

ONE EXCHANGE PLAZA



MARKET SQUARE PLAZA

PUBLIC MEETING 2

01.21.14



Regional Analysis:

Market Plaza and Exchange Plaza are centrally located in downtown Raleigh within a 5 minute walk from the Capital Building, City Plaza, Moore Square, and Nash Square. Multiple parking garages, bus stops and transit stations are in close proximity of the plazas. There is a high density of museums, restaurants, and nightlife destinations as well as event areas within a short walk of the Plazas.

Plaza Precedent Examples:

Mint Plaza in San Francisco, Theatre Commons in Seattle, and Lenfest Plaza in Philadelphia are examples of successful urban plazas that are of a similar scale and proportion to Market Plaza and Exchange Plaza. The referenced plazas have open areas that can support small gatherings and events. The use of canopy, creative lighting and durable materials also contribute to the success of these plazas.

Site Analysis:

Multiple site constraints and issues will have to be considered and resolved in both plazas. The existing basement of the 227 Fayetteville Street building, which extends approximately 10' into each plaza, will have to be protected with site features to prevent vehicles from parking over the structure. The existing slope in both plazas will have to be mitigated in order to provide flat surfaces with less than 2% slope that can accommodate tables and chairs as well as tents and stages. Currently, outdoor seating associated with existing restaurants is not adjacent to the building façades which is a logistical problem with food and beverage service. The design will attempt to provide retail amenity / seating areas in close proximity to building entrances. Clear views and access will need to be provided to all current and future building entrances as a way to improve wayfinding and safety. The existing raised tree planters, walls, and fences currently disrupt views throughout the plaza. The design will consider the removal of some of the trees to provide more open areas that will offer site flexibility and improve safety. In the center of the plazas, a unique lighting concept will be considered to encourage more use at night and to also provide a visual link between the two plazas through the glass façade of the 227 Building. Trash and utility areas in Market plaza will need to be screened.

Concept Design

The concept for both Market and Exchange is to provide an open plaza, with edges programmed as retail / tenant amenity areas, balanced with landscape and seating that is positioned to allow for open views and movement through the spaces. Both plazas will have open areas for event staging, performances, and informal gatherings.

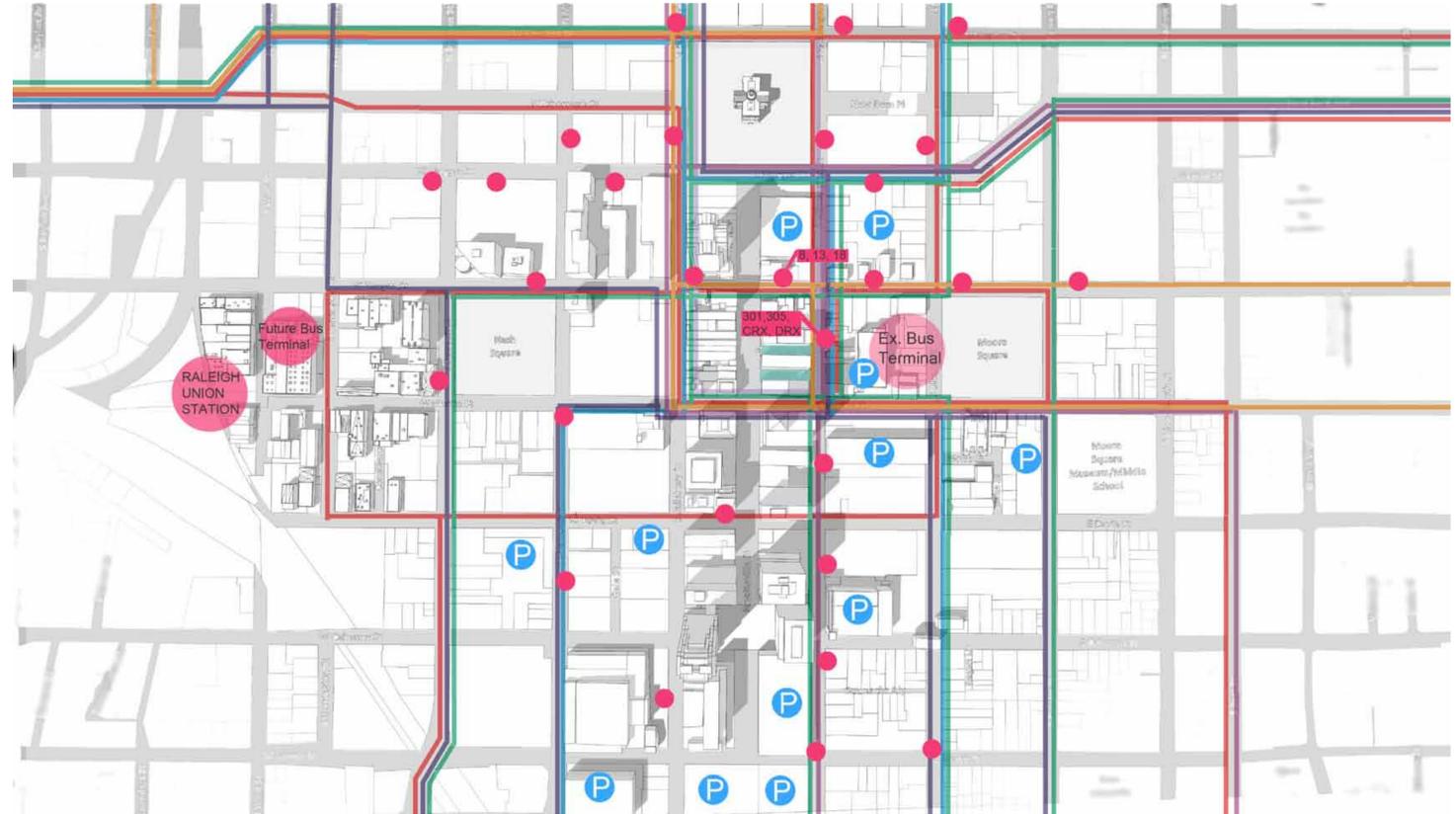
Schematic Design

Exchange Plaza: The intent of the Exchange Plaza design is to allow for fluid pedestrian movement, clear site lines, and open areas for gatherings and outdoor café style seating. A low seatwall feature crafted out of solid granite will meander through the plaza, mitigating the slope issues and also provides informal seating areas. Several of the existing trees (Crape Myrtles) will be protected and preserved and landscape areas will be focused around the base of these trees. Concrete paving will be provided through a portion of the plaza for ease of maintenance. Concrete unit pavers will be provided in the portion of the plaza near the 227 Building due to the minimal depth above the existing basement. Movable raised planters will be positioned throughout the south edge of the plaza to prevent equipment and vehicles from parking over the 227 Building basement. Café style tables and chairs positioned along the façade of the 227 building will be provided by the project. An overhead light feature is being considered near the center of the plaza to provide a safe yet memorable experience at night. The plaza design will accommodate areas for small pop-up tents and vendors as well as open areas in the center of the plaza for larger tented events.

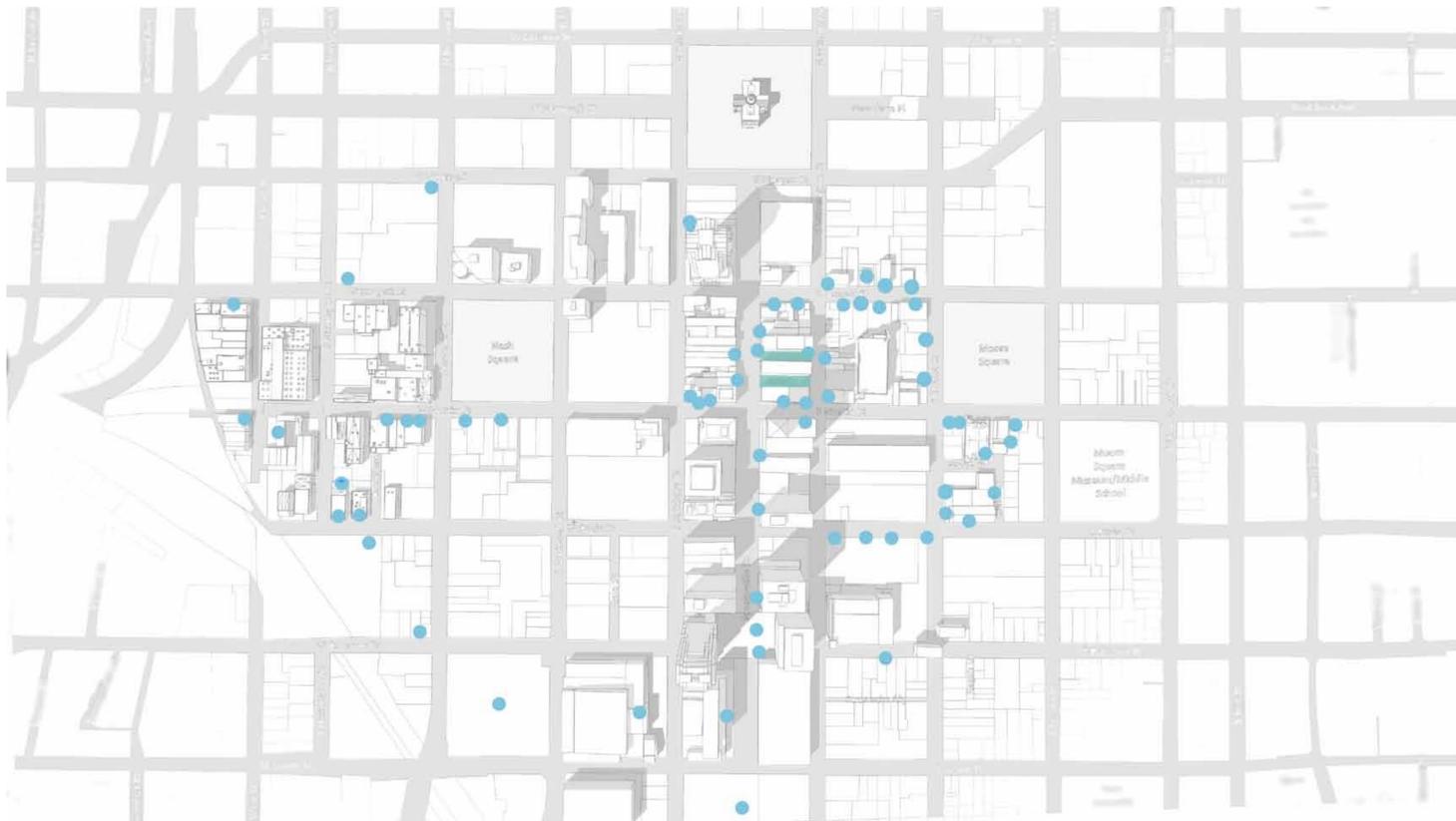
Market Plaza: The Market Plaza design relates back to its history as a street. The movement of people and vehicles is conceptualized through a series of 'shifting planes and patterns' that also serve as site amenities. Benches fabricated out of perforated steel and linear planters with trees will provide shady areas for seating and informal gathering while trellis and screenwall structures provide a sense of pedestrian scale and escape from the elements. A projection wall at the south west corner of Market Plaza would allow for outdoor movies, or "Block 2" visual art display. Patterned concrete paving will be provided throughout most of the plaza. Concrete unit pavers will be provided along the north edge of the plaza due to the 227 basement depth and to also allow for continuity of material between the two plazas. The Market Plaza design can accommodate 'pop-up' and / or more permanent retail as well as open areas for small events



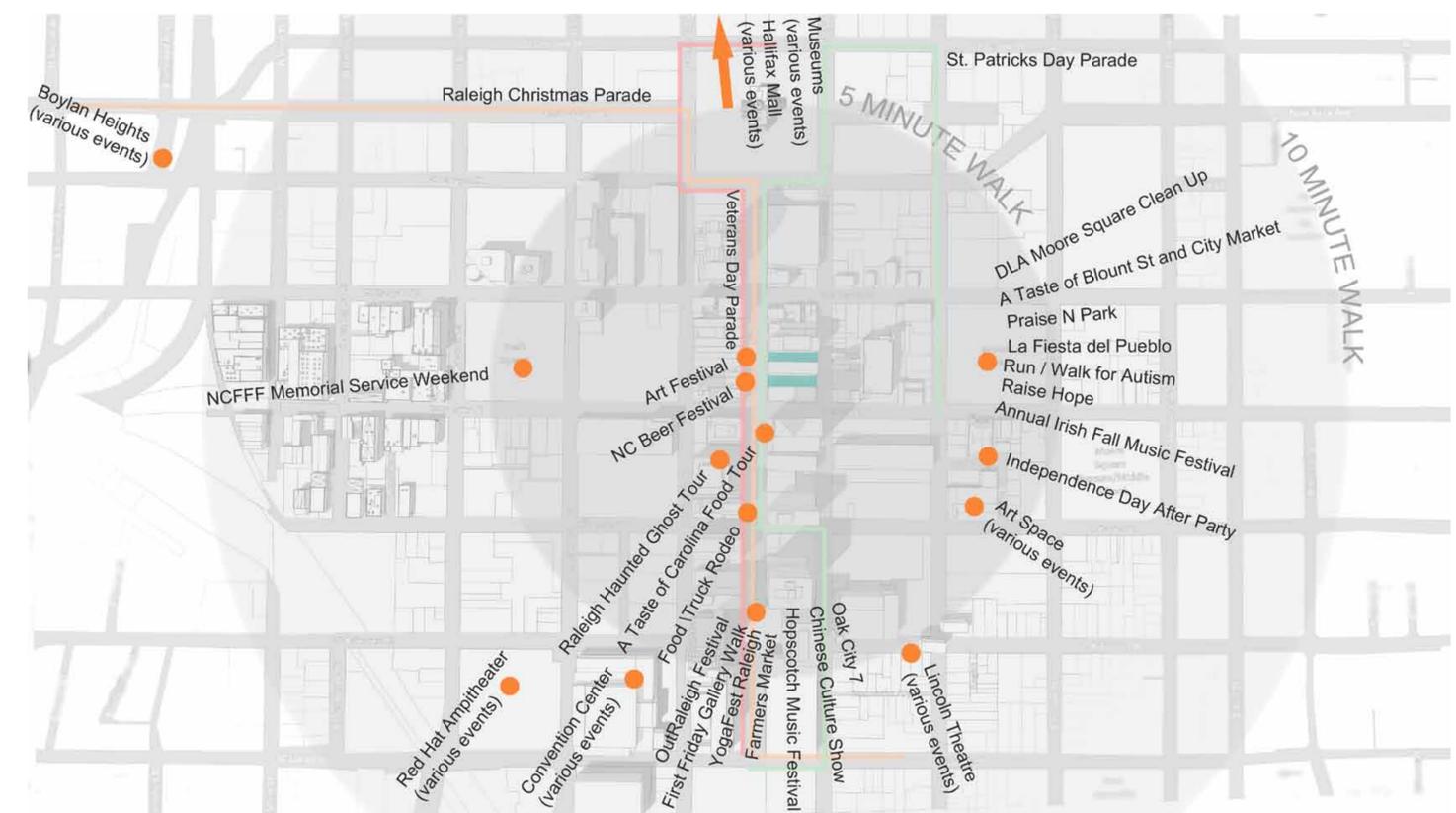
WALKING RADIUS



TRANSIT



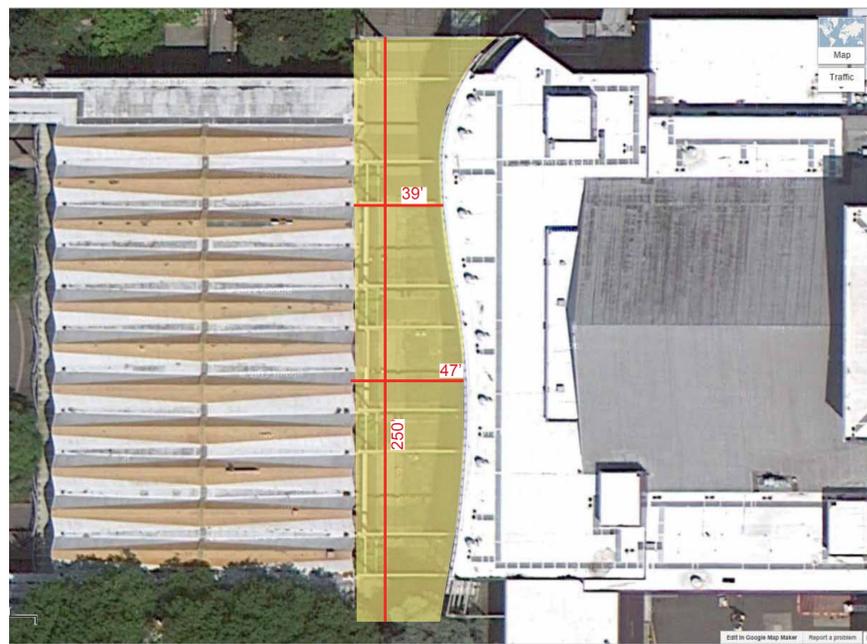
CULTURAL DESTINATIONS



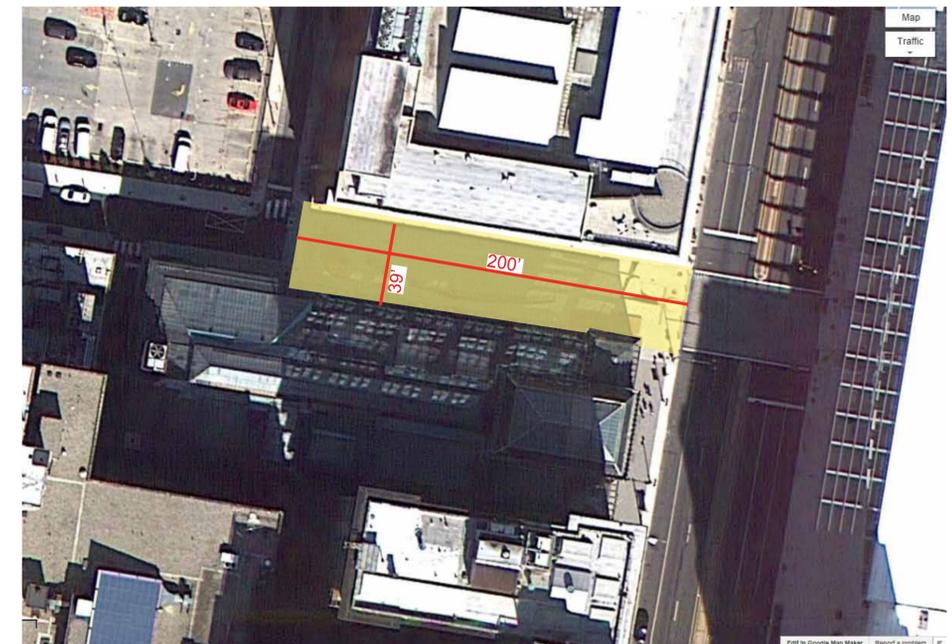
DOWNTOWN FESTIVALS



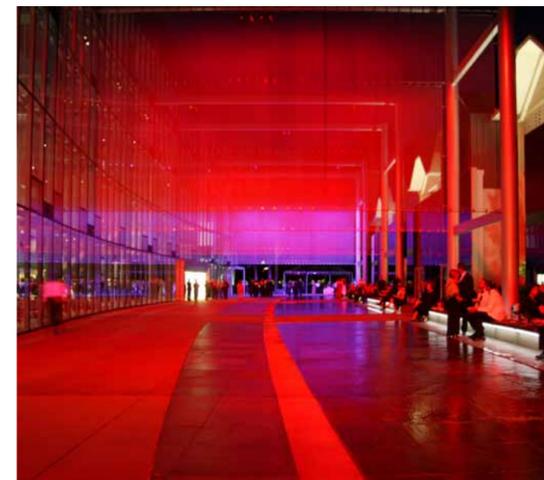
MINT PLAZA

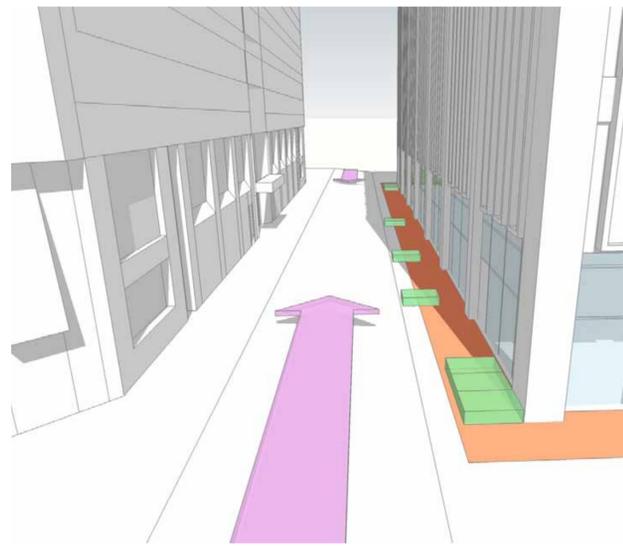


THEATRE COMMONS PLAZA

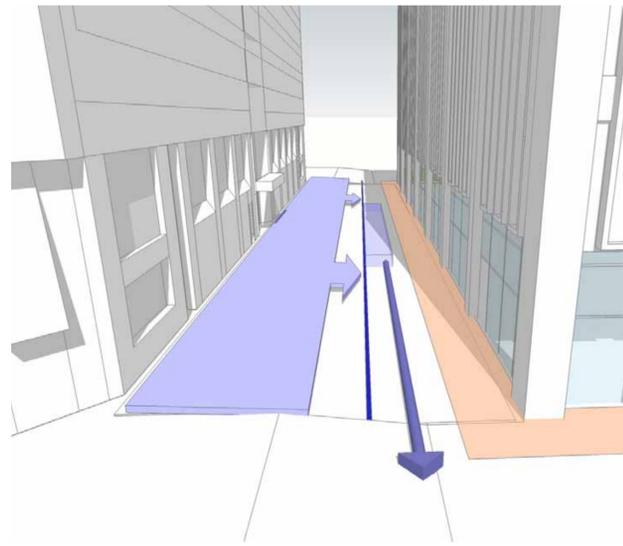
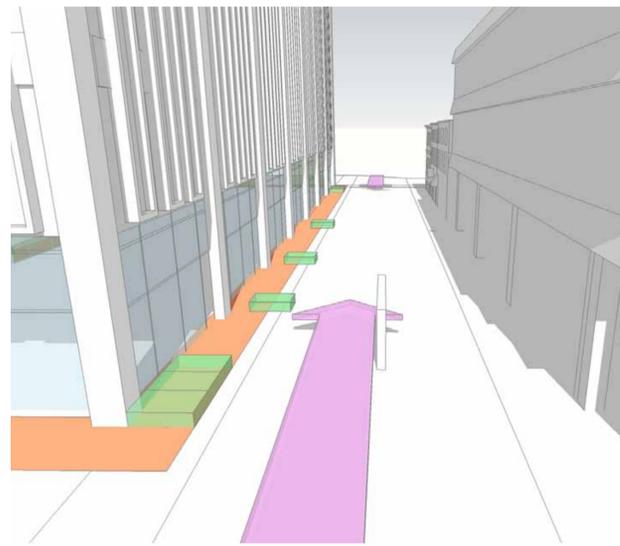


LENFEST PLAZA

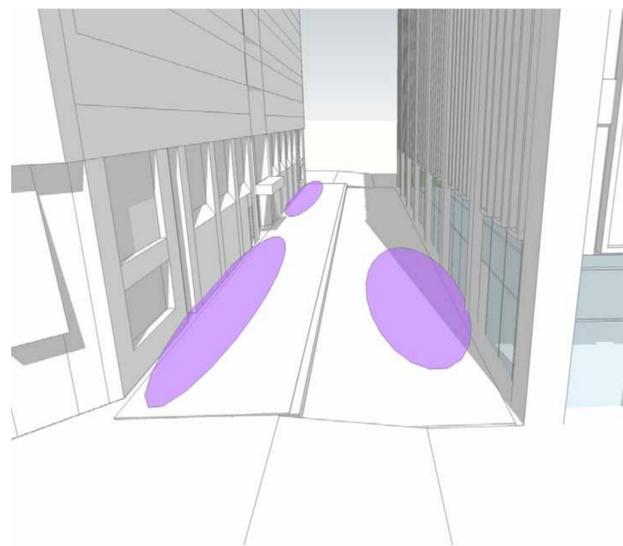
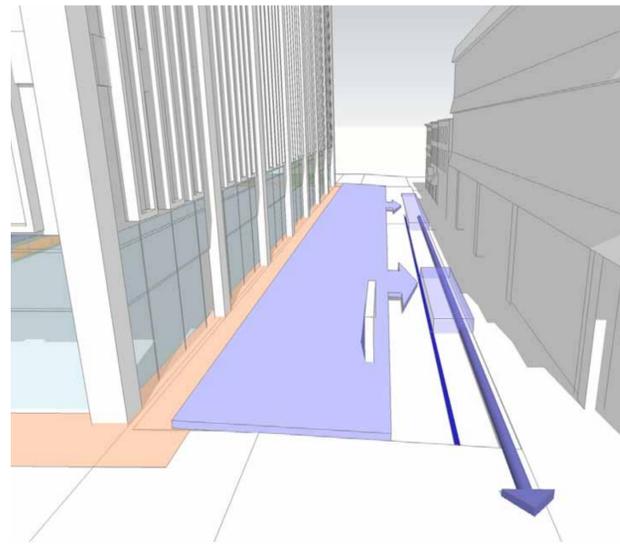




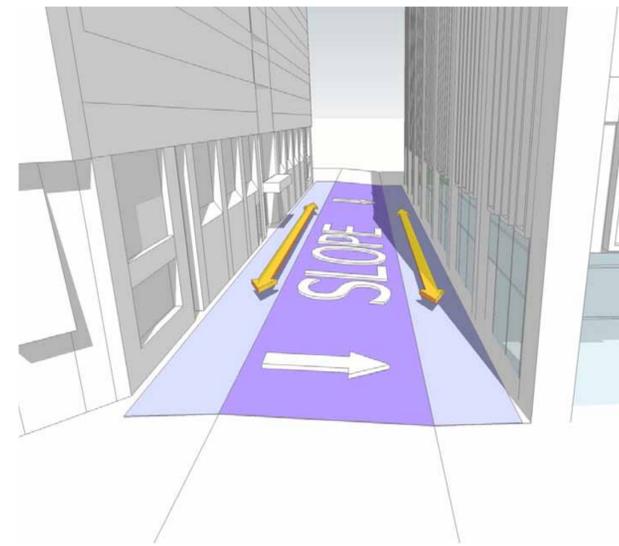
PROTECT BASEMENT



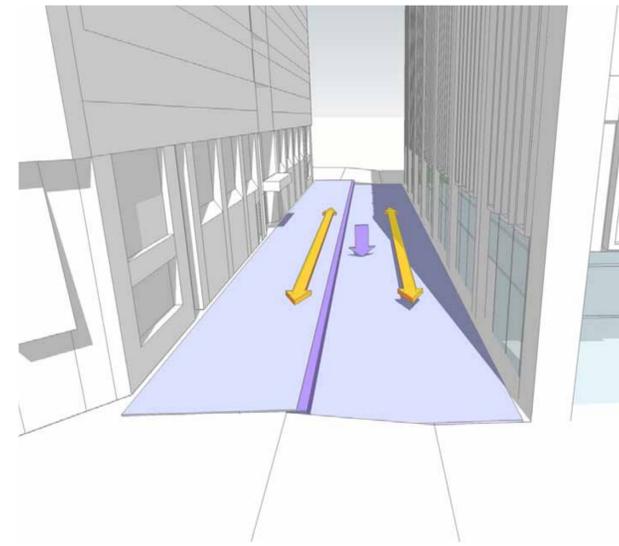
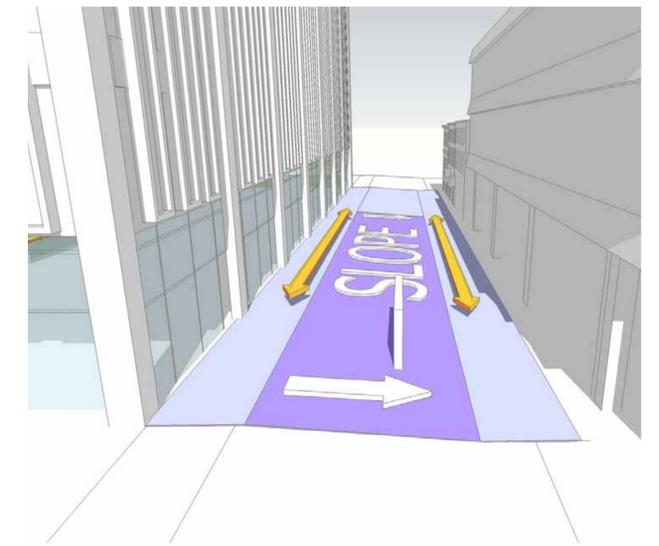
STORMWATER



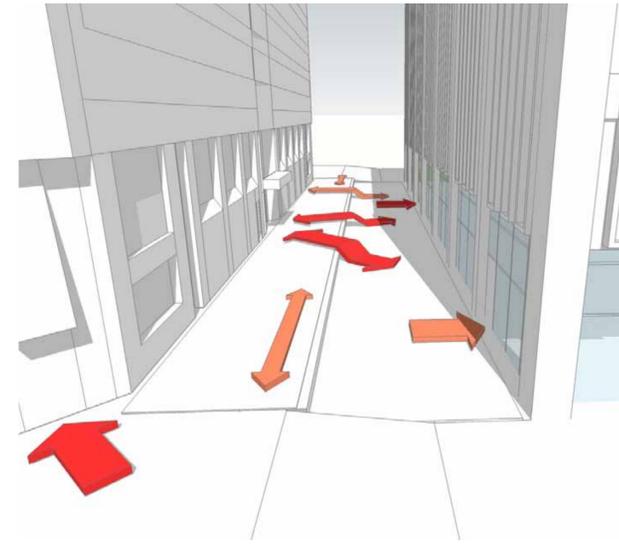
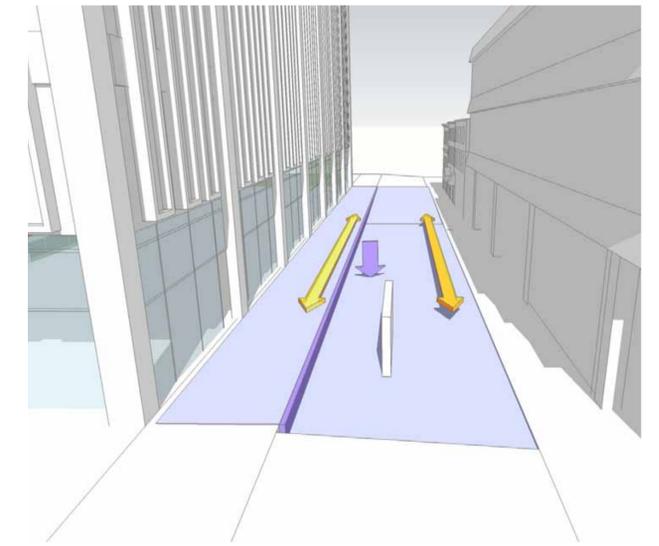
RETAIL SEATING



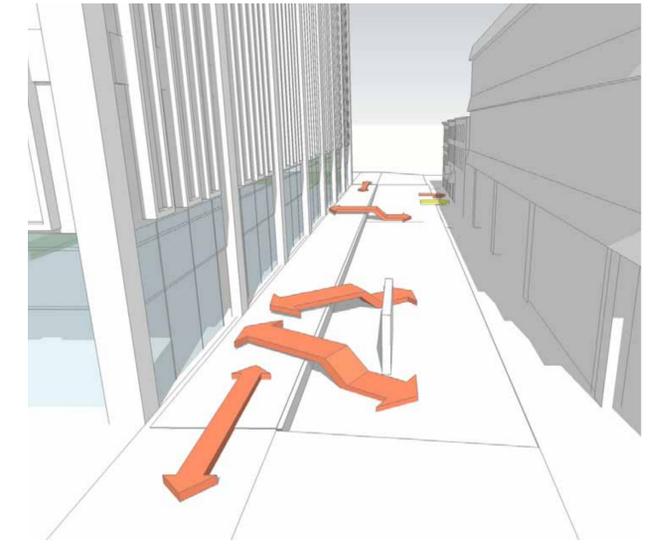
EXISTING SLOPE

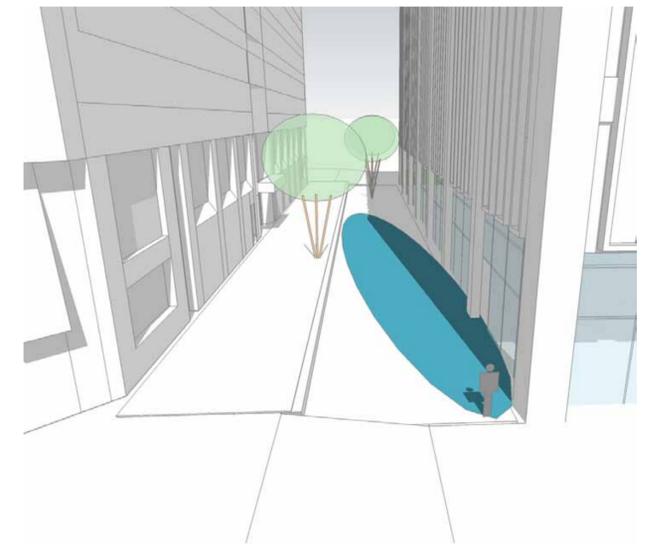
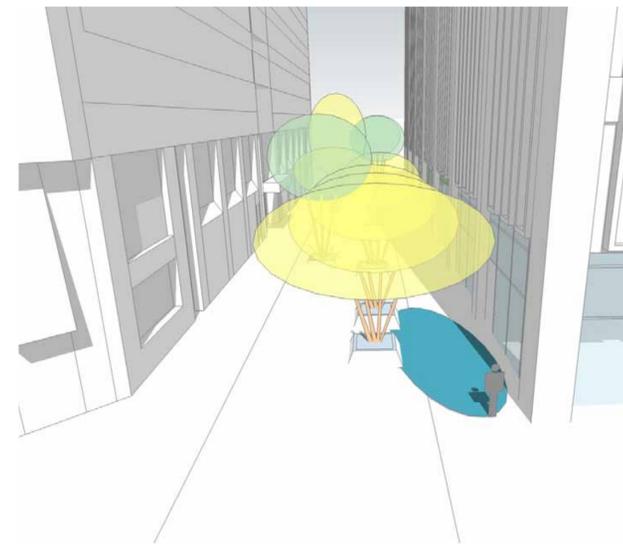
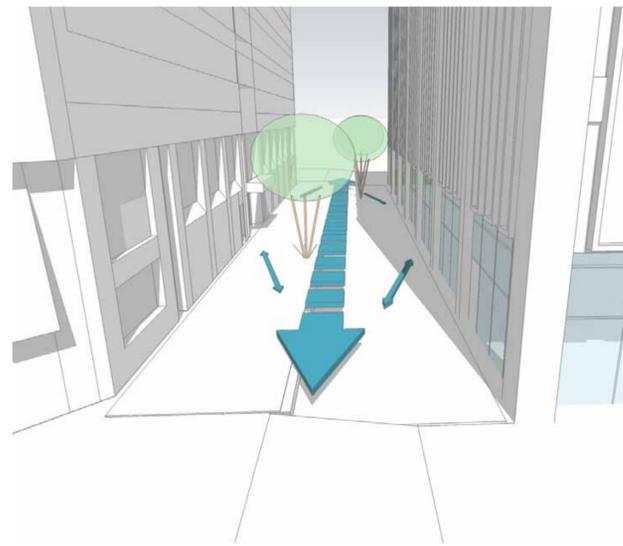
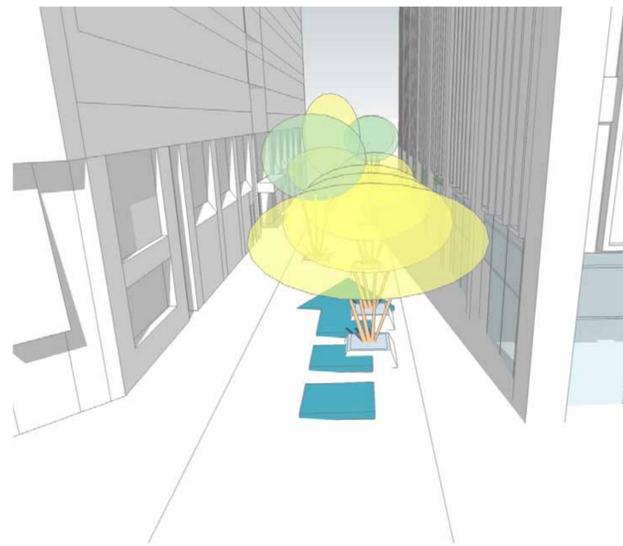


PROPOSED SLOPE



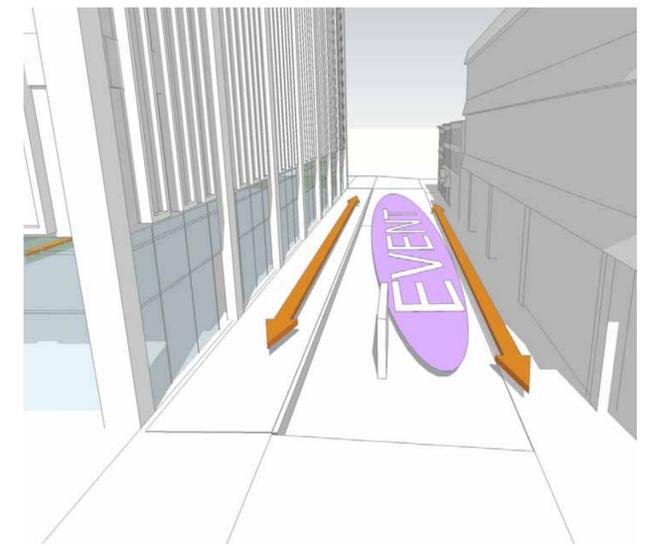
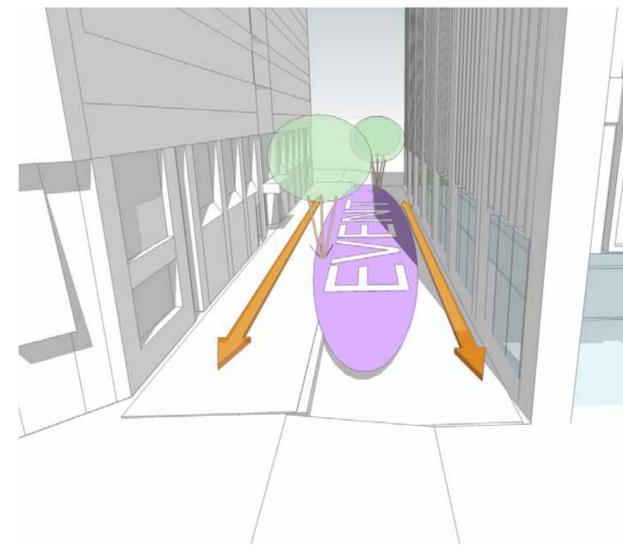
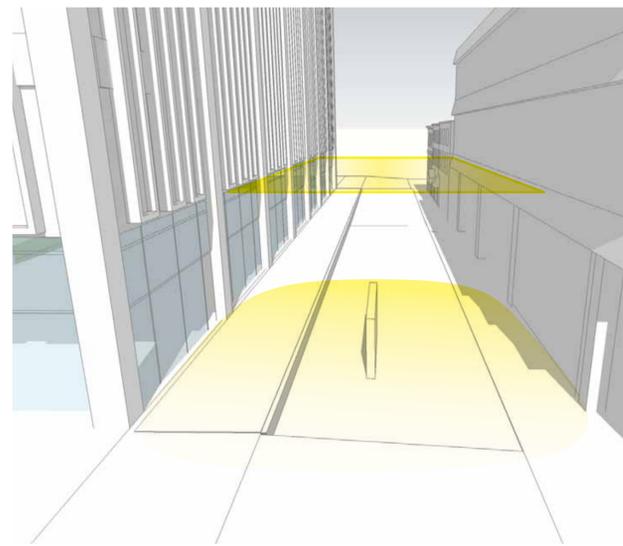
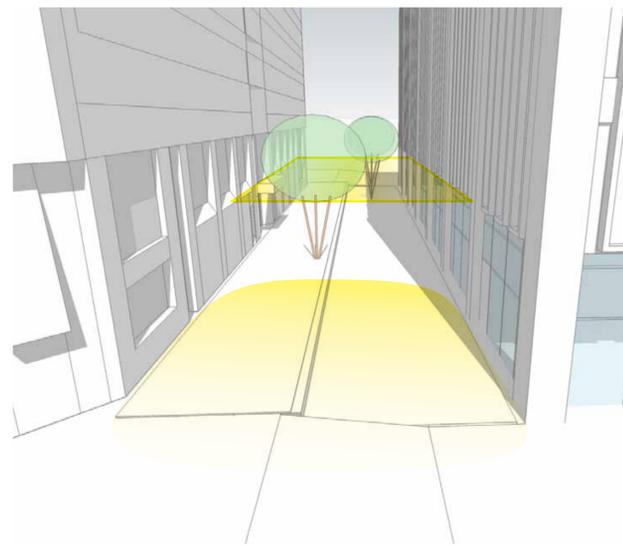
ENTRANCE ACCESS





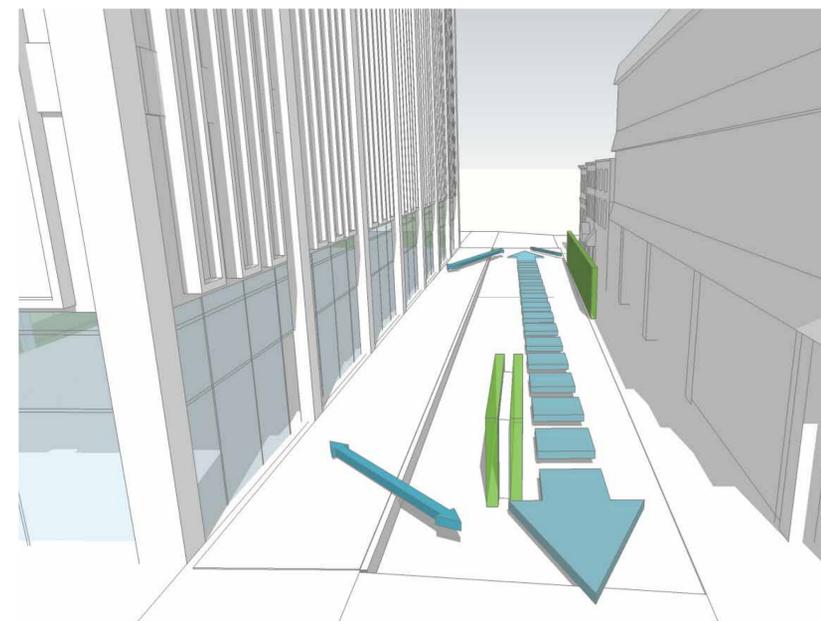
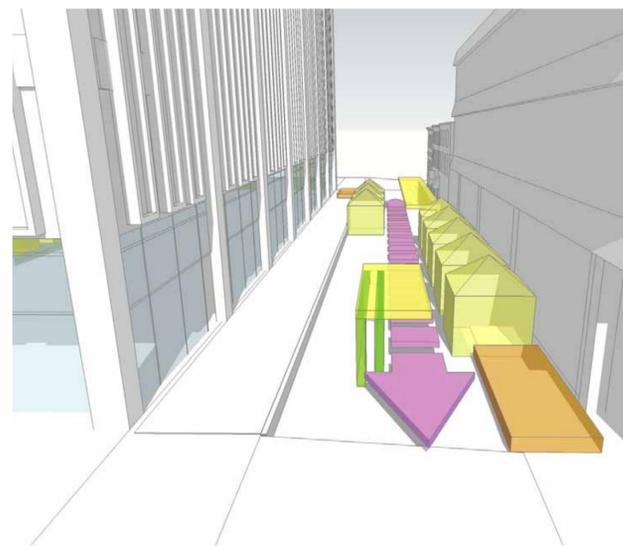
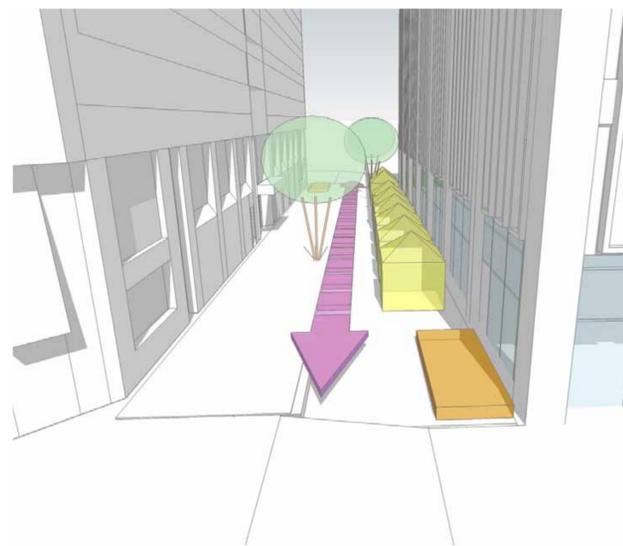
EXISTING TREES / VIEWS

PEDESTRIAN COMFORT ZONE



LIGHTING CONCEPT

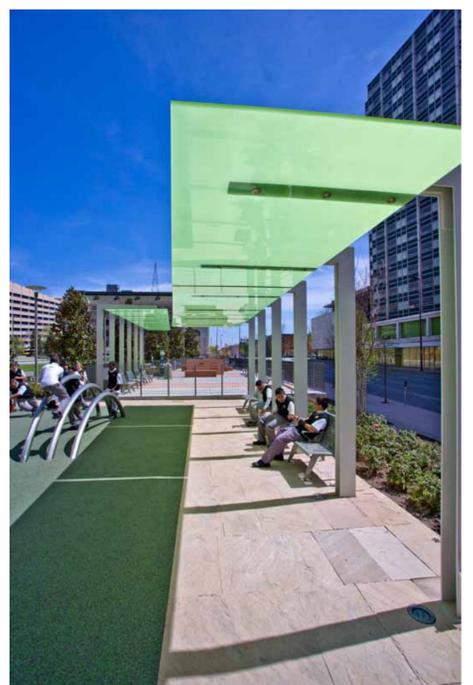
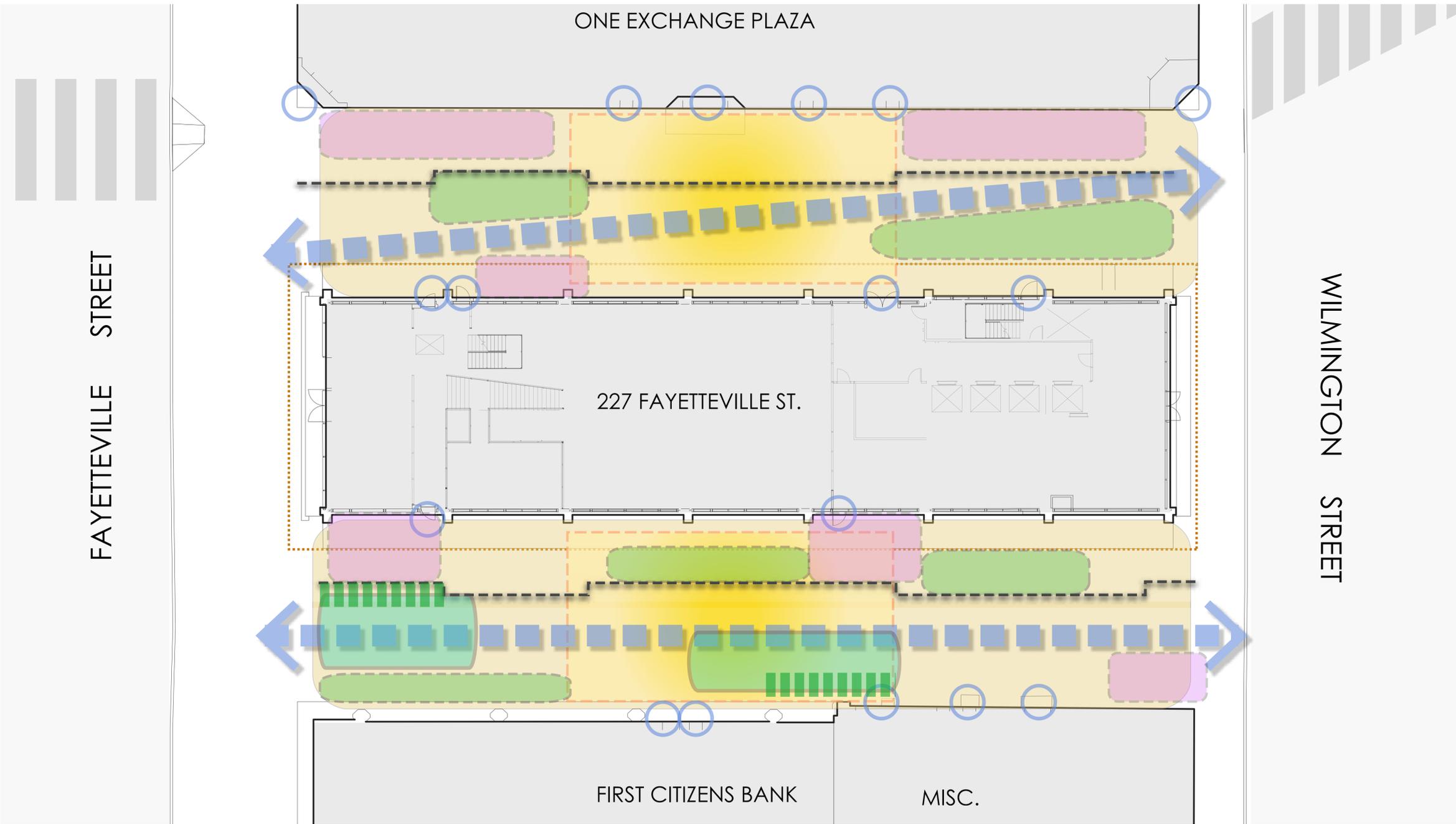
EVENT SPACE

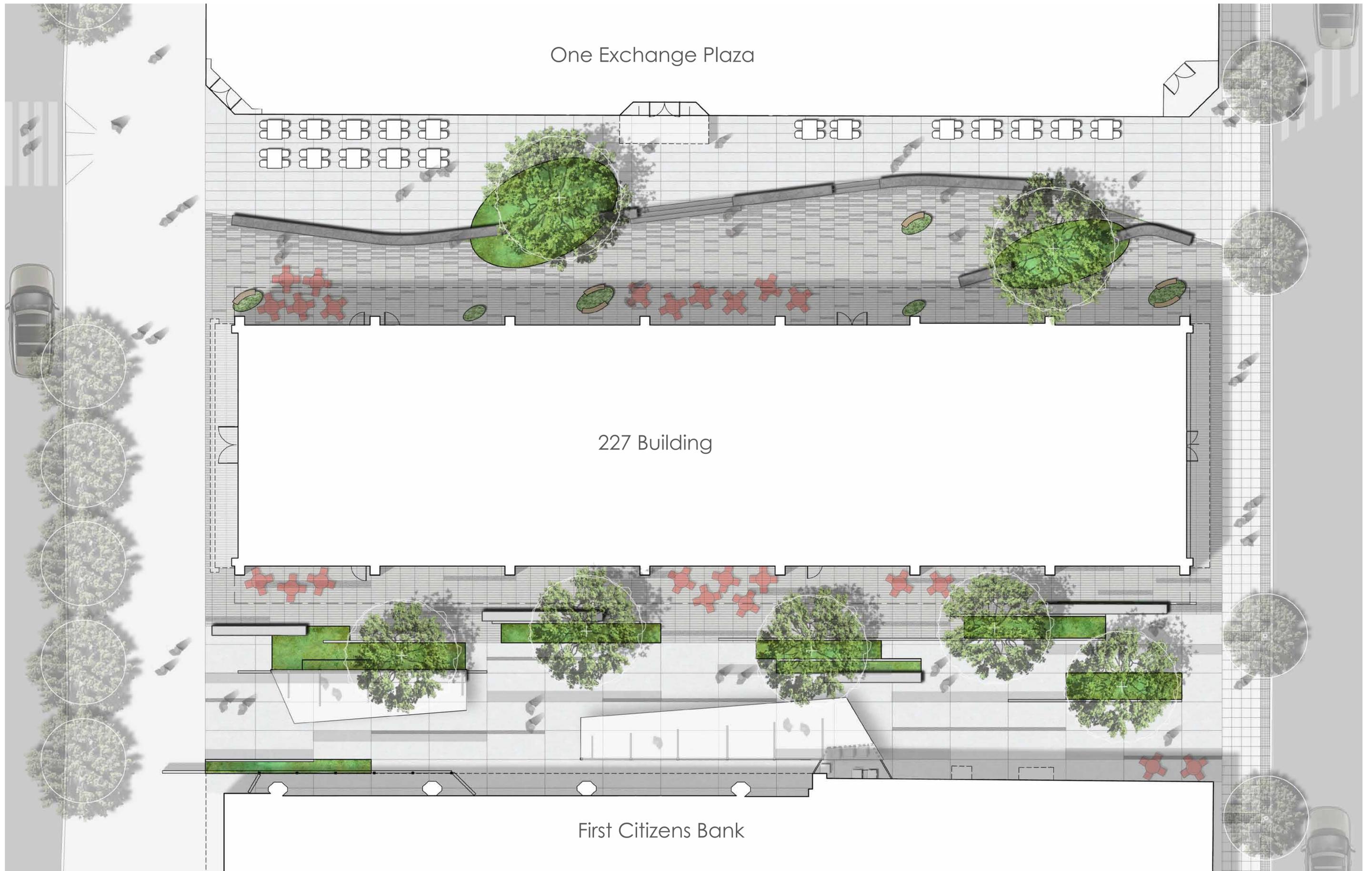


VENDOR SPACES

MARKET PLAZA SCREENING AND VIEWS





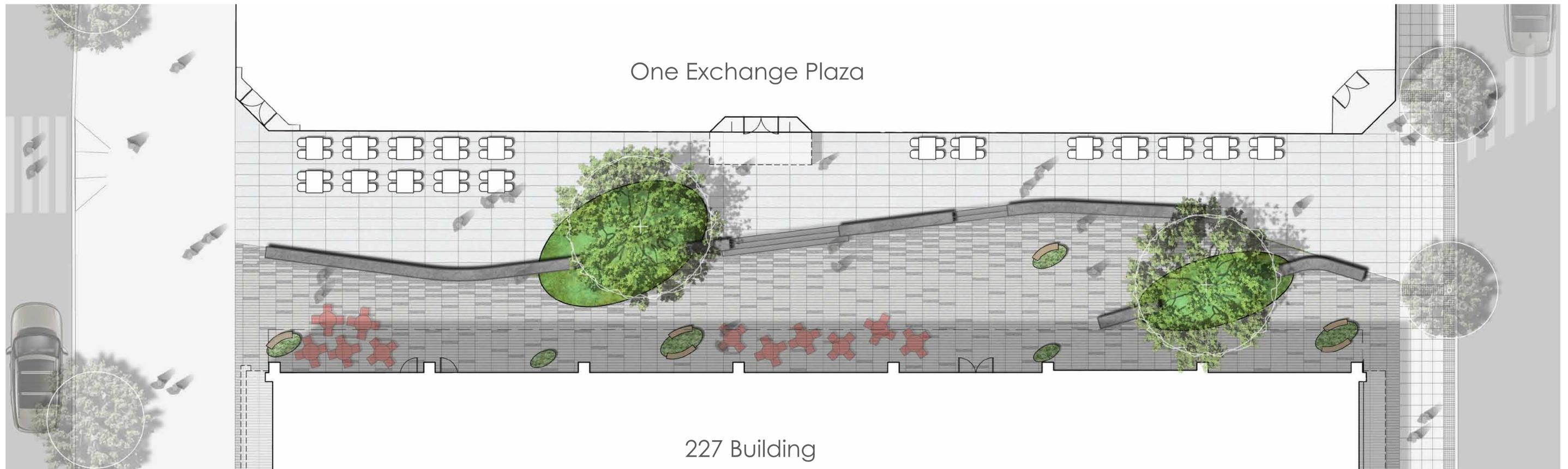


One Exchange Plaza

227 Building

First Citizens Bank



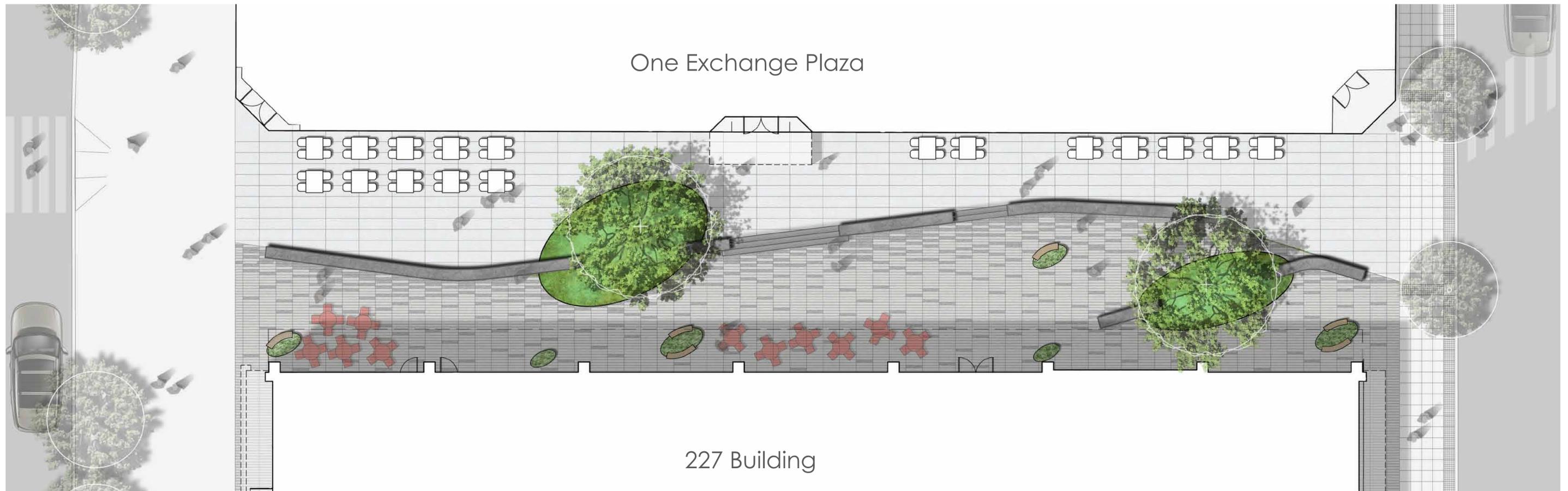


VIEW OF EXCHANGE LOOKING EAST



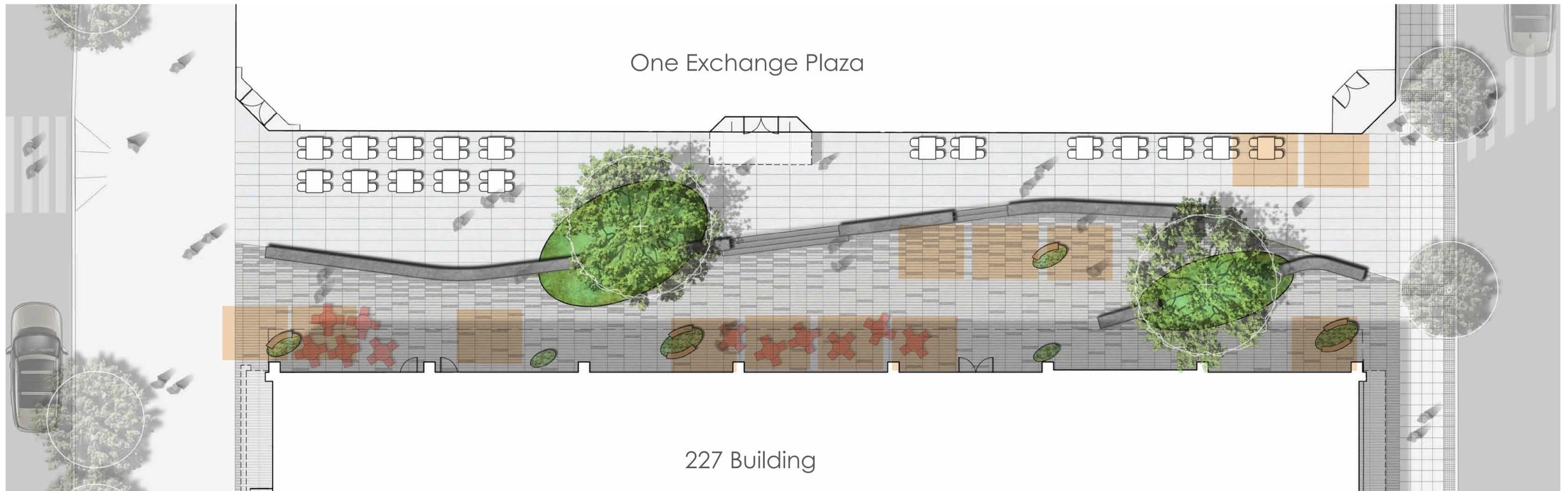
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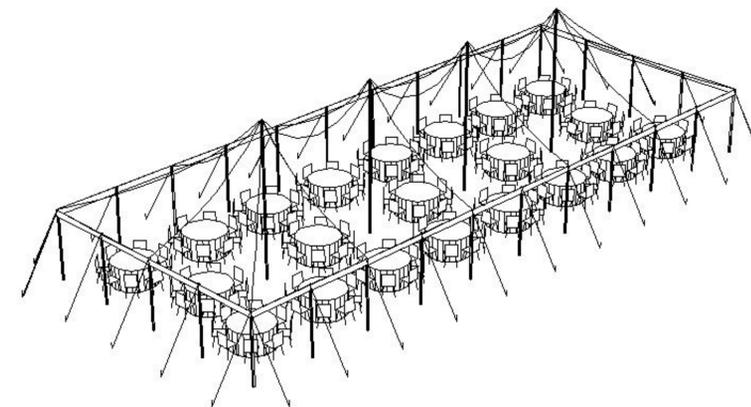
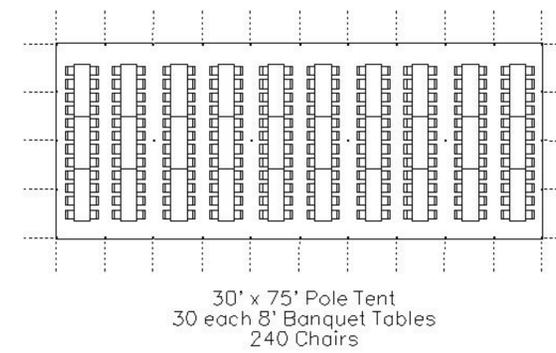
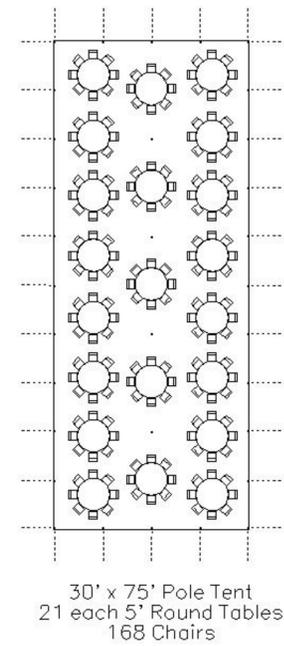
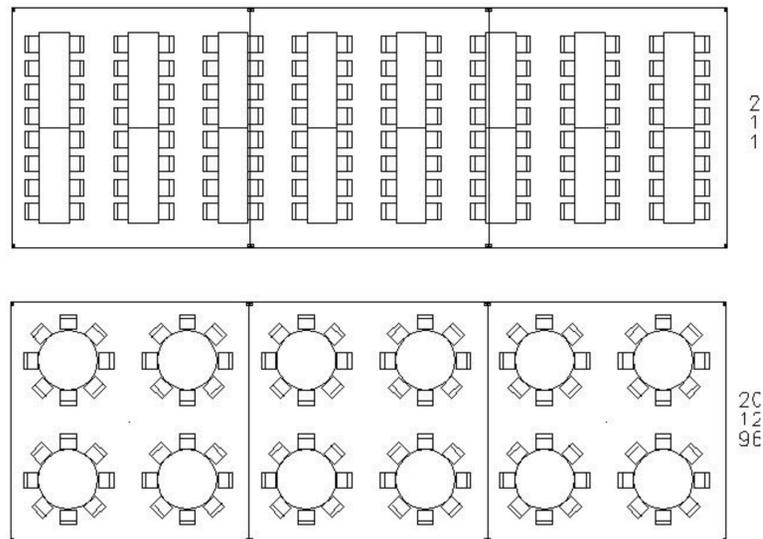
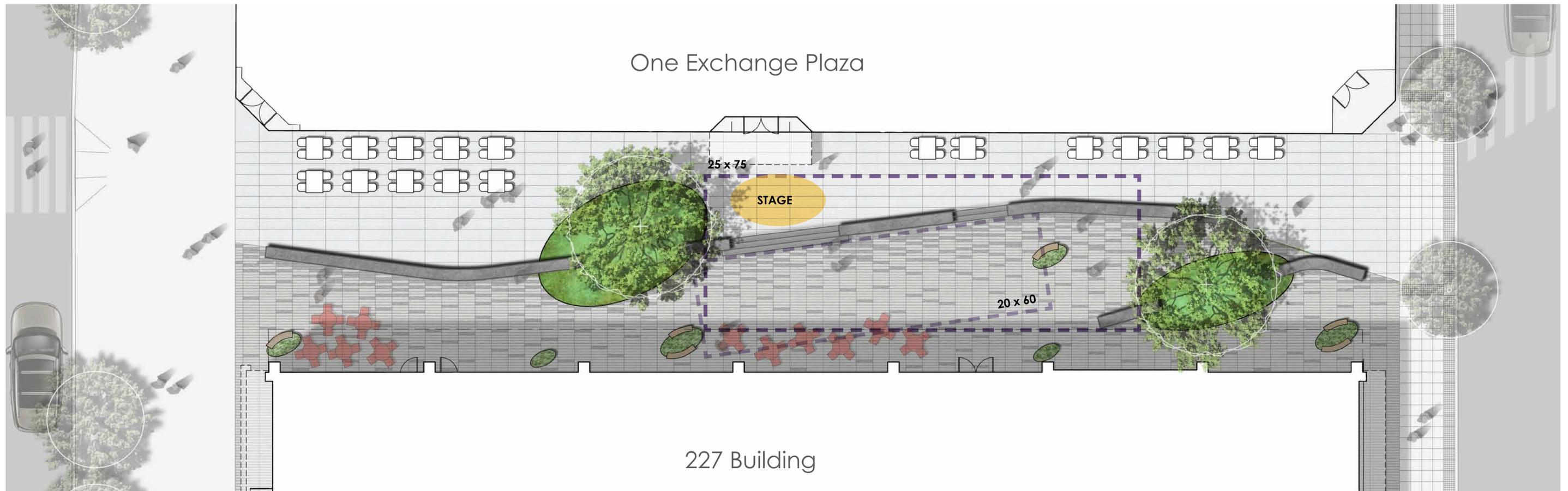
VIEW OF EXCHANGE
LOOKING WEST

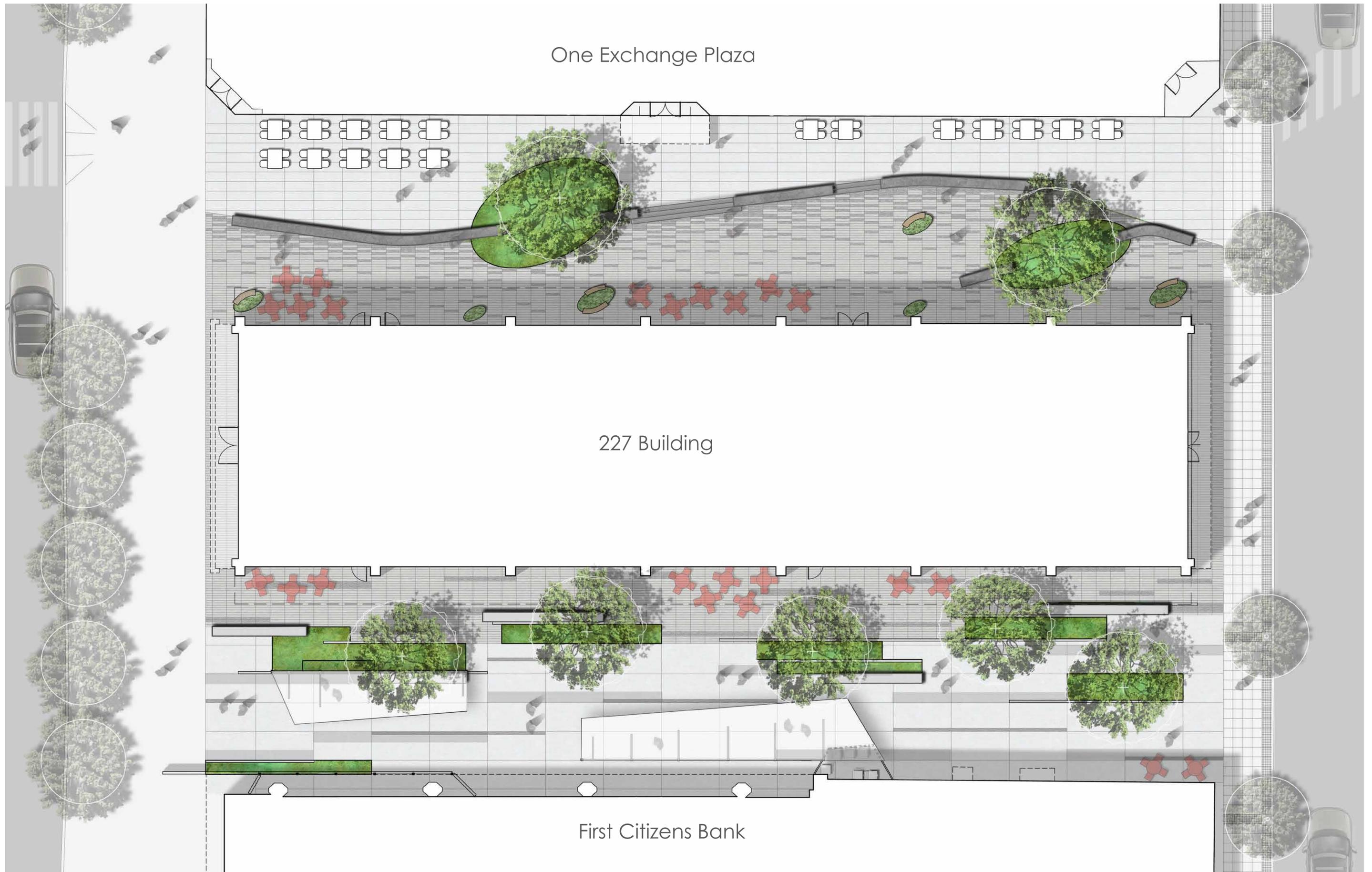




VIEW OF EXCHANGE
LOOKING EAST







One Exchange Plaza

227 Building

First Citizens Bank

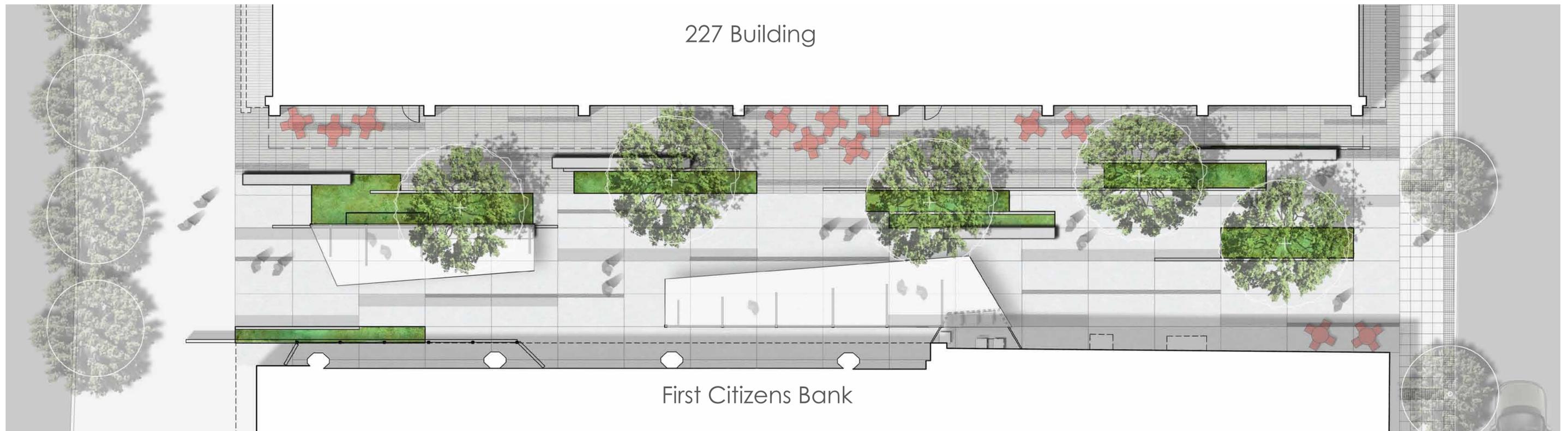




VIEW OF MARKET LOOKING EAST



VIEW OF MARKET LOOKING EAST



227 Building

First Citizens Bank

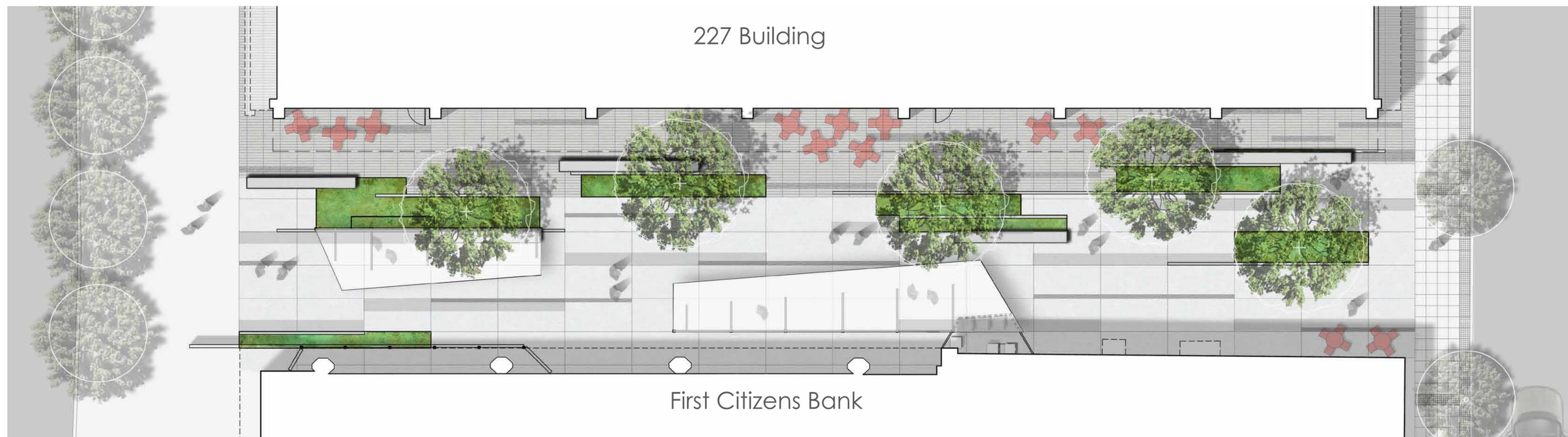




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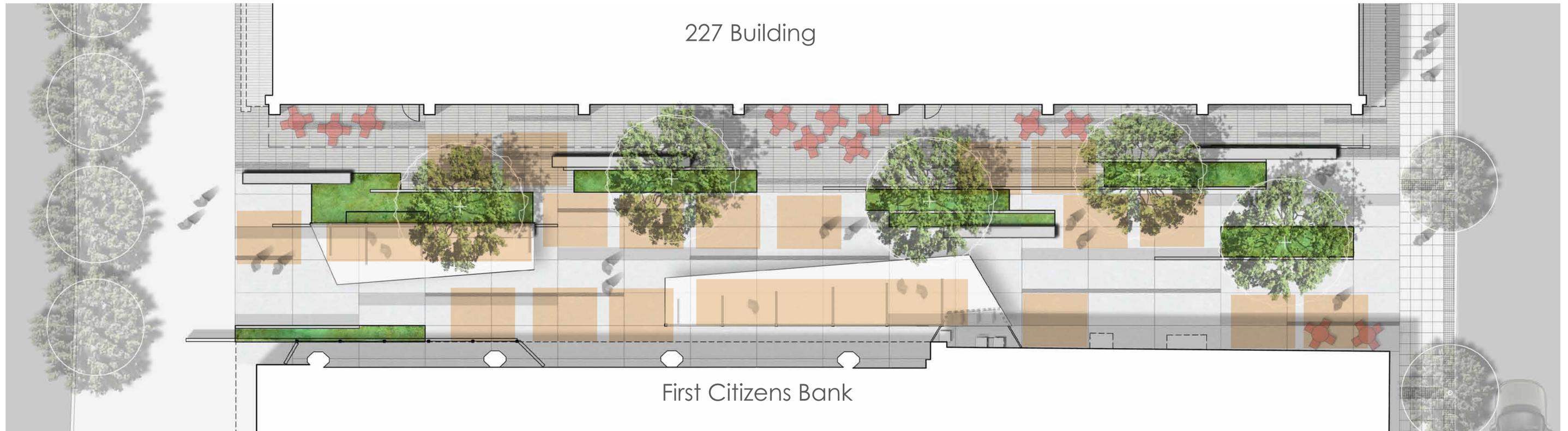


227 Building

First Citizens Bank

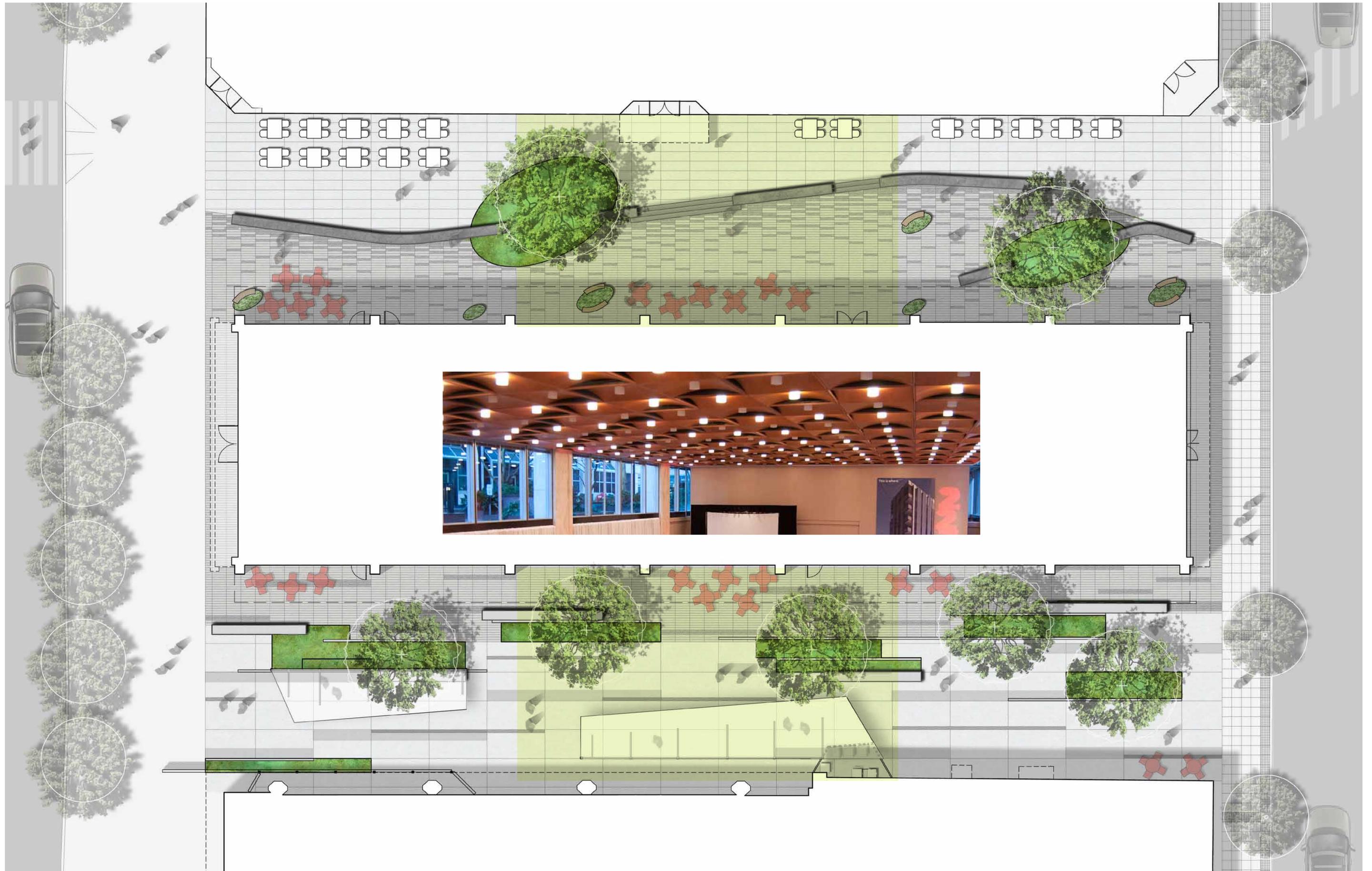


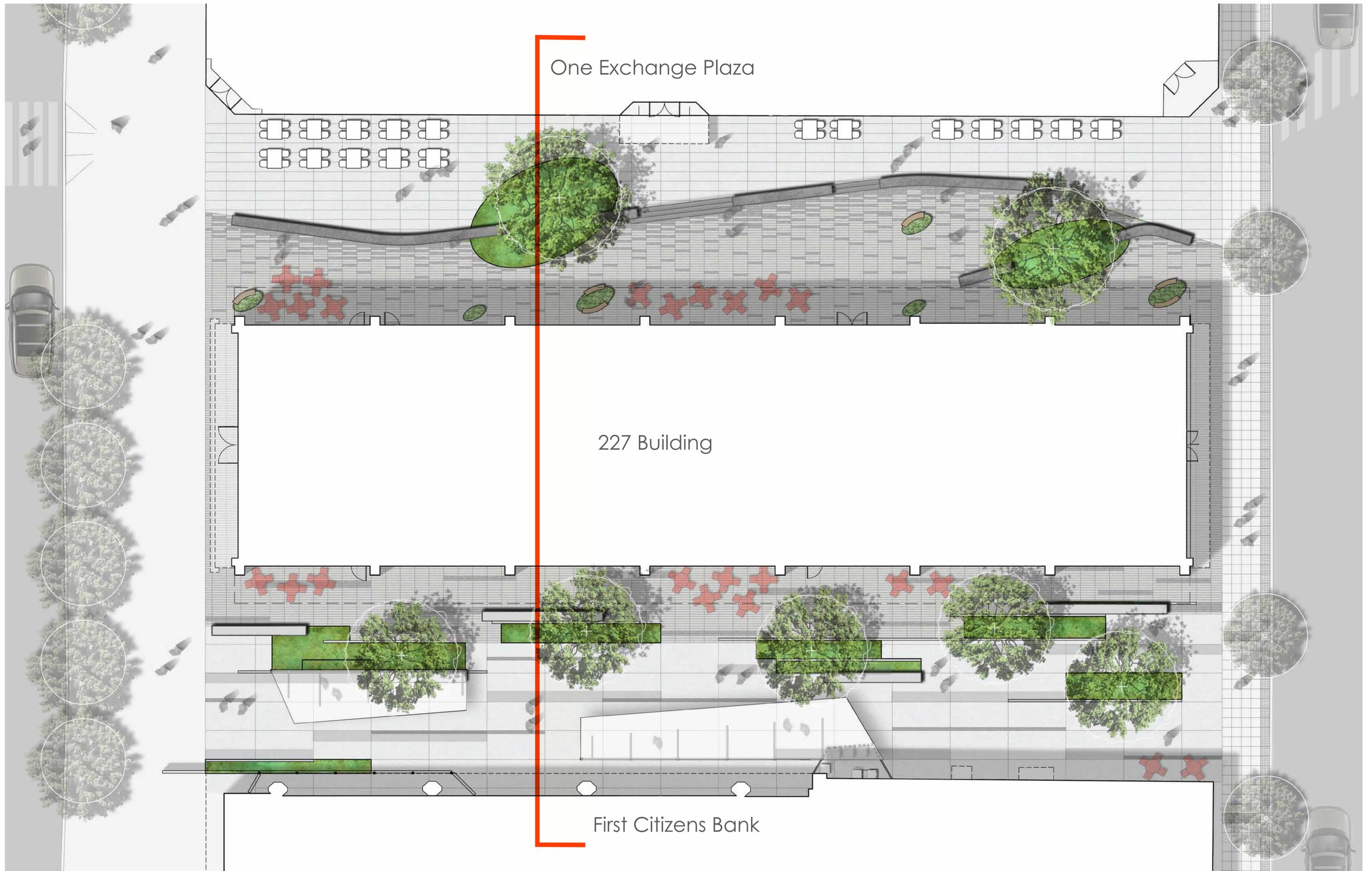
VIEW OF MARKET LOOKING EAST

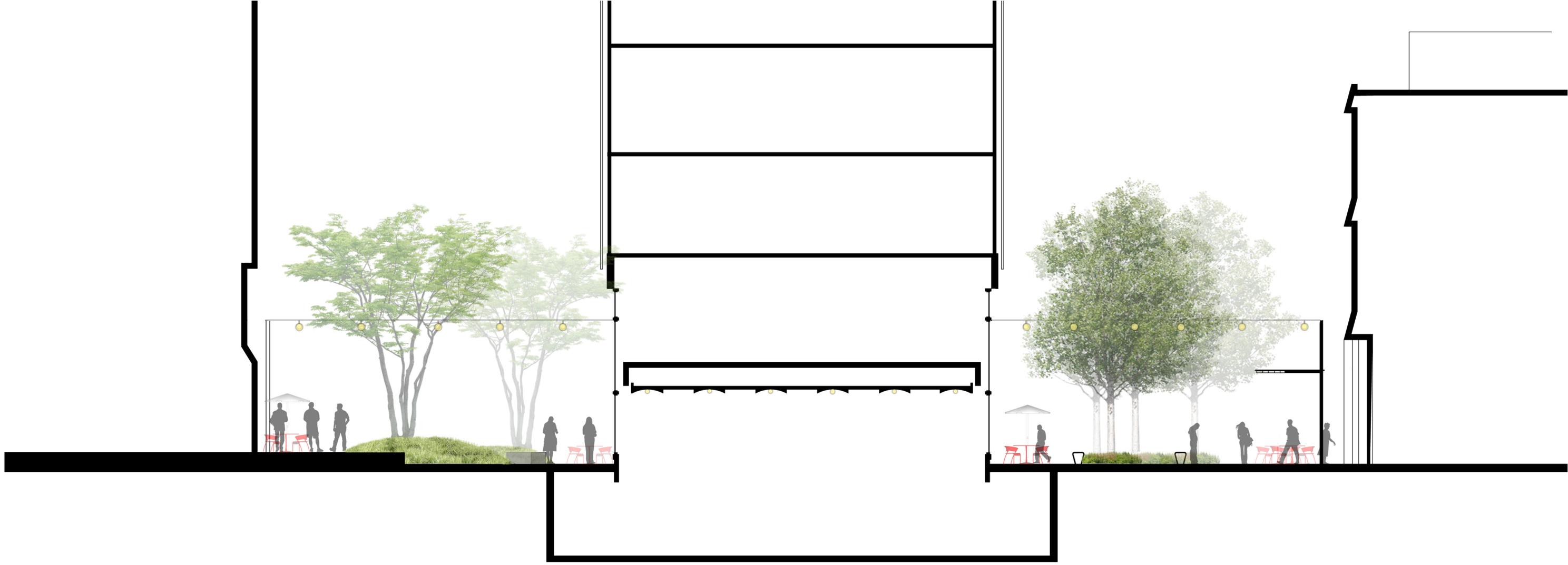


227 Building

First Citizens Bank







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