



Livable Streets Update (FIVE IN FIVE)



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NEW PARKING ZONES APPROVED FOR DOWNTOWN RALEIGH

The Raleigh City Council voted unanimously at its March 21 meeting to approve new parking zones for the downtown area. The parking zones are being changed due to the Fayetteville Street Renaissance Project.

Parking zones include time-limit parking, loading zones, metered parking, parking for buses and taxis, and no-parking zones. The new downtown parking zones will result in additional parallel parking spaces along Salisbury and Wilmington streets, because traffic lanes on those streets will be reduced to two lanes between Morgan and Davie streets. The new parking zones will be put into effect in phases to coincide with progress made on the first phase of the Fayetteville Street Renaissance Project, which is scheduled to be complete this summer. The first-phase work includes reopening three blocks of the Fayetteville Street pedestrian mall to vehicular traffic and converting Martin and Hargett streets from one-way streets to two-way thoroughfares. The Fayetteville Street Renaissance Project is an economic development and revitalization effort for the downtown street.

SITE PLAN FOR BOYLAN FLATS CONDOMINIUM PROJECT APPROVED

The Raleigh City Council on March 21 gave approval to the site plan for Boylan Flats residential condominium project.

Boylan Flats, is located on Boylan Street between West Johnson Street and Peace Street. The plan as approved provides for a 14-unit condominium development with 728 square-feet of ground-floor retail and ground-floor parking on the one-quarter-acre site. The development has a residential density of 60.8 units per acre and includes 19 parking spaces. The site plan also includes streetscape plantings to conform with the Peace Street Streetscape Plan and is a component of the pedestrian business overlay district.

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APPROVAL GIVEN TO DOWNTOWN AREA CONDOMINIUM PROJECT

The Raleigh City Council voted March 21 to approve a 94-unit condominium housing project for the southwest corner of Hargett Street and Boylan Avenue in the downtown area.

The project, to be called Bloomsbury Estates, will consist of two 70-foot tall buildings that will both have 47 condominiums covering a total of 155,760 square feet on a 2.11-acre site. Currently there is a building on the site that will be demolished to make way for the condominium project.

Having a strong housing market downtown for residents of all income levels is a key component of the City of Raleigh's efforts to revitalize the area. Approximately, 400 new housing units have been constructed downtown in the past five years. Another 750 units are currently under construction, and building is set to begin on an additional 500 units in the near future. All told, the City expects more than 1,000 new housing units in the downtown area by 2008. These new units are expected to boost the number of residents living downtown to approximately 5,000. The housing stock will continue to grow downtown as about 1,500 additional units are in the planning stages.

COUNCIL TO CONSIDER INCLUDING FAYETTEVILLE STREET PROPERTIES IN HIGH DENSITY ZONE

On April 4, the Raleigh City Council will hold a public hearing on a proposed text change for the new Downtown Overlay District.

The new district allowed for increased densities to be allowed by the City Council subject to compliance with various performance standards. One of the standards was proximity to public open spaces greater than one acre in area, which would include Fayetteville Street Mall. Therefore, the conversion of Fayetteville Street Mall to a functioning street would have a negative impact on properties in an area where higher densities would be very appropriate. The proposed change would reinstate the high-density performance standard for the properties located adjacent to and within one block of Fayetteville Street.

The hearing will begin at 6:30 p.m. in the council chambers of the Avery C. Upchurch Government Complex, 222 W. Hargett Street.

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Web links

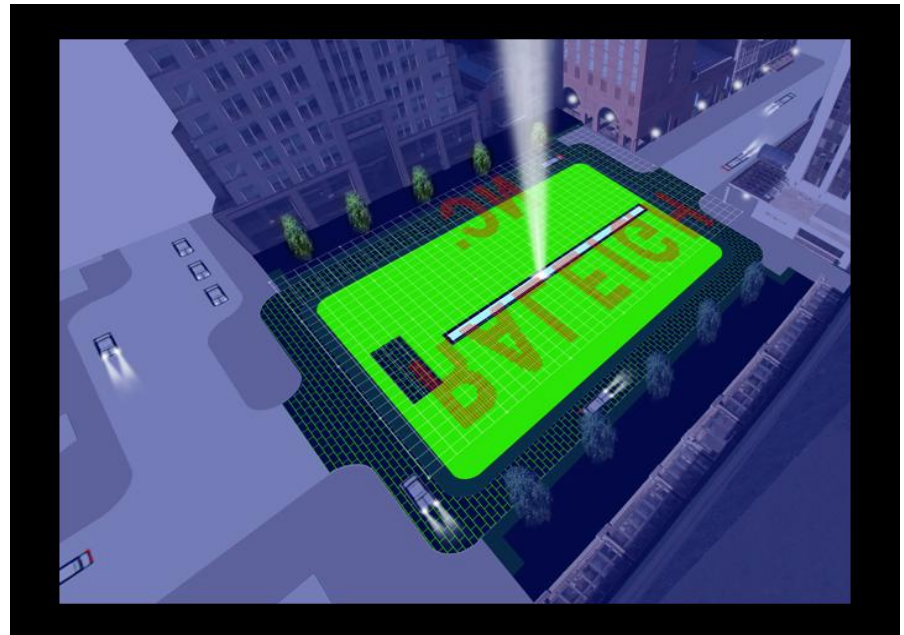
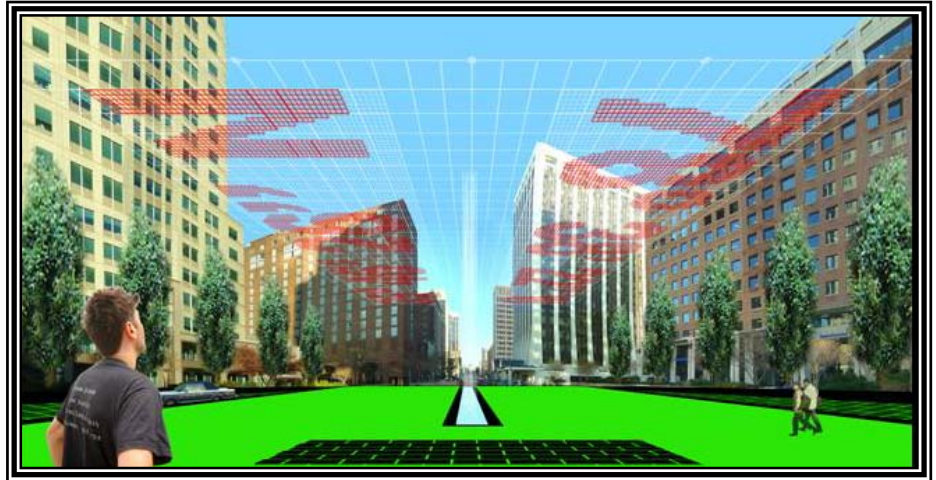
City of Raleigh
www.raleighnc.gov

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



www.rccproject.com
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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.

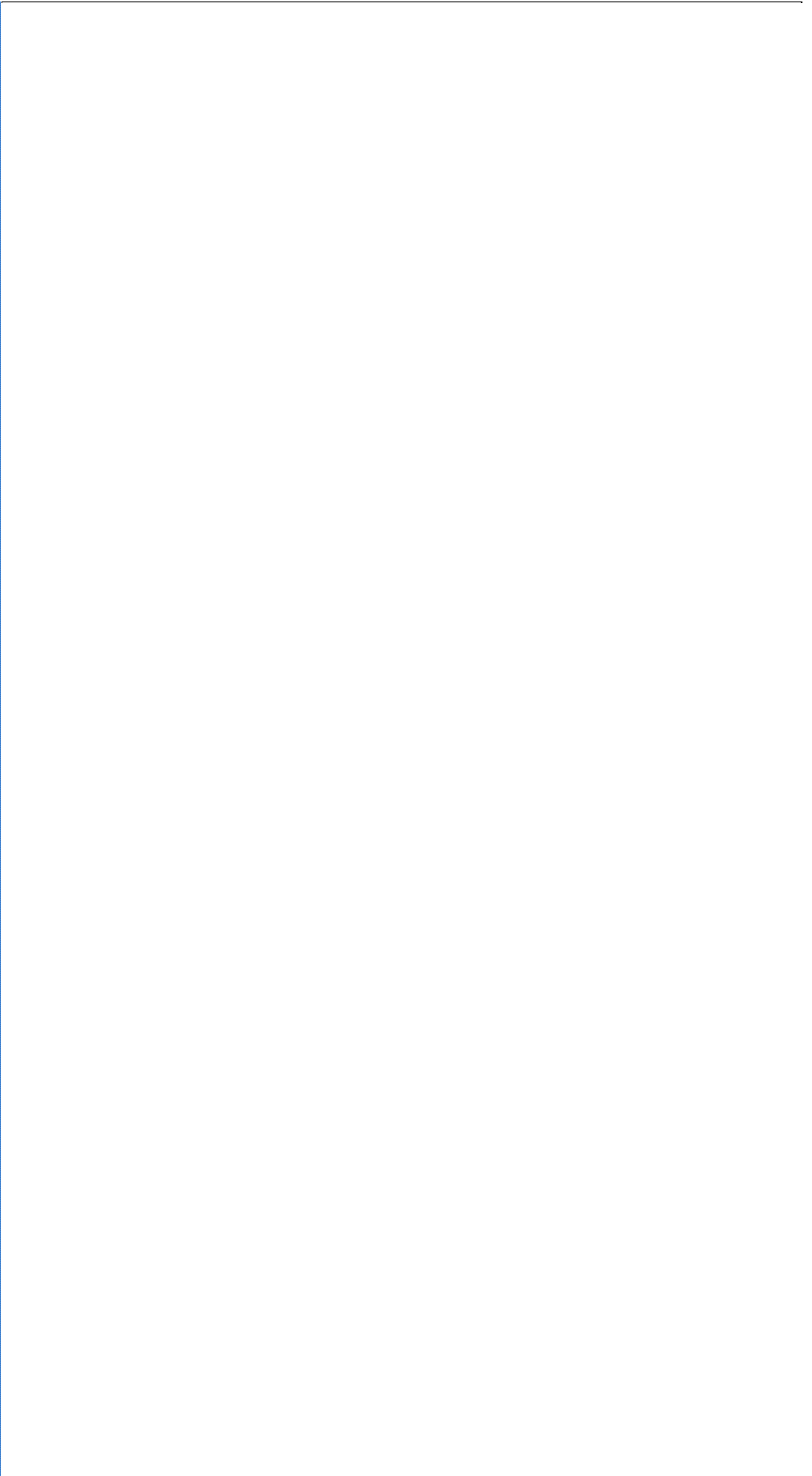
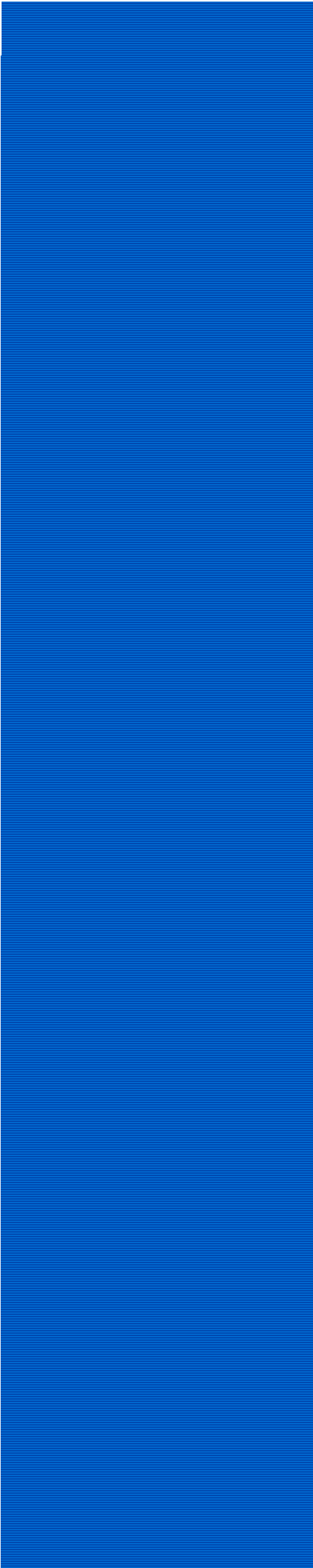
3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office and residential uses to amenities such as restaurants, museums and other venues.

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.

Downtown Events Calendar

Greystone Baptist Church 3/26/2006 7:00:00 PM	Conducted by composer, Pepper Choplin, special guests, Triangle Brass Band. Presented by seven Raleigh area church choirs	Meymandi Concert Hall
NC Symphony Classical 3/25, 3/31 8:00:00 PM	Grant Llewellyn, Director	Meymandi Concert Hall
70s Soul Jam 4/1/2006 8:00:00 PM	Featuring the Stylistics and the Chi-Lites	Memorial Auditorium
Carolina Ballet April 6-8	Spiritual Journey-	Memorial Auditorium
Mamma Mia April 18-23		Memorial Auditorium





NOBLE
ARCHITECTURAL

SW DAYTIME
RALEIGH MARRIOTT CITY CENTER
RALEIGH, NORTH CAROLINA

March 7, 2006



Convention Center Marriot Hotel