



# Livable Streets Update (FIVE IN FIVE)



DowntownRaleigh

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## IN THIS ISSUE

APPROVAL GIVEN TO DEVELOPMENT AGREEMENT FOR THE LAFAYETTE MIXED-USE PROJECT IN DOWNTOWN RALEIGH PAGE 1

APPROVAL GIVEN TO WAKE COUNTY PARKING DECK, MIXED-USE DEVELOPMENT PAGE 2

CONVENTION CENTER WEBCAM PROVIDES WIDER VIEW PAGE 3

"TOW AWAY ZONE" APPROVED BY CITY COUNCIL PAGE 3

CONTRACT TALKS FOR MULTI-MODAL TRANSPORTATION CENTER TO BEGIN PAGE 4

CITY COUNCIL RECEIVES REPORT ON SENIOR CENTER FEASIBILITY STUDY PAGE 4

NARRATED DOWNTOWN TROLLEY TOURS BEING OFFERED PAGE 5

## APPROVAL GIVEN TO DEVELOPMENT AGREEMENT FOR THE LAFAYETTE MIXED-USE PROJECT IN DOWNTOWN RALEIGH

The Raleigh City Council voted unanimously March 6 to approve an agreement with Empire Properties to develop a mixed-use project that will include a boutique hotel. The project will be constructed on a 0.51-acre parcel bordered by Salisbury, Lenoir and South streets, just northwest of the Progress Energy Center for the Performing Arts on the south end of downtown.



Empire Properties is purchasing the half-acre property from the City for \$1.44 million, the current appraised value of the land.

Empire Properties' mixed-use project, to be called the Lafayette, will consist of as much as 277,000 square feet in a single-tower structure from 16 to 21 stories high.

The tower will have:

- between 100 and 125 guest rooms for a luxury full-service boutique hotel;
- between 40 and 80 condominiums on the tower's upper floors;
- approximately 15,000 square feet of retail space, including a signature restaurant with outdoor plaza seating; and,
- a fitness center and rooftop pool and bar with views of the downtown skyline.

The development is anticipated to be complete in the spring of 2009. To accommodate parking for the mixed-use project, Empire Properties is proposing a long-term lease with the City for 275 parking spaces in the Performing Arts Center parking deck. A connection will be constructed between the mixed-use project and the parking deck.

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The development agreement approved by the council includes amendments concerning property appraisal and environmental remediation issues.

The Lafayette is the second mixed-use project planned for the south end of downtown on property the City is selling.

Last Sept. 19, the City Council voted unanimously to approve an agreement with TMC Development Group LLC to develop a 661,000-square-foot mixed-use project on a 1.8-acre parcel just east of the old convention center site. TMC Development is purchasing the land from the City for approximately \$5.2 million.

TMC Development is planning an approximately \$130 million mixed-use office, retail and residential complex that will consist of a 20-story tower and a 14-story tower. The towers will have 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. There also will be an underground parking deck with 636 public spaces. TMC's planned project is expected to open by the end of 2008.



As part of its mixed-use project, TMC Development will do streetscape improvements on Wilmington and Lenoir streets. The City will do similar improvements to nearby Fayetteville Street.

## APPROVAL GIVEN TO WAKE COUNTY PARKING DECK, MIXED-USE DEVELOPMENT

The Raleigh City Council March 6 unanimously approved a site plan for Wake County government's planned downtown parking deck and mixed-use project.

The project would be on 1.74 acres in the northeast quadrant of the downtown block bounded by Davie Street on the north, McDowell Street to the east, Cabarrus Street on the south and Dawson Street to the west. Planned are a 989-space, nine-level parking deck and a mixed-use development consisting of 109,513 square feet of office space and 11,341 square feet of retail space.

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#### 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)

The site currently is mainly composed of surface parking lots, although a few buildings would have to be demolished to accommodate the project.

Wake County is building the parking deck, and has partnered with Concord-Empire Davie Street, LLC to construct the office/retail component of the project.

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## CONVENTION CENTER WEBCAM PROVIDES WIDER VIEW

A webcam showing construction of the downtown convention center has been moved to provide visitors with a better view. The webcam can be accessed by visiting the project's website at [www.rccproject.com](http://www.rccproject.com).

The City of Raleigh moved the webcam to the east stair tower of the Convention Center parking deck on Cabarrus Street. The camera's new location allows for a wider view of images of both the convention center construction and construction of the nearby convention center headquarters hotel. The four-star, 400-room Marriott hotel and the 500,000-square-foot convention center are scheduled to be complete in 2008.

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## "TOW AWAY ZONE" APPROVED BY CITY COUNCIL

The Raleigh City Council approved the creation of a new parking zone titled, "No Parking Tow Away Zone" at its meeting on March 6. Cars parked within the zone will not be ticketed, but may be towed immediately.

The council also established the "No Parking Tow Away Zone" for both sides of Rock Quarry Road from Raleigh Boulevard to I-40 and on both sides of Trailwood Drive from a point just south of Tanager Street southward to the city limits.

The ordinance will go into effect on April 1.

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## CONTRACT TALKS FOR MULTI-MODAL TRANSPORTATION CENTER TO BEGIN

The Raleigh City Council authorized the negotiation of a contract with HDR, Inc. for the Downtown Multi-Modal Transportation Center (MTC). The center will be located in the vicinity of the railroad wye at Hargett Street between Boylan Avenue and West Street.

HDR, Inc. will provide planning, design and engineering services for the MTC plan.

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## CITY COUNCIL RECEIVES REPORT ON SENIOR CENTER FEASIBILITY STUDY

The Raleigh City Council on March 6 received a draft report and recommendations from Taylor-Wiseman and Taylor regarding the feasibility of locating a stand-alone senior center in the Capital City.

On Jan. 3, 2006, the Raleigh City Council approved the preparation of a feasibility study for a senior center. Over the last several months the City's consultant has solicited public input in a variety of forms including a survey, public meetings and focus groups. The key issues identified facing area seniors are access to health services, transportation, finances, isolation, housing, and nutrition. The top programs needs requested from the combined focus groups and survey information include health and wellness, indoor exercise and fitness, trips and travel, aquatics, arts, crafts and card and board games. Other information from the focus groups and survey include the distance or time seniors are willing to travel to get to a facility, the mode of transportation and their willingness to share a space for other uses and amount willing to pay in fees.

The conclusion of the feasibility study recommends a stand-alone senior center to be potentially located at either Laurel Hills Park, Kiwanis Park, Lake Johnson Park, Kentwood Park or Leesville Road Park, with satellite senior center additions to existing neighborhood or community centers at the other locations. The proposed facility construction budget estimate is \$7,157,800 for constructing a new 25,456 square foot senior center on a minimum of five acres of City-owned land. In addition to the projected development budget, the study researched other senior centers for potential revenue sources and operating costs. A new senior center would cost approximately \$250,000 for staff and operating expenses.

## NARRATED DOWNTOWN TROLLEY TOURS BEING OFFERED

Narrated trolley tours of downtown Raleigh will resume this month at Mordecai Historic Park, located at 1 Mimosa Street. The tours, offered through December, will be conducted every Saturday from 11 a.m. to 3 p.m. Tours will begin on the hour and last tour starts at 2 p.m.

Trolley riders will see Raleigh's 200-year history from an old point of view. The Historic Raleigh Trolley Tour is a one-hour excursion with stops throughout downtown, including the State Capitol, Glenwood South, Joel Lane House, and City Market. Although the trolley departs from Mordecai Historic Park on the hour, riders can be board at any stop along the route.

The cost of the trolley tour is \$8 for adults, \$6 for youth ages 7-17 and is free for children 6 and under. Discounts are given for combination trolley tour and Mordecai House tour.

For more information, contact Troy Burton at Mordecai Historic Park, 857-4364, or visit [www.parks.raleighnc.gov](http://www.parks.raleighnc.gov).

### DOWNTOWN EVENTS CALENDER

03-10 08:00 PM	<a href="#">North Carolina Symphony</a>	Meymandi Concert Hall
03-13 08:00 PM	<a href="#">Redneck Tenors</a>	Fletcher Opera Theater
03-15 08:00 PM	<a href="#">Carolina Ballet Presents Firebird</a>	Memorial Auditorium
03-16 10:00 AM	<a href="#">Pathwork: The Prairie Quilts</a>	Fletcher Opera Theater
03-16 08:00 PM	<a href="#">Carolina Ballet Presents ...</a>	Memorial Auditorium
03-16 08:00 PM	<a href="#">North Carolina Symphony: ...</a>	Meymandi Concert Hall
03-17 02:00 PM	<a href="#">Carolina Ballet Presents Firebird</a>	Memorial Auditorium
03-17 08:00 PM	<a href="#">Carolina Ballet Presents Firebird</a>	Memorial Auditorium
03-17 08:00 PM	<a href="#">North Carolina Symphony: ...</a>	Meymandi Concert Hall
03-18 02:00 PM	<a href="#">Carolina Ballet Presents Firebird</a>	Memorial Auditorium
03-20 08:00 PM	<a href="#">All Shook Up</a>	Memorial Auditorium
03-21 08:00 PM	<a href="#">All Shook Up</a>	Memorial Auditorium
03-22 08:00 PM	<a href="#">All Shook Up</a>	Memorial Auditorium
03-24 02:00 PM	<a href="#">All Shook Up</a>	Memorial Auditorium