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STRATEGIC PLANNING  
FOR DOWNTOWN  
RALEIGH'S FUTURE  
DEVELOPMENT

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**DOWNTOWN VISION  
MEETING**

**May 21-22, 2014**

# THE RALEIGH DOWNTOWN PLAN



# Downtown Plan Timeline

Kickoff Meeting

Downtown Vision Session

**TODAY!**  
Downtown Districts Vision Session

Wrap-up presentation

**Kickoff**

**Analysis**

**Downtown Vision**

**District Visions**

**Downtown Master Plan**

Feb.

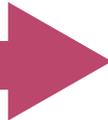
March

April

Sept./Dec.

Issues, Opportunities, and Constraints Report

Planning for Raleigh (online engagement site)

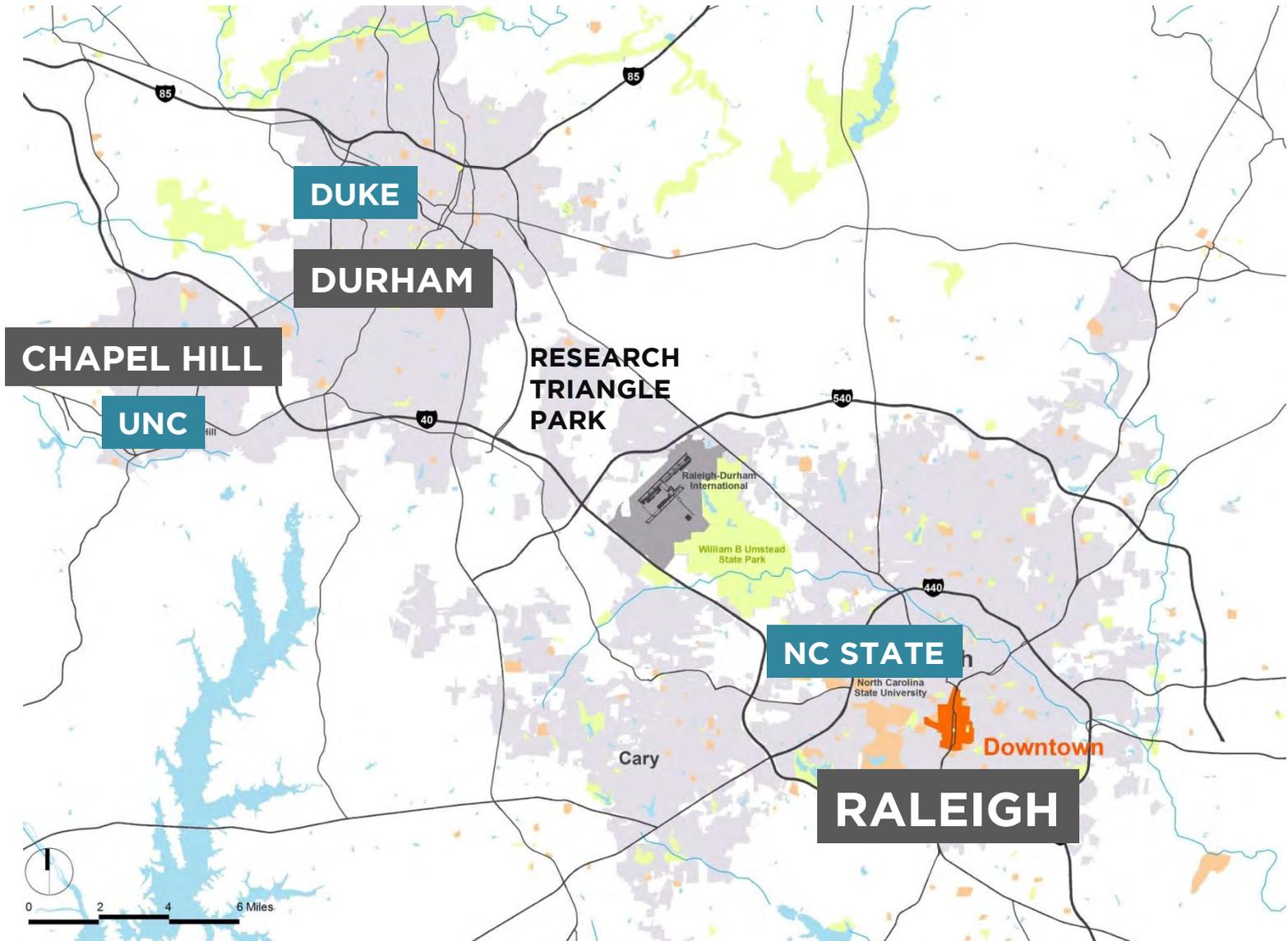


# AGENDA

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

# **DOWNTOWN + DISTRICTS**

# DOWNTOWN'S ROLE IN THE REGION







**Working**



**Dining, Shopping, & Entertainment**

**Creating**



**Visiting**



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

**Innovating**



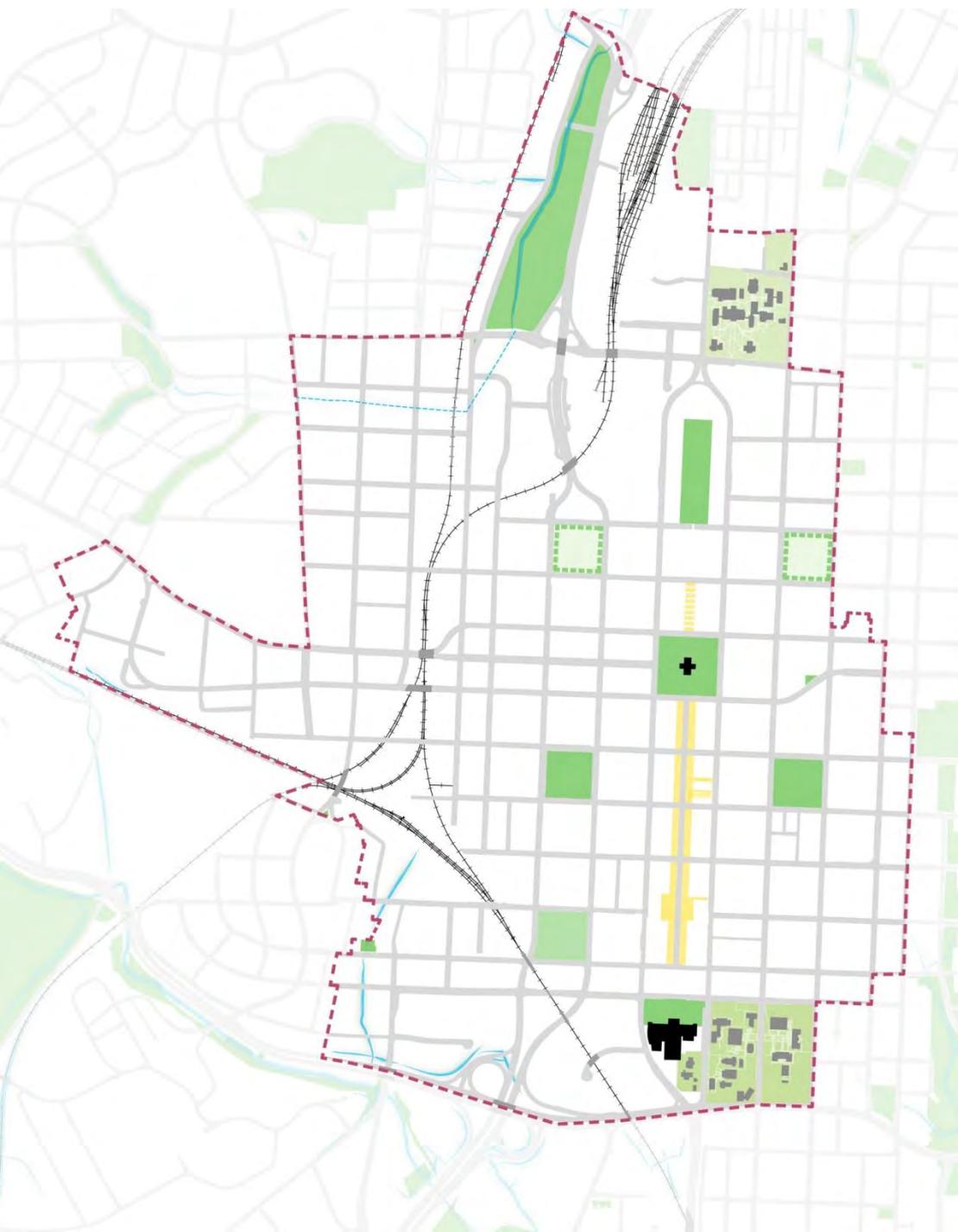
**Moving**

**Living**



**Growing Up & Growing Old**

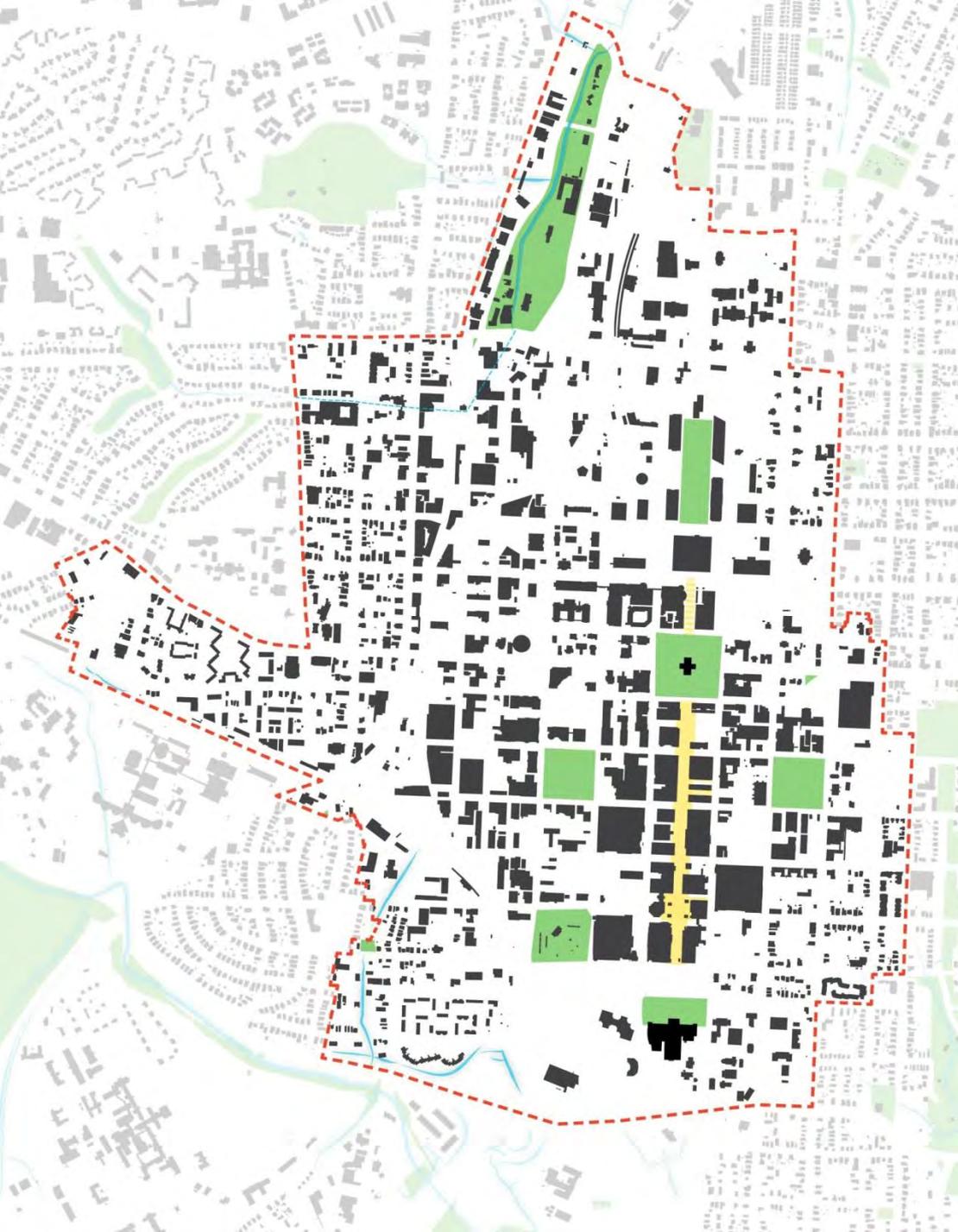
# DOWNTOWN RALEIGH





## 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 2<sup>nd</sup> highest point in Downtown (behind St. Mary's School)
- Low points focused around rail & edges, where creeks are

## Elevations in Feet



## Stream Condition



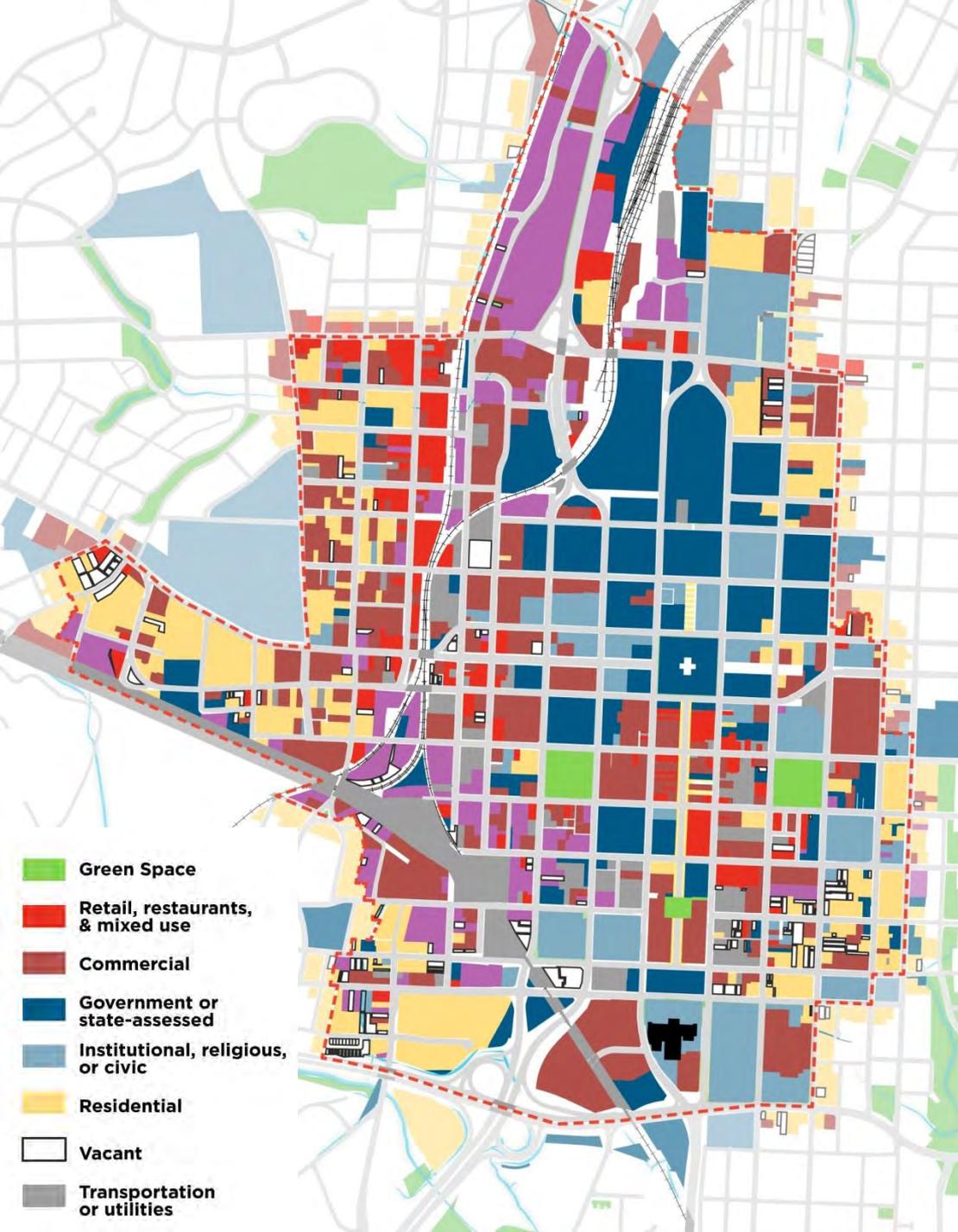


## CIVIC SPACE

- 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

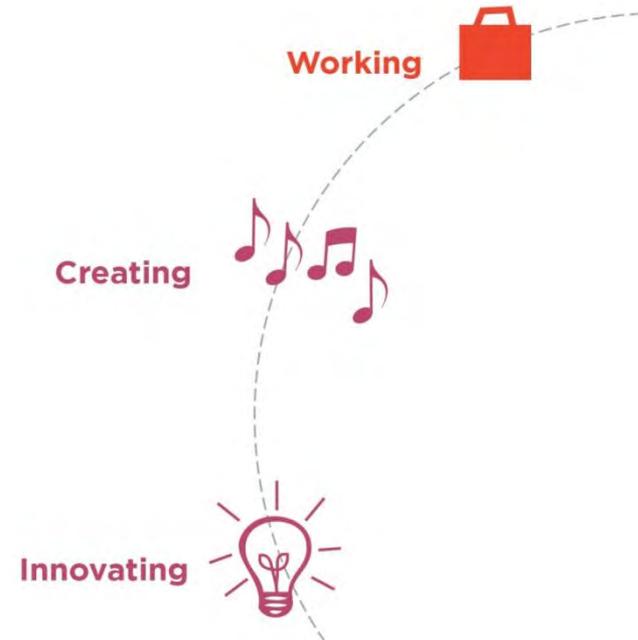


Greening



## 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

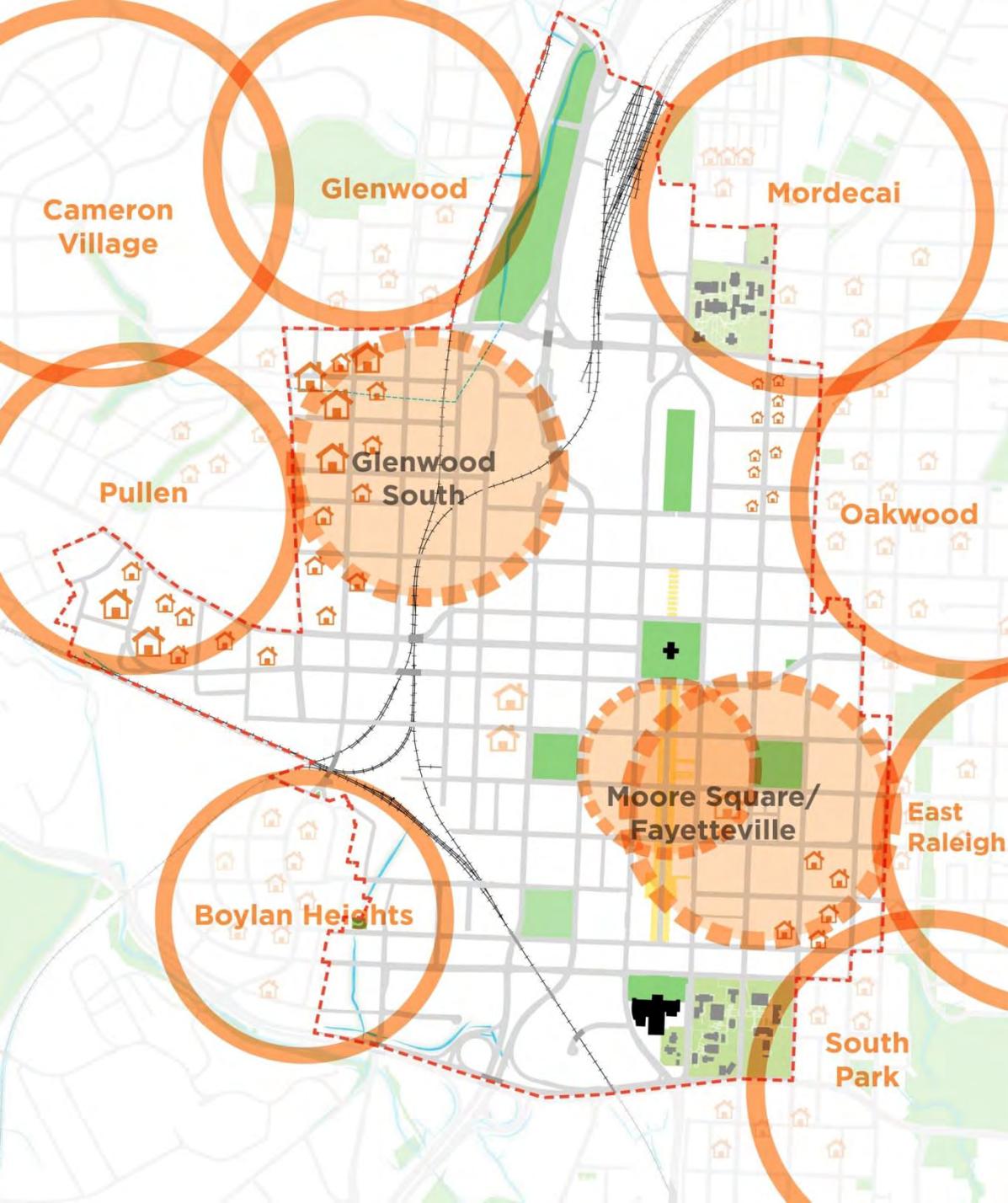
- Dark spots are areas with limited active uses
- “Dark blocks” interrupt connections between districts and attractions



Dining, Shopping, & Entertainment



Visiting



# DOWNTOWN NEIGHBORHOODS

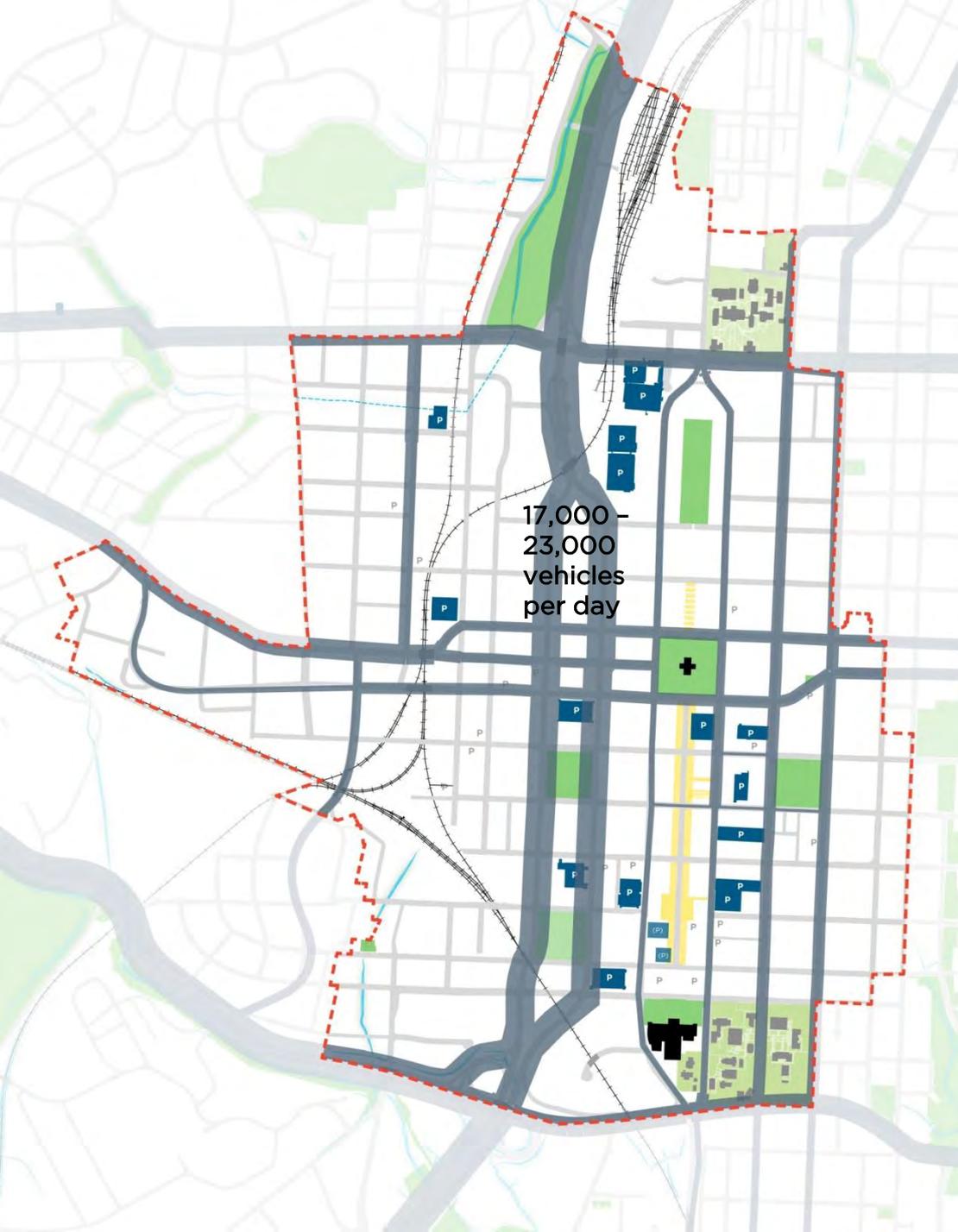
- Growing, residential hubs in downtown
- Surrounded by urban neighborhoods

Living



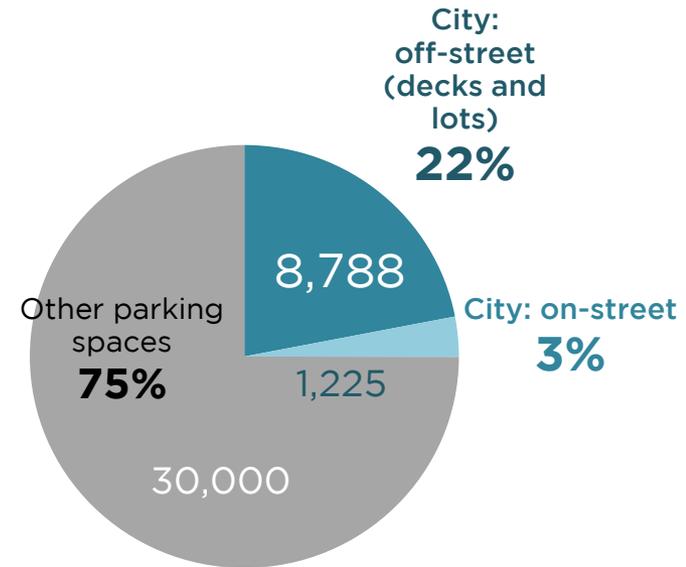
Growing Up & Growing Old





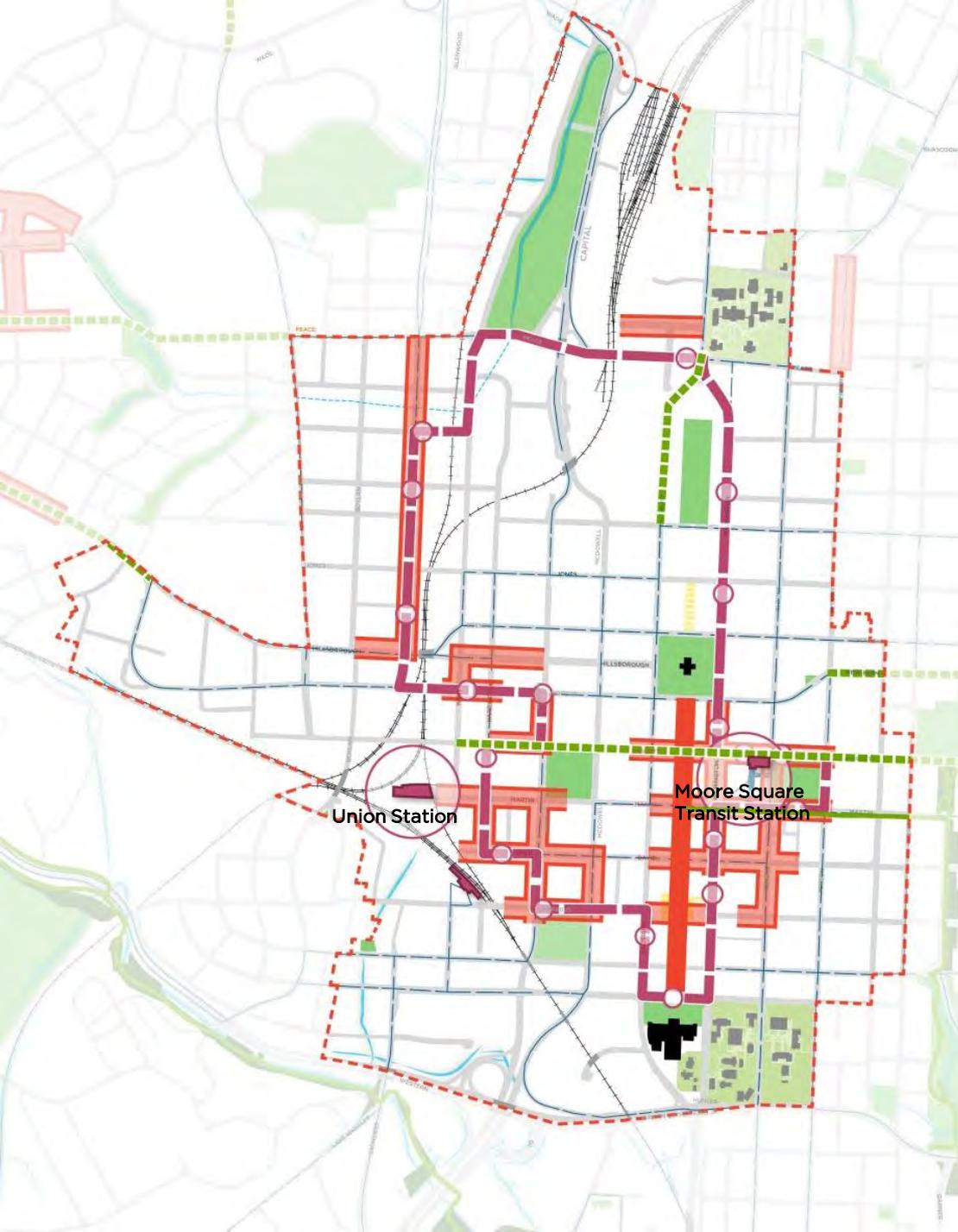
## MOVING DRIVING & PARKING

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



Parking



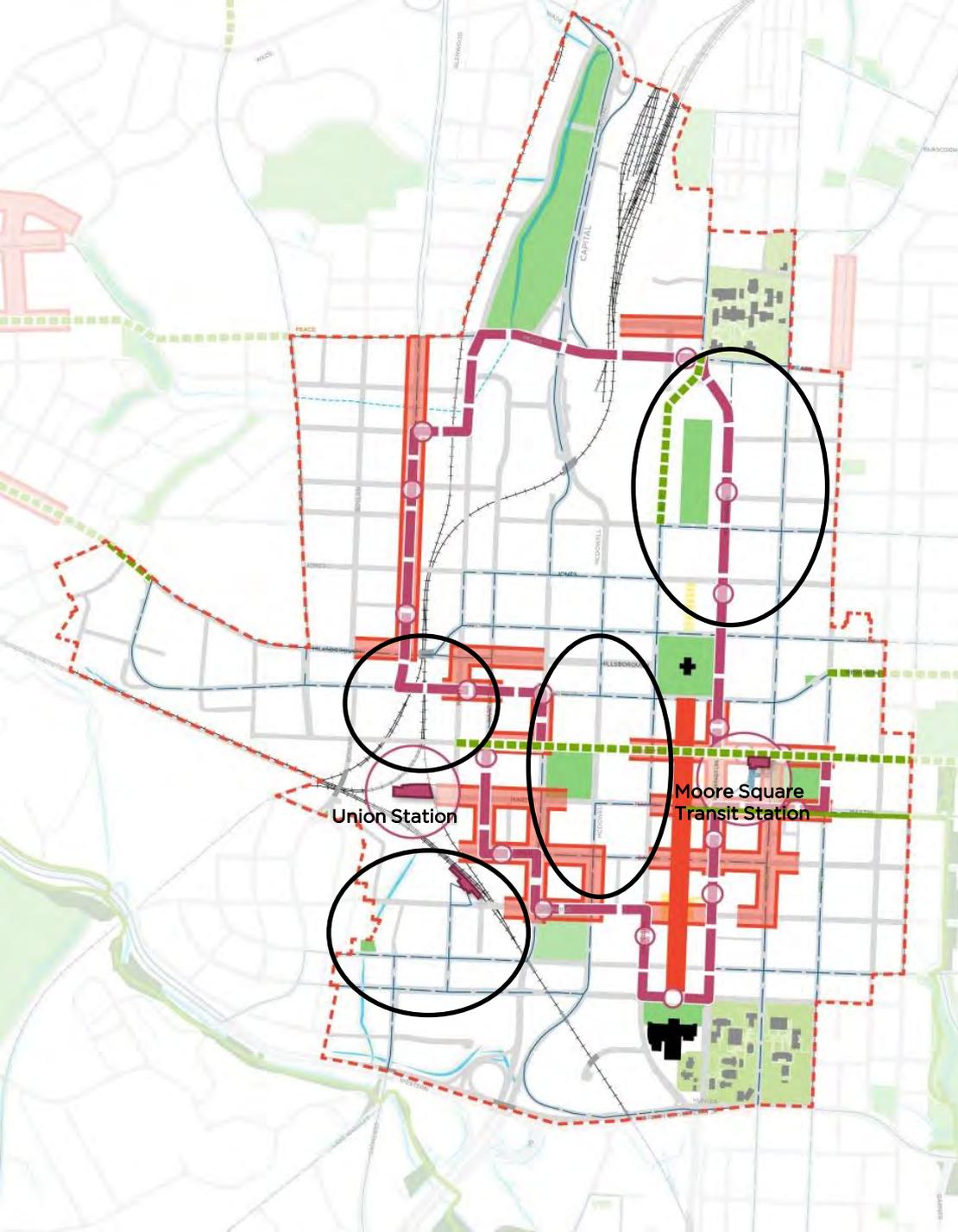


# MOVING

## 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



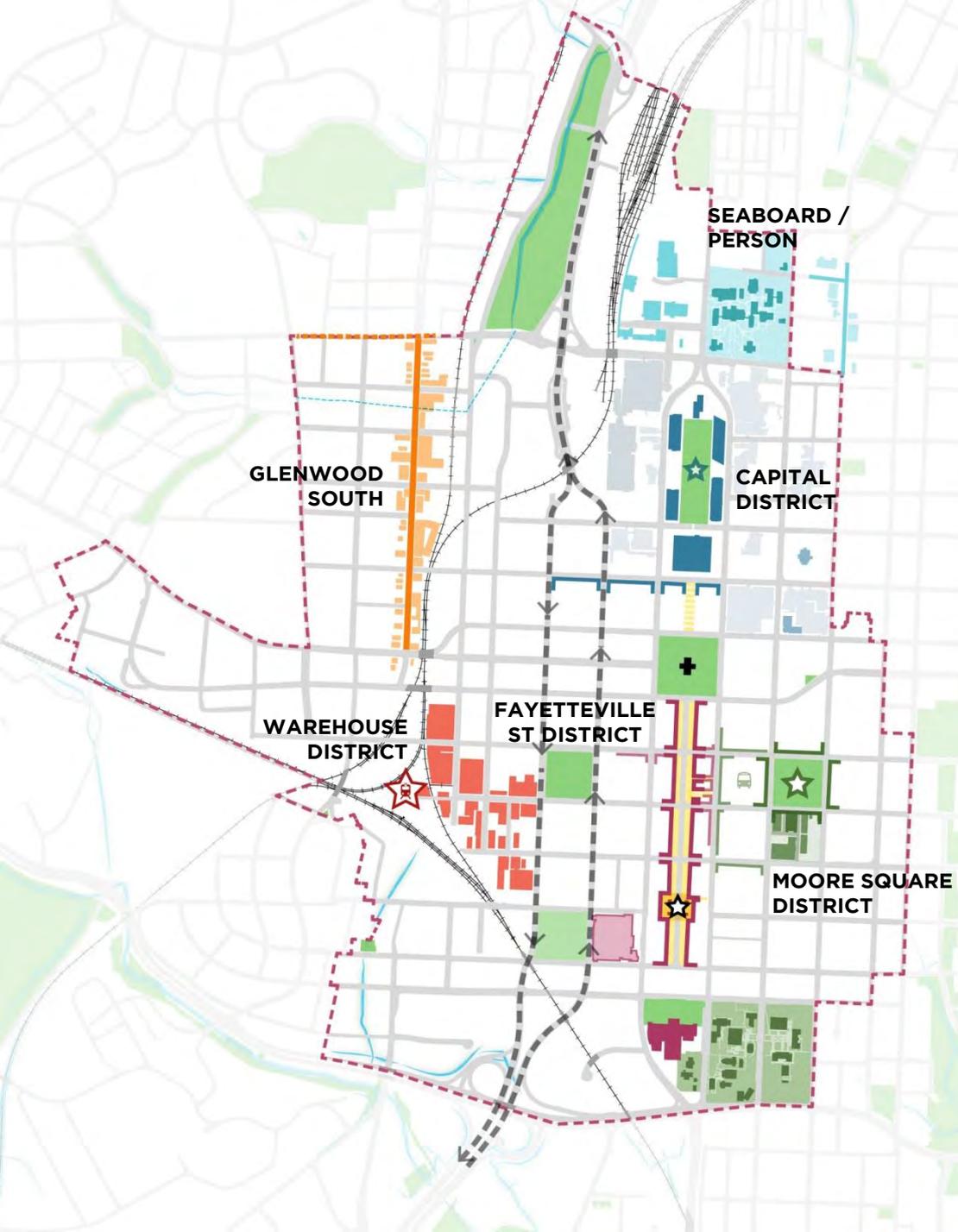


# MOVING

## WALKING & BIKING & BUSES

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

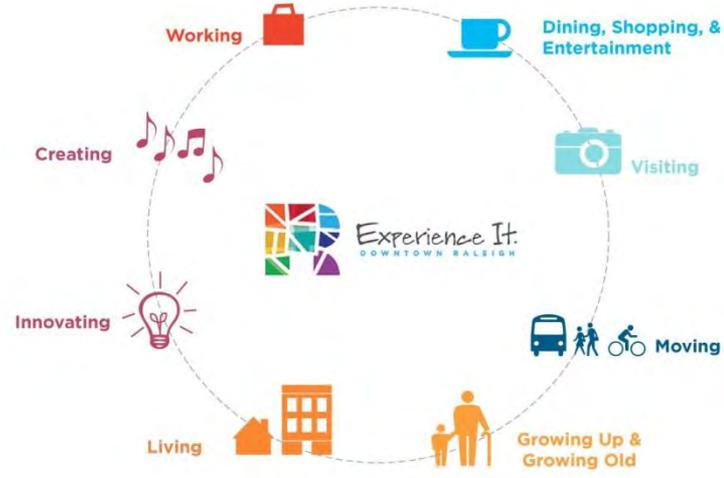
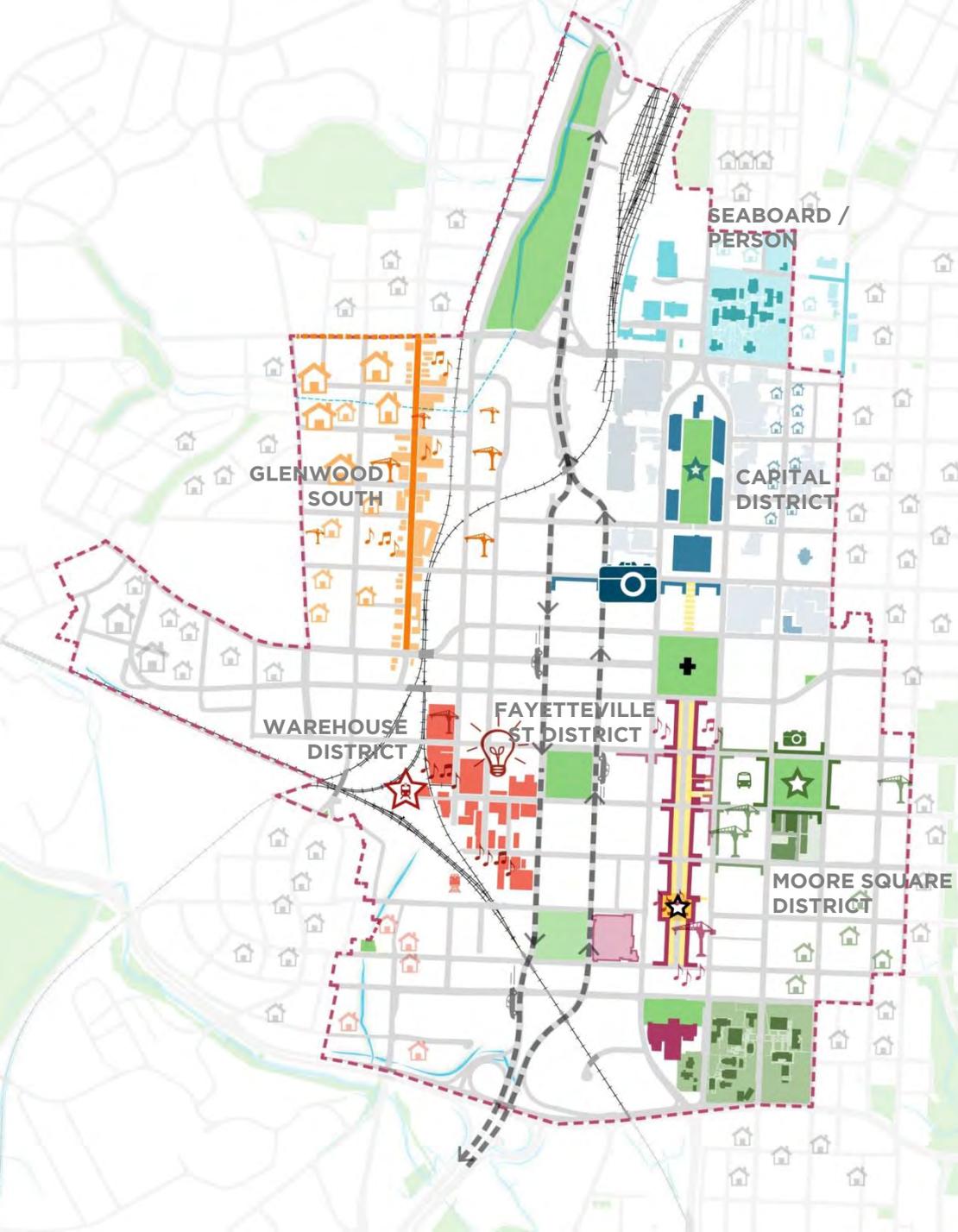




## RALEIGH EXPERIENCE

- 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**





# 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**



## CAPITAL DISTRICT

Government buildings and beautifully restored historic homes of Blount Street





## FAYETTEVILLE STREET DISTRICT

Central Business District of Raleigh, skyscrapers and high density



## MOORE SQUARE DISTRICT

Eclectic array of ethnic cuisines, entertainment destinations, galleries, and retail

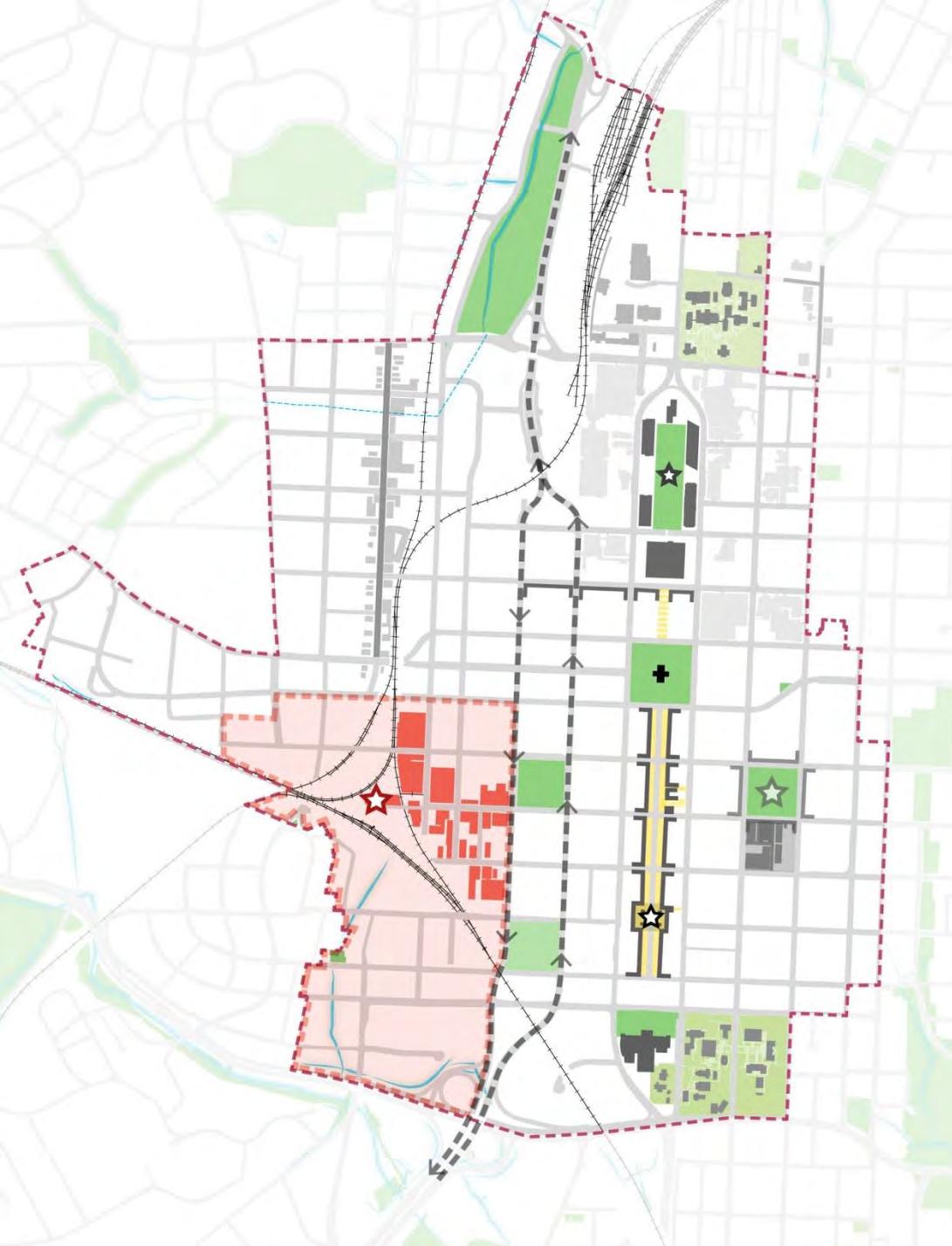




## **GLENWOOD SOUTH DISTRICT**

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





# WAREHOUSE DISTRICT

Concentrated creative energy  
and the future Union Station



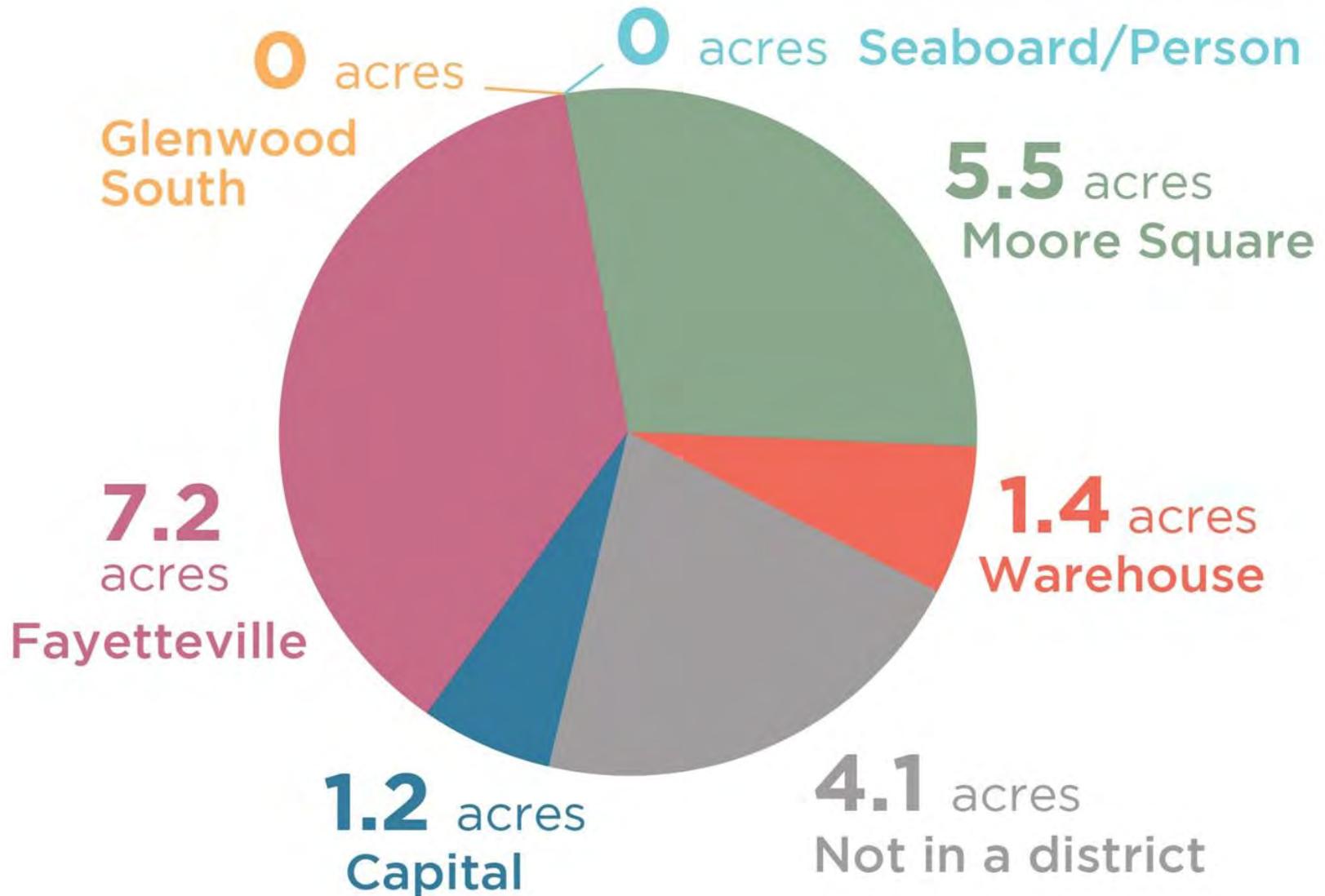


## SEABOARD/PERSON

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



# City-owned Opportunity Sites

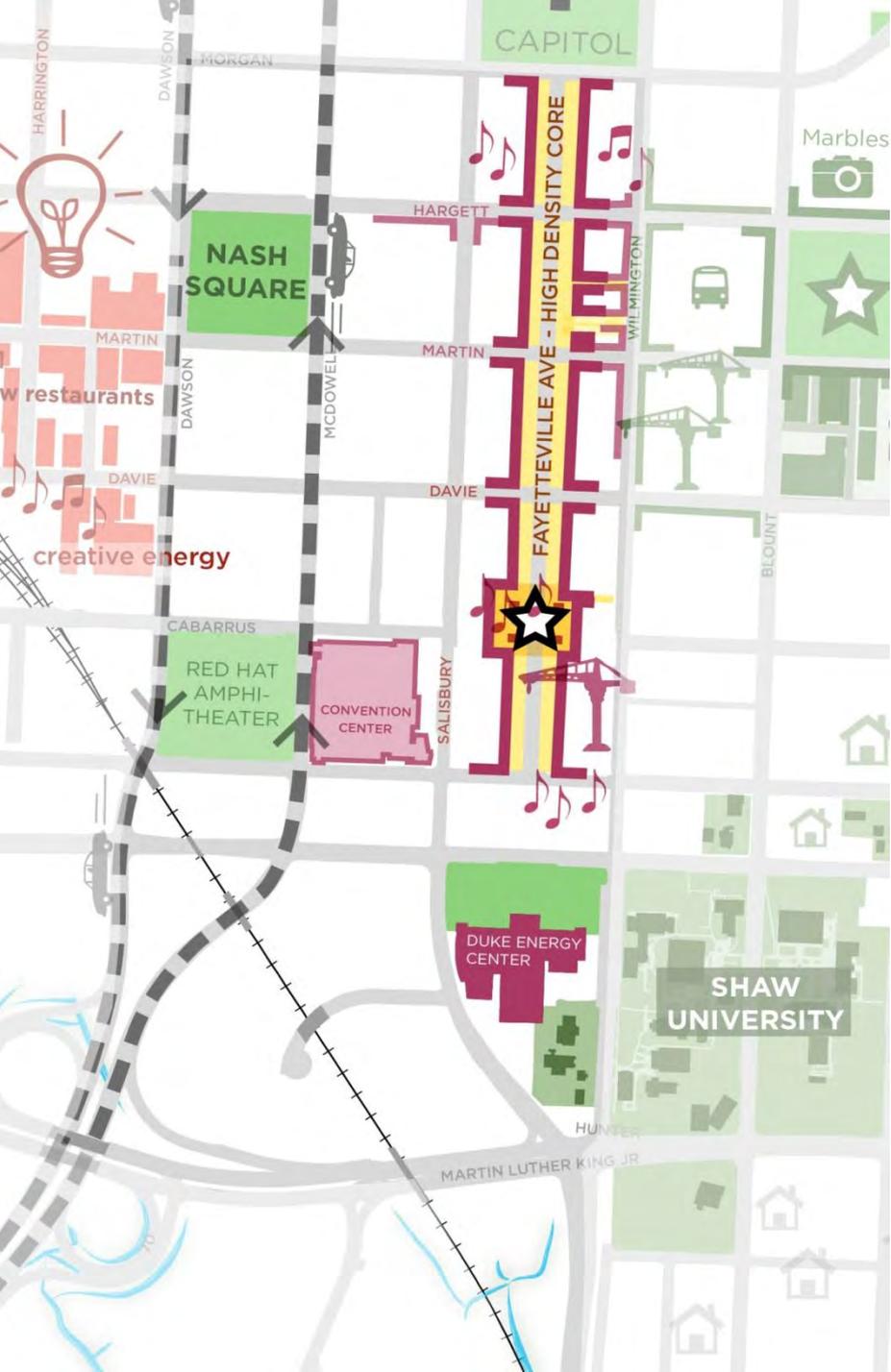


# FAYETTEVILLE STREET DISTRICT



Image Landsat

Google earth



# FAYETTEVILLE DISTRICT

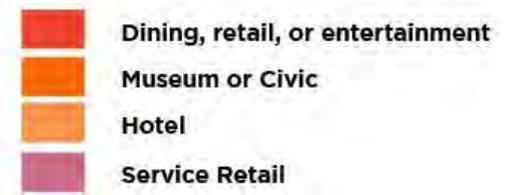
# FAYETTEVILLE DISTRICT



# FAYETTEVILLE DISTRICT

## Characteristics

- Fayetteville Street has reopened as a regional asset and downtown's central spine
  - Tension between office, bars, & events
- “Dark zones” on east-west streets
- High traffic on McDowell and Dawson
- Large development challenges human scale
- Insufficient hotel rooms
- Nash Square is underutilized
- Southern gateway / MLK is out of character



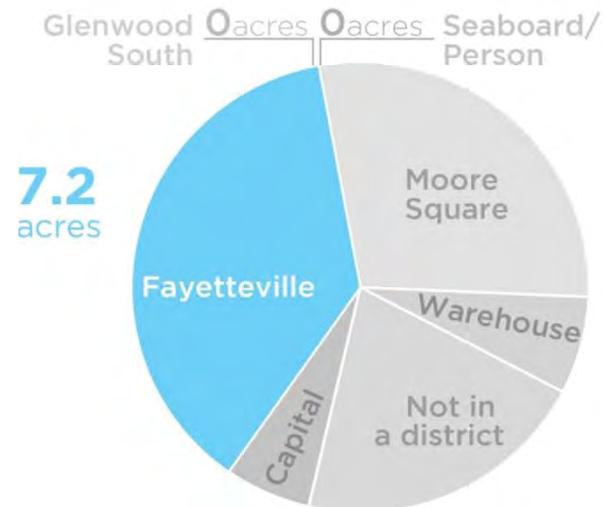


# FAYETTEVILLE DISTRICT

## Opportunities

- Development of key sites to the south
- Convention Center expansion
- Red Hat Amphitheater
- Improve the southern gateway experience
- Evaluate parking policies for efficiencies
- Better east-west pedestrian connections

City-owned Opportunity Sites



A blue-tinted photograph of a city skyline at night. In the foreground, there are light trails from traffic on a road, suggesting a busy urban environment. The background features several tall buildings, including one with a distinctive pointed top and another with a 'MARRIOTT' sign. The overall scene is illuminated by city lights, creating a vibrant yet serene atmosphere.

WHAT ARE THE  
FUTURE NEEDS OF THE  
CONVENTION CENTER?

# BOSTON CONVENTION & EXHIBITION CENTER EXPANSION



# BOSTON CONVENTION & EXHIBITION CENTER EXPANSION



# BOSTON CONVENTION & EXHIBITION CENTER EXPANSION





**HOTEL DESIGN FOR  
STREET ACTIVATION**  
BOSTON CONVENTION  
AND EXHIBITION CENTER

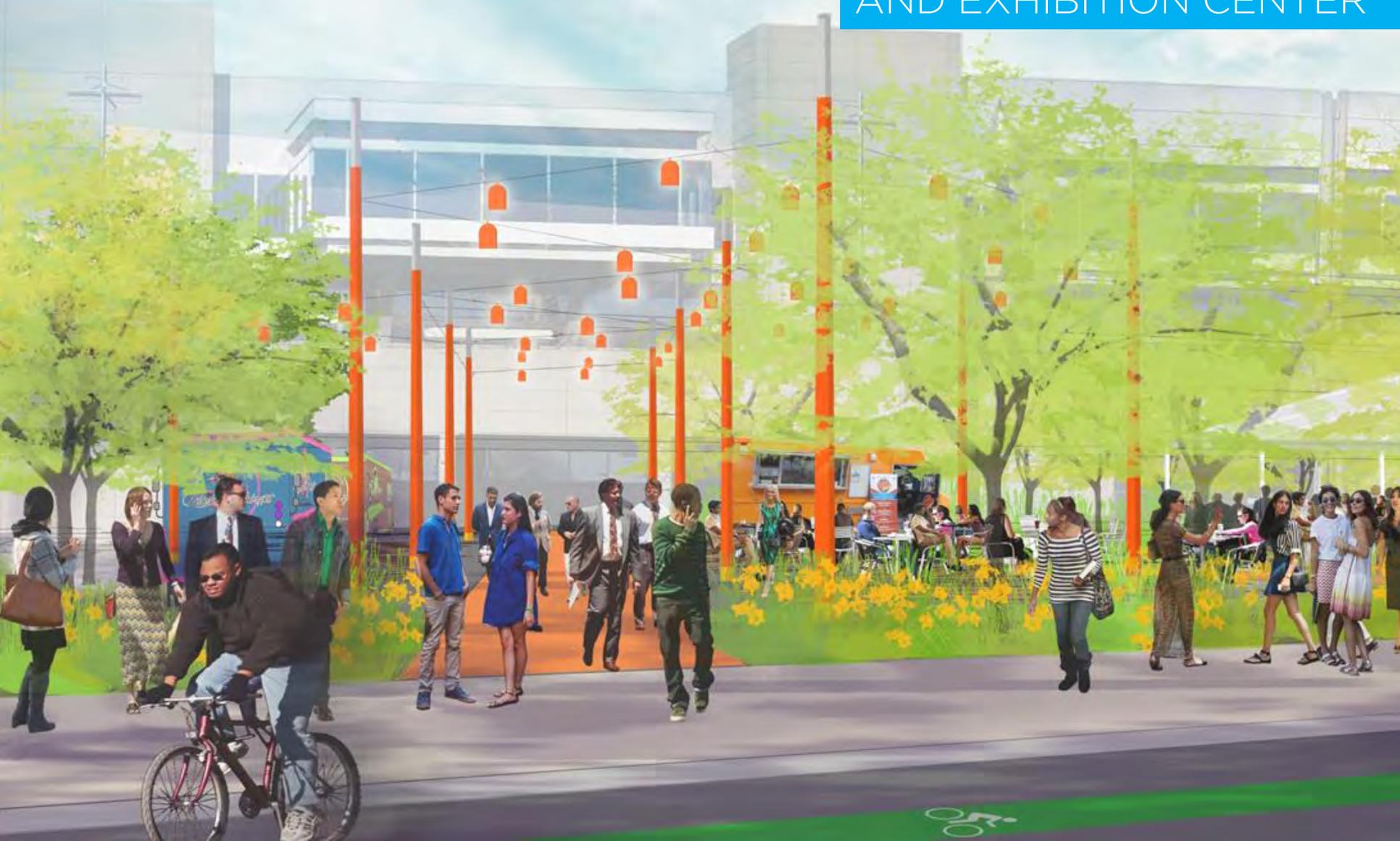


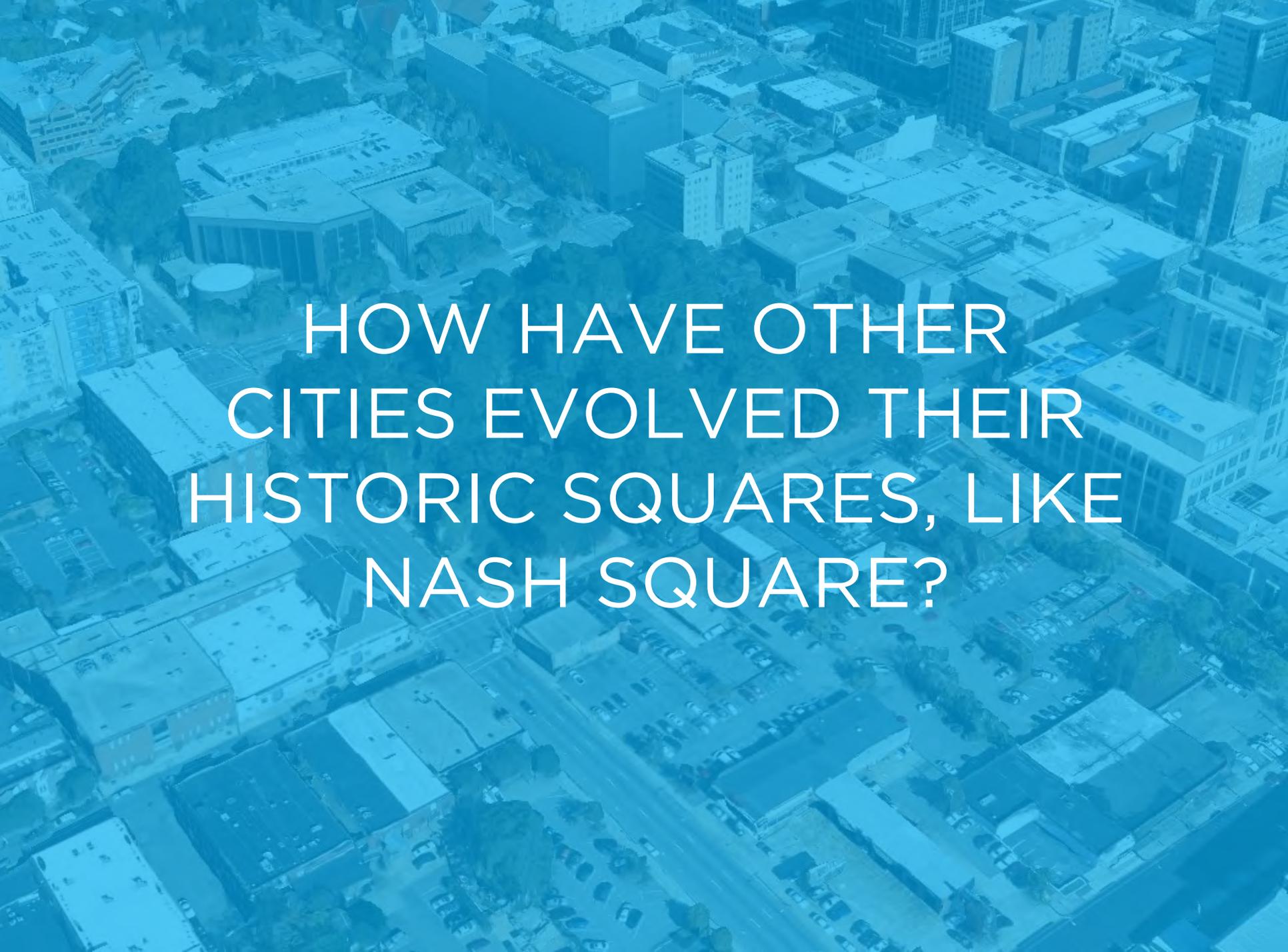
**HOTEL DESIGN FOR  
STREET ACTIVATION**  
BOSTON CONVENTION  
AND EXHIBITION CENTER



# SIGNATURE LANDSCAPES

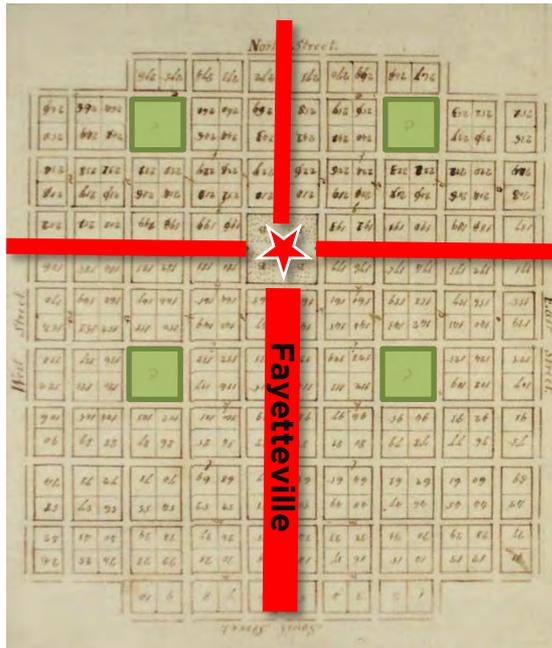
## BOSTON CONVENTION AND EXHIBITION CENTER



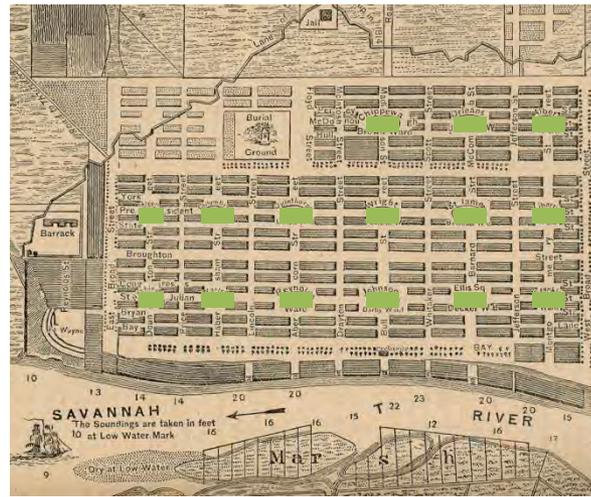
An aerial photograph of a city square, likely Nash Square, with a blue color overlay. The image shows a dense urban environment with various buildings, streets, and green spaces. The text is centered over the image.

HOW HAVE OTHER  
CITIES EVOLVED THEIR  
HISTORIC SQUARES, LIKE  
NASH SQUARE?

# RALEIGH



# SAVANNAH



# AUSTIN



**RALEIGH**



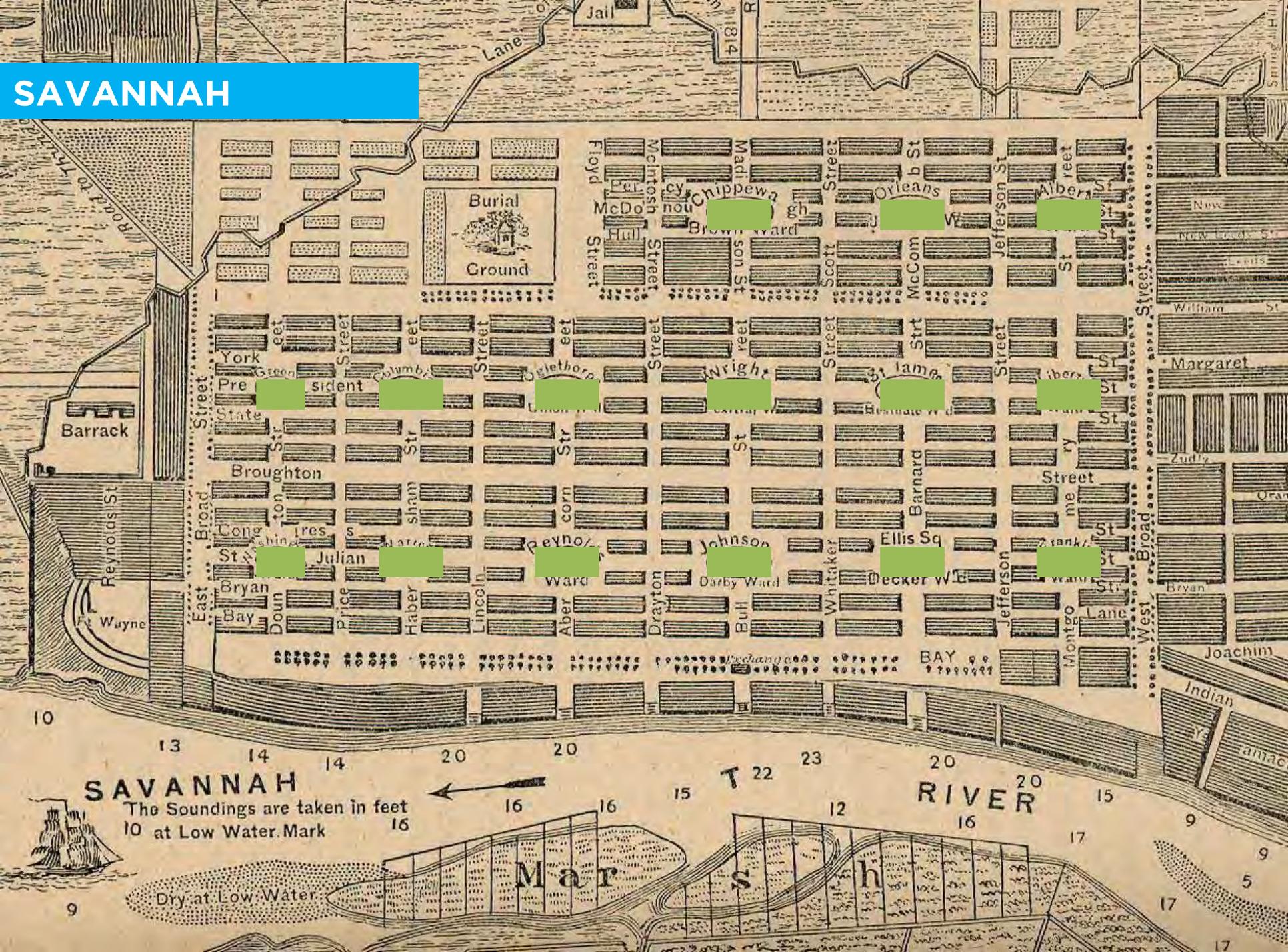
**SAVANNAH**



**AUSTIN**



# SAVANNAH



# FRAME PARKS WITH ACTIVE USES

- Ample shade
- Historic character & meaning
- Adequate lighting and seating
- Well-framed by active uses





**HOST LARGE  
PERFORMANCE  
EVENTS**



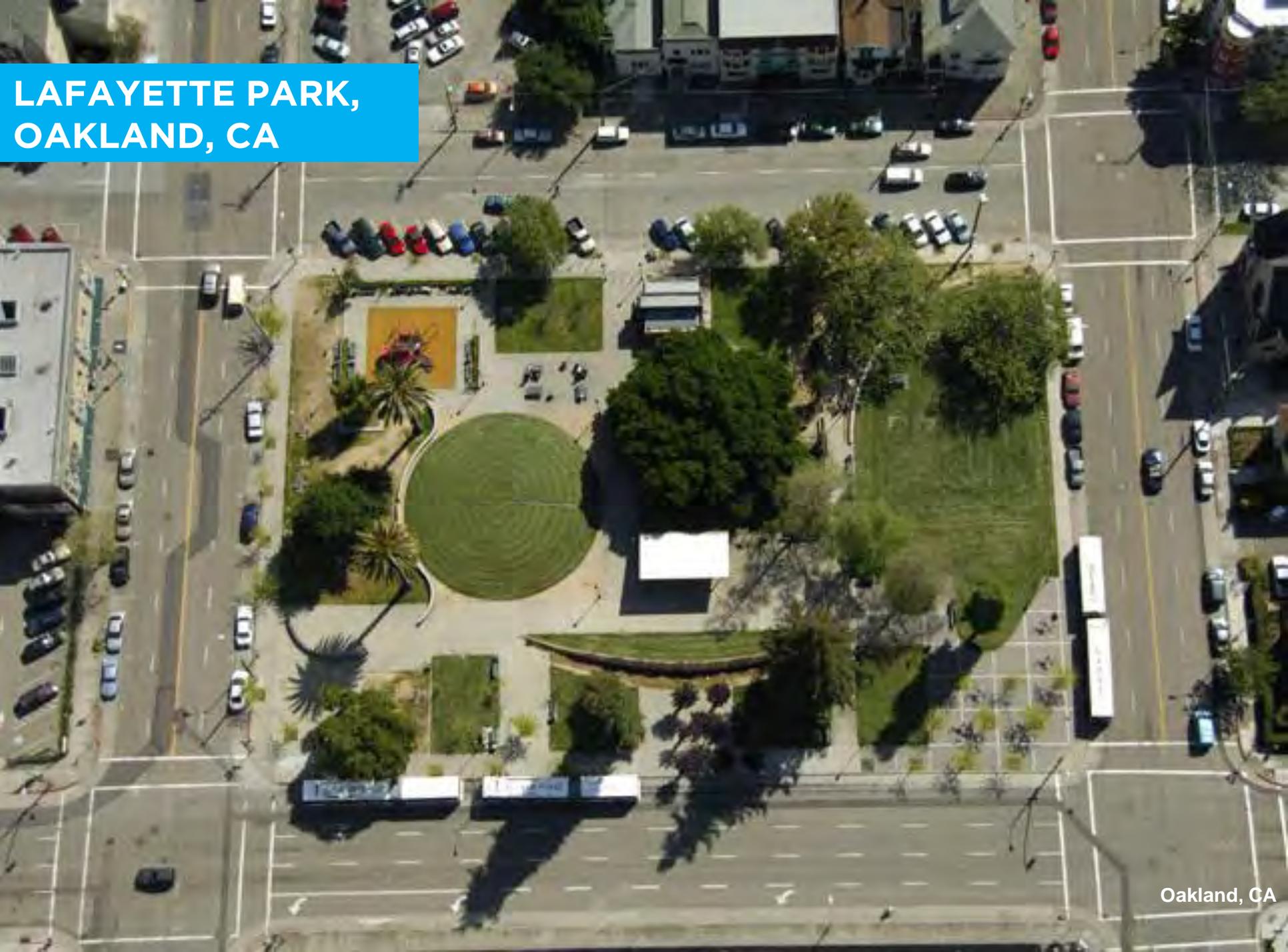
Republic Square, Austin, TX

# ACTIVATE WITH YEAR-ROUND PROGRAMMING



Republic Square, Austin, TX

**LAFAYETTE PARK,  
OAKLAND, CA**



Oakland, CA

An aerial photograph of a city skyline, likely Atlanta, Georgia, featuring several prominent skyscrapers and a dense urban landscape. The image is overlaid with a semi-transparent blue filter. In the foreground, a multi-lane highway runs diagonally from the bottom left towards the center. A large, circular green space, possibly a park or sports field, is visible in the lower right quadrant. The overall scene is a mix of urban development and greenery.

HOW CAN DOWNTOWN  
GROW AND CREATE A  
STRONG GATEWAY?

# EXTEND EXISTING DOWNTOWN FABRIC



© Anderson Illustration Associates, Inc. 2003



Piedmont Triad Research Park , Winston-Salem, NC

# INTRODUCE A GREATER MIX OF HOUSING



Affordable housing, Boston MA



Market-rate housing, Boston MA

# REIMAGINE INFRASTRUCTURE AS AMENITY

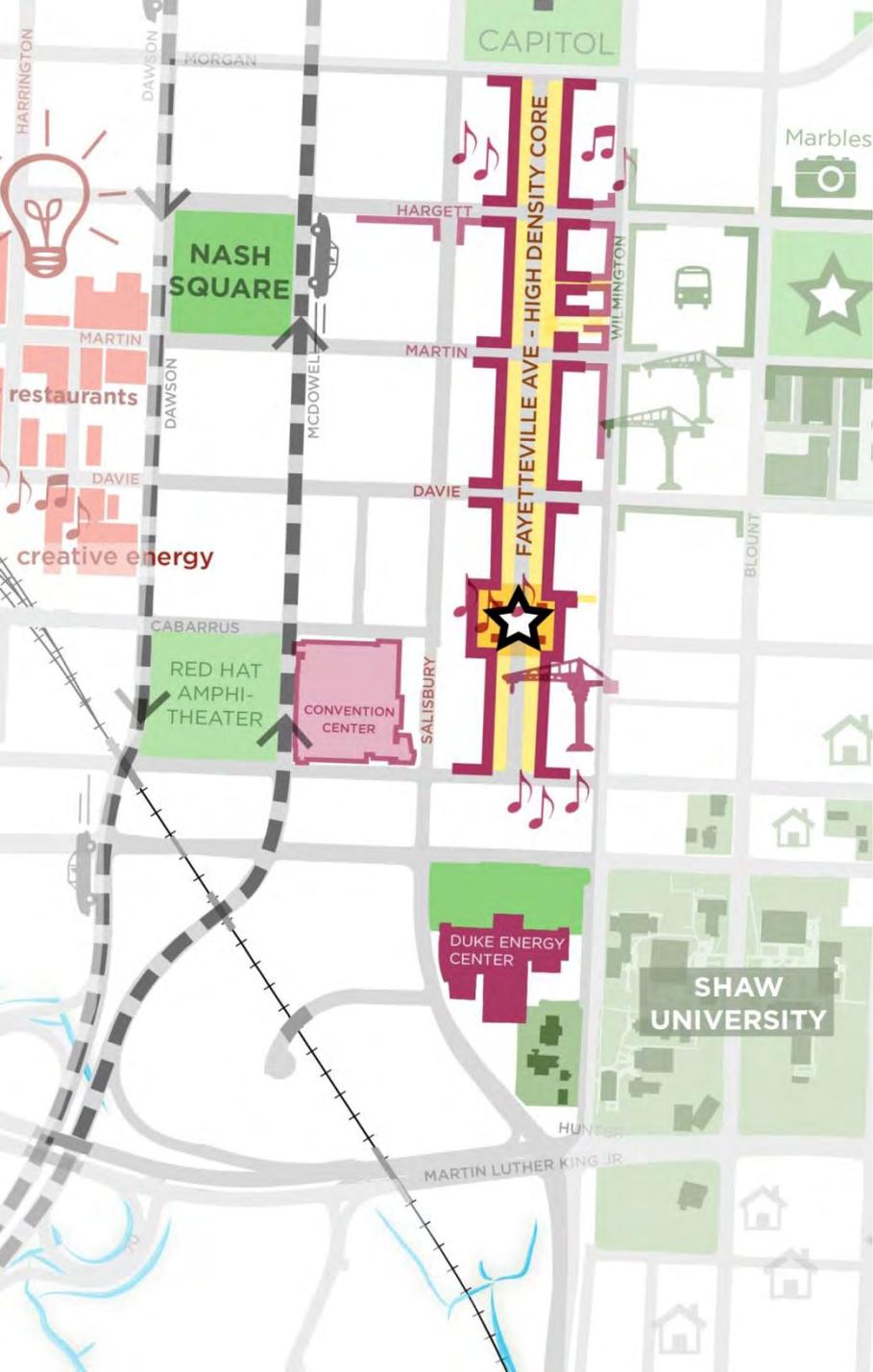


Splash Pad & Park, Oakland, CA

# REIMAGINE INFRASTRUCTURE AS AMENITY



Buffalo Bayou, Houston, TX



# FAYETTEVILLE DISTRICT

## District Goals

- What are your goals for the district?

## Key Questions

1. What are the future needs of the convention center?
2. How can we activate the historic squares?
3. How can downtown grow and create a better gateway from the south?