
STRATEGIC PLANNING
FOR DOWNTOWN
RALEIGH'S FUTURE
DEVELOPMENT

**DOWNTOWN VISION
MEETING**
May 21-22, 2014

THE RALEIGH DOWNTOWN PLAN



Downtown Plan Timeline

Kickoff Meeting

Downtown Vision Session

TODAY!
Downtown Districts Vision Session

Wrap-up presentation

Kickoff

Analysis

Downtown Vision

District Visions

Downtown Master Plan

Feb.

March

April

Sept./Dec.

Issues, Opportunities, and Constraints Report

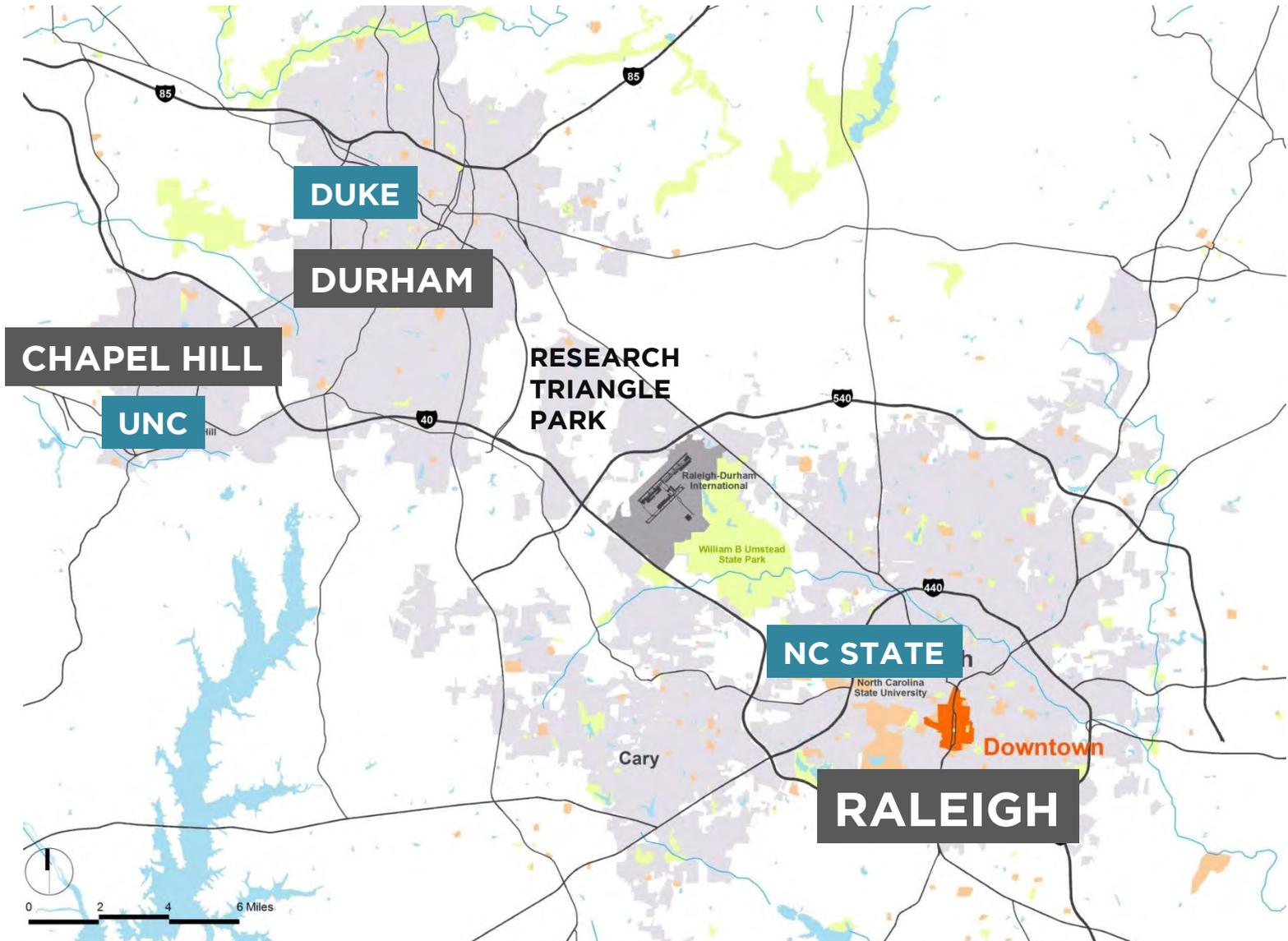
Planning for Raleigh (online engagement site)

AGENDA

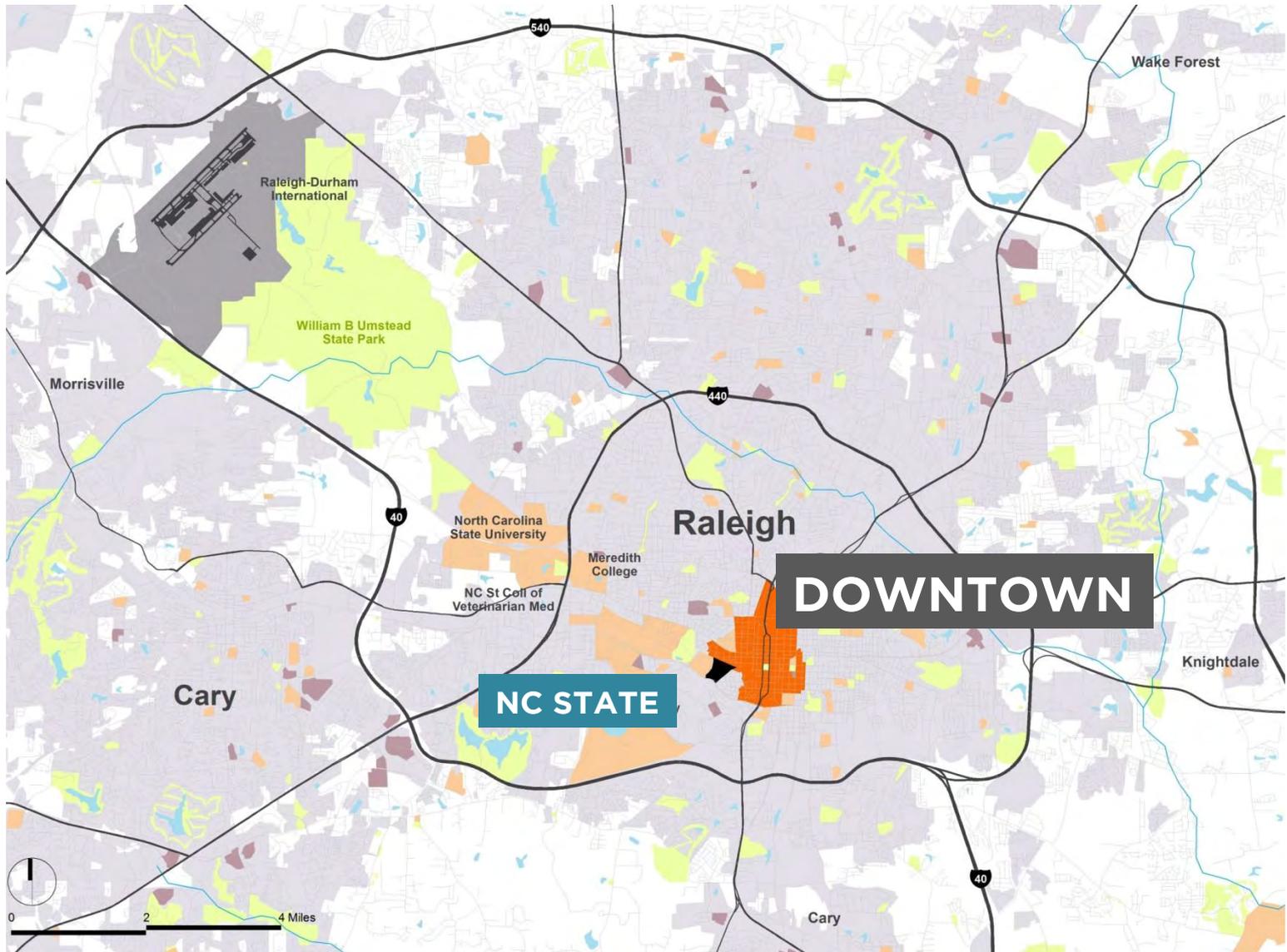
1. Welcome & Introduction
2. Downtown + the Districts
3. Community Visions for Downtown
4. Your District

DOWNTOWN + DISTRICTS

DOWNTOWN'S ROLE IN THE REGION



DOWNTOWN'S ROLE IN THE CITY





Working



Dining, Shopping, & Entertainment

Creating



Visiting



How does
Downtown's urban
place add up to the
Raleigh Experience?

Innovating



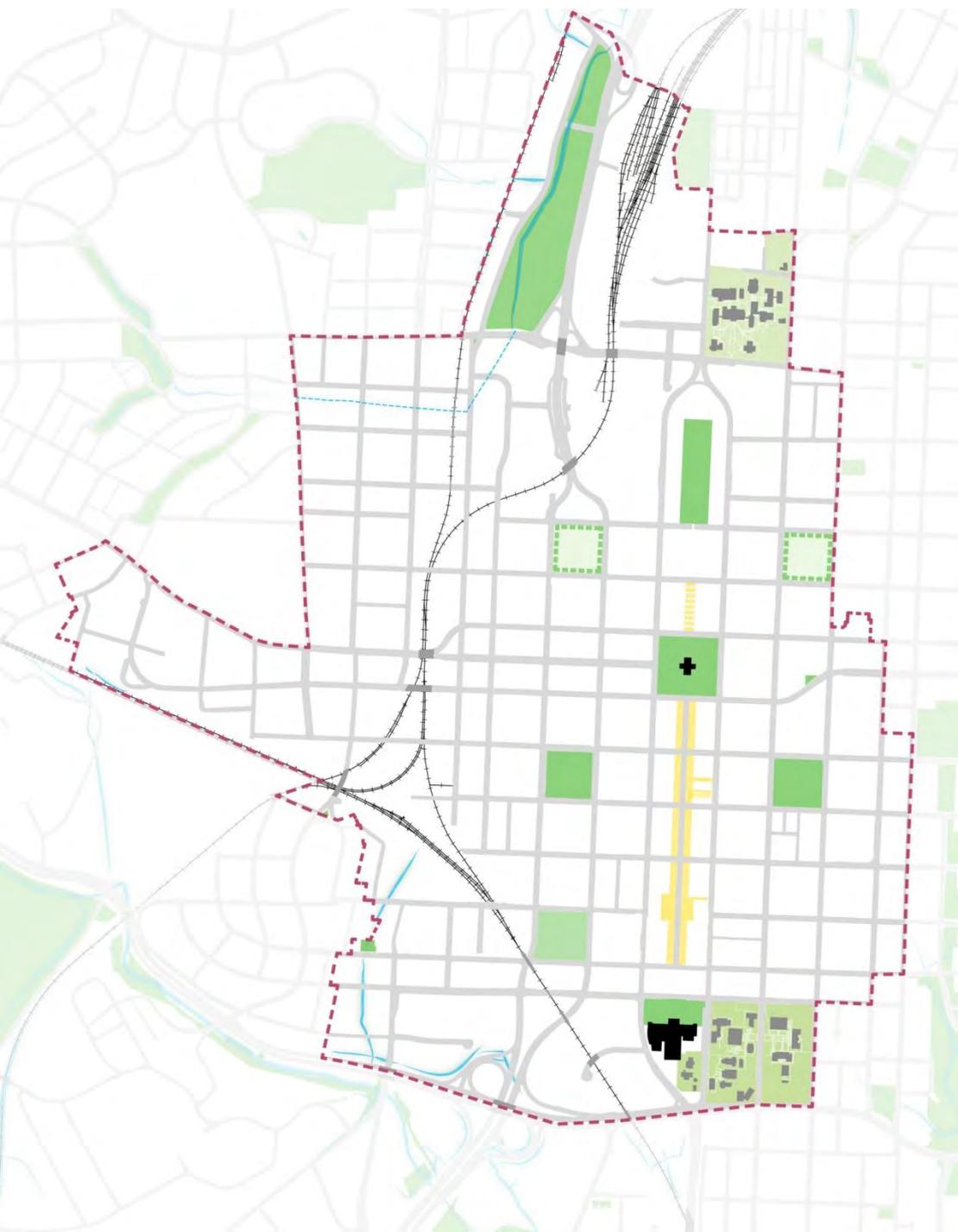
Moving

Living



Growing Up & Growing Old

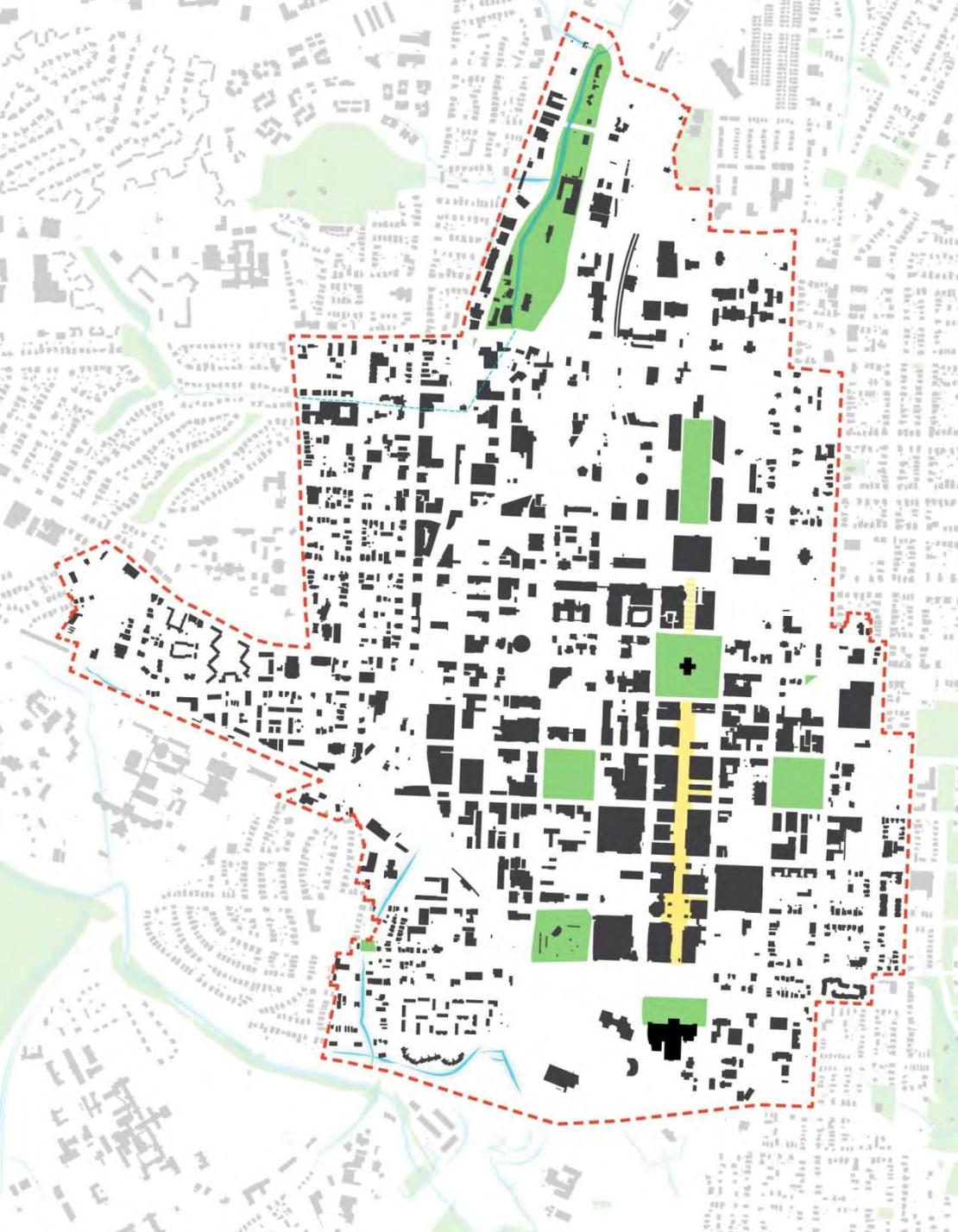
DOWNTOWN RALEIGH





STREET GRID

- Early planning led to a clear orthogonal street grid
- Grid is intersected by rail



BUILDING PATTERN

- Density focused around Fayetteville
- Density gradient reduces at edges
- Building footprints reinforce the street grid



TOPOGRAPHY

- Modest topography
- State Capitol is 2nd highest point in Downtown (behind St. Mary's School)
- Low points focused around rail & edges, where creeks are

Elevations in Feet



Stream Condition



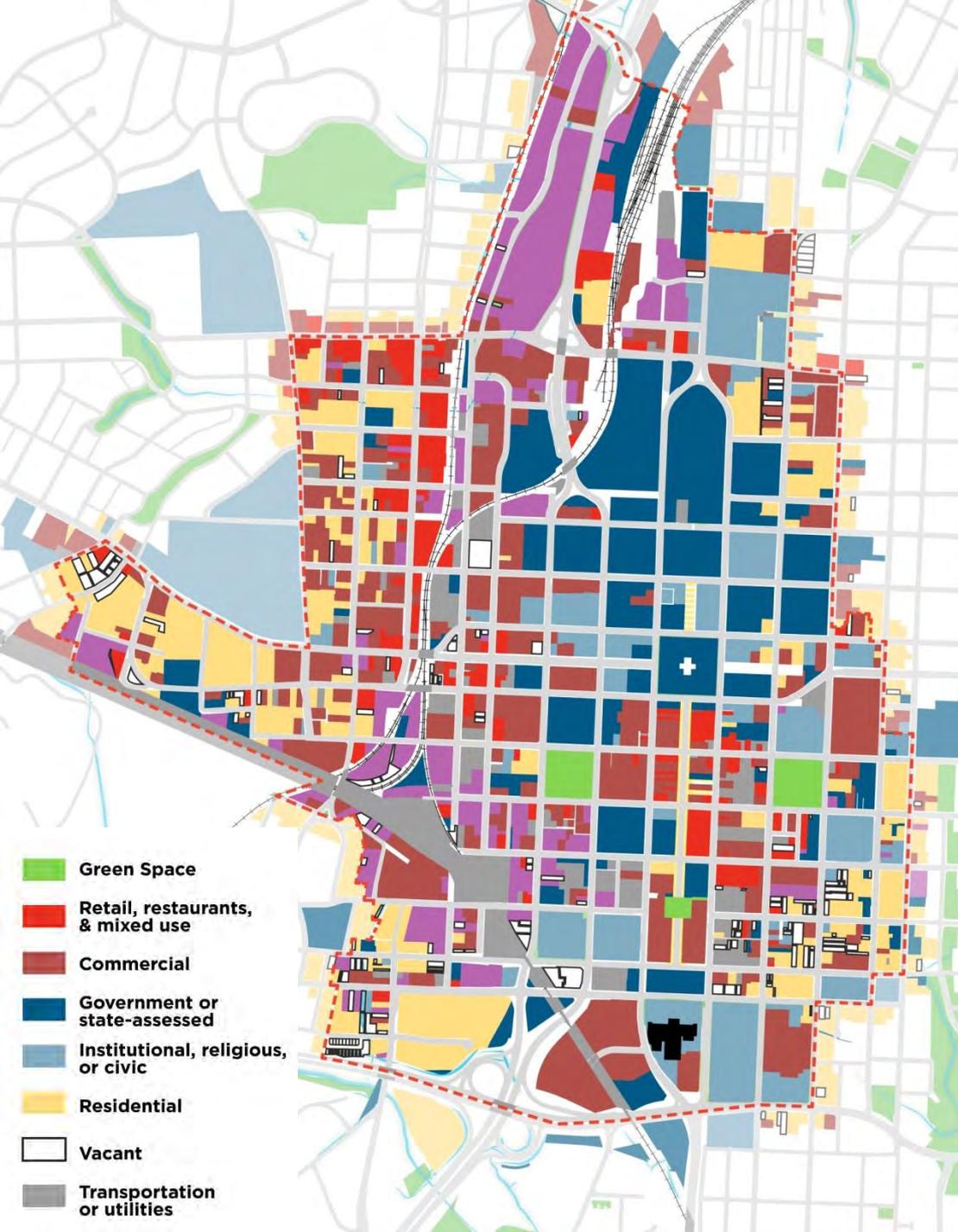


CIVIC SPACE

- Green space is lacking, particularly in Glenwood South
- Nash and Moore Square are underutilized
- Pocket parks and sidewalks meet some needs
- Pigeon House Creek and Dix are key opportunities

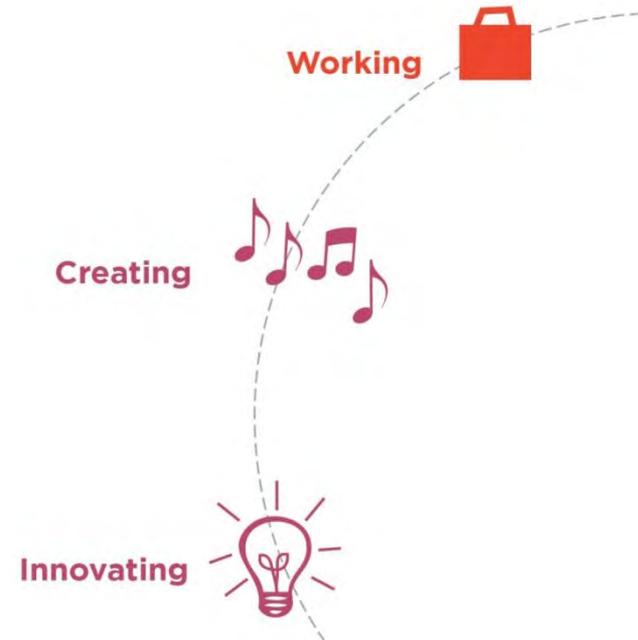


Greening



MIXED USE DISTRICTS

- Residential largely at edges
- Government offices predominate in the Capital District
- Glenwood and Fayetteville are key retail streets



“If you want urban open spaces to work overtime, you want them working at night.”

-Urban Land Institute



RALEIGH AFTER DARK

- Street lights and active ground floors in some zones create a safe, vibrant nighttime atmosphere



Dining, Shopping, & Entertainment



Visiting



RALEIGH AFTER DARK

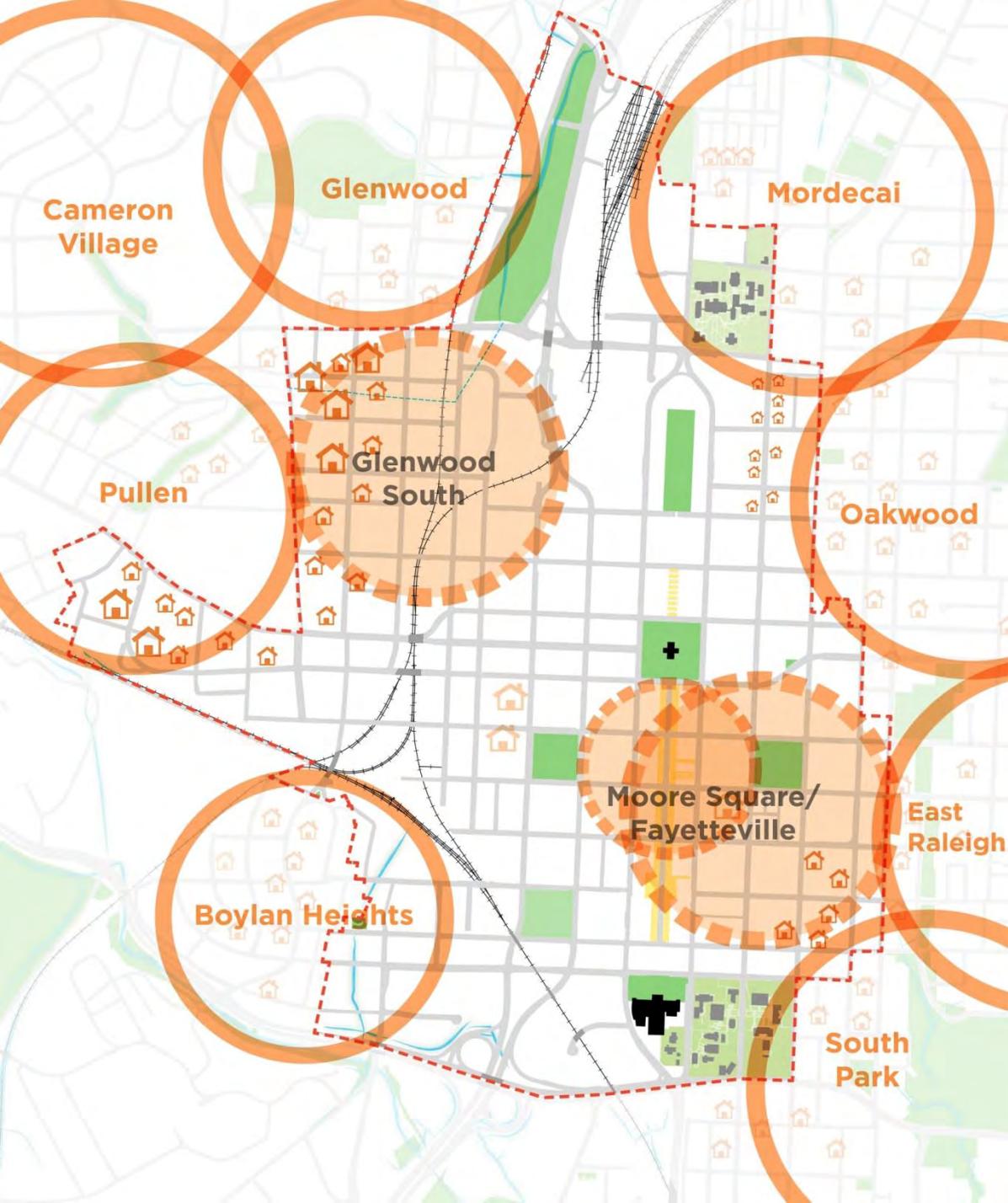
- Dark spots are areas with limited active uses
- “Dark blocks” interrupt connections between districts and attractions



Dining, Shopping, & Entertainment



Visiting



DOWNTOWN NEIGHBORHOODS

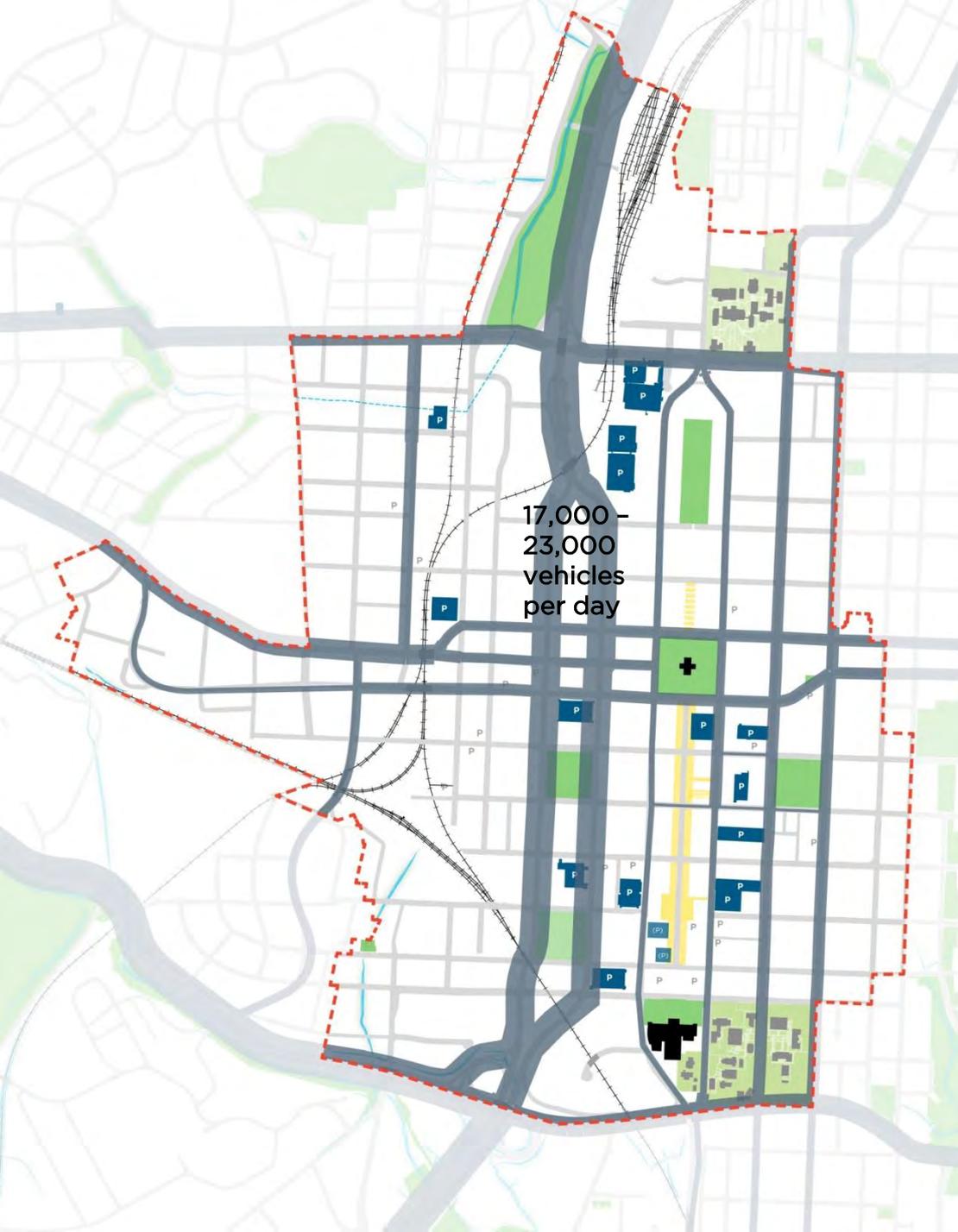
- Growing, residential hubs in downtown
- Surrounded by urban neighborhoods

Living



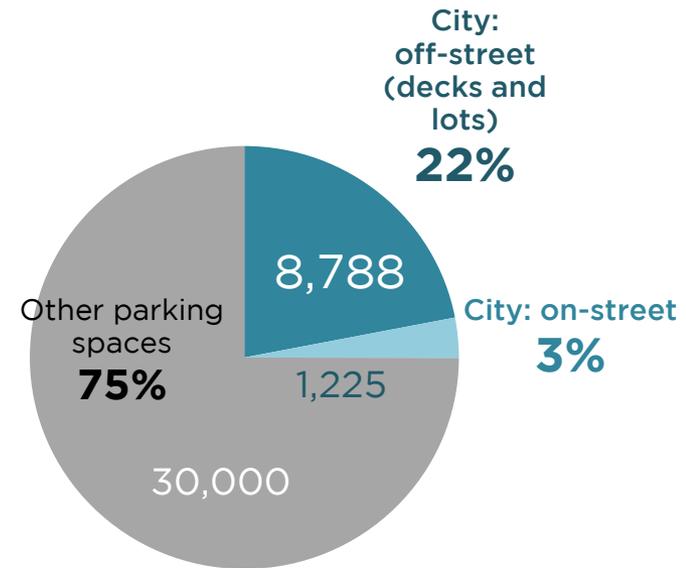
Growing Up & Growing Old





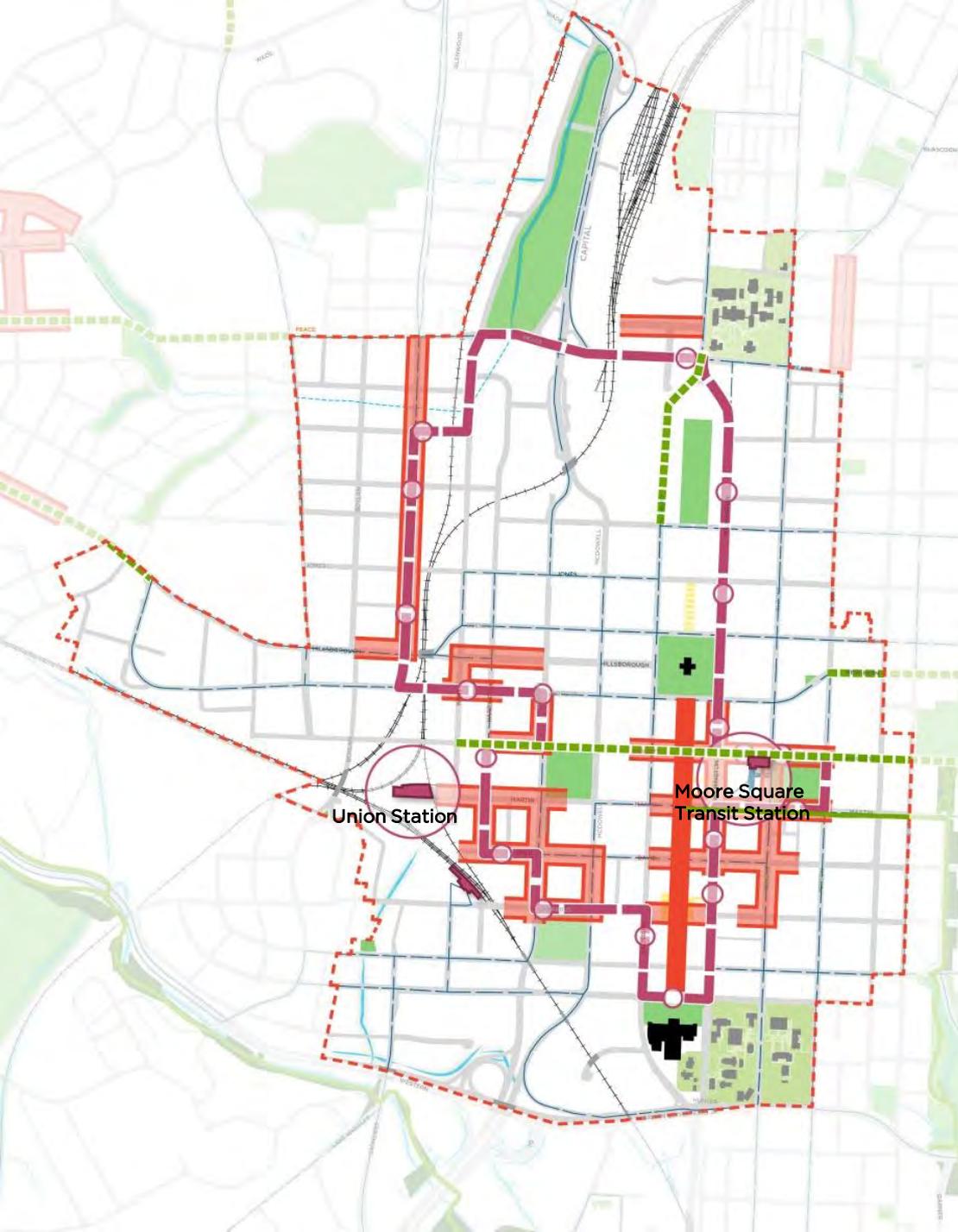
MOVING DRIVING & PARKING

- Need for a city garage in Warehouse district
- Potential for greater shared parking?



Parking



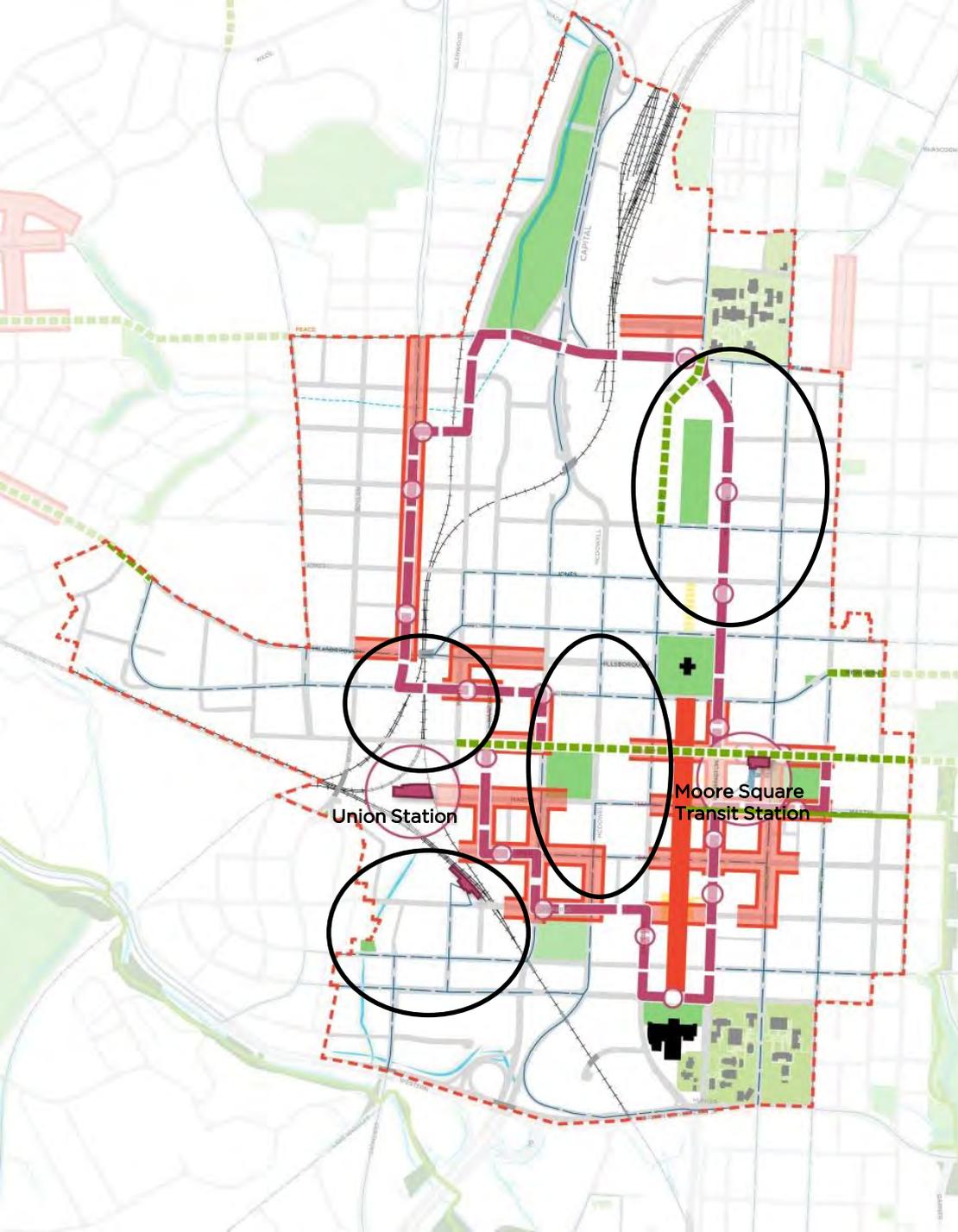


MOVING

WALKING & BIKING & BUSES

- R line serves main walkable zones
- Two future downtown transit hubs will influence development and uses
- Potential for more robust trail / bicycle system



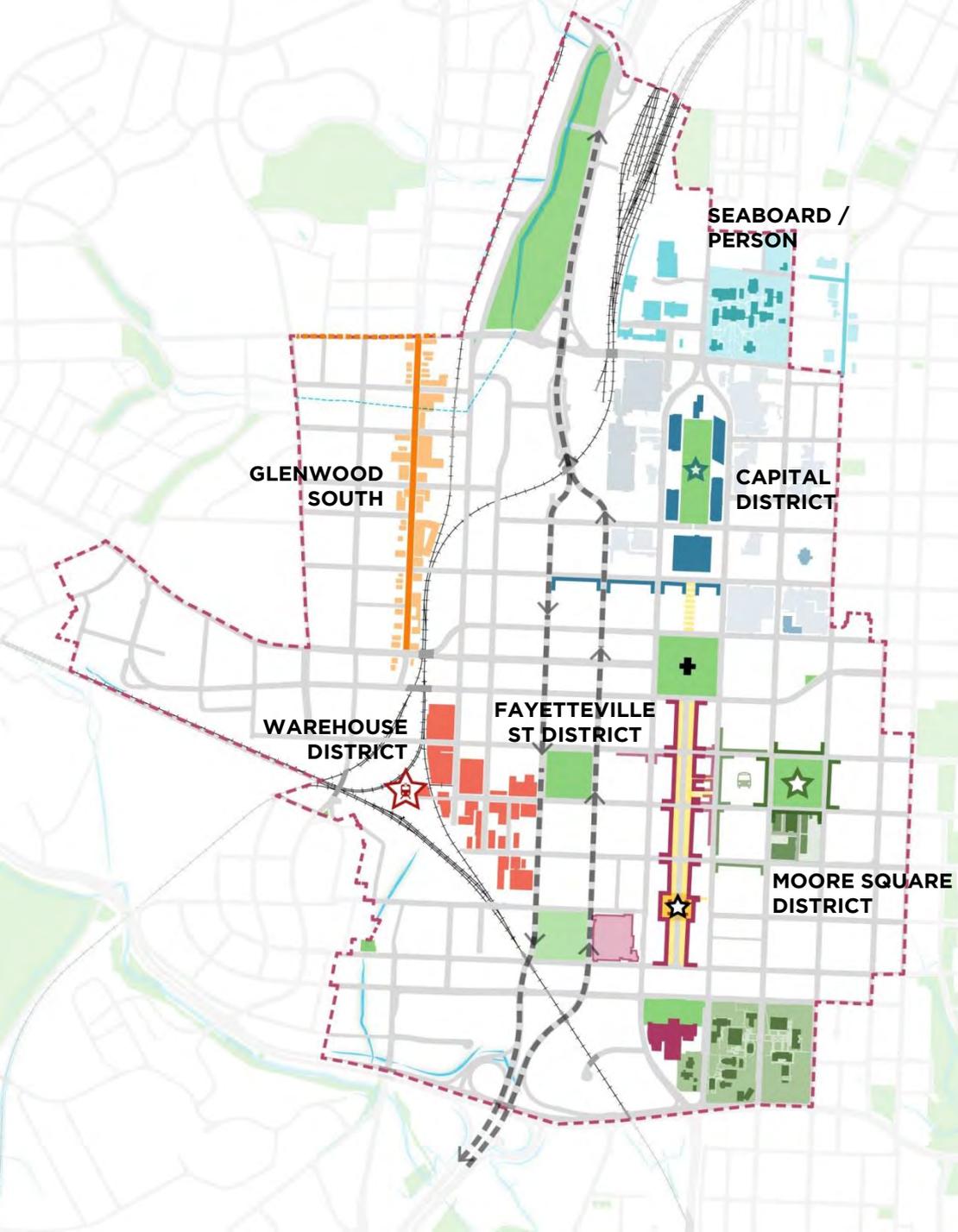


MOVING

WALKING & BIKING & BUSES

- “Activity Gaps” are areas where existing street level activity is interrupted

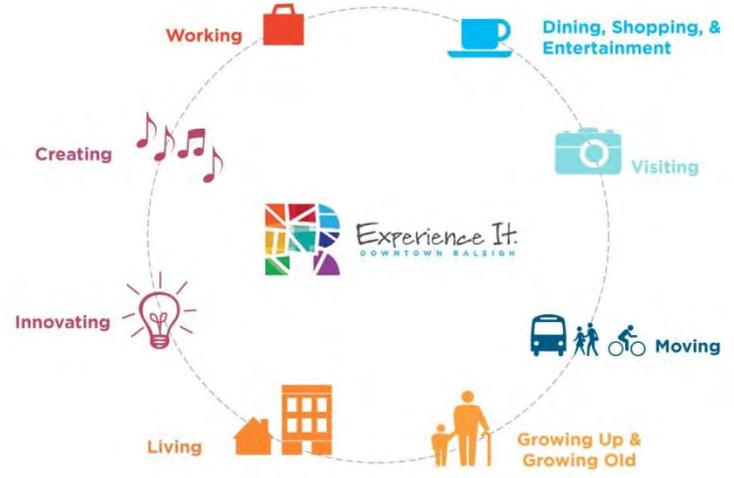
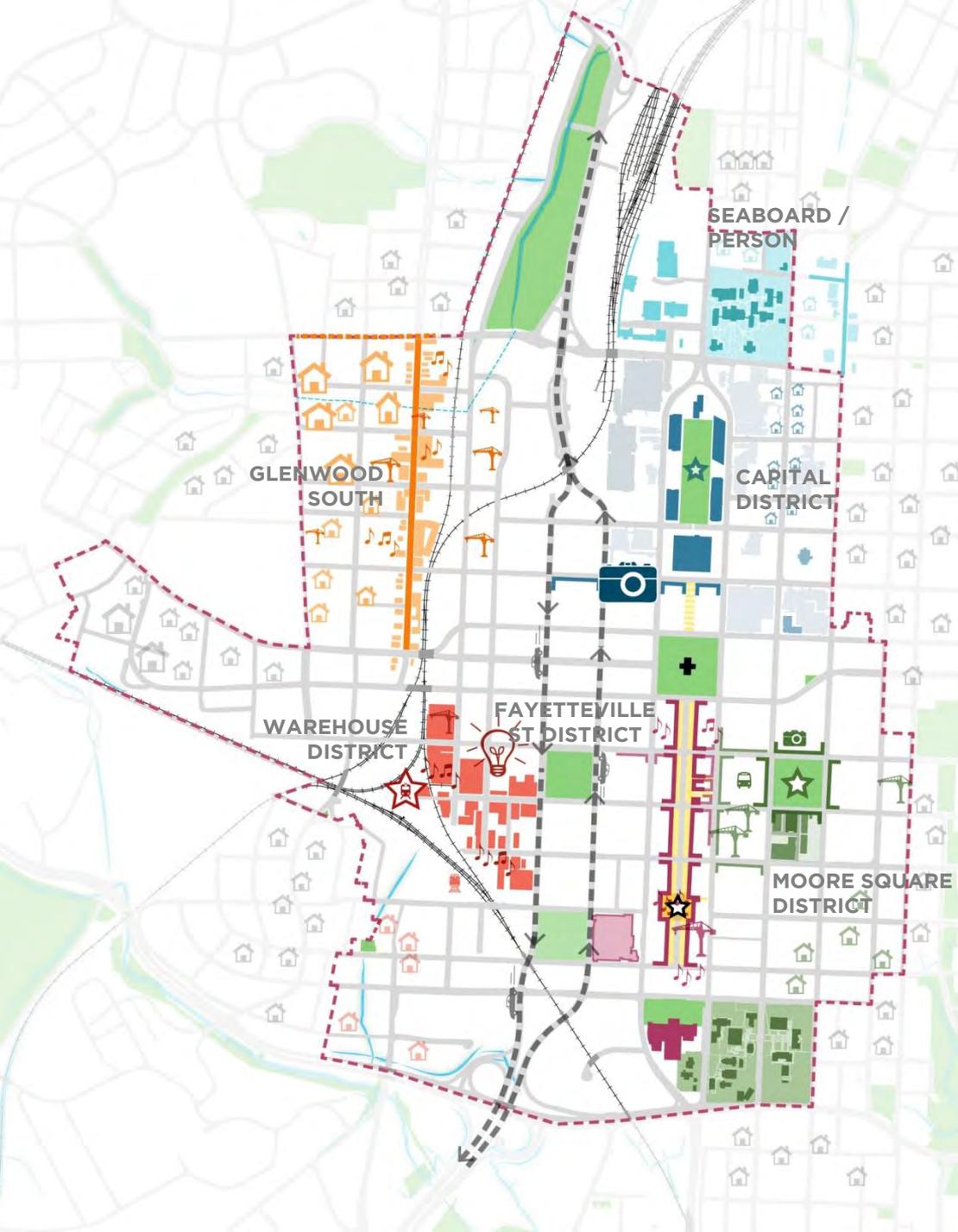




RALEIGH EXPERIENCE

- How can each district identity be strengthened, revised, and better connected?

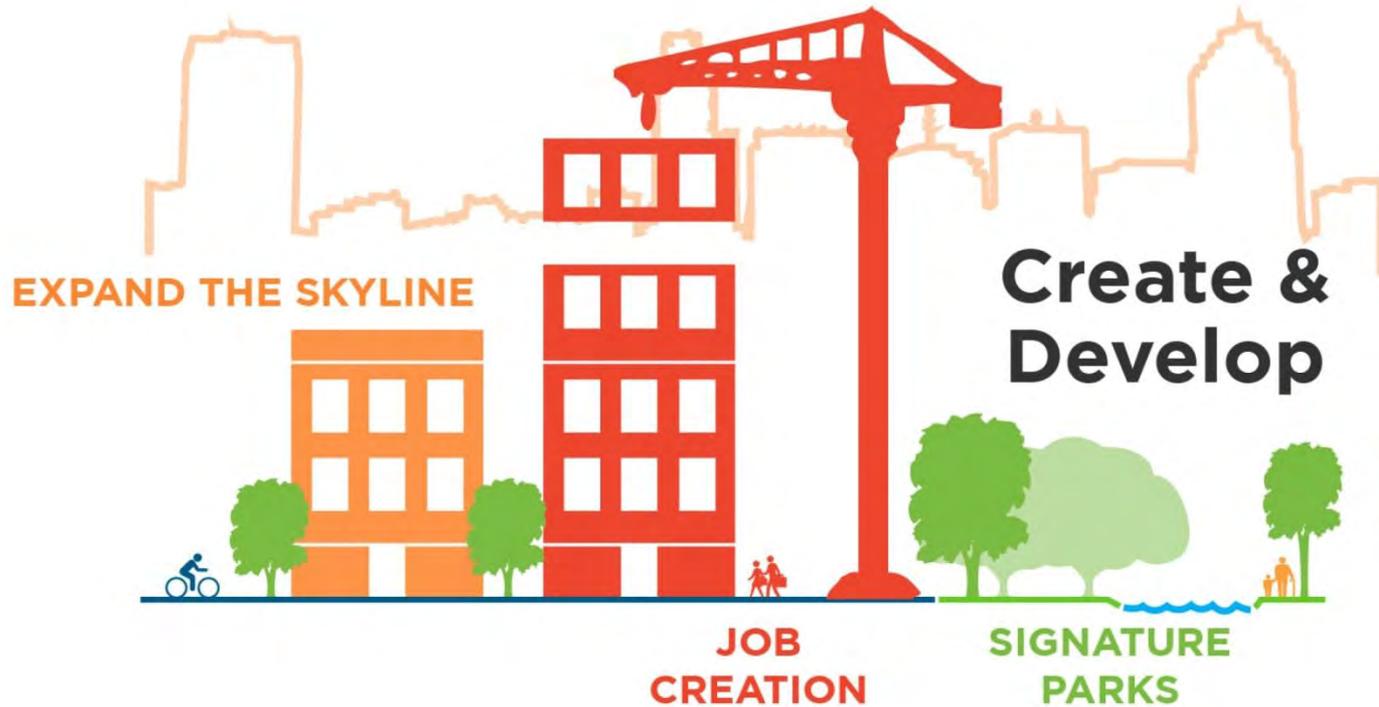
DOWNTOWN DISTRICTS



Sustain & Grow



What assets need to be protected or enhanced to keep downtown's identity intact?



What elements need to be created anew to help Raleigh thrive and compete?

Connect & Unify



**What needs to be better connected?
How can we make that happen?**

3. Connect & Unify



Raleigh Experience



1. Sustain & Grow



DOWNTOWN VISION

WHAT WE'VE HEARD

A VISION STATEMENT FOR DOWNTOWN

“DOWNTOWN IS THE HISTORIC, FUNCTIONAL, & SYMBOLIC HEART OF RALEIGH.”

2030 COMPREHENSIVE PLAN

TOP VISION STATEMENTS FROM DOWNTOWN VISION MEETING

- Raleigh—layering experience, sustainability and accessibility for all
- To make Downtown Raleigh the #1 destination for the day and night, a weekend, or the rest of your life
- Attractions for all ages – not just the younger generation
- The center of creativity, history, culture, that is evolving, family friendly, collaborative, embracing and fascinating and growing into a big city
- Raleigh – a place for everyone to gather, grow up and connect



CONNECTIONS

- Legend**
- Downtown Landmarks
 - Existing Streams
 - Existing Greenways & Trails
 - Existing R-Line Route

Green belt connecting N,S, E, W and cultural, historic and financial with bike and ped friendly areas including Pigeon House Creek

Better walkability & bikability

Transit and ped/bike connection improvements to DT from surrounding areas

Connectivity

More retail

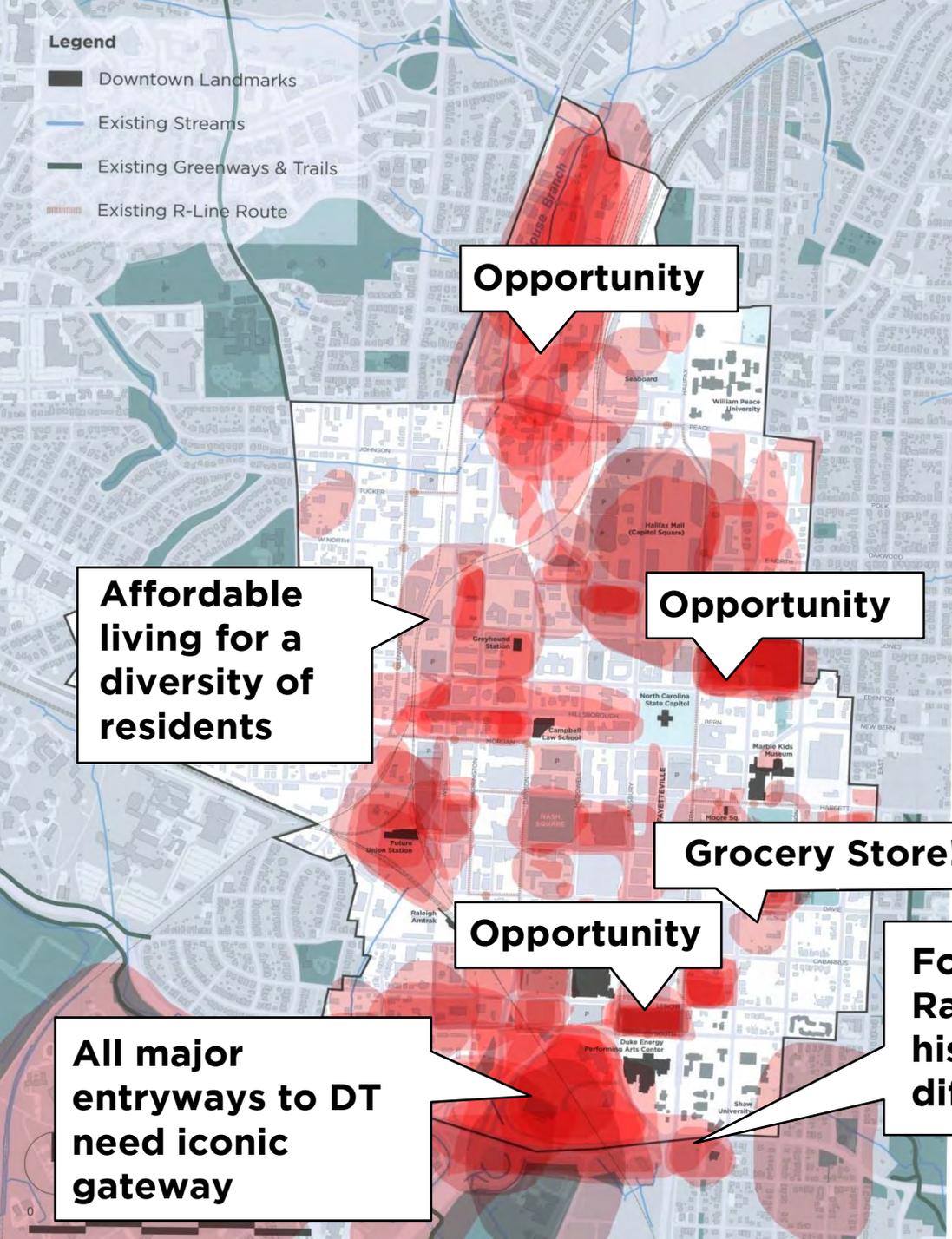
More retail

Continue the street grid, take out MLK interchange

Connecting green spaces



OPPORTUNITIES



Opportunity

Affordable living for a diversity of residents

Opportunity

Grocery Store!

Opportunity

All major entryways to DT need iconic gateway

Focus on particular parts of Raleigh's African American history and contributions of different communities

GREEN SPACE

- Legend**
- Downtown Landmarks
 - Existing Streams
 - Existing Greenways & Trails
 - Existing R-Line Route

Consolidate state employees into highrise and redevelop; activate Halifax Mall

Pocket parks

Green the city. No more surface parking lots, cover them with green or other use.

More green

Activate

Activate

Water feature

Park

Create a variety of greenspaces with a diversity of active and passive uses



DISTRICT CHARACTER



CAPITAL DISTRICT

Government buildings and beautifully restored historic homes of Blount Street





FAYETTEVILLE STREET DISTRICT

Central Business District of Raleigh, skyscrapers and high density

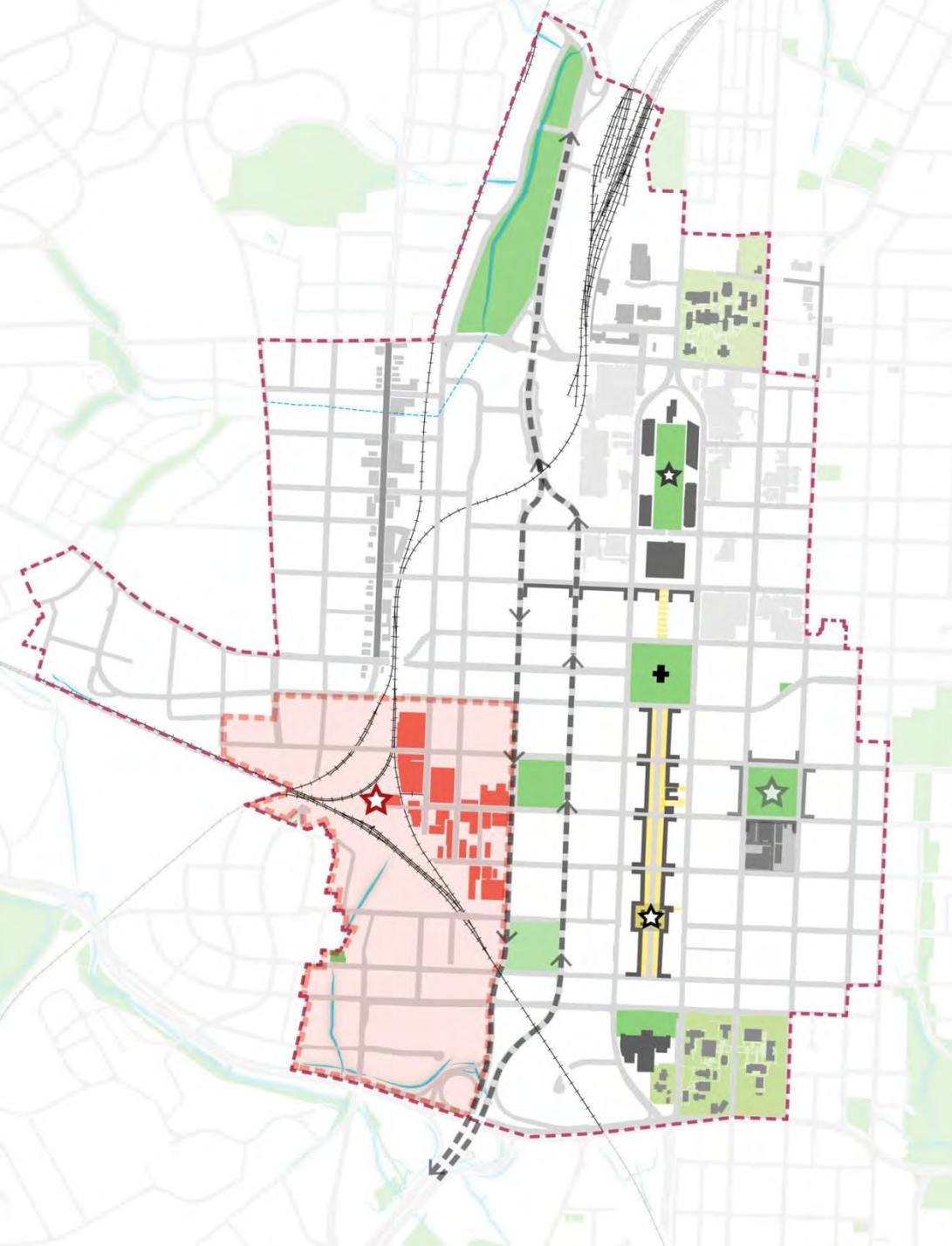




GLENWOOD SOUTH DISTRICT

Neighborhood feel, anchored by bars and clubs and eclectic, locally owned shops and restaurants





WAREHOUSE DISTRICT

Concentrated creative energy
and the future Union Station



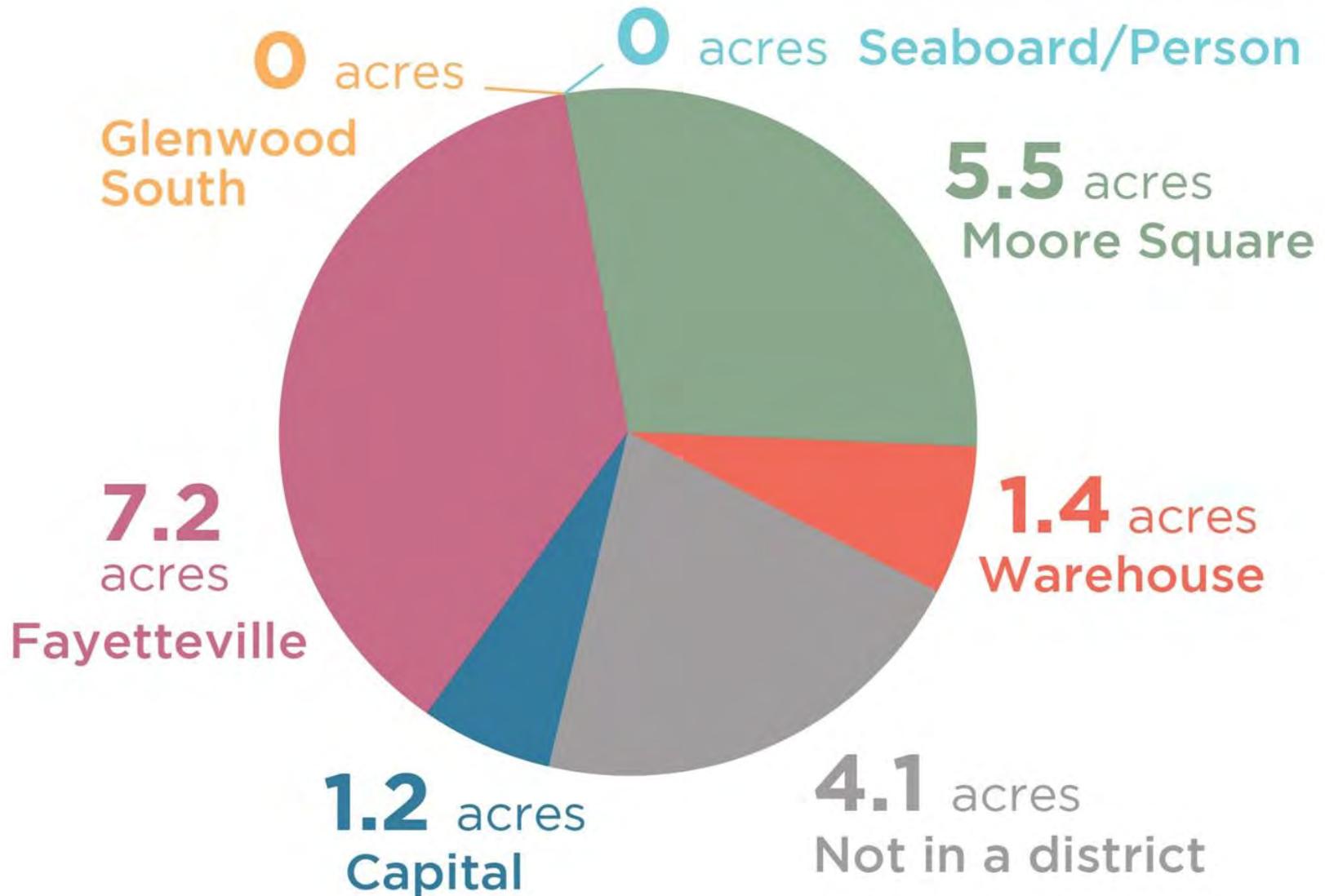


SEABOARD/PERSON

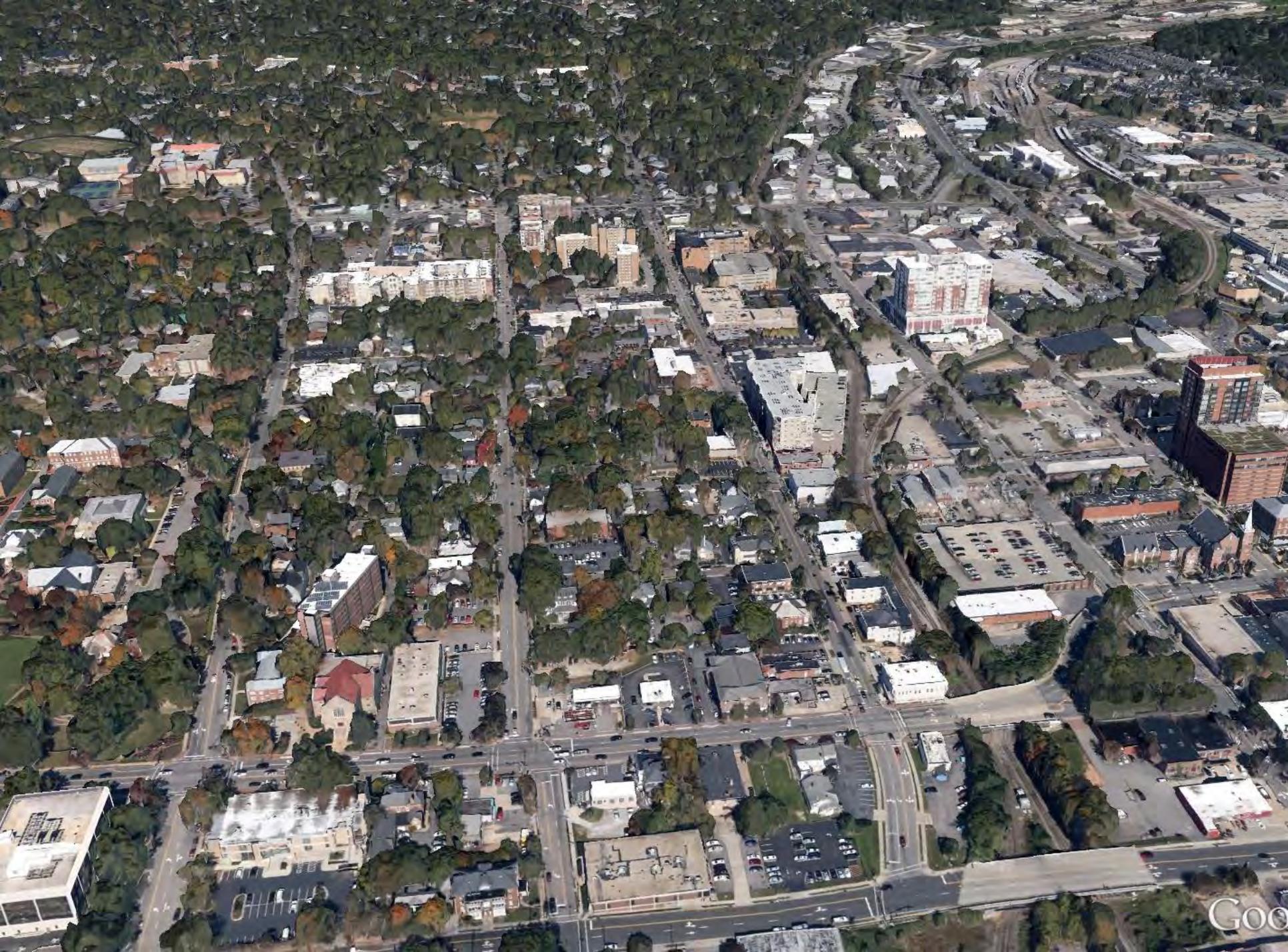
Emerging shopping destination with a local dining scene and William Peace University



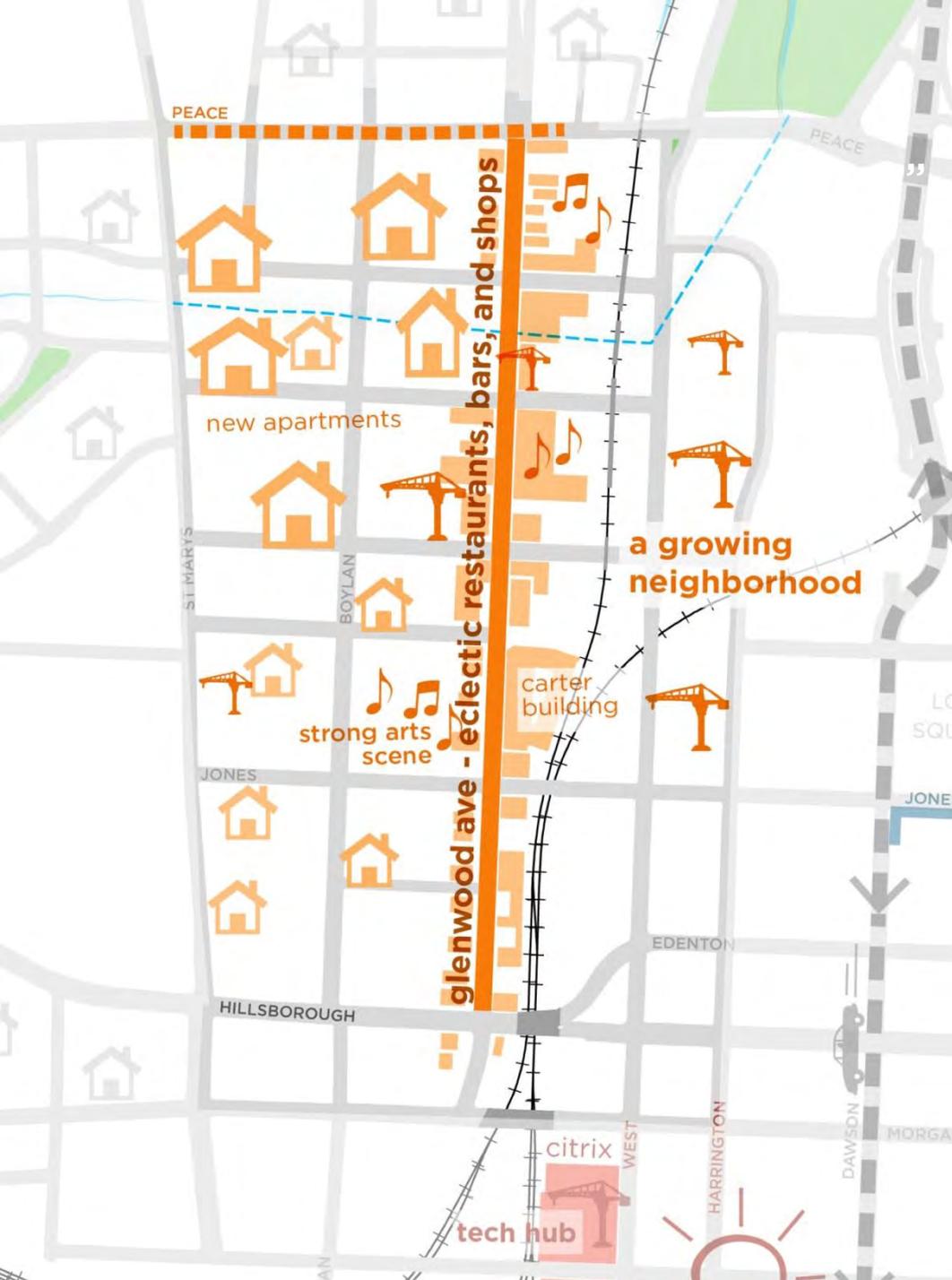
City-owned Opportunity Sites

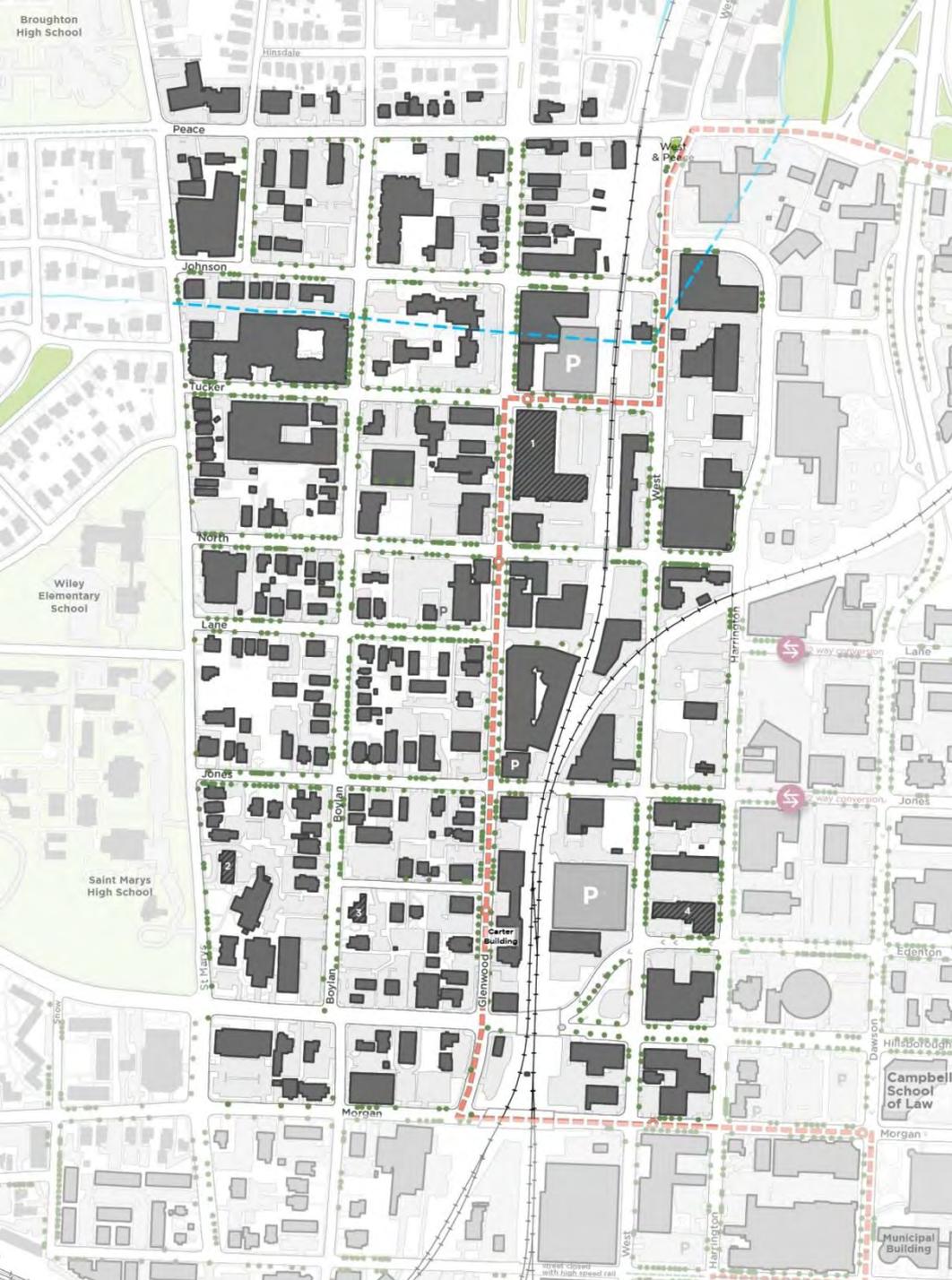


GLENWOOD SOUTH



GLENWOOD SOUTH





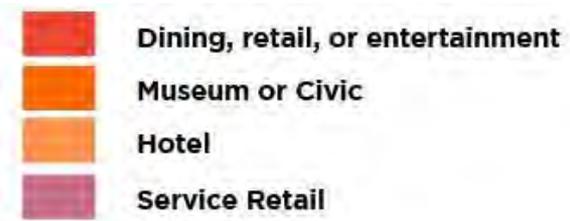
GLENWOOD SOUTH

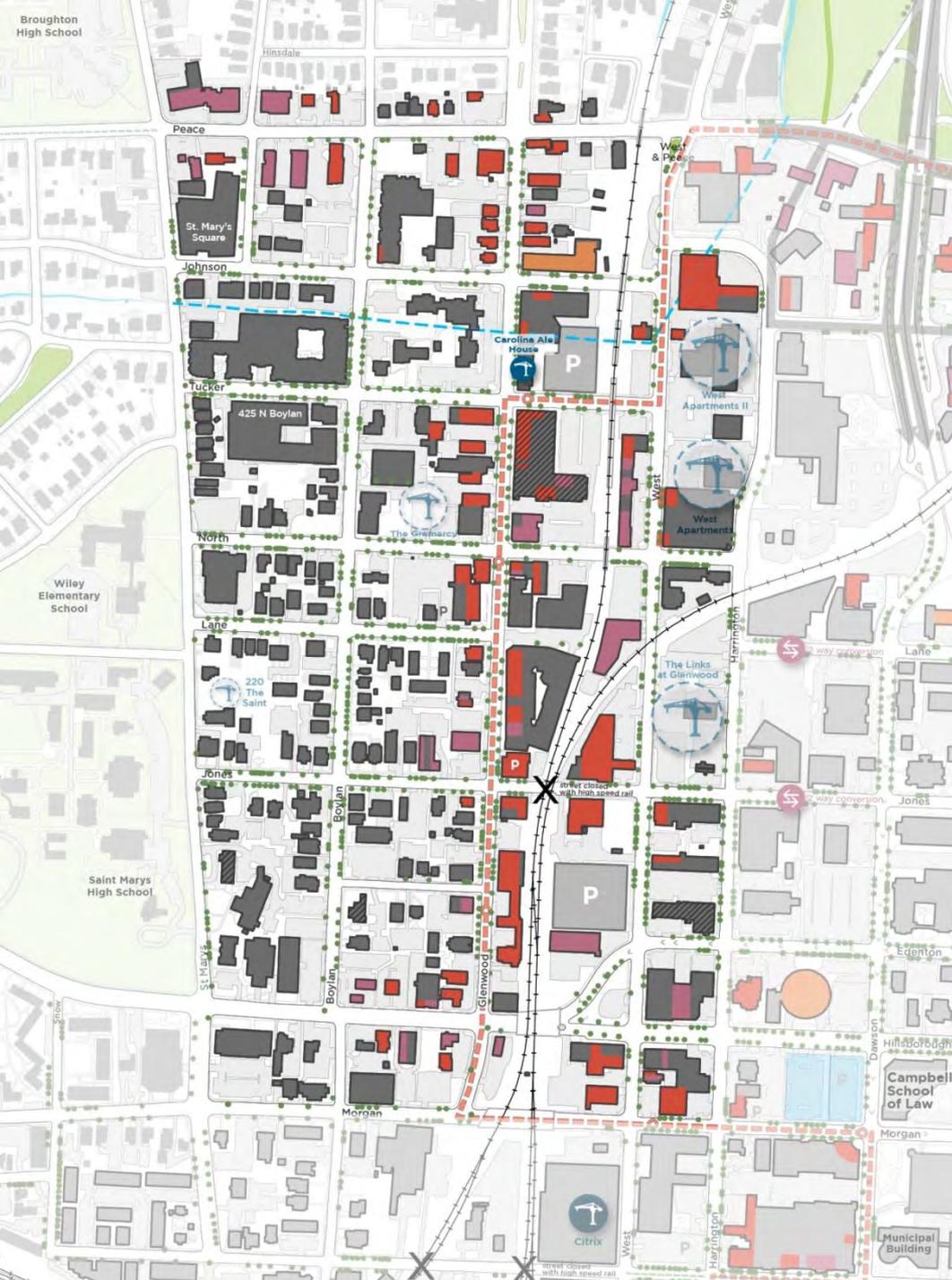


GLENWOOD SOUTH

Characteristics

- Growing residential population
- Limited residential amenities (e.g. green space, dog parks, playgrounds, grocery store/ service retail)
- Tension between entertainment venues and residents (e.g. noise, litter)
- Tenuous connections to Warehouse, Fayetteville and Capital Districts
- More daytime pedestrian visits desired to district businesses



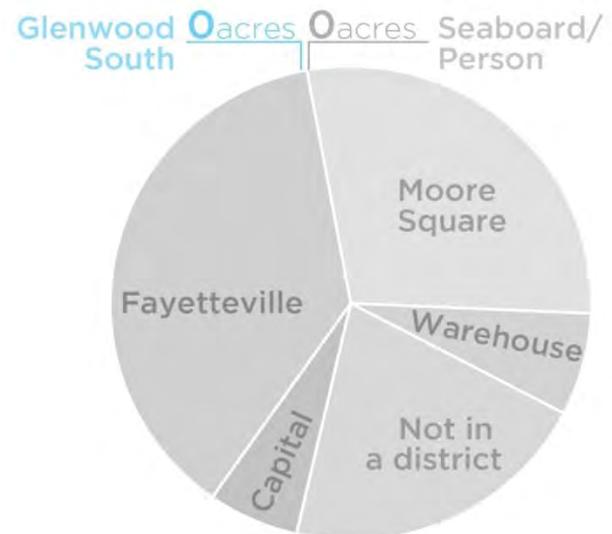


GLENWOOD SOUTH

Opportunities

- New neighborhood green space(s) - Pigeon House Creek
- Capitalize on West Street connection
- More neighborhood/service amenities
- Light rail impacts on streets (closures)
- Improve connections to Cameron Village

City-owned Opportunity Sites





WHAT DESIGN FEATURES
IMPROVE “MAIN STREETS” OR
DESTINATION RETAIL?

NON-"BIG BOX" GROCERY TYPOLOGY



WHOLE FOODS MARKET

3 DAY DEAL
IN **Seafood**
THIS FRIDAY, SATURDAY & SUNDAY!
1 Salmon Burger
Lemon & Herb Sauce & Pickled Onions
\$11.99

THE AVENUE
LEASING CENTRE
NOW OPEN

Handkilla
\$19.99

Washington, DC

STREET DESIGN DEFINES DIFFERENT ZONES



Washington, DC

RETRO-FITTED STREET



RETRO-FITTED STREET
BEFORE



RETRO-FITTED STREET AFTER



BUS & SHUTTLE STOPS DESIGN



A blue-tinted photograph of a residential area. In the foreground, a stream flows through a rocky bank. The middle ground shows a grassy area with some trees and utility poles. In the background, there are several houses and parked cars. The text is overlaid in white, bold, sans-serif font.

HOW CAN WE CREATE MORE
GREEN SPACE & ECOLOGICAL
FUNCTION TO SUPPORT
TODAY'S & FUTURE
RESIDENTS?

URBAN TRAILS

A FLEXIBLE TRAIL FOR MANY CONTEXTS



Photo: Rundell Ernstberger Associates, LLC

A BRANDED, WELL-MARKED TRAIL



Photo: Jun Wang



Indianapolis Cultural Trail, Indianapolis, IN

DEDICATED LANES



Indianapolis Cultural Trail, Indianapolis, IN

LINKED TO TRANSIT



Indianapolis Cultural Trail, Indianapolis, IN

BRANDING & PUBLIC ART



Indianapolis Cultural Trail, Indianapolis, IN

POCKET PARKS ON INFILL LOTS



“Park Room,” New York, NY

PARKING LANE AS PARKS



Parklet, Oakland, CA

TEMPORARY EXPANSION OF SIDEWALK



ROOFTOPS AS PLAYGROUNDS



INFORMATIONAL KIOSKS

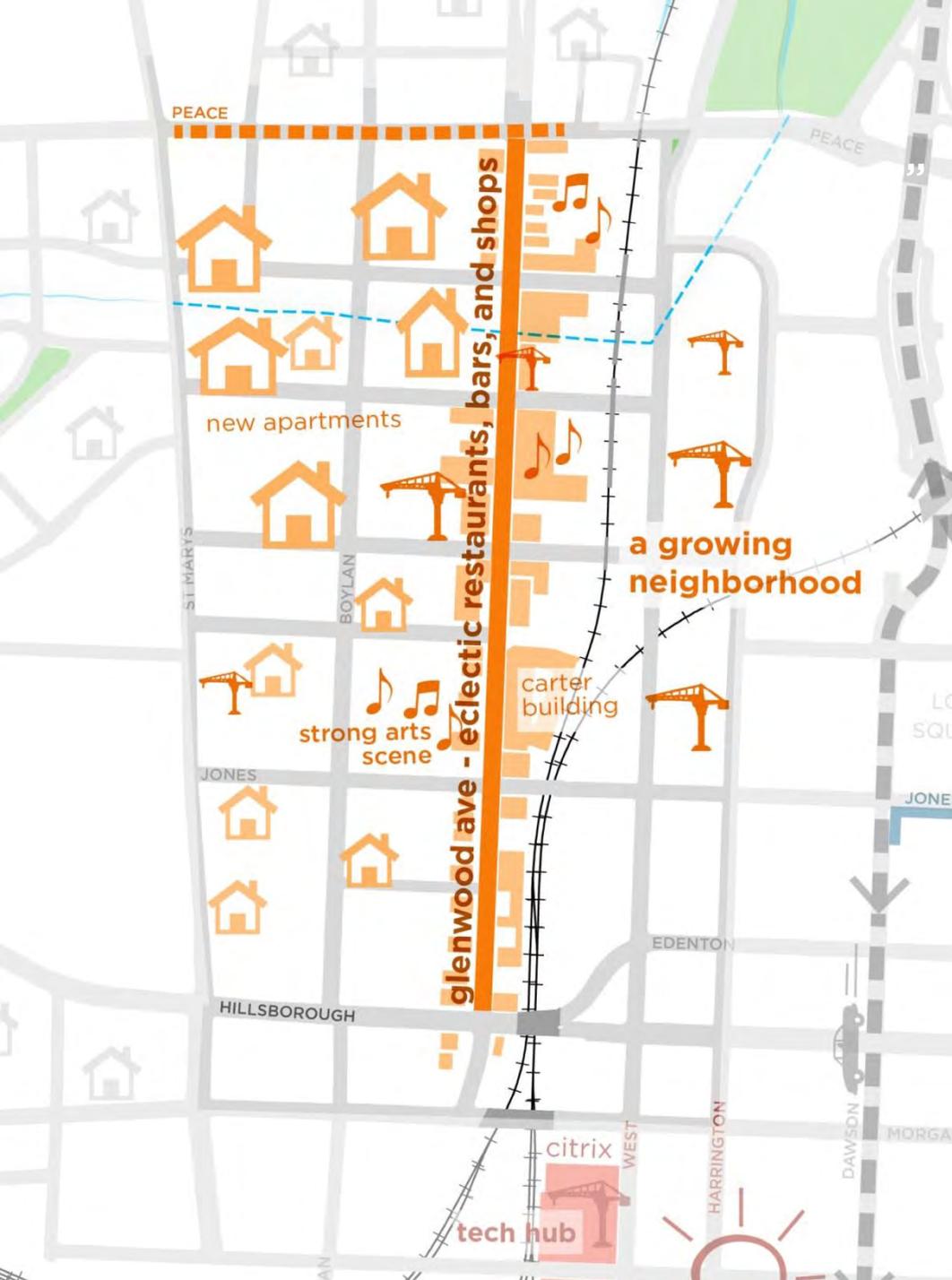


Harbor Park Pavilion, Boston, MA

REVITALIZE FORGOTTEN CREEKS AND WATERWAYS



Reedy River Corridor, Greenville , SC



GLENWOOD SOUTH

District Goals

- What are your goals for the district?

Key Questions

1. What design features improve “main streets” or destination retail?
2. How can we create more green space & ecological function to support today’s & future residents?
3. How and where can we improve connections to surroundings?