



# Livable Streets Update (FIVE IN FIVE)



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## CITY COUNCIL APPROVES SITE PLAN FOR CONVENTION CENTER HOTEL

The Raleigh City Council voted 5-3 March 7 to approve a preliminary site plan for a four-star, 400-room Marriot that will be the headquarters hotel for the new downtown convention center.

The hotel will be constructed on the northeast corner of Lenoir and Salisbury streets where the former Raleigh Convention and Conference Center (RCCC) stood. The RCCC has been demolished as the City is building a 500,000-square-foot convention center on Salisbury Street adjacent to the site of the Marriott hotel. The Marriott hotel developer is Stormont-Noble Development of Atlanta. According to submitted plans, the 17-floor hotel will include meeting rooms, a restaurant with outdoor dining, a coffee shop and a pedestrian connector to allow patrons to move back and forth between the hotel and the new convention center. The hotel also will have a 9,000-square-foot grand ballroom, junior ballroom, indoor pool and fitness spa.

The use of Exterior Insulation and Finish Systems (EIFS) on the hotel's tower was a major issue for some council members concerned about the materials and the appearance of the hotel. The hotel's designer said EIFS was chosen for its longevity. EIFS will be used on 25 percent of the hotel; the remainder of the building will have brick, stone, metal or glass. The approved hotel site plan also addressed other issues, including minor design modifications to the hotel tower; the height of the ground floor façade along Fayetteville Street and the entrance to the grand lobby; and design modifications to the entrance on Cabarrus Plaza.

Construction of the Marriott hotel is expected to begin by the end of this year. The hotel and the convention center are scheduled to be complete in the spring of 2008.

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## CITY COUNCIL APPROVES FINAL BID PACKAGE FOR UNDERGROUND PARKING GARAGE

The Raleigh City Council voted 5-3 March 7 to approve awarding a final guaranteed maximum contract (GMP) for construction-related work for a downtown underground parking garage.

The \$34,066,486 contract was awarded to Holder Construction Company, the City's construction manager at risk for the underground parking garage. Holder will solicit bids from subcontractors for the remaining phases of construction of the garage. Subject to conditions, Holder will be allowed to self perform some of the work for which no responsive bids were received. This is the third and final GMP issued for the underground parking garage. The cost of the garage is estimated at \$42.8 million, higher than earlier projections due to changes in the scope of the project and unexpected asbestos removal.

The underground parking garage will be in the 500 block of Fayetteville Street, bounded by Salisbury and Lenoir streets, on part of the site that had been occupied by the Raleigh Convention and Conference Center (RCCC). The RCCC has been demolished as the City is constructing a 500,000-square-foot convention center on Salisbury Street. The City will construct the underground parking garage in two phases. The first phase will be beneath a planned four-star Marriott convention center headquarters hotel and the Fayetteville Street right-of-way. It will have 906 parking spaces on three levels. The second phase of the garage will be built sometime in the future under the ground on the east side of the Fayetteville Street corridor between Fayetteville and Wilmington streets. It will have 600 to 700 additional parking spaces, giving the parking garage up to 1,600 spaces.

Construction of the first phase of the garage is scheduled for completion in 2007.

The underground parking garage will support current and future development and public parking needs on the southern end of Fayetteville Street in downtown Raleigh. It will be used by the general public, guests of the Marriott headquarters hotel and patrons of the new convention center. The facility also will support other new private development in the downtown area and tenants in adjacent existing office buildings.

The new convention center and the Marriott hotel are expected to open in the spring of 2008.

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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)

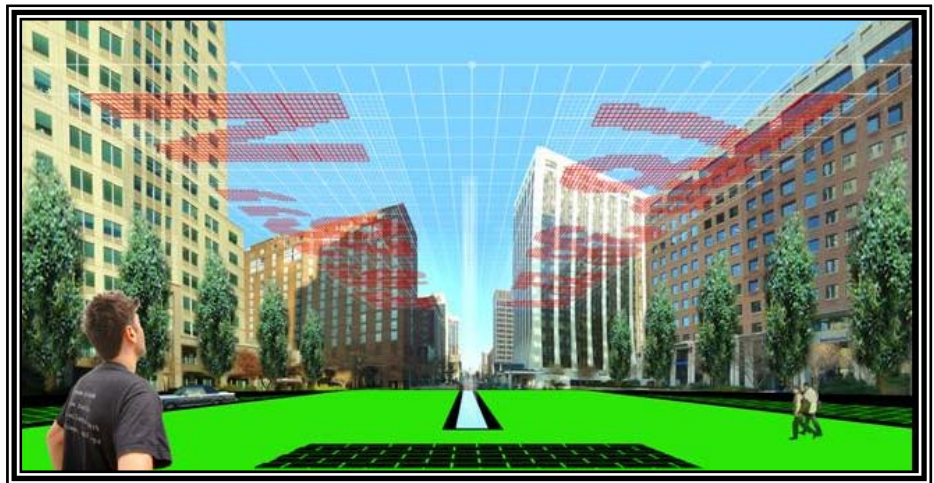
## JAUME PLENSA UNVEILS PLAN FOR FAYETTEVILLE STREET ART PROJECT

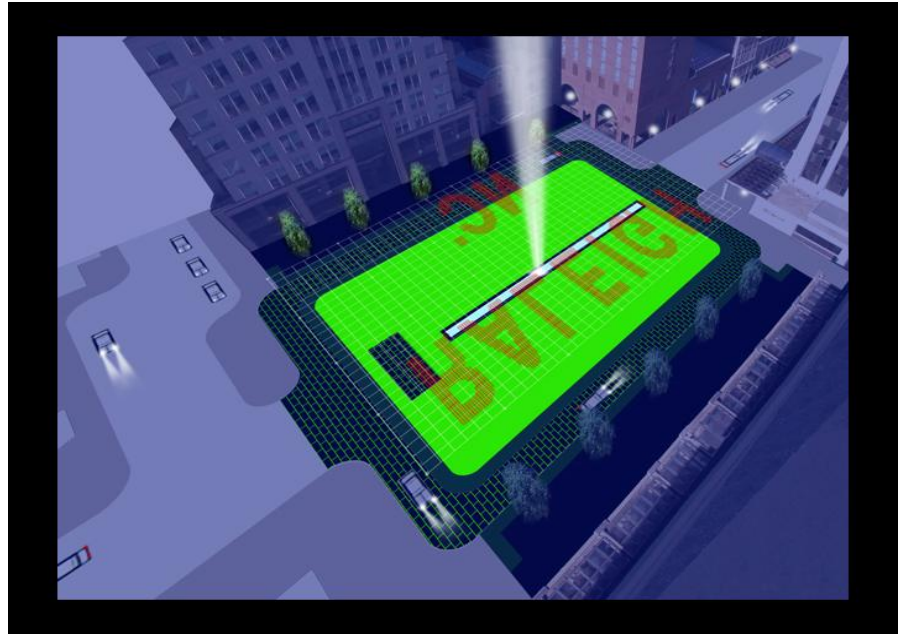
Artist Jaume Plensa revealed his concept designs for a grand plaza in the 500 block of Fayetteville Street.

The designs call for a grassy plaza standing three feet above streets and sidewalks made of black granite. In the center, a strong spotlight would shine above the skyline, giving the plaza a strong geographical center and serving as a beacon to the City's revitalization efforts downtown. Running on axis through the center of the plaza would be a wall of water falling from a lattice-like canopy made of stainless steel cables. Along the cables, Mr. Plensa suggested the installation of LED lights that could display letters, numbers or colors.

From above, Mr. Plensa hopes the plaza will resemble a silicon chip, representing Raleigh's position in the high-tech marketplace. The plaza was designed to conjure images of an open-air European marketplace from a previous century.

Born in Spain, Mr. Plensa is an internationally acclaimed artist who has designed outdoor art exhibits for public spaces in Chicago and New Orleans. He is also currently engaged in projects for the cities of Washington, D.C., Chicago, Seoul, Stockholm and Jerusalem.





[www.rccproject.com](http://www.rccproject.com)  
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## THE FIVE IN FIVE GOALS

**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 removing 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.





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ARCHITECTURAL

SW DAYTIME  
RALEIGH MARRIOTT CITY CENTER  
RALEIGH, NORTH CAROLINA

March 7, 2006



Convention Center Marriot Hotel