

Civic Campus Master Plan and Phase I

Information Sessions
January 16 & 24



Raleigh





Raleigh

Information Session Agenda

Introductions

Phase I Project Description

Project History

Master Plan Summary

Engagement



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Project Description

Scope of Work

Design and construction administration of an iconic and aspirational 20-story civic tower reflective of a 21st Century City of Innovation.



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Project Description

Building Features

- Iconic, aspirational, and reflective of a 21st Century City of Innovation.
- Public appeal: inviting, engaging, and functional.
- Secure for residents, customers, and employees.
- LEED Silver Certified.

Project History





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Project History

April 2015

City Council adopts the city's first strategic plan.

Objective 2: Align facilities, staff and technology with organizational needs.

Initiative 2.3: Plan a centralized campus that provides easy access to staff and citizens and promotes effective collaboration.

May 3, 2016

Raleigh City Council authorized the Master Plan Study for a new, consolidated Civic Campus located on the current site.

(Avery C. Upchurch block)



Raleigh

Current Downtown Campus

1

Avery B. Upchurch Complex
(RMB Block)

- Raleigh Municipal Bldg. (RMB)
- 110 McDowell - Vacant

2

310 West Martin (Dillon Bldg.)

3

One Exchange Plaza (OEP)

4

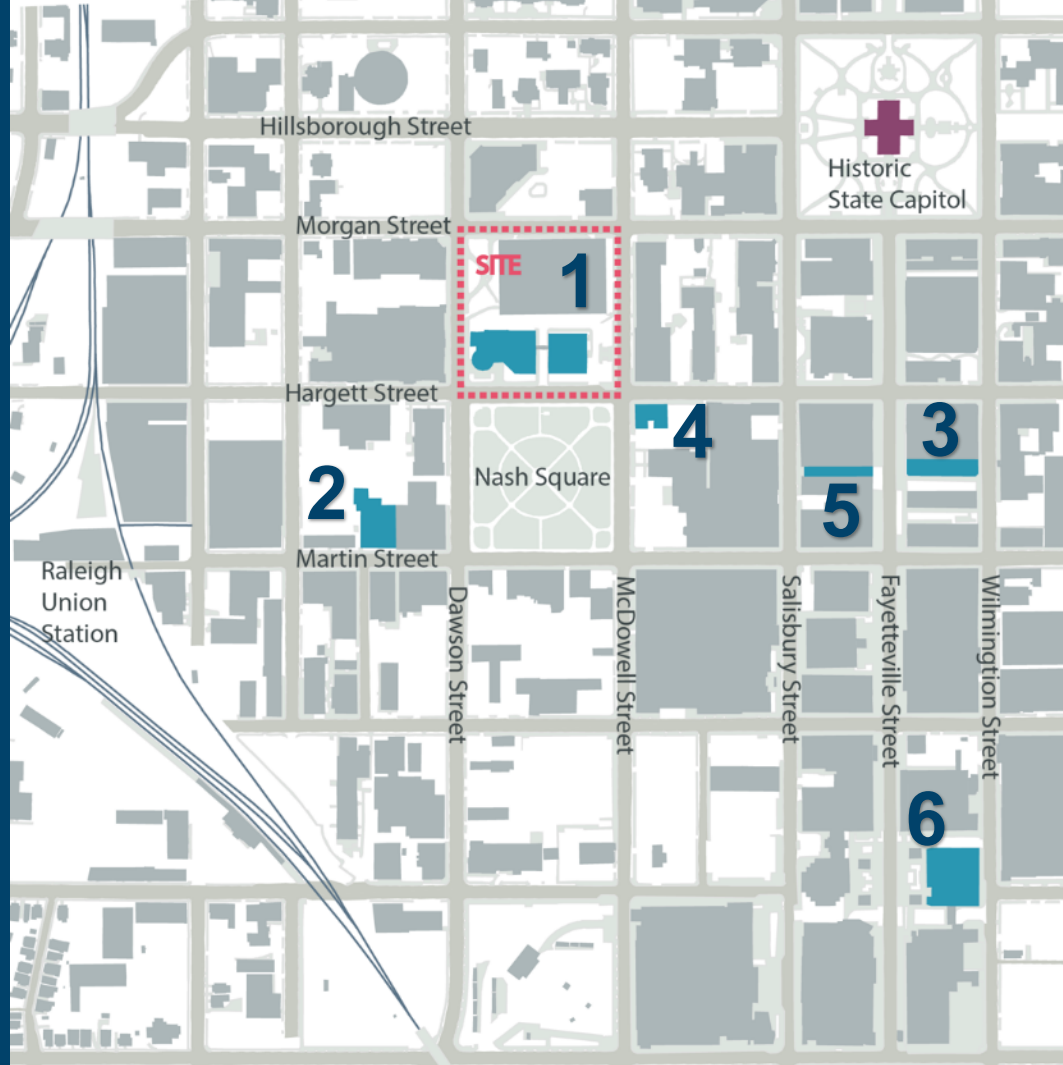
Professional Bldg.

5

Briggs Bldg.

6

One City Plaza





Adding Facilities Over Time



Avery B. Upchurch Complex
(RMB Block)

- Raleigh Municipal Bldg. (RMB)
- 110 McDowell – Police HQ

1983

147,000

population

64

square miles



Adding Facilities Over Time

1

Avery B. Upchurch Complex
(RMB Block)

- Raleigh Municipal Bldg. (RMB)
- 110 McDowell - Vacant

2

310 West Martin (Dillon Bldg.)

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One Exchange Plaza (OEP)

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Professional Bldg.

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One City Plaza

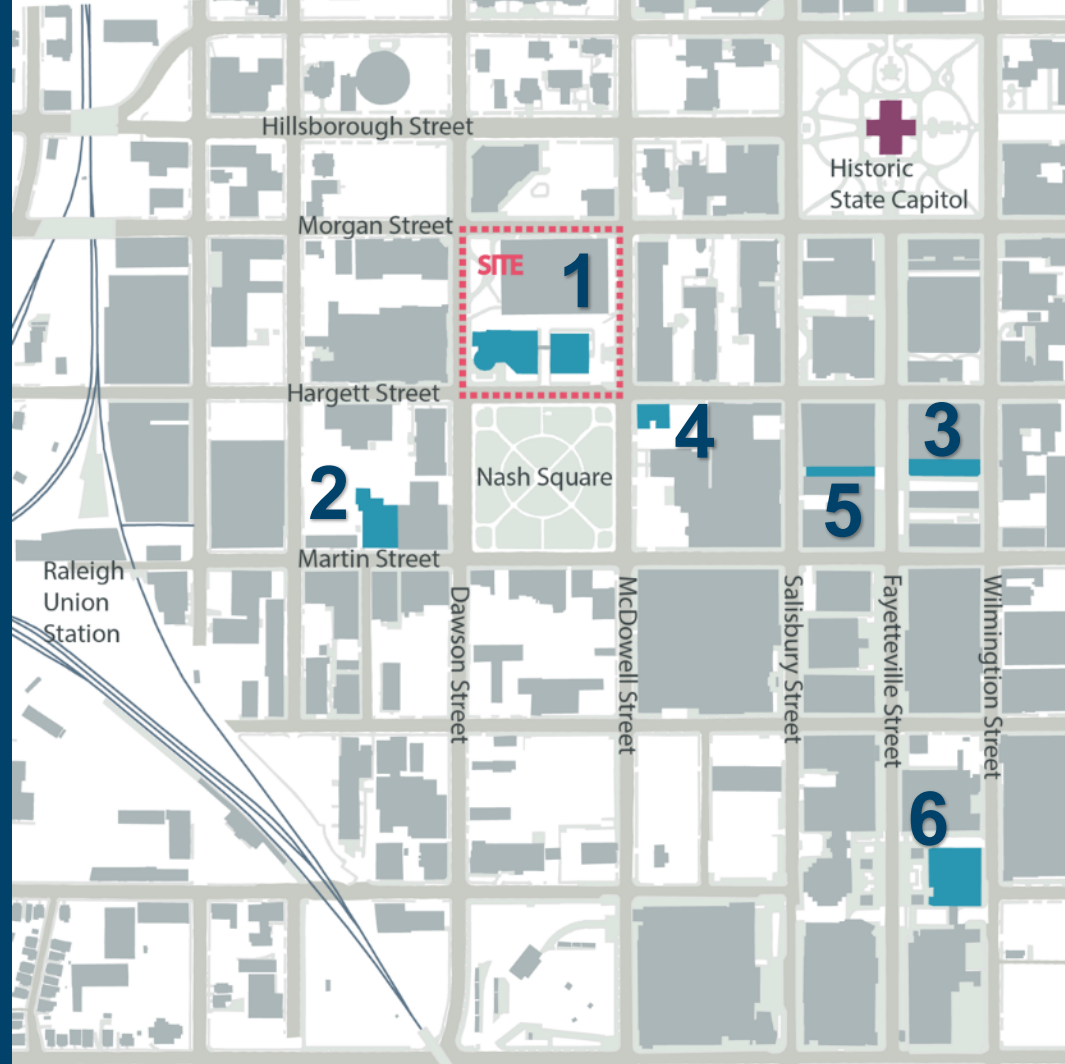
2018
460,000
population

147
square miles



Fragmented Campus Challenges

- Security
- Infrastructure
- Use of Space
- ADA + Customer Service
- Access
- Workforce Efficiency





City Owned Buildings

BUILDING SQFT

AGE OF BUILDING

10 YEAR CAPITAL
MAINTENANCE

EMPLOYEES

110
MCDOWELL

57,000 SQFT

59 YEARS
(1959)

\$100,000

VACANT

RALEIGH
MUNICIPAL
BUILDING

120,000 SQFT

35 YEARS
(1983)

\$1,465,000

379

DILLON
BUILDING

45,000 SQFT

53 YEARS
(1965)

\$1,050,000

110

ONE
EXCHANGE
PLAZA

130,000 SQFT

33 YEARS
(1985)

\$3,003,000

331



City Leased Buildings

BUILDING SQFT
ANNUAL LEASING
COSTS
EMPLOYEES



**PROFESSIONAL
BUILDING**

11,000 SQFT

\$189,000

51



**BRIGGS
BUILDING**

15,000 SQFT

\$300,000

15



**ONE
CITY PLAZA**

16,000 SQFT

\$574,000

80

Master Plan Summary





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Duke Performing
Arts Center



Convention Center
& Red Hat
Amphitheater

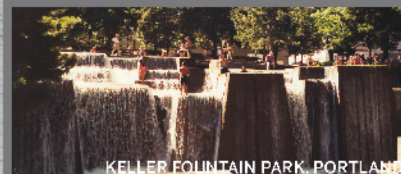
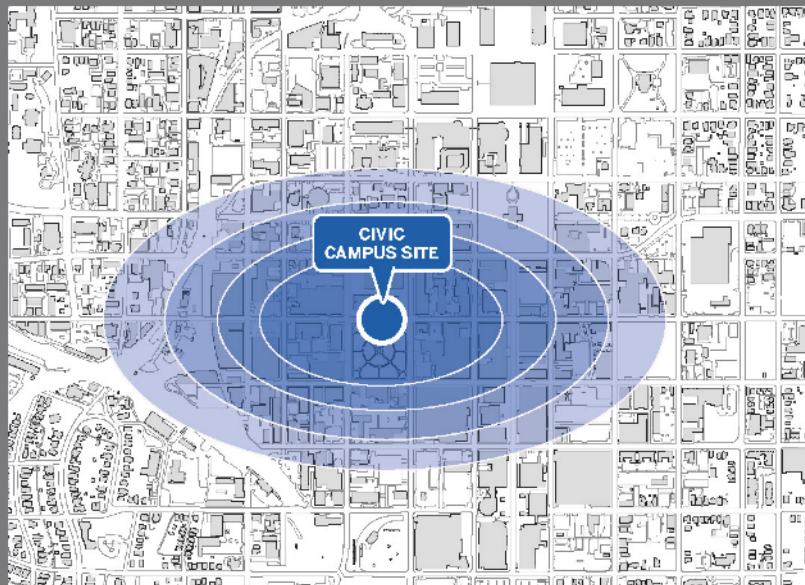


Raleigh
Union Station



Urban Design Goals for the Avery C. Upchurch Block

Imagine a Public Civic Heart





Raleigh



Avery C. Upchurch Complex



Raleigh
Municipal
Building
(RMB)

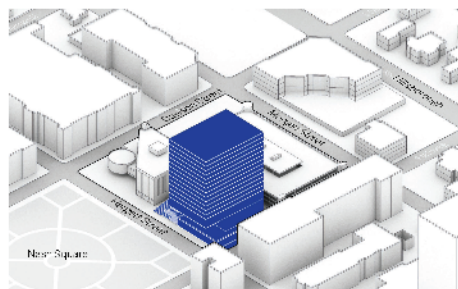
Parking
Deck
(650 Spaces)





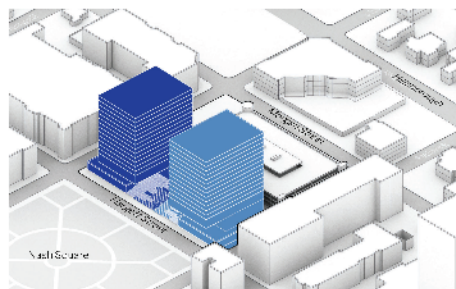
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RALEIGH CIVIC CAMPUS MASTER PLAN



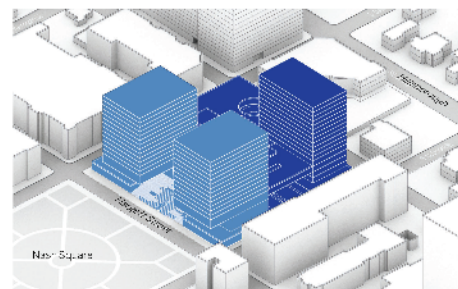
Phase I:
New City Hall, East Building

The initial phase of the Civic Campus development will deliver the first building of a new City Hall project. Located on the site of the vacant Police Headquarters Building, which will be demolished, this new building will be 20 stories in height and potentially 420,000 GSF of floor area above grade, excluding parking. RMB may be vacated but not demolished in Phase I. This first phase of the Master Plan will be delivered approximately five years from City Council approval.



Phase II:
New City Hall, West Building

The second phase of the Civic Campus development may see the RMB demolished and replaced with a second new municipal building. Envisioned as a 'twin' of the Phase I development, the second building would provide expansion space for departmental offices, additional conference facilities, and additional public facing functions, retail and parking. Phase II would also see the creation of a public plaza in the space between the two buildings, creating a beautiful civic forecourt and gateway to the government's center.

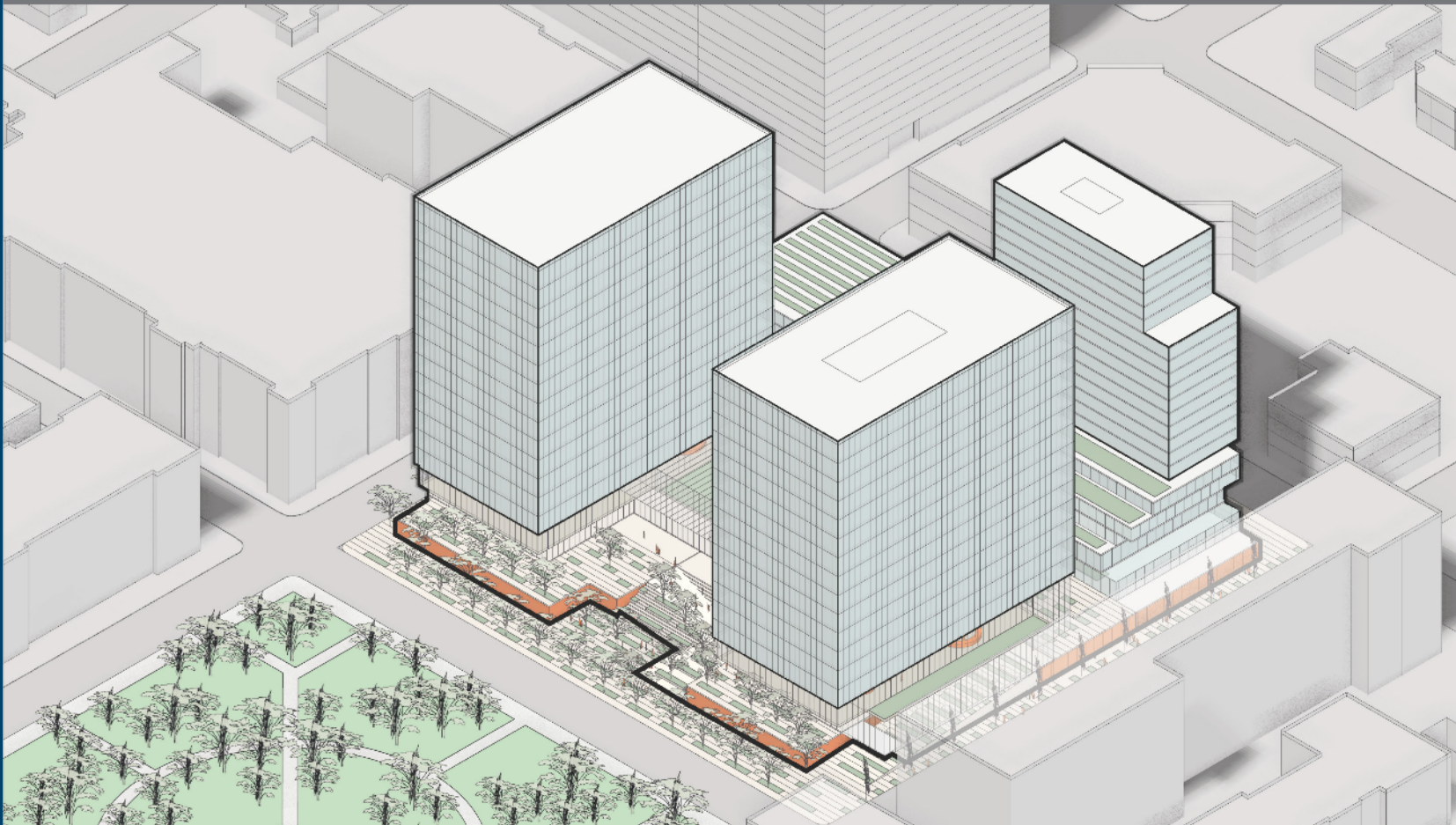


Phase III:
Mixed-Use Third-Party Development/Parking Deck

The third and final phase of the Civic Campus development concerns the northern half of the Upchurch block. Phase III may see the existing municipal parking structure demolished and replaced with a third-party mixed-use development project.



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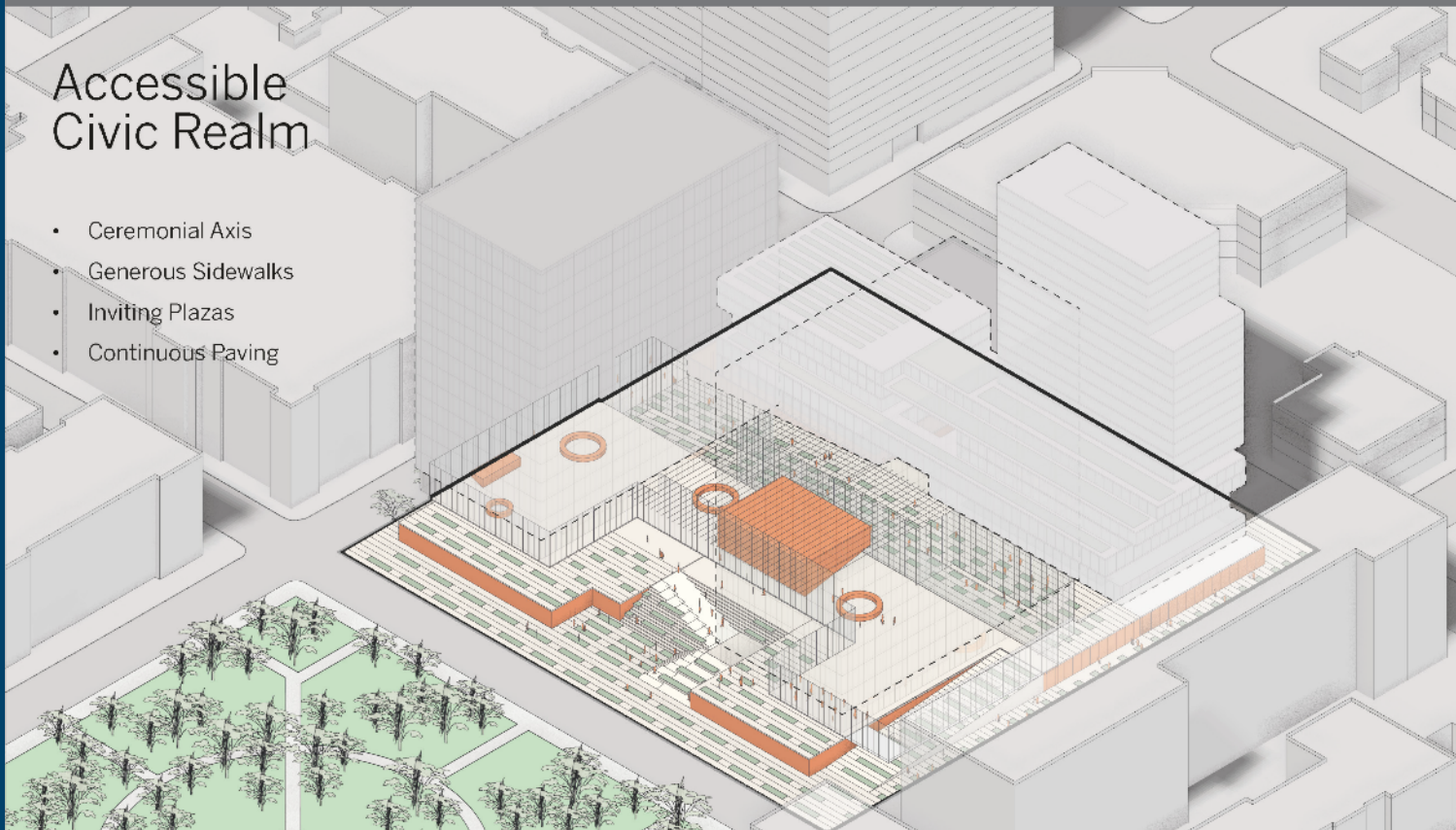




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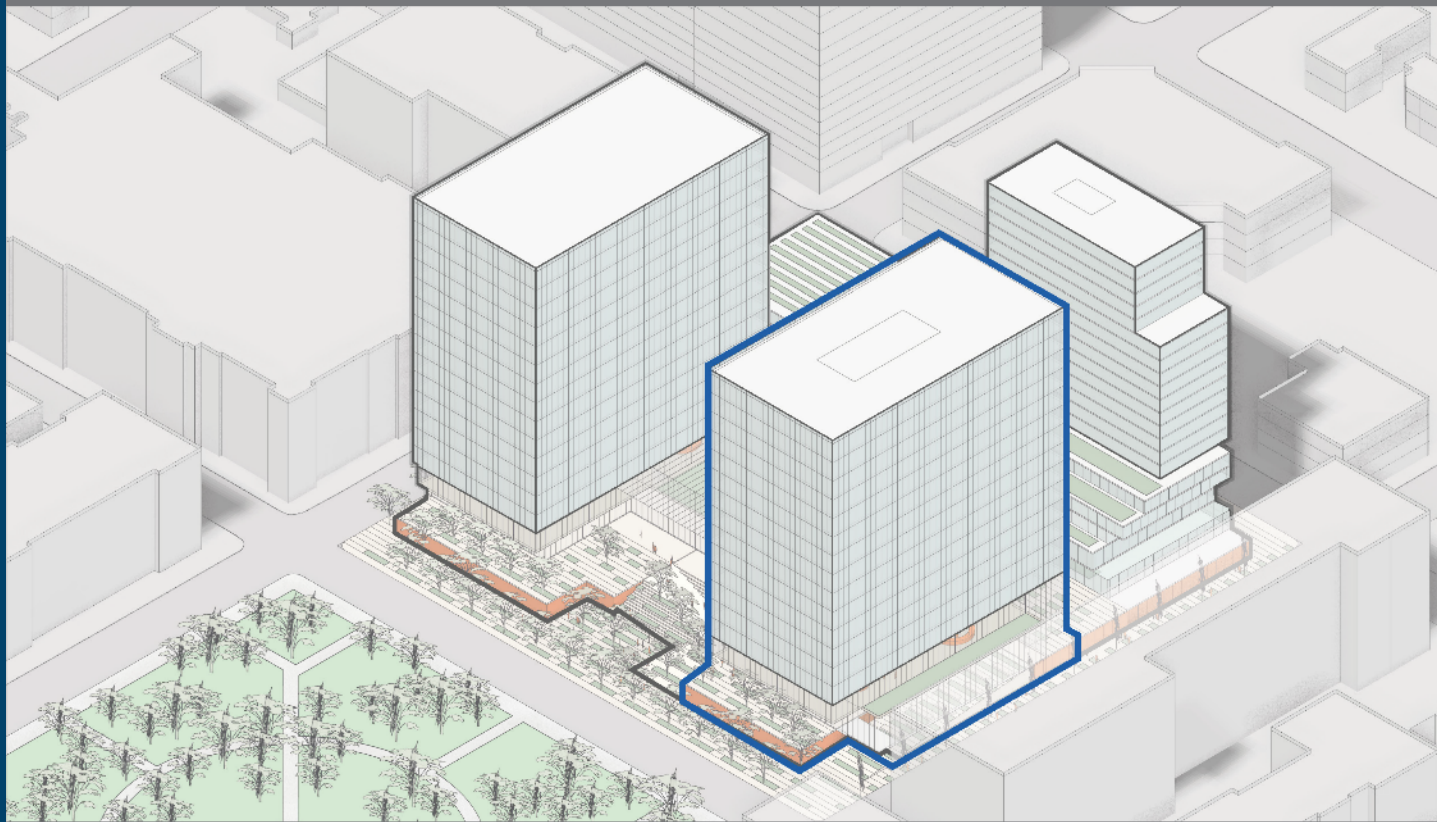
Accessible Civic Realm

- Ceremonial Axis
- Generous Sidewalks
- Inviting Plazas
- Continuous Paving





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Engagement



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Project Description

Citizen & Employee Engagement

- Engagement, both internal and external, is an essential element in the design process of the Civic Tower.
- The City has a strong commitment to be an open and transparent government that operates in the best interest of citizens.
- Engagement is a priority of City Council for this project.



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Outreach Opportunities

- Listening Sessions
- Surveys
- Community Presentations
- Open Houses
- Stakeholder Listening and Review Sessions
- Board and Commissions



To stay informed...

Visit raleighnc.gov/civiccampus

Civic.Campus@raleighnc.gov