Civic Campus Master Plan and Phase I

Information Sessions
January 16 & 24
Information Session Agenda

Introductions
Phase I Project Description
Project History
Master Plan Summary
Engagement
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.
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
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)
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

1. 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

<table>
<thead>
<tr>
<th></th>
<th>Building Details</th>
<th>Year</th>
<th>Population</th>
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<tbody>
<tr>
<td>1</td>
<td>Avery B. Upchurch Complex (RMB Block)</td>
<td>2018</td>
<td>460,000</td>
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<tr>
<td></td>
<td>• Raleigh Municipal Bldg. (RMB)</td>
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<td></td>
<td>• 110 McDowell - Vacant</td>
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<td>2</td>
<td>310 West Martin (Dillon Bldg.)</td>
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<td>3</td>
<td>One Exchange Plaza (OEP)</td>
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<td>4</td>
<td>Professional Bldg.</td>
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<tr>
<td>5</td>
<td>Briggs Bldg.</td>
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<tr>
<td>6</td>
<td>One City Plaza</td>
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**2018**

- Population: 460,000
- Square miles: 147
Fragmented Campus Challenges

- Security
- Infrastructure
- Use of Space
- ADA + Customer Service
- Access
- Workforce Efficiency
# City Leased Buildings

<table>
<thead>
<tr>
<th>BUILDING SQFT</th>
<th>ANNUAL LEASING COSTS</th>
<th>EMPLOYEES</th>
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<tr>
<td>11,000 SQFT</td>
<td>$189,000</td>
<td>51</td>
</tr>
<tr>
<td>15,000 SQFT</td>
<td>$300,000</td>
<td>15</td>
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<tr>
<td>16,000 SQFT</td>
<td>$574,000</td>
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- **Professional Building**: Built in Raleigh, NC, leased in 2023. It houses various professional services and has a total of 11,000 square feet. The annual leasing cost is $189,000, and it employs 51 people.

- **Briggs Building**: Located in the heart of downtown Raleigh, this building offers 15,000 square feet of space. With an annual leasing cost of $300,000, it supports 15 employees.

- **One City Plaza**: Positioned in the central business district, this building offers 16,000 square feet. It boasts a leasing cost of $574,000 and employs 80 people.
Master Plan Summary
Urban Design Goals for the Avery C. Upchurch Block

Imagine a Public Civic Heart
Old Police HQ (vacant)

Parking Deck (650 Spaces)

Raleigh Municipal Building (RMB)

Nash Square
The first phase of the Civic Campus development will deliver the first building of the new City Hall project. Located on the site of the vacant Political Headquarters Building, which will be demolished, the new building will be 20 stories in height and potentially 200,000 square feet. The new building will provide additional office space, existing parking, and the elevated plaza already planned in Phase I. The first phase of the Master Plan will be delivered approximately five years from City Council approval.

The second phase of the Civic Campus development may see the RMB demolished and replaced with a second new civic building. Envisioned as a “heart” of the Phase I development, the civic building would provide expanded space for departmental offices, additional community facilities, and additional public parking functions, retail and parking. Phase II would also see the creation of a public plaza in the space between the two buildings, creating a focal point for public and gateway to the government center.

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 mixed-use development project.
Accessible Civic Realm

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