



Livable Streets Update (FIVE IN FIVE)



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2nd ANNUAL DOWNTOWN RALEIGH HOME TOUR MAY 20, 11 a.m. to 5 p.m.

The City of Raleigh Urban Design Center is proud to host the 2nd Annual Art of Downtown Living Home Tour on Saturday, May 20 from 11 a.m. to 5 p.m., highlighting more than a dozen residential properties in the heart of the city. Held the same weekend as Artsposure, the self-guided tour will focus on the wide variety of housing options available in Downtown, featuring historic properties and single-family homes, as well as affordable rental units and luxury condominiums. The event will be held rain or shine.

Tickets are \$10 each and can be purchased by cash or check at the Raleigh Urban Design Center at 133 Fayetteville Street from now through the day of the event. Admission is free for children 12 and under. Proceeds from ticket sales will go towards a future educational series coordinated by the Urban Design Center, highlighting emerging downtown issues.

Destinations planned for the tour include a mixed residential/work space in the Raleigh Times Building, historic downtown rentals in the Capital Apartments and the Prairie Building, a large-scale historic rehab in the Cotton Mill, luxury condominiums such as Park Devereaux, Founder's Row, the Hudson, and the Dawson on Morgan, single-family homes, and much more. Information on residential projects that are planned or under construction will also be available at the Urban Design Center the day of the event.

For more information call 807-8482, email hometour@ci.raleigh.nc.us, or visit <http://www.raleighdowntownliving.com>

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COUNCIL APPROVES SITE PLAN FOR UNDERGROUND PARKING GARAGE FOR MIXED-USE PROJECT

The City Council on May 2 unanimously approved a site plan for an underground parking garage that will be part of the largest mixed-use project planned for downtown Raleigh.

The 346,704-square-foot underground parking garage will have three levels and approximately 696 parking spaces. It will be the first phase of construction for a 661,000-square-foot, mixed-use project on City-owned land in the convention center area on Downtown's south end. TMC Development Group LLC is proposing an approximately \$130 million mixed-use office, retail and residential complex on a 1.8-acre City-owned parcel just east of the old convention center site. The complex would also consist of a 20-story tower and a 14-story tower with 154 condominiums, 284,000 square feet of office space, 50,000 square feet of restaurant space, ground-floor retail fronting Fayetteville and Wilmington streets and possibly a movie theater.

TMC Development is proposing to purchase the 1.8-acre site from the City for approximately \$5.2 million, subject to completion of an updated appraisal within six months of closing. The City Council will conduct a public hearing on May 16 on the proposed sale of the 1.8-acre tract. At their April 18 meeting, council members unanimously approved a memorandum of understanding (MOU) with TMC Development Group LLC to develop the project. The City and TMC Development are drafting a formal development agreement, which would need City Council approval. Also, additional site plan approval from the council would be required for the above-ground structures in TMC Development's mixed-use project.

TMC Development's proposed project would open by the end of 2008, the same year the City's new downtown convention center is set to open.

TMC Development plans to connect its underground deck to the City's underground parking garage that is currently under construction. TMC Development will lease its deck to the City on a long-term basis, and the City will operate both facilities as a single deck to provide additional parking downtown. The City's underground parking garage, which will be in the 500 block of Fayetteville Street on land previously occupied by the old Raleigh Convention and Conference Center, will have 906 parking spaces when the first phase is completed in 2007. (Continued on Page 3)

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Web links

City of Raleigh
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Wake County
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Downtown Raleigh Alliance
www.downtownraleigh.org

Greater Raleigh Chamber of Commerce
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Greater Raleigh Convention & Visitors Bureau
www.visitraleigh.com

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The second phase will be the additional 696 spaces built by TMC Development.

This will give the underground parking deck a total of 1,602 spaces when it is completed in 2008. Of those 1,602 spaces, there will be 1,344 spaces for the public. The remainder will be reserved for use by TMC Development and the four-star Marriott that will be the headquarters hotel for the new downtown convention center. Both the hotel and the convention center are scheduled to open in the spring of 2008.

As part of its mixed-use project, TMC Development will do streetscape improvements on Wilmington and Lenoir streets and sidewalk improvements on Fayetteville Street that are not constructed by the City.

COUNCIL APPROVES REFINANCING OF MURPHEY SCHOOL LOAN

The Raleigh City Council approved a proposal on May 2 to refinance the existing loan with the Downtown Housing Improvement Corporation (DHIC) for the use of the Murphey School. The building, located at 443 N. Person Street, is currently being used as apartments for elderly residents.

Under the new agreement, the \$825,000 loan between the City and DHIC will be repaid at two-percent interest with monthly payments which will vary from year to year. The initial loan was for rehabilitation of the property and its conversion from an elementary school to apartments appropriate for elderly tenants. The refinancing agreements will allow DHIC to further upgrade the property.

COUNCIL APPROVES TTA STATION AT FAIRGROUND

The Raleigh City Council on May 2 approved the location of a Triangle Transit Authority station facility on a portion of the North Carolina State Fairgrounds. The station will sit on a 5.38 acre site located on the north side of Hillsborough Street west of Blue Ridge Road.

The station will meet a substantial park-and-ride demand due to its proximity to both North Carolina State University and Downtown Raleigh. The station design will include 117 parking spaces.

CITY OF RALEIGH ENDS MANDATORY WATER RESTRICTIONS, AGREES TO DISCUSS LONG-TERM CONSERVATION MEASURES AT MAY 16 MEETING

Due to recent heavy rainstorms and the effects of conservation efforts by citizens, the Raleigh City Council voted unanimously to lift mandatory water restrictions effective May 3 and urge citizens to implement voluntary conservation measures. Council members also agreed to discuss recommended long-term water conservation measures at their May 16 meeting.



The City of Raleigh implemented Stage 2 mandatory water conservation rules on Nov. 16 to assure sufficient water supplies were maintained during the current drought. However, heavy rainstorms in recent days have caused Falls Lake, the City's primary drinking water source, to rise to sufficient levels.

The City is asking residents to continue observing voluntary water conservation measures. Voluntary rules were implemented by the City on Sept. 20 and remained in effect until Stage 1 rules were imposed on Nov. 2, subsequently followed by Stage 2 rules two weeks later.

The City Council indicated that it is critically important for Raleigh's water customers to follow the voluntary water conservation measures, especially if the drought conditions continue. If citizens observe these voluntary measures, Raleigh can avoid having to return to mandatory water conservation measures.

RECOMMENDED CONSERVATION MEASURES

Outdoor water conservation measures include:

- Irrigate only when plants need water. Do not apply more than one inch of water per week;
- Do not water impervious surfaces;
- Watering by automatic spray irrigation systems or by hose-end sprinklers and non-automatic irrigation devices should be restricted to between midnight and 5 a.m. and 10 p.m. to midnight;

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- Those whose properties have an even-numbered address should water by automatic spray irrigation systems, hose-end sprinklers or non-automatic spray irrigation devices only on Wednesdays, Fridays and Sundays during the recommended times. Odd numbered property owners should use these irrigation devices only on Tuesdays, Thursdays and Saturdays during the recommended times;
- Hand-held, hose-end water devices may be used seven days per week at any time of the day; and,
- Watering by low-volume drip irrigation may be used at any time of the week at any time of the day;
- Use compost with existing soil to create a favorable plant environment. Mulch landscape beds to retain moisture. Water trees, gardens and shrubbery the minimum required amount and use recycled water whenever possible;
- Limit vehicle washing to the minimum necessary. When vehicle washing is necessary, consider using a commercial car wash that uses water-saving devices or technology;
- Use a broom or other non-water using devices to clean horizontal surfaces such as sidewalks, decks, patios, driveways or street and parking areas. Water should only be used if no other practical alternative exists;
- Limit filling of swimming pools. Do not replenish any filled pool beyond an amount needed to ensure proper operations;
- Limit the filling of any decorative pool or fountain; and,
- Always use spring-loaded, shut-off valve, pistol-grip type hose nozzles. Do not allow open-ended hoses or power-washing equipment to operate freely in a wasteful manner.

Indoor water conservation measures include:

- Check for leaks in toilets and faucets and repair them immediately;
- Store drinking water in the refrigerator to avoid running it until it is cool to drink from the tap;
- Use shower water for bathing and/or reduce the depth of water used for a tub bath. Also, take short showers;
- Do not keep faucets running while shaving, brushing teeth or rinsing dishes;
- Install water conserving showerheads, faucet aerators and toilets;
- Install water-saving devices such as sealed plastic bottles filled with water to displace water volume in non-water saving toilets tanks, or install a water-saving type toilet;
- Wash only full loads in clothes washers and dish washers or vary the water level setting to match the load amount if it is less than full; and,
- Do not use the toilet as a trash basket. Make every flush count.

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LONG-TERM WATER CONSERVATION MEASURES

At its May 16 meeting, the City Council will consider long-term water conservation measures recommended by the City's Water Conservation Task Force in a report issued in April. Year-round water conservation measures, more restrictive mandatory conservation rules and a more comprehensive water conservation public education campaign are among the recommendations in the task force report. The task force was directed by the council to draft the report to address water conservation issues arising from the current drought.

RALEIGH CYCLING CRITERIUM SET FOR MOORE SQUARE MAY 26

The City of Raleigh and Capital City Cycling Club will hold the Raleigh Downtown Cycling Criterium in Moore Square 6:30 p.m. Friday, May 26.

A criterium is a bicycle race consisting of laps on a course of about one mile in length. The race passes repeatedly past spectators' vantage point along the race course. Viewers can see the race develop as riders continually turn up the speed and attempt to break free of the field.

The riders will assemble in the 200 block of East Martin Street and proceed to travel south on East Street to Cabarrus Street, then turn on to Bloodworth Street heading north to Davie Street to Person Street, then turn south on Person Street to Cabarrus Street to Blount Street, from Blount Street the racers will return on East Martin Street to the start/finish line.