



# Livable Streets Update (FIVE IN FIVE)



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## COUNCIL DOES NOT OVERTURN VOTE ON CONVENTION CENTER CONSTRUCTION MANAGER AT RISK

The Raleigh City Council voted March 2 to remain with its selection of Skanska USA Building Inc./Barnhill Contracting Company to serve as construction manager at risk for the new downtown convention center.

A vote to switch to M.A. Mortenson Company/Clancey & Theys Construction failed on a 4 to 4 vote.

The Council voted 7 to 1 in favor of Skanska USA/Barnhill on Feb. 9, but considered a motion to change to the other finalist team after questions regarding the City administration's thoroughness in checking the finalists' references were posed. The four members of the Council, who remained in support of Skanska/Barnhill, remarked at the March 2 meeting that they did not see anything in the City's reference checks to make them switch their vote.

The City administration had recommended Skanska/Barnhill at the Council's Feb. 3 meeting. Skanska/Barnhill and Mortenson/Clancy & Theys received the highest ratings by a committee of City and Wake County staff members and project architects that evaluated proposals and interviewed candidates. A total of six teams, consisting of nine firms, submitted proposals to be the construction manager at risk.

In November, the City Council approved the construction manager at risk method for construction of the new convention center. North Carolina general statutes provide the general framework for the construction manager at risk process that includes planning, managing design and construction, cost analysis, scheduling, quality control and guaranteeing the construction cost.

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## THE FIVE IN FIVE WORK PLAN

### Fayetteville Street Renaissance

Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space.

### Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

- Get new Downtown Convention Center and Convention Center Hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to South.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.

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The new convention center and a four-star Marriott hotel will be built at the south end of downtown. The City Council and Wake County Board of Commissioners agreed Jan. 21 to use revenue from the countywide hotel/motel and prepared food tax to construct the convention center and to supplement the hotel construction. The design for the convention center is pending.

The convention center and headquarters hotel are scheduled to open for business in three years.

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## COUNCIL FORMS DESIGN LIAISON TEAM FOR FAYETTEVILLE STREET MALL PROJECT

The Raleigh City Council voted Tuesday to create a council liaison team that will work with the City administration on reviewing and addressing any final design issues that may arise regarding work associated with remaking Fayetteville Street Mall.

Council Members Thomas Crowder and Neal Hunt will represent the council on the liaison team. Downtown Raleigh Alliance and the City's Appearance Commission also will be invited to have representatives on the team.

The City Council received an update on the Fayetteville Street Mall design process at its meeting on Tuesday. Detailed design work may be complete by April. The City will award a construction contract following completion of the design process.

Last fall, the council voted to select the "Civic A" design plan for remaking Fayetteville Street Mall and opening it up to vehicular traffic. The design plan was prepared by Mulkey Inc., which has been awarded a \$1.47 million contract by the City to provide design services for the first phase of the "Livable Streets" Downtown Plan -- the Fayetteville Street Renaissance project.

The Fayetteville Street Renaissance project is an economic development and revitalization effort for the downtown street. The project includes design of improvements to Fayetteville Street Mall, portions of which could be opened to vehicular traffic in the 100 to 400 blocks, including conversion of Hargett and Martin streets from one-way streets to two-way streets.

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## **Improve the Pedestrian Environment**

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues. Make Downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in Downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

## **Regulatory Reform**

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business Downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a Downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

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Under the Civic A design plan for Fayetteville Street Mall, two 11-foot travel ways will be centered in the corridor with parallel parking on both sides. Traffic signals at Davie, Martin, Hargett and Morgan streets will be modified. The project will connect in front of the old State Capitol. There will be a wide streetscape for artwork, open space and outdoor dining. Also, the redesigned street will create a vista to the Capitol and allow flexibility for parades, festivals and other events.

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## **URBAN DESIGN CENTER TO HOST LECTURE, PUBLIC MEETING ON PUBLIC ART IN DOWNTOWN RALEIGH**

As part of its efforts to inform citizens about the role of public art in the revitalization of downtown Raleigh, the City will be sponsoring a lecture and public meeting March 10-11 at the Raleigh Urban Design Center, 133 Fayetteville Street Mall (at the Hargett Street intersection). Use of public art is included in the City's "Livable Streets" Downtown Plan to make the downtown area a more attractive and exciting place to live, work and visit.

Lake Douglas, who has conducted numerous public art projects in the Southeast, will lecture on public art and cities from 6 p.m. to 7 p.m. on March 10. The following evening, on March 11 from 6 to 8, a public meeting will be held on how the City should enliven Fayetteville Street Mall with new public art. Citizens are invited to attend both the lecture and the public meeting. The two events are being partially supported by the North Carolina Arts Council, an agency funded by the State of North Carolina, and the National Endowment for the Arts.

For more information about the lecture and public meeting, contact Michelle Bowen at the Raleigh Urban Design Center, 807-8479, or email [michelle.bowen@ci.raleigh.nc.us](mailto:michelle.bowen@ci.raleigh.nc.us).

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## Downtown Management

Goal: Take a “one-stop shopping” approach to the management and marketing of Downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all Downtown resources to promote events and attractions. Maximize the capitol status.
- Create a Downtown Development Corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to Tax Increment Financing.



Livable Streets

## DOWNTOWN EVENTS CALENDAR NOW ON CITY WEBSITE

Looking for something to do in downtown Raleigh, but don't know where to turn for answers?

With more and more excitement building downtown, there is now one place to visit on the web to keep up with what's up downtown. By visiting the City of Raleigh website at <http://www.raleigh-nc.org/pubaffairs/DOWNTOWNCALENDAR.HTM>, guests can view events for the upcoming week or click on the link to go to the venues website. Listings include performances at the BTI Center for the Performing Arts, State museums, Artspace exhibitions and other downtown attractions.

| Meeting  | Date/Time  | Purpose  |
|--|--|--|
| <b>The Role of Public Art in the Revitalization of Downtown Raleigh Lecture</b>        | March 10, 6:00 p.m.<br>Urban Design Center<br>133 Fayetteville Street Mall | Lecture by Lake Douglas. Mr. Douglas has conducted public art projects throughout the Southeast, will advise on uses of public art and cities. |
| <b>The Role of Public Art in the Revitalization of Downtown Raleigh Public Meeting</b> | March 11, 6:00 p.m.<br>Urban Design Center<br>133 Fayetteville Street Mall | How the City should enliven Fayetteville Street Mall with new public art?  |

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## VISIT THE LIVABLE STREETS WEBSITE



Downtown is hot and getting hotter with the plans to open Fayetteville Street Mall to traffic, the Progress Energy project, downtown development plans and the proposed new convention center.

There is now one place to keep track of all the activity downtown and stay up to date with the progress made on the Livable Streets program. By going to the City of Raleigh website <http://www.raleigh-nc.org/livablestreets/index.htm>, visitors can keep tabs on the status of downtown projects, view meetings and events calendars, view plans for opening Fayetteville Street and see the entire Livable Streets plan.

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Web links  
City of Raleigh  
[www.raleigh-nc.org](http://www.raleigh-nc.org)

Wake County  
[www.wakegov.com](http://www.wakegov.com)

Downtown Raleigh Alliance  
[www.downtownraleigh.org](http://www.downtownraleigh.org)

Greater Raleigh Chamber of  
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[www.raleighchamber.org](http://www.raleighchamber.org)

Greater Raleigh Convention  
& Visitors Bureau  
[www.visitraleigh.com](http://www.visitraleigh.com)

## THE FIVE IN FIVE GOALS

1. **Complete a Fayetteville Street Renaissance** to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.



2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.

3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office

and residential uses to amenities such as restaurants, museums and other venues.

4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.

5. **Expand downtown management** to take a one stop approach to management and advocacy.