of your life
- Attractions for all ages - not just the younger generation
- The center of creativity, history, culture, that is evolving, family friendly, collaborative, embracing and fascinating and growing into a big city
- Raleigh - a place for everyone to gather, grow up and connect



CONNECTIONS

- Legend**
- Downtown Landmarks
 - Existing Streams
 - Existing Greenways & Trails
 - Existing R-Line Route

Green belt connecting N,S, E, W and cultural, historic and financial with bike and ped friendly areas including Pigeon House Creek

Better walkability & bikability

Transit and ped/bike connection improvements to DT from surrounding areas

Connectivity

More retail

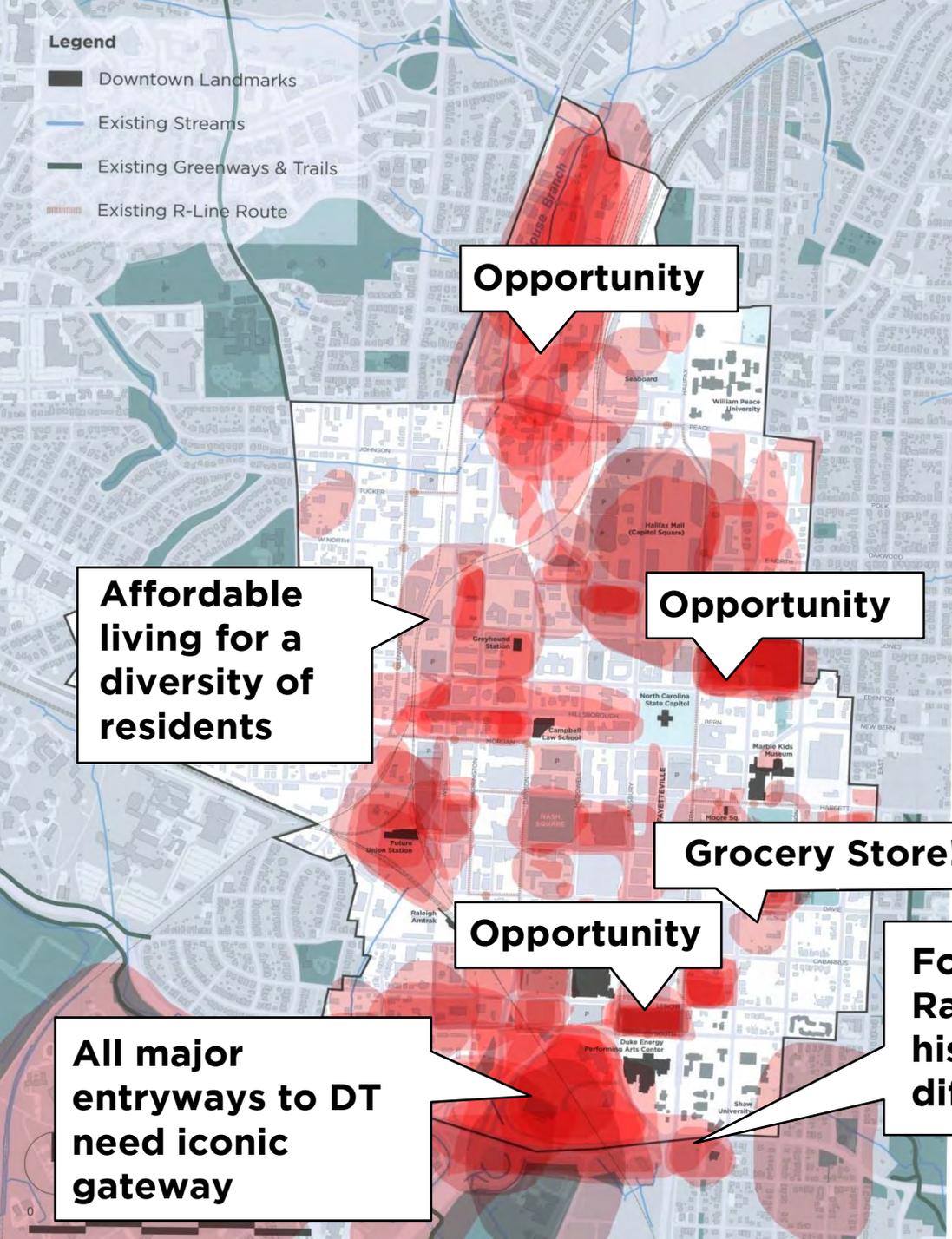
More retail

Continue the street grid, take out MLK interchange

Connecting green spaces



OPPORTUNITIES



Legend

- Downtown Landmarks
- Existing Streams
- Existing Greenways & Trails
- Existing R-Line Route

Opportunity

Affordable living for a diversity of residents

Opportunity

Grocery Store!

Opportunity

All major entryways to DT need iconic gateway

Focus on particular parts of Raleigh's African American history and contributions of different communities

GREEN SPACE

- Legend**
- Downtown Landmarks
 - Existing Streams
 - Existing Greenways & Trails
 - Existing R-Line Route

Consolidate state employees into highrise and redevelop; activate Halifax Mall

Pocket parks

Green the city. No more surface parking lots, cover them with green or other use.

More green

Activate

Activate

Water feature

Park

Create a variety of greenspaces with a diversity of active and passive uses



DISTRICT CHARACTER



FAYETTEVILLE STREET DISTRICT

Central Business District of Raleigh, skyscrapers and high density

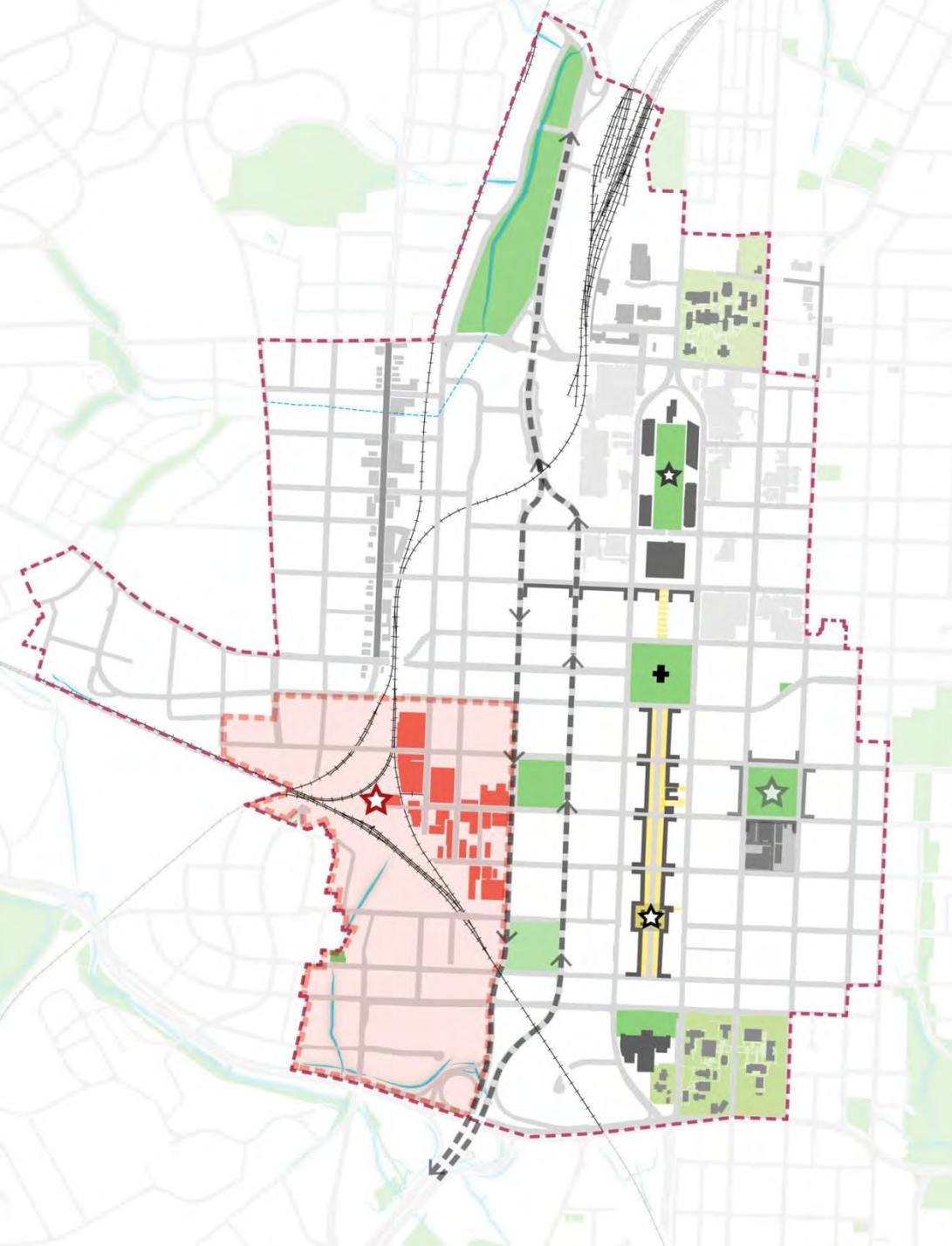




GLENWOOD SOUTH DISTRICT

Neighborhood feel, anchored by bars and clubs and eclectic, locally owned shops and restaurants





WAREHOUSE DISTRICT

Concentrated creative energy
and the future Union Station



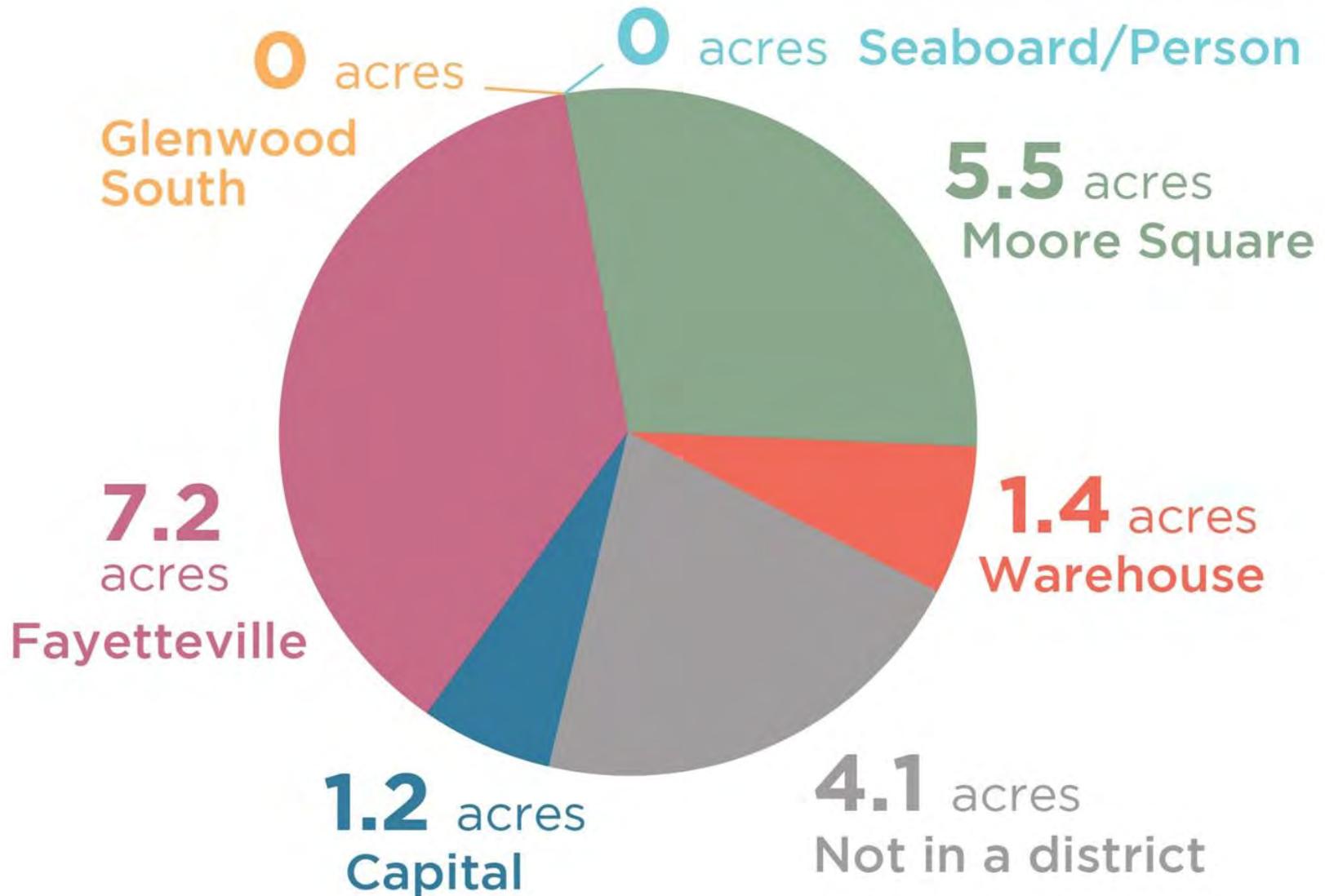


SEABOARD/PERSON

Emerging shopping destination with a local dining scene and William Peace University



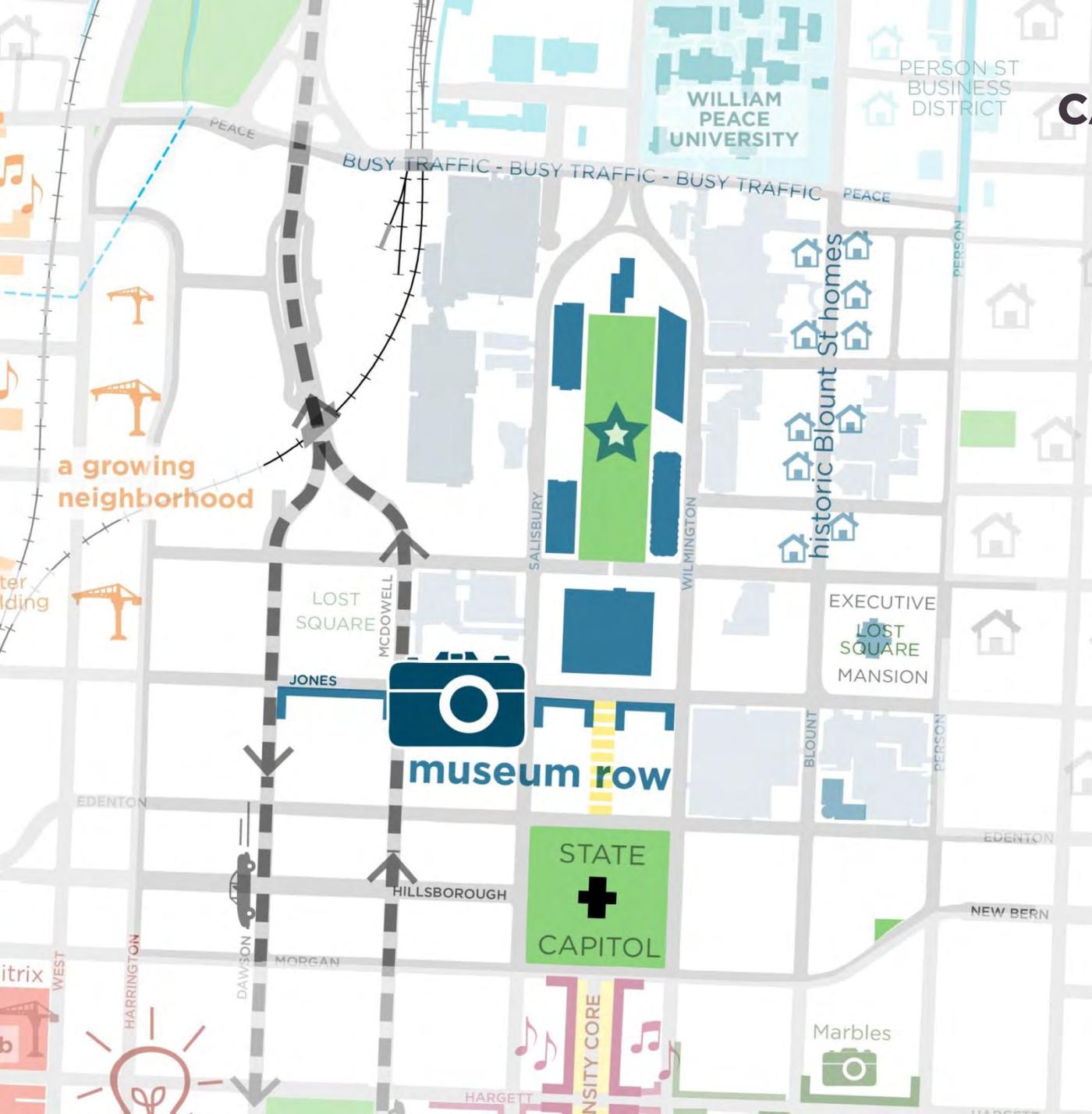
City-owned Opportunity Sites



CAPITAL DISTRICT



CAPITAL DISTRICT



CAPITAL DISTRICT





CAPITAL DISTRICT

Characteristics

- 9-5 office district
- Lacks urban activity and form
- Parking is everywhere!
- Weak pedestrian, bicycle, and programmatic connections to adjacent areas

	Dining, retail, or entertainment
	Museum or Civic
	Hotel
	Service Retail

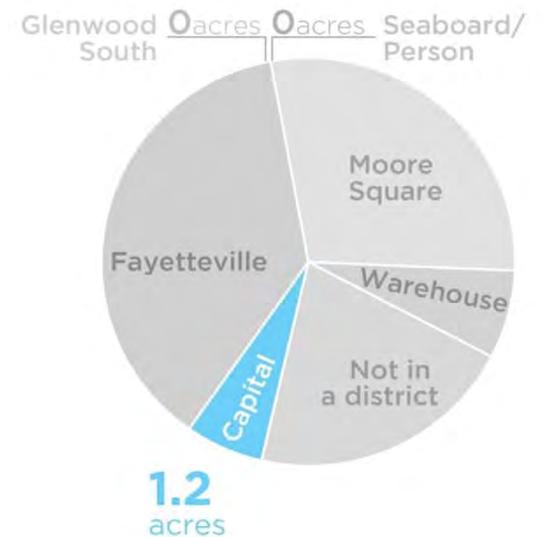


CAPITAL DISTRICT

Opportunities

- Activate Halifax Mall
- Blount St Commons
- Improve street level experience and walkability
- Consolidate and organize parking
- Partner with the State

City-owned Opportunity Sites





WHAT ARE THE TRAITS
OF VIBRANT, URBAN
CAPITAL CITIES?

CAPITAL AREA, BOSTON

GOVT OFFICES

HOTEL/OFFICE

URBAN
NEIGHBORHOOD



MAJOR PUBLIC
GREEN SPACE



MIXED USE
COMMERCIAL

Image Landsat

Google earth

CAPITAL AREA, SACRAMENTO

LINEAR PARK RIVER
CONNECTION

MIXED USE OFFICE

GOVT BUILDINGS

PUBLIC
GREEN SPACE



Image Landsat



**GOVT OFFICE
BUILDINGS & PARKING**

**CAPITAL AREA,
AUSTIN**

**MIX OF SCALES:
NEIGHBORHOOD
+ GOVT OFFICES**

CENTENNIAL PARK

**MIXED USE
DOWNTOWN**

An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The image shows a dense urban environment with various buildings, trees, and streets. The text is centered in the middle of the image.

HOW CAN WE ACTIVATE
EXISTING, UNDER-USED
CIVIC SPACES?

**TEMPORARY
PROGRAMMING**
MADISON, WI
FARMER'S MARKET



COMMUNITY PARK POST OFFICE SQUARE, BOSTON

- 1,400 parking spaces below
- Events
- Free WiFi
- Four-Season Café
- Seat Cushions
- Library On The Lawn
- Summer Midday Music
- Free Summer Fitness Programs



POST OFFICE SQUARE, BOSTON



**REIMAGINE HALIFAX
MALL**
CHRISTIAN SCIENCE
CHURCH COMPLEX





**REIMAGINE HALIFAX
MALL**
LINCOLN MEMORIAL AND
REFLECTING POOL

**INCENTIVIZE
SHARED PUBLIC-
PRIVATE SPACES
CITIGROUP CENTER**



**DISCOVER
LEFTOVER SPACES
ARCADE PROJECT**



**CREATE HUMAN-
SCALED SPACES**
GREENACRE PARK



PLAN FOR NIGHT ZUCHOTTI PARK





HOW CAN TRANSIT AND MOBILITY BE IMPROVED?

Greyhound

Union Station

Moore Sq. Transit Station

Raleigh Amtrak

Rock

BUS & SHUTTLE STOPS DESIGN



EMPLOY PRINCIPLES OF COMPLETE STREETS



CREATE PEDESTRIAN AND BICYCLE-FRIENDLY ENVIRONMENTS



University Park, Cambridge MA

INTRODUCE URBAN TRAILS THAT CONNECT TO EXISTING SYSTEMS

A FLEXIBLE TRAIL FOR MANY CONTEXTS



Photo: Rundell Ernstberger Associates, LLC

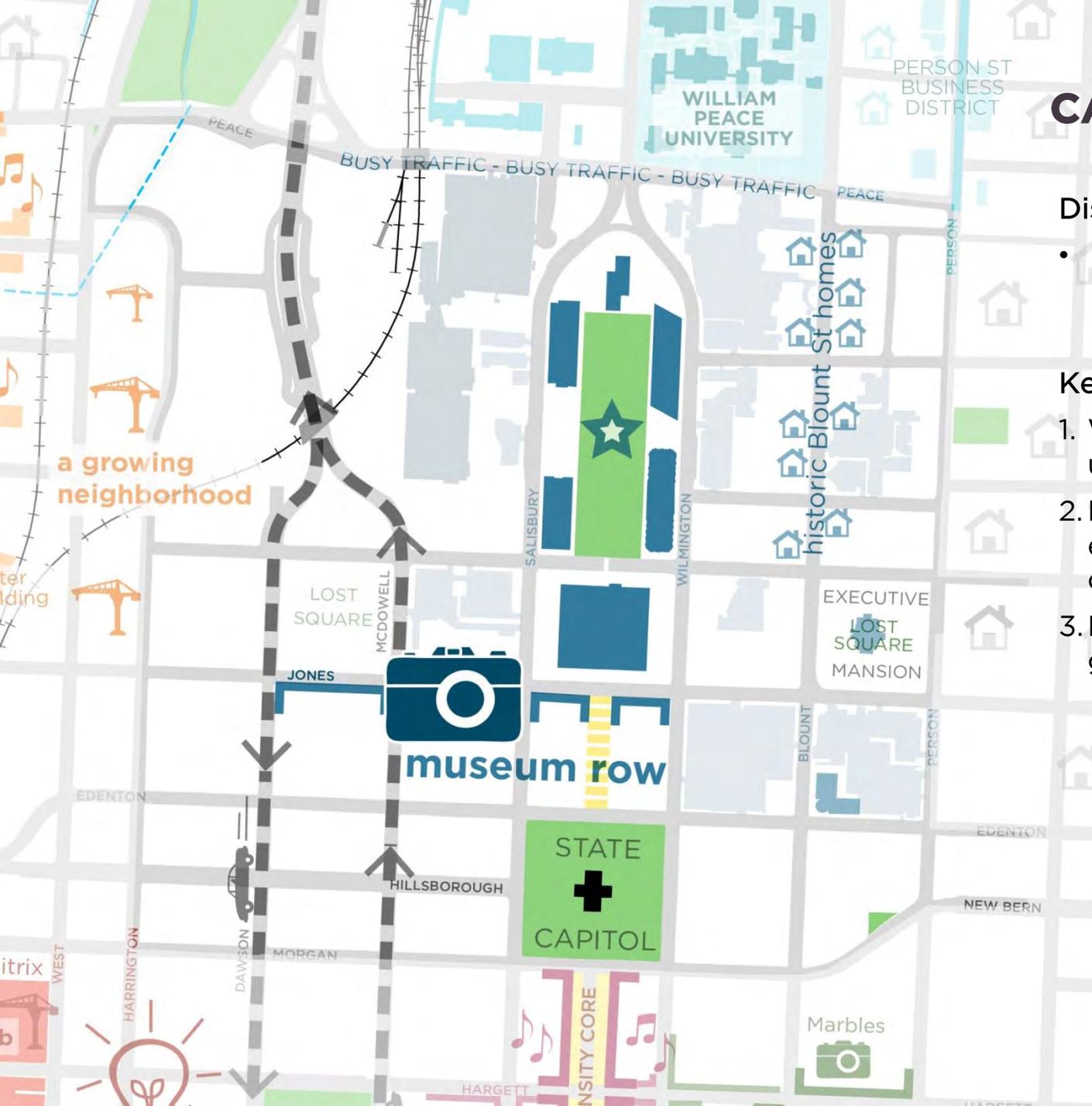
A BRANDED, WELL-MARKED TRAIL



Photo: Jun Wang



0 mi | .5 mi | 1 mi | 1.5 mi | 2 mi



CAPITAL DISTRICT

District Goals

- What are your goals for the district?

Key Questions

1. What are traits of vibrant, urban capital cities?
2. How can we activate existing, under-used civic spaces (like Halifax)?
3. How can the streets create great places?