



Livable Streets Update (FIVE IN FIVE)



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CITY COUNCIL APPROVES CONCEPTUAL DESIGN SCHEME FOR FAYETTEVILLE STREET MALL, SCHEDULES PUBLIC HEARING FOR DEC. 2

The Raleigh City Council voted Nov. 5 to approve a conceptual design scheme for remaking Fayetteville Street Mall and opening the area to vehicular traffic. Citizens will have the opportunity to comment on the plan at a public hearing on Dec. 2.

Council members voted to select the "Civic A" conceptual design scheme for converting the downtown pedestrian mall to a vehicular



street. The design concept 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 Civic A plan and two other conceptual design schemes developed by Mulkey were first unveiled at public meetings in October to allow for comments from citizens, including downtown property owners. The Civic A scheme also was the favored option of citizens at the public meetings.

The Fayetteville Street Renaissance project is a downtown economic development and revitalization effort. 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 to two-way streets. (continued on page 2)

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.

(continued from page 1) Under the Civic A design scheme selected by the City Council, two 11-foot travel ways would be centered in the corridor with parallel or angled parking. Traffic signals would be added at Davie, Martin and Hargett streets, with the option of adding another signal at Morgan Street should the project connect in front of the State Capitol. There would be a wide streetscape for artwork, open space and outdoor dining. Also, the redesigned street would create a vista to the Capitol and allow flexibility for parades, festivals and other events.

Furthermore, the Civic A design scheme -- as well as the two other conceptual design schemes developed for the mall -- contains options solely for the 100 block of Fayetteville Street Mall, between Hargett and Morgan streets. The options include:

- opening the entire block to vehicular traffic, with on-street parking;
- opening the entire block to vehicular traffic with two lanes and on-street parking from Hargett Street to a drop-off area in the middle of the block. The street would be two lanes without parking from the drop-off area to Morgan Street;
- opening a portion of the block to traffic, with two lanes from Hargett Street to the midway point. On-street parking would be provided. The remainder of the block (from the midway point to Morgan Street) would remain closed to vehicles in order to preserve part of the pedestrian mall, including trees; and,
- keeping the 100 block closed to traffic

City staff and representatives from Mulkey are continuing to study design options for converting Martin and Hargett streets to two-way streets.

TVS SELECTED AS NATIONAL ARCHITECTURAL DESIGN CONSULTANT FOR PROPOSED CONVENTION CENTER

The Raleigh City Council has approved the selection of Thompson Ventulett Stainback (TVS) of Atlanta to be the national architectural design consultant for a proposed convention center downtown.

Council members authorized the City administration and O'Brien/Atkins and Clearscapes, the local architectural consultant for the convention center project, to negotiate a contract with TVS. The firm has extensive national and international experience with

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.

designing convention centers. (continued page 3)

(continued from page 2) The national architect will assist the local architectural consultant and the City and Wake County with designing the new convention center, which would be constructed immediately west of the existing convention center.

A total of seven firms submitted qualifications seeking to be the national architectural design consultant. After reviewing and analyzing the qualifications, the list was narrowed to two firms by a committee of staff members representing the City and County and the Downtown Raleigh Alliance. (continued page 3)

(continued from page 2) The other finalist was Howard Needles Tammen Bergendoff (HNTB), based in Boston with an office in Raleigh. The committee conducted additional interviews with the finalists and visited sites previously designed by the TVS and HNTB. Trips were made to Philadelphia and Washington, D.C. where TVS has designed facilities, and to Providence, R.I., and Boston, where HNTB has designed projects.

CITY SEEKING MASTER DEVELOPER FOR CONVENTION CENTER AREA

The City of Raleigh has begun the search for a master developer to assist the City with efforts to redevelop some areas of downtown near the convention center. The City on Oct. 23 issued a request-for-qualifications (RFQ) to recruit candidates for the position.

The RFQ is posted on the City's website at www.raleigh-nc.org/livablestreets/master.htm.

The master developer will be selected from the private sector to plan, coordinate and market properties in the convention center area to potential investors. The City is forming a public/private professional review panel to guide the selection process for the master developer position. The panel will review qualifications of candidates and narrow the list of candidates down to finalists. The finalists will then be asked to submit formal proposals. The review panel will study the formal proposals and make a recommendation to the City Council.

Potential candidates have until mid-November to submit qualifications. The City will issue a request-for-proposals to the finalists in December. It is anticipated that the City Council will select a master developer in early February. (continued page 4)

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

(continued from page 3) New development projects are already under way in the convention center area around the southern end of Fayetteville Street. These include construction of Progress Energy’s office tower and mixed-use project, and redevelopment of the former Hudson Belk building. Furthermore the City has approved the “Livable Streets” Plan to reinvigorate downtown, and the City and County are considering constructing a new convention center and headquarters hotel adjacent to the existing convention center. These projects are expected to stimulate additional public and private redevelopment efforts in the convention center area. The master developer will assist with these projects.

COUNCIL APPOINTS MASTER DEVELOPER SELECTION TASK FORCE

The Raleigh City Council on Wednesday approved appointments to a task force that will guide the process for selecting a master developer for the convention center area downtown.

Members of the task force are City Manager Russell Allen; Wake County Manager David Cooke; City Attorney Thomas McCormick; Michael Patterson, former chair of the Convention Center Steering Committee that studied and recommended a site for a proposed new convention center; Roger Perry of East West Development; and Hilda Pinnix-Ragland of Progress Energy.

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Contacts

City of Raleigh
Planning Department
George Chapman, Director
(919) 890-3125
george.chapman@ci.raleigh.nc.us

Ken Maness
(919) 890-3655
ken.maness@ci.raleigh.nc.us

Urban Design Center
133 Fayetteville Street Mall
Dan Douglas
(919) 807-8441
Daniel.douglas@ci.raleigh.nc.us

Raleigh Convention and
Conference Center
500 Fayetteville Street Mall
(919) 831-6011
Roger Krupa, Director
roger@raleighconvention.com

Fayetteville Street Mall
Renaissance
City of Raleigh
Central Engineering
Dean Fox
(919) 890-3030
dean.fox@ci.raleigh.nc.us

City of Raleigh
Transportation Department
Jimmie Beckon, Director
(919) 890-3430
jimmie.beckon@ci.raleigh.nc.us

Regulatory Reform
City Of Raleigh
City Attorney
Thomas McCormick, Jr.
(919) 890-3060
Tom.McCormick@ci.raleigh.nc.us

Newsletter &
Communications
City of Raleigh
Public Affairs Department
Jayne Kirkpatrick, Director
(919) 890-3100
jayne.kirkpatrick@ci.raleigh.nc.us

Livable Streets Meeting Calendar

Meeting	Date/Time	Purpose
Triangle Transit Authority: Art in Stations	Nov. 20 4 p.m. and 6 p.m. Urban Design Center 133 Fayetteville Street Mall	TTA to meet with community to discuss public art in regional transit stations

CITY COUNCIL APPROVES CONSTRUCTION MANAGEMENT AT RISK METHOD FOR PROPOSED CONVENTION CENTER

The Raleigh City Council has given approval for the construction manager at risk method for construction of the proposed 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.

The City Council also authorized City Attorney Thomas McCormick to engage outside legal counsel for review and advice on documents and contracts.

UPDATED LIVABLE STREETS WEBSITE NOW ONLINE

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

Wake County
David Cooke, County Manager
(919) 856-6160
dcooke@co.wake.nc.us

The Downtown Raleigh
Alliance
120 S. Wilmington St.,
Suite 103
Raleigh, NC 27601
(919) 832-1231
Margaret Mullen,
President & CEO
margaretmullen@bellsouth.net

Greater Raleigh Chamber
of Commerce
800 S. Salisbury Street
(919) 664-7000
Harvey Schmitt,
President & CEO
hschmitt@the-chamber.org

Greater Raleigh Convention
& Visitors Bureau
421 Fayetteville Street Mall,
Suite 1505
Raleigh, NC 27601
(919) 834-5900 or
(800) 849-8499
David L. Heinl, CDME
President and CEO
dheinl@raleighcvb.org

Web links
City of Raleigh
www.raleigh-nc.org

Wake County
www.wakegov.com

Downtown Raleigh Alliance
www.downtownraleigh.org

Greater Raleigh Chamber of
Commerce
www.raleighchamber.org

Greater Raleigh Convention
& Visitors Bureau
www.visitraleigh.com

Streets plan.

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.

Livable Streets Partnership

- City of Raleigh
- City Boards and Commissions
- State of North Carolina
- Wake County
- Federal Government
- Downtown Raleigh Alliance
- Chamber of Commerce
- Convention and Visitors Bureau
- Development Community
- Social Service and Faith Based Organizations
- Arts and Cultural Organizations
- Transportation and Parking Organizations
- Major Events / Attractions Facilities
- Colleges, Universities and Schools
- Office & Retail Tenants and Property Owners
- Downtown Residents and Area Neighborhoods
- Urban Design Partners

An organizational meeting and briefing of the Livable Streets Partnership was held Tuesday, October 6, 2002. As work sessions progressed over the next several months additional membership organizations and members were appointed the Livable Streets Partnership by the Raleigh City Council and others were added as Partnership Participants

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Livable Streets Partnership

LIVABLE STREETS PARTNERSHIP continue d

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Folkemer,	Todd Allen	Angela Carter
Jim Wiley	Martin Armes	George Chapman
Shirley Wilkins-	Amanda Arnold	Roxanne Coffey
Nimmons	Jannice Ashley	Dan Coleman
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	Kevin Cantley	Tris Ford



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Jill Gammon	Ed Johnson	Regina McLaurin	Edna R. Rich-	Nina Szlosberg	Peter Zambito
Tim Gardiner	Gil Johnson	Brenda McLean	Ballentine	Debra Taiwo	Katie Zeller
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Susanne Hayes	Joe Lada	Dave Permar	Mara Smith	Ed Willis	
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Marcus Jackson	Matt Martin	Ralph Reardon	Phil Stout	Jeffrey York	
Perry James	James McDavid	Terry Rekeweg	Hannah Sullivan	Debra Young	



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Thomas Crowder (Co-chair)
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Scott Cutler

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John Boylan
Roland Gammon
Greg Hatem
Jean Laughlin Davis

Project Management

City of Raleigh

Russell Allen, City Manager

Raleigh Planning Dept.

George B. Chapman, Planning Director
Ken Maness, Central Area Planner
Dan Douglas, Raleigh Urban Design Center Director
Andrew Stewart, Technical Support

Downtown Raleigh Alliance

Margaret Mullen, President and CEO
Roxanne Coffey, Executive Assistant

Study Consultants

Cooper Carry: Livable Streets

Richard J. Flierl, Principal, Center for Connective Architecture
Jonathan Young, Landscape Architect/Urban Designer
Brett Wylie, Landscape Architect/Urban Designer
Mark Schnell, Urban Designer
Nicolia Cox, Urban Designer
Jun Li, Sketch Artist

Martin, Alexiou, Bryson: Transportation and Parking Study

Bill Martin, Principal
Nicole Bennett, Senior Associate

Sub-Consultants

Toole Design Group, LLC
Thinkframe
Walker Parking

LMN & HVS: Convention Center Study

Thomas Hazinski, Managing Director, HVS International
Paul Sajovec, Senior Vice-President, HVS International
Bethany Cronk, Vice-President, HVS International
Chris Eseman, LMN Architects

Financial Contributors to Livable Streets

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 Josephus Daniels Charitable Fund of the Triangle Community Foundation
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