



# Livable Streets Update (FIVE IN FIVE)



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## IN THIS ISSUE

COUNCIL TO CONSIDER DESIGN OF UNDERGROUND PARKING GARAGE AT CONVENTION CENTER HOTEL ON NOV. 2 Page 1

CITY COUNCIL CALLS SPECIAL MEETING TO ADDRESS TOWING ISSUE Page 2

CITY COUNCIL TO DISCUSS ADDITIONAL FUNDING FOR FAÇADE RENOVATION GRANT PROGRAM ON NOV. 2 Page 3

COUNCIL, PLANNING COMMISSION TO DISCUSS AMENDING SITE PLAN REVIEWS FOR TOWNHOUSE DEVELOPMENTS Page 4

COUNCIL TO REVIEW ONE-TIME FUNDING FOR CONTEMPORARY ART MUSEUM RENOVATION Page 5

PUBLIC HEARING ON EXTENDING SUNSET DATE OF INTERIM TREE CONSERVATION ORDINANCE SET FOR NOV. 16 Page 5

PUBLIC HEARING ON PROPOSED TOWING ORDINANCE SET FOR OCT. 19 Page 6

## THE FIVE IN FIVE

### COUNCIL TO CONSIDER DESIGN OF UNDERGROUND PARKING GARAGE AT CONVENTION CENTER HOTEL ON NOV. 2

The Raleigh City Council voted Oct. 19 to authorize City staff to negotiate a contract with Kimley-Horn and Associates to design an underground parking garage at the planned headquarters hotel for the new downtown convention center. Council members will consider a design services contract and other items related to the underground parking garage at its Nov. 2 meeting.

In a \$60,000 City-authorized feasibility study presented to the City Council, Kimley Horn concluded that a parking garage could be built under the downtown block currently occupied by the existing convention center. The study recommends the garage be built in two phases. The first phase would be beneath the planned four-star Marriott headquarters hotel and have approximately 980 parking spaces on four levels. The second phase would be built sometime in the future under the ground on the east side of the Fayetteville Street corridor between Fayetteville Street and Wilmington Street. The second phase would have approximately 640 additional parking spaces, giving the parking garage a total of 1,620 spaces.

The underground parking garage would be used by the general public, guests of the Marriott hotel and patrons of the new convention center. The facility also would potentially serve other private development in the downtown area. The City and the developer of the Marriott hotel, Stormont-Noble Development of Atlanta, would need to draw up a formal parking agreement to include the portion of the parking garage that would be underneath the hotel. The City Council would have to approve the parking agreement.

The City administration is recommending that the City's Parking Fund be used to finance the underground parking garage, under a preliminary plan.

## 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.

### Improve the Pedestrian Environment

## CITY COUNCIL CALLS SPECIAL MEETING TO ADDRESS TOWING ISSUE

The Raleigh City Council has called a special meeting for 5 p.m. Wednesday, Oct. 27 to address the issue of the towing of illegally parked vehicles. The meeting will be held in the council chamber of the Avery C. Upchurch Government Complex, 222 W. Hargett St.

Representatives of local towing companies and citizens are invited to attend the meeting.

A proposed towing ordinance drafted by City Attorney Thomas McCormick at the request of council members sets a maximum \$85 towing fee and a maximum \$10 a day storage fee for the non-consensual towing of a vehicle. No storage fees would be assessed for the first 24 hours. The maximum towing fees and storage rates would only apply to the non-consensual towing of vehicles weighing less than 2 tons; tow operators could charge higher fees for vehicles weighing more than 2 tons.

The City Council would be responsible for establishing non-consensual towing fees and storage rates every two years, under the proposed ordinance. Also, tow operators would have to notify police of a nonconsensual tow within one hour of taking the vehicle to the tow impound lot. The report to the police must include a description of the vehicle and its license tag number. The ordinance would require tow impound lots to have an attendant on the site 24 hours a day, and would establish lighting guidelines for the lots. Furthermore, the ordinance would prohibit non-consensual towing if the owner returns to the vehicle before the tow truck leaves. The tow operator also could not assess the vehicle owner any fees.

The proposal is patterned after an ordinance used in Atlanta.

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.

#### **Downtown Management**

Goal: Take a “one-stop shopping” approach to the

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## **CITY COUNCIL TO DISCUSS ADDITIONAL FUNDING FOR FAÇADE RENOVATION GRANT PROGRAM ON NOV. 2**

The Raleigh City Council will consider an additional \$241,000 for the City’s Façade Rehabilitation Grant Program at its Nov. 2 meeting. Council members decided Oct. 19 to defer action on the item for two weeks to gather more information.

Under the Façade Rehabilitation Grant Program, the City of Raleigh provides matching grants to businesses and property owners for façade renovation projects. The goal of the program is to promote quality facade rehabilitation of commercial buildings in the downtown area, commercial areas adjacent to the downtown, and older pedestrian business districts. The program complements other City revitalization efforts and helps promote an attractive environment for new investment and business activity.

The City has received more applications and inquiries about the façade rehabilitation grants since the City Council expanded the program in May. The expansion included increasing the maximum grant award and starting a new grant program component --- Fayetteville Street Façade Rehabilitation Grants -- specifically for Fayetteville Street and some surrounding streets in downtown Raleigh. The Fayetteville Street Façade Rehabilitation Grants are part of the City’s “Livable Streets” Downtown Plan -- Fayetteville Street Renaissance project, an economic development and revitalization effort for the downtown street. With the grants, the City is providing a greater level of financial assistance to help pay for façade rehabilitations along Fayetteville and portions of Wilmington, Salisbury, Hargett, Martin and Davie streets. Available on a first-come, first-served basis for a limited time are grant rebates of up to \$10,000 or 50 percent of all exterior storefront/ground level rehabilitation costs, whichever is less.

The City also provides financial assistance to help pay for façade rehabilitations in other eligible areas of the Capital City. Available on a first-come, first-served basis are grant rebates of up to \$5,000 or 50 percent of all exterior rehabilitation costs, whichever is less.

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

## Contacts

City of Raleigh  
Planning Department

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## COUNCIL, PLANNING COMMISSION TO DISCUSS AMENDING SITE PLAN REVIEWS FOR TOWNHOUSE DEVELOPMENTS

On November 16, a joint session of the Raleigh City Council and the City of Raleigh Planning Commission will receive public comment on a proposed amendment to the site plan review standards relating to townhouse developments.

The hearing will be at 6:30 p.m. in the council chambers of the Avery C. Upchurch Government Complex. The proposed text change would add townhouses to the section of the Raleigh City Code that outlines approval of new developments.

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## COUNCIL TO REVIEW ONE-TIME FUNDING FOR CONTEMPORARY ART MUSEUM RENOVATION

On November 16, the Raleigh City Council will review a one-time capital contribution of \$1 million to support the renovation of the Raleigh Contemporary Art Museum property at 409 West Martin Street. If approved, the contribution must be met by a \$2 million match raised from private and endowment contributors. The Council deadlocked 4-4 in its consideration of the matter at its October 4 meeting and delayed a vote on the issue at its October 19 meeting.

The funding would begin in the 2005-06 fiscal year in \$200,000 increments for five years. The money would come from reallocating a portion of the annual receipts the City receives from the interlocal funds (food, beverage and hotel taxes) which is usually appropriated to the operating and capital reserves of the BTI/Convention Center.

The renovations would provide the Contemporary Art Museum with a 20,000 square foot, state-of-the-art building with amenities including expanded gallery space, classrooms, a sculpture court, a film and video gallery, gift store and bookshop, and on-site parking.

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## PUBLIC HEARING ON EXTENDING SUNSET DATE OF INTERIM TREE CONSERVATION ORDINANCE SET FOR NOV. 16

The Raleigh City Council and the Raleigh Planning Commission will hold a joint public hearing on extending the sunset date of an interim tree conservation ordinance to March 1, 2005. The public hearing will be conducted during zoning hearings on Nov. 16 beginning at 6:30 p.m. in the council chamber of the Avery C. Upchurch Government Complex, 222 W. Hargett St.

The interim ordinance requires tree preservation along thoroughfares and Neuse River riparian buffers. At the public hearing, citizens will be given an opportunity to comment on extending the ordinance's sunset date. The interim ordinance's sunset date was recently extended to Jan. 4, 2005 but the City Council has determined that more time is needed to prepare and consider a permanent tree conservation ordinance.

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## CITY LAUNCHES NEW NETWORK

City of Raleigh officials dedicated its unique information source - the Raleigh Television Network's - new look, new sound, new attitude and new name at a dedication an open house Oct. 19.

Since the mid 1980s, Raleigh's Community Television has been operating with the same equipment on four cable channels. This antiquated equipment produced poor quality sound and viewing, and did little to encourage Capital City citizens to use this public information resource.

All of that has changed. Earlier this year, the Raleigh City Council approved funds for purchase of digital television production, post production and telecast equipment for the studio located at 310 W. Martin St.

RTN offers residents an opportunity to follow their government in action, learn about local government initiatives in detail as they progress or showcase their interests or concerns.

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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  
Commerce  
[www.raleighchamber.org](http://www.raleighchamber.org)

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

## Proposed Site



## Phase 1

- Under hotel and Fayetteville Street corridor



## Phase 2

- Between Fayetteville Street and Wilmington Street



**RALEIGH CONVENTION CENTER TENTATIVE SCHEDULE FOR BUILDING DEMOLITION, STREET CLOSURES AND DETOURS - BUILDING DEMOLITION**

BUILDING	START
205 W. CABARRUS	TBA
515 S. DAWSON	2/1/2005
112&120 W. LENOIR	2/1/2005
PELAND - TANK REMOVAL	11/1/2004

**STREET CLOSURES**

STREET	CLOSE	REOPEN
SALISBURY STREET	3/1/2005	10/06
CABARRUS STREET.	3/1/2005	1/07

**DETOURS**

MCDOWELL STREET	START	FINISH
DETOUR TO EAST	2/01/05	1/06
DETOUR TO WEST	1/06	June-2006

## THE FIVE IN FIVE GOALS

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 removing 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.



