



# Livable Streets Update (FIVE IN FIVE)



DowntownRaleigh

October 5, 2006

Volume 4, Number 74

## IN THIS ISSUE

ONLY THE 400 BLOCK OF FAYETTEVILLE WILL BE CLOSED FOR ALIVE AFTER FIVE PAGE 1

PHOTO PROOF WILL ACCOMPANY CURB DISTANCE VIOLATIONS; FIRST OFFENSE WARNINGS CONTINUE PAGE 1

COUNCIL APPROVES PLANNING REVISIONS TO ENCOURAGE HIGH-DENSITY DEVELOPMENT FOR DOWNTOWN DISTRICT PAGE 2

AGREEMENT APPROVED FOR RBC PLAZA PARKING DECK PAGE 2

CITY COUNCIL APPROVES REVISION OF DEVELOPMENT FEES PAGE 3

CATCH A CAT TO THE STATE FAIR AND BEAT THE TRAFFIC AND PARKING HASSELS PAGE 4

## ONLY THE 400 BLOCK OF FAYETTEVILLE WILL BE CLOSED FOR ALIVE AFTER FIVE

The return of Alive After Five to Fayetteville Street for its final fling of 2006 will require only the 400 block of the street to be closed to traffic. This closing will occur at 5 p.m. and be reopened by 10 p.m. No cross streets will be closed for the event.

The season finale features national recording artists Cowboy Mouth. The 5 p.m. to 9:30 p.m. block party is free to the public and is sponsored by MIX 101.5.

## PHOTO PROOF WILL ACCOMPANY CURB DISTANCE VIOLATIONS; FIRST OFFENSE WARNINGS CONTINUE

At its Oct. 3 meeting the City Council unanimously agreed to maintain the 12-inch maximum parking distance from the curb. However, violations of the ordinance will require visual substantiation. Digital photographs from the curb and from the street will be placed on file with each violation. The council members also agreed to continue giving warnings instead of tickets for first offenses of the one-foot parking ordinance. Tickets will be given for subsequent offenses.

A total of 474 warning tickets have been issued throughout Raleigh since Aug. 8 when the council's Law and Public Safety Committee was given the task of assessing the ordinance.

The committee considered widening the allowed distance, but found that no cities use any distance other than 12 inches or six inches. The committee members directed City staff to investigate the effectiveness of widening the allowed distance to 15 inches and 18 inches. The staff reported that such distances could impede the traffic flow and create traffic hazards.

The council directed the City administration to deliver a report on the new procedures in six months.

## Contacts

City of Raleigh  
Planning Department  
Mitchell Silver, Director  
Mitchell.silver@ci.raleigh.nc.us  
(919) 516-2626

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

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

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

City of Raleigh  
Public Works Department  
Carl Dawson, Director  
(919) 890-3030  
carl.dawson@ci.raleigh.nc.us

Regulatory Reform  
City Of Raleigh  
City Attorney  
Thomas McCormick, Jr.  
(919) 831-6560  
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

## Ending Homelessness

Ken Maness  
(919) 460-8687 ext:273  
KManess@unitedwaytriangle.org

---

## COUNCIL APPROVES PLANNING REVISIONS TO ENCOURAGE HIGH-DENSITY DEVELOPMENT FOR DOWNTOWN DISTRICT

The Raleigh City Council approved a series of amendments to the Raleigh City Code at its Oct. 3 meeting with the intention of encouraging high-density residential development in the downtown area.

The changes include amendments that:

- Allow higher residential densities in the downtown core area and within a quarter-mile of proposed TTA stations;
- Introduce a tiered system for performance standards;
- Increase densities from 40 units per acre to 60 units per acre for Tier 1 and 2 performance standards;
- Require ground retail and parking for all high-density residential buildings;
- Introduce environmental design and public art as new performance standards; and,
- Reduce the minimum open space provided in development from 20 percent of the total land area to 15 percent of the total land area of the development.

The new ordinance will go into effect on Oct. 8. The council also agreed to consider downtown exemptions for stormwater, tree preservation, parking, and open space issues after reviewing a report on the matters to be prepared by the Planning Department staff.

---

## AGREEMENT APPROVED FOR RBC PLAZA PARKING DECK

The Raleigh City Council on Oct. 3 unanimously approved a memorandum of understanding (MOU) regarding development of a 1,050-space parking deck that would support the 33-story RBC Plaza, a mixed-used tower that will be constructed downtown at the corner of Fayetteville, Martin and Wilmington streets.

The MOU outlines a partnership between the City of Raleigh, Highwoods Properties and Progress Energy for developing the parking deck. Highwoods Properties is the developer and owner of RBC Plaza, which will include RBC Centura Bank's corporate offices. Progress Energy currently owns the land for the parking deck, which would be located mid-block along East Martin Street between South Wilmington and South Blount streets.

(Continued on page 3)

## Wake County

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

## The Downtown Raleigh Alliance

Nancy Hormann, Pres. & CEO  
nancyhormann@downtownraleigh.org  
120 S. Wilmington St.,  
Suite 103  
Raleigh, NC 27601  
(919) 832-1231

## 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. Heint, CDME  
President and CEO  
dheint@visitraleigh.com

## Web links

City of Raleigh  
[www.raleighnc.gov](http://www.raleighnc.gov)

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)

(Continued from page 2)

The following are terms of the MOU for the parking deck:

- A development agreement will be negotiated within five months and subject to approval by the City Council, Highwoods Properties and Progress Energy;
- Progress Energy will donate the land for the parking deck to the City;
- Highwoods Properties will design, construct and finance the deck at a preliminary budget estimate of \$13,504 per space;
- Upon completion, the parking deck will be subject to a condominium regime with Highwoods Properties retaining 528 spaces and the City retaining the remaining 522 spaces. The parking deck will have 8,000 square feet of ground-level retail on East Martin Street; and,
- Progress Energy or an assignee could purchase blocks of the City's parking spaces at the imbedded cost plus any operating losses.

The parking deck would not only support RBC Plaza, but also future development in the immediate area.

---

## CITY COUNCIL APPROVES REVISION OF DEVELOPMENT FEES

The Raleigh City Council on Oct. 3 approved a text change to revise the development review fees charged for a variety of land uses in Raleigh.

Following a comprehensive review of the development related fees, the City concluded that many of the fees were out of alignment with service delivery costs and with similar fees charged by other municipalities. The fee review and adjustments approved by the City Council are Phase I of a multi-step process to implement revenue indexing. A formal request of City Council to consider Phase II of this process, a request to index fees annually, will be made in the coming months.

(Continued on page 4)

(Continued from page 3)

The text change, TC-18-06, amends the City Code to incorporate new development review fees and increase many of the existing fees currently charged that relate to the City's responsibility for accepting, reviewing, processing and issuing approvals for the following preliminary and final development plans that include:

- certificate of appropriateness applications
- historic landmark designations
- preliminary and final site plans
- master plans
- evidentiary hearings
- rezoning
- text changes
- zoning verification letters
- comprehensive plan amendments
- subdivisions
- flood studies
- sidewalk and driveway permits
- construction plans
- plat recordation
- street closings
- street name changes
- minimum building permit fees
- stormwater controls
- temporary certificate of occupancies
- journeyman examinations
- sidewalk and driveway permits.

---

## **CATCH A CAT TO THE STATE FAIR AND BEAT THE TRAFFIC AND PARKING HASSELS**

Avoid the traffic and parking hassles at the State Fair by riding Capital Area Transit's State Fair Shuttle Service. CAT will offer daily service from two Park & Ride locations and fixed route service along Hillsborough Street to the North Carolina State Fair, October 13 - 22, 2006. CAT will once again have a dedicated bus lane on Blue Ridge Rd., allowing for even faster access to fun at the Fair.

(Continued on page 5)

(Continued from page 4)

The shuttles will operate every 20 - 30 minutes each day of the Fair, including Sundays and all passengers will be dropped off at Gate # 1 at the Fairgrounds. The fare is \$3 one-way and \$4 round-trip. Children under 40 inches tall ride free with a paying adult. Exact change is required on the Hillsborough Street route. UPASS and GoPass agreements do not include State Fair service. Discounts are available for senior citizens and disabled riders during off-peak hours.

**Hillsborough Street Shuttle**

7 a.m. - Midnight

This route stops at designated points along Hillsborough Street; look for the blue State Fair signs. Buses travel to the Fairgrounds from Wilmington Street at Morgan Street via Edenton & Hillsborough Streets and return via Hillsborough & Morgan Streets. Free Park & Ride lots will be available on Saturday and Sunday in the State Government Visitor Lot and Lots 18, 19, 20, 21 and 33. These parking lots are bounded by Wilmington, Edenton, Jones and Blount Streets and are adjacent to the Hillsborough Street route. State Fair admission tickets and CAT State Fair Shuttle tickets will be sold from the Visitor Lot parking booths on Saturday and Sunday from 7:00 AM - 6:00 PM.

**North Raleigh Non-Stop Express Service Park & Ride**

8:30 a.m. - Midnight

2912 Wake Forest Road

One block south of the I-440 Beltline, follow the green State Fair signs.

**Cary SAS Soccer Park Non-Stop Express Service Park & Ride**

8:30 a.m. - Midnight

201 Soccer park Dr (off of Chatham St) in Cary

Take I-40 to exit 290 or 291, follow the green State Fair signs.

---

## CITY OFFERS 'E' NEWSLETTER

Residents who want to receive the City of Raleigh's news releases electronically may do so by dropping a request to [Jayne.kirkpatrick@ci.raleigh.nc.us](mailto:Jayne.kirkpatrick@ci.raleigh.nc.us).

### DOWNTOWN EVENTS CALENDER

10/5 8:00 PM	The Lion King	Memorial Auditorium
10/6 8:00 PM	The Lion King	Memorial Auditorium
10/7 2:00 PM	The Lion King	Memorial Auditorium
10/7 – 4:00 PM	2nd Annual West Street Blues Festival	West Street Between Jones and Edenton
10/8 – 1:00 PM	The Lion King	Memorial Auditorium
10/8 – 6:30 PM	The Lion King	Memorial Auditorium
10/9 – 8:00 PM	The Lion King	Memorial Auditorium

RBC Plaza

