



Livable Streets Update (FIVE IN FIVE)



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CITY AND COUNTY REVIEW PROPOSED CONVENTION CENTER AND HOTEL

The Raleigh City Council and the Wake County Board of Commissioners held a joint meeting, Dec. 11, to hear an update on the status of the proposed downtown convention center. The elected officials also heard from project consultant Strategic Advisory Group on the search for a developer of a proposed convention center headquarters hotel.

The recommended site for the proposed convention center is the two blocks immediately west of the existing center. The City Council voted Thursday night to authorize proceedings to acquire a total of 2.82 acres that would be part of the convention center site. If approved by the City and County, construction of the convention center would begin in 2005 with completion in 2007.

On Thursday night, the architecture team for the proposed convention center presented the City Council and County Commission with alternative concepts regarding program elements of the convention center/hotel complex. The architecture team consists of representatives from O'Brien/Atkins and Clearscapes, the local architectural consultants, and Thompson Ventulett Stainback (TVS) of Atlanta, which is the project's national architectural design consultant.

The City held meetings in late November and early December with various groups to get input on the architecture and design of the proposed convention center. Those groups were convention center planners, Convention Center Commission, Convention Center Steering Committee, Greater Raleigh Convention and Visitors Bureau, Wake County delegations to the N.C. Hotel Association and the N.C. Restaurant Association, elected officials and town managers from the 11 other municipalities in Wake County, Triangle Transit Authority, Home Builders Association of Raleigh/Wake County, Downtown Raleigh Alliance, Wake County Public School System,
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Greater Raleigh Chamber of Commerce board of directors, Council of State, and the City of Raleigh's Appearance Commission, Arts Commission, Planning Commission, Transit Authority and Southeast Raleigh Assembly. Additional meetings with the groups are scheduled for January and February.

FIRST NIGHT TO FEATURE VIDEO PRESENTATION OF DOWNTOWN PROJECTS

A video presentation highlighting future projects scheduled for downtown Raleigh will be shown during this year's First Night celebration. The presentation is a combined effort between the Greater Raleigh Chamber of Commerce, the City of Raleigh's Urban Design Center and several local sponsors.

"We're hoping the video can be a great educational tool for those people who don't spend a lot of their time in downtown Raleigh," said Dan Douglas, director of the City's Urban Design Center. "We're going to show people the projects that are being planned or are already underway in the heart of their city. I think it's an excellent way to get people interested in the progress that we're making."

The high-definition video will show the artists' renderings of all projects currently planned for the downtown region on a 12 feet by 22 feet video screen and will be aired between musical performances on the main stage. A three-dimensional design of the proposed changes to Fayetteville Street Mall, created by Mulkey, Inc., will also be included during the presentation.



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

Wake County
www.wakegov.com

Downtown Raleigh Alliance
www.downtownraleigh.org

Greater Raleigh Chamber of
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www.raleighchamber.org

Greater Raleigh Convention
& Visitors Bureau
www.visitraleigh.com

COUNCIL APPROVES LAND ACQUISITIONS FOR PROPOSED CONVENTION CENTER

The Raleigh City Council on Dec. 2 approved acquiring two parcels that would be used as part of the site for a proposed convention center downtown.

The City is acquiring an approximately .08-acre tract at 129 W. Cabarrus St. for \$132,000 and an approximately .05-acre parcel at 511 S. McDowell St. for \$95,000.

If approved by the City Council and the Wake County Board of Commissioners, phase 1 of the proposed convention center would consist of 506,000 square feet. The recommended site for the project is the two blocks immediately west of the existing convention center. Construction would begin in 2005 with completion in 2007.

HOTEL DEVELOPERS SUBMIT PROPOSALS FOR CONVENTION CENTER HOTEL

The City of Raleigh on Dec. 8 received detailed proposals from three teams of developers for development of a headquarters hotel that would be associated with a new convention center proposed for downtown.

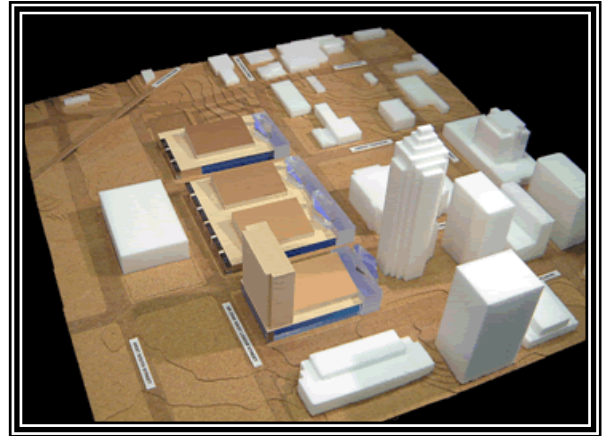
Submitting proposals were Convention Center Hotel Group/White Lodging Services of Raleigh, Stormont Noble Development of Atlanta, and Trammell Crow and Garfield Traub Development of Charlotte and Dallas. The Raleigh City Council voted on Oct. 8 to select the three teams to prepare more detailed written proposals for development of the hotel. The teams had 60 days to prepare the proposals. The deadline was Dec. 8.

Each of the three proposals contains a draft financial agreement between the developer and the City regarding construction and operation of the hotel. Schematic drawings of the hotel's location and size in relation to the proposed convention center also are included in the proposals.

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The three proposals will now be reviewed by City Manager Russell Allen, Wake County Manager David Cooke, other City and County staff members, and Strategic Advisory Group, a consultant hired by the City and County. The review team will meet one-on-one with the developer teams to clarify the proposals, and then the City Manager



and the County Manager will make a recommendation to the City Council in January. After a hotel developer is selected, the City will work with the developer on preparing a final hotel development agreement that is expected to be complete in the spring.

Livable Streets Meeting Calendar

Meeting	Date/Time	Purpose
Public Comment at Raleigh City Council meeting	Jan. 6, 6:00 p.m. Avery C. Upchurch Government Complex 222 W. Hargett St.	
Joint Meeting Raleigh City Council/Wake County Board of Commissioners	Jan. 8 6:00 p.m. Raleigh Convention and Conference Centerw	Three concepts will have been developed for review and programs, conceptual options and the budget will be reviewed
Joint Meeting Raleigh City Council/Wake County Board of Commissioners	Feb. 12, 6:00 p.m. Raleigh Convention and Conference Center	Approval of the master plan, confirmation of the program and selection of the schematic design

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 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.

