



WHY DO WE NEED A NEW CIVIC CAMPUS ?



Manage Growth

Improve Technology & Security

Enhance Customer Service
and Civic Engagement Experiences

Fiscally Responsible
in Managing Resources

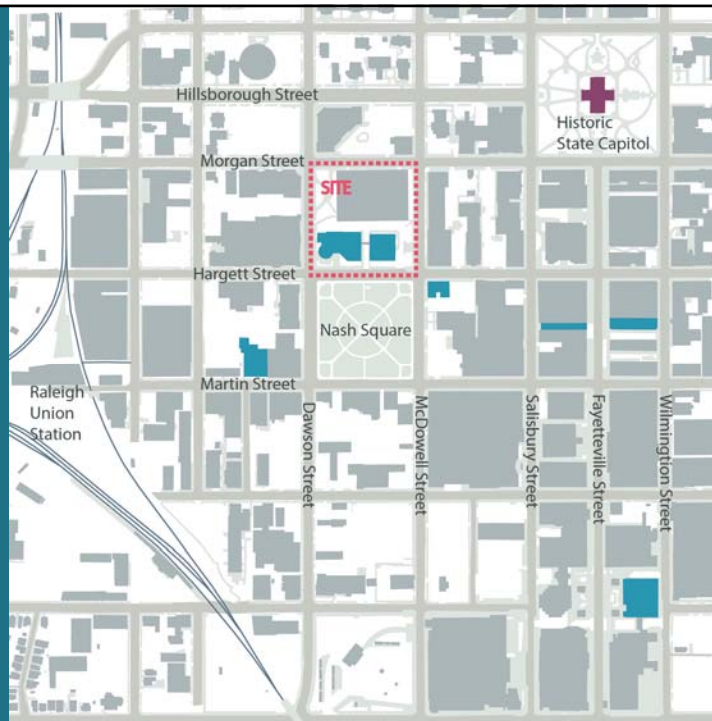
Building Efficiency :
Sustainable Design & Use of Space

A GROWING CITY



AN EXPANDING CAMPUS

- 1983 Raleigh Municipal Building is built
- 1990 6 year growth of City employees, maxed out the capacity available at RMB
- 1993 310 W. Martin was purchased (RTN, Medical, Admin)
- 2000 Purchase of 301 Hillsborough Building (demolished upon move into OEP)
- 2004 One Exchange Plaza purchased
- 2010 Lease of Professional Building
- 2012 Lease of Briggs Building (CoR Museum and Raleigh Urban Design Center)
- 2017 Lease of One City Plaza (Campo and Housing & Neighborhoods)



TECHNOLOGY & SECURITY

**CAN WE BUILD
A SAFE FACILITY
THAT
PROVIDES...**

Controlled access?

Safe and inviting public spaces?

**Security that allows city workers,
elected officials and visitors
to be safe?**



CIVIC SPACES AND CUSTOMER SERVICES

- **9** service locations spread across 3 buildings
- Serve over **500** walk-in customers per day
- **130,000** walk-in customers per year



CIVIC SPACES AND CUSTOMER SERVICES

HOW CAN OUR SPACES *ENGAGE* THE COMMUNITY?

Diverse Flexible Spaces
 Designated Press Areas
 Reimagine City Council Chambers
 Larger Public Meeting Spaces
 Energetic and Active Civic Plaza
 Civic Presence on the Block

BUILDING EFFICIENCY: USE OF SPACE

- Collaborative office spaces
- Efficient and flexible work spaces
- Consolidation of customer services
- Eliminate the duplication of equipment and resources
- Training spaces for staff and public

BUILDING EFFICIENCY: SUSTAINABLE DESIGN

LEED Silver Certification

Building Climate Controls and Technology Interface Improvement

Building Envelope

Water Conservation, Water Reuse and Stormwater Strategies

Renewable Energy- Solar & Geothermal

Equity and Community

Health and Wellness

*HOW CAN THIS FACILITY
HIGHLIGHT RALEIGH'S
COMMITMENT TO
ENVIRONMENTAL
STEWARDSHIP?*

PRIORITY OF FISCAL RESPONSIBILITY

Over \$1 Million a year is dedicate to leasing

Maintenance and energy consumption of aging facilities

Cost savings in consolidation of staff and resources

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			
	PROFESSIONAL BUILDING	BRIGGS BUILDING	ONE CITY PLAZA
	BUILDING SQFT 11,000 SQFT	BUILDING SQFT 15,000 SQFT	BUILDING SQFT 16,000 SQFT
	LEASING COSTS \$189,000	LEASING COSTS \$300,000	LEASING COSTS \$574,000
	EMPLOYEES 51	EMPLOYEES 15	EMPLOYEES 46

WHAT IS THE COST OF DOING NOTHING?	
	Taxable real estate of holdings
	End of useful life for Raleigh Municipal Building and Parking Deck
	Over next 30 years costs over \$80 Million and an additional \$160 Million in leasing

WHAT IS THE COST OF DOING NOTHING?

MISSED OPPORTUNITIES

Patchwork growth solution

Upgrades of the customer service
areas and security systems

Opportunities for
increasing civic presence

TIMELINE: CIVIC CAMPUS COUNCIL HIGHLIGHTS

2015

MARCH
facilities

- O'Brien Atkins completes a facility space study of existing downtown facilities.
- HR&A provided the City of Raleigh with analysis of consolidation scenarios for a new downtown facility.

APRIL

City of Raleigh Strategic Plan approved by City Council.
Organizational Excellence Initiative 2.3- Centralized Campus

SEPT

Downtown Plan adopted by City Council. The plan envisioned a Catalytic Project Area around Nash Square with new city facilities and a mixed-use block.

2016

MAY

City Council authorizes to proceed with a Master Plan RFQ for a new Civic Campus to be located on the existing Municipal Block downtown.

OCT

City Council approves contract with Skidmore Owings & Merrill (SOM)

2017

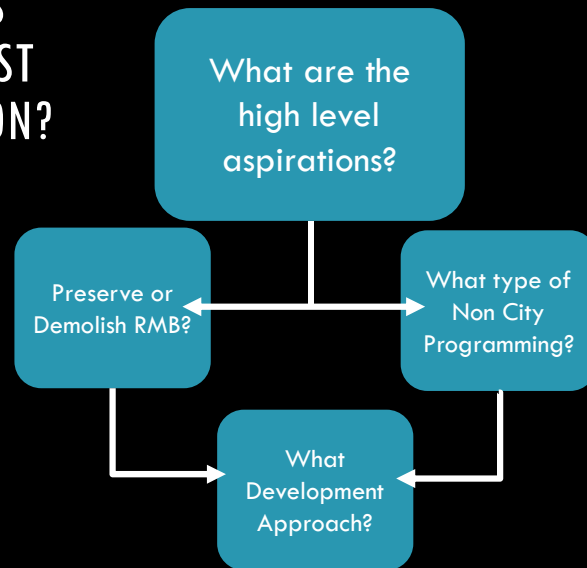
JAN

Kickoff of the Master Plan Phase

JUNE

City Council was presented with an update by staff and consultants on the Master Plan.

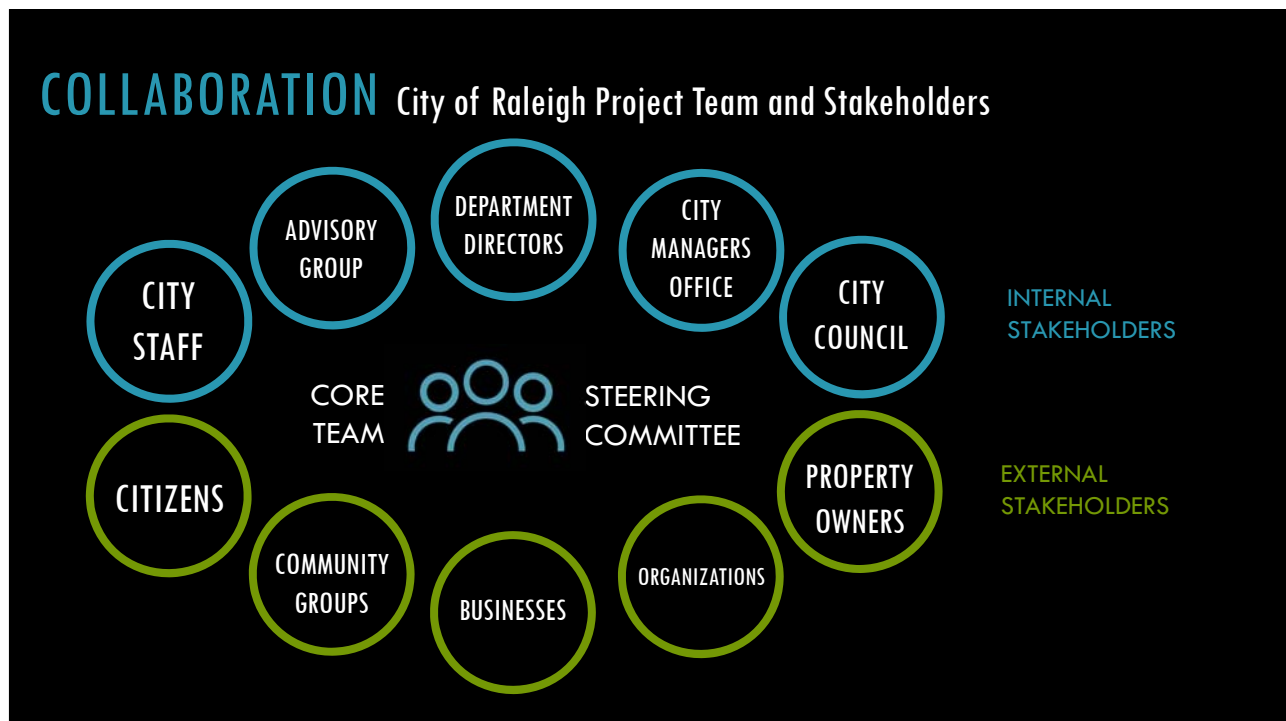
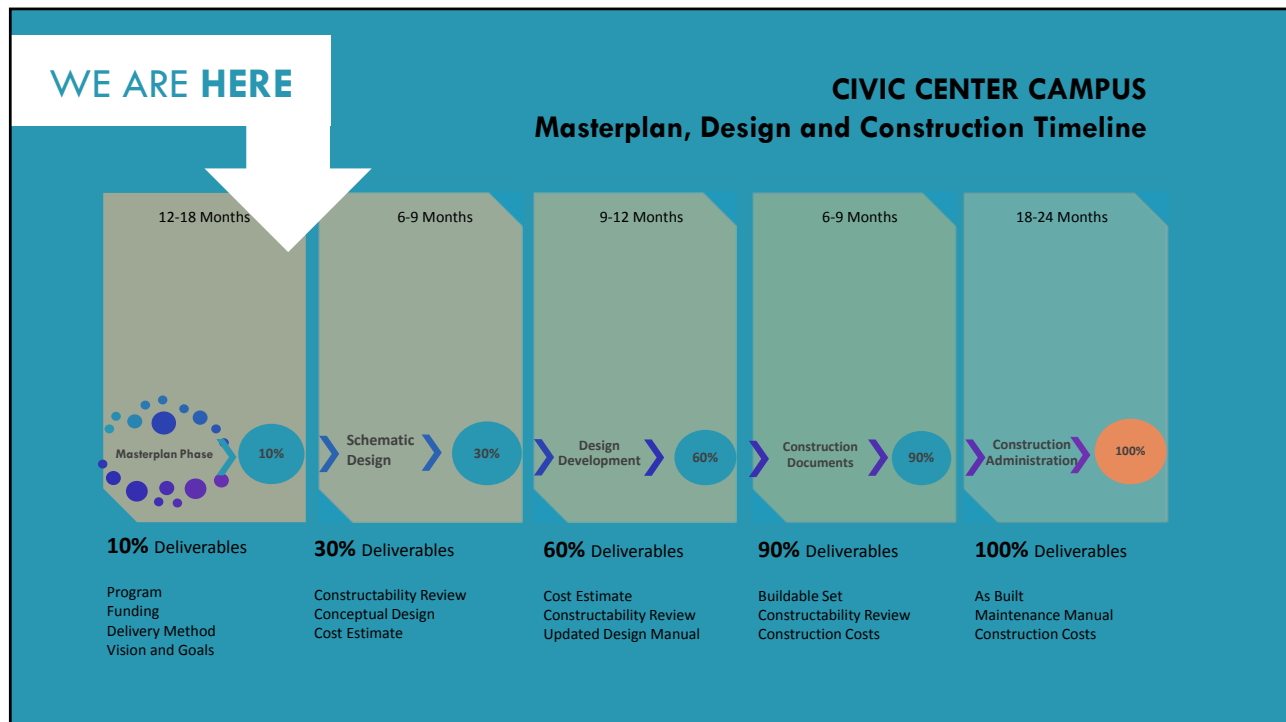
WHAT KEY CONSIDERATIONS WERE DISCUSSED AT THE LAST CITY COUNCIL WORK SESSION?



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What We Heard...

- Create active spaces and courtyards.
- Nash Square is an asset that should be utilized.
- Security for employees and guests is priority.
- Location is unique and speaks to the people's identity and "who we are" as a city. The statement is symbolic. Make a strong statement addressing Nash Square.
- Explore retail on civic campus.
- Consider phasing.
- Consider options to keep or to demo RMB.



Civic Campus Civic Engagement- Outreach

COMPLETED Pop-up Events

- Downtown Farmer's Market
- Market & Exchange Pop-ups
- Ask a Planner...

COMPLETED Community Sessions

- RCAC Meeting
- CAC Meetings



NEXT STEPS Stakeholder Group Meetings (Future)

- Site Neighbors
- Organizations & Task forces
- City Partners

Public Communications (Future)

- Survey
- Social Media Alerts
- Web-page & Video

My Raleigh City Hall is

Inviting

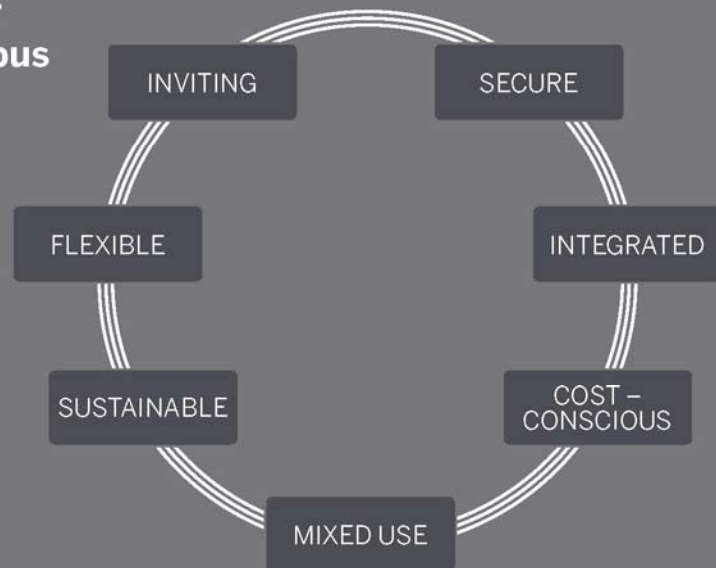
(adjective, noun, or verb)

Your Name Jane Doe



What Priorities and Goals have been established for a 21st century Civic Campus in Raleigh?

7 Guiding Principles

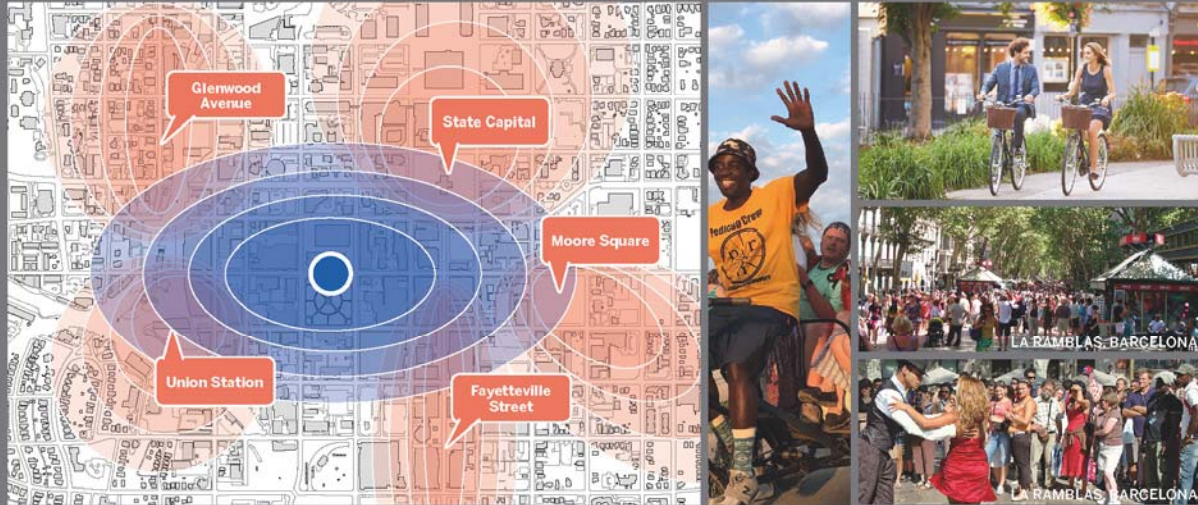


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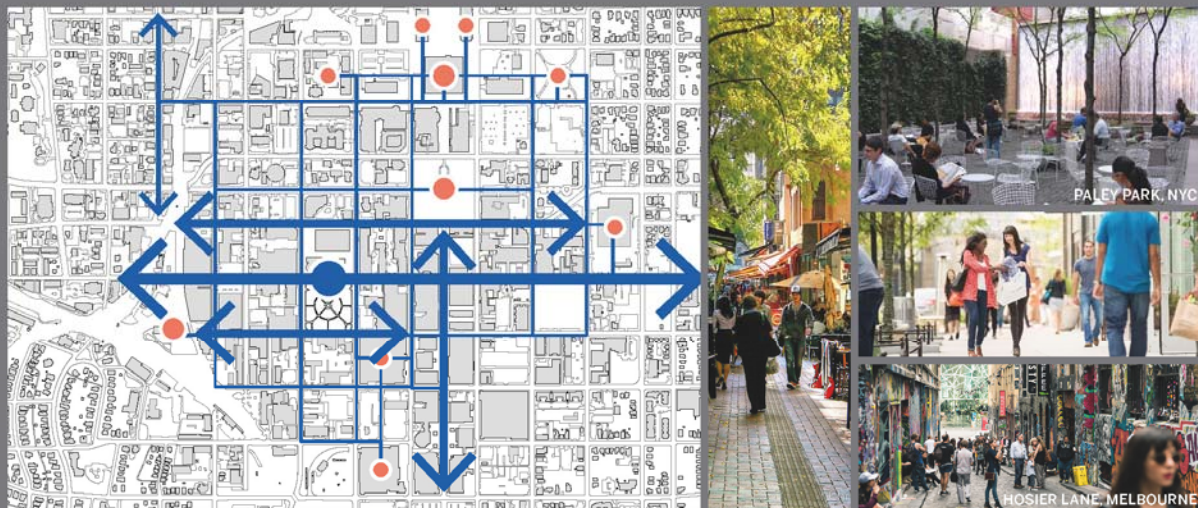
Urban Design Goals for the Avery C. Upchurch Block Imagine a Public Civic Heart



Connect Downtown Places and Destinations



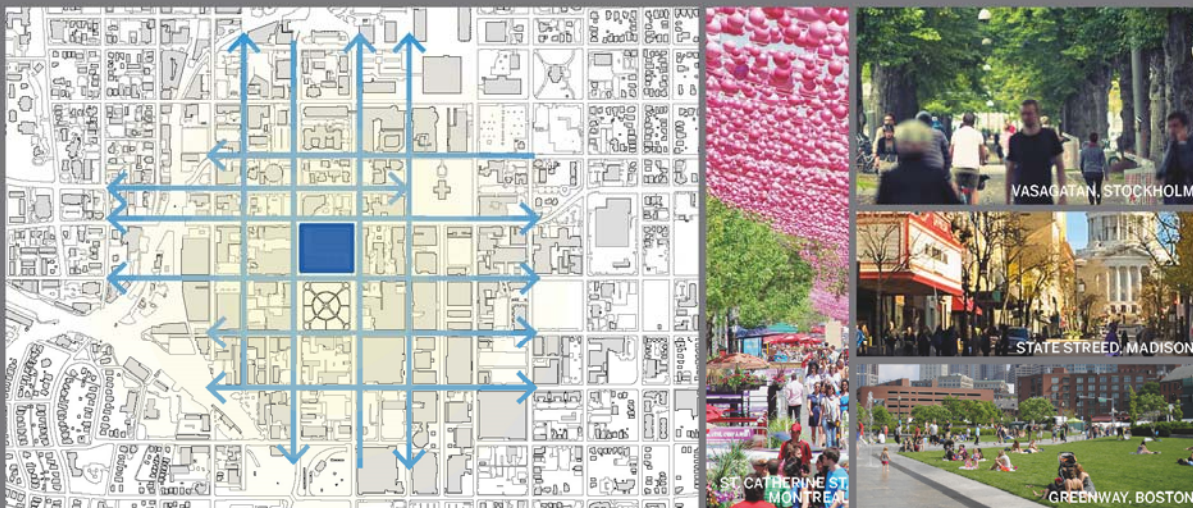
Reinforce and Expand Downtown's Pedestrian Network



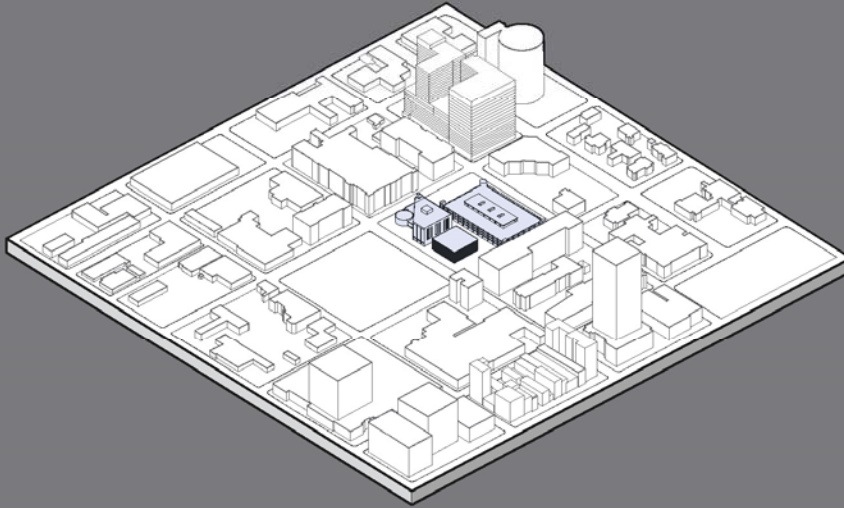
Create Synergy with an Improved Nash Square



Realize an Extroverted Public Realm around City Hall

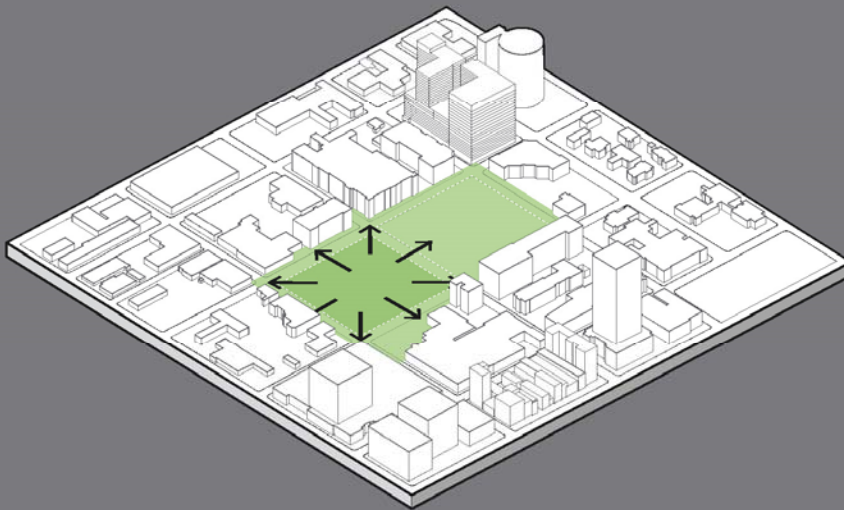


The Avery C. Upchurch Block Today

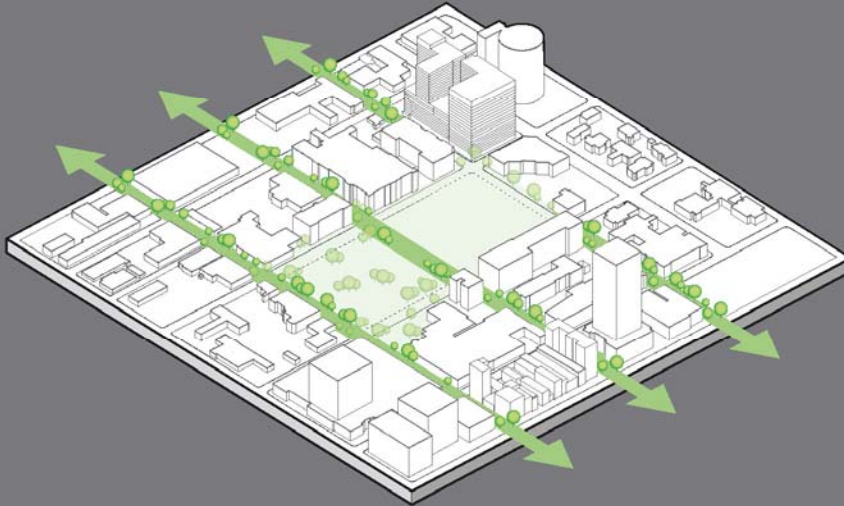


Master Planning Strategies

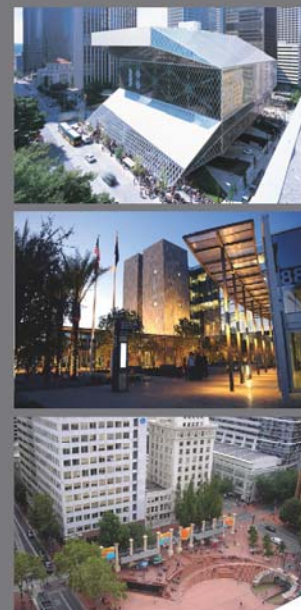
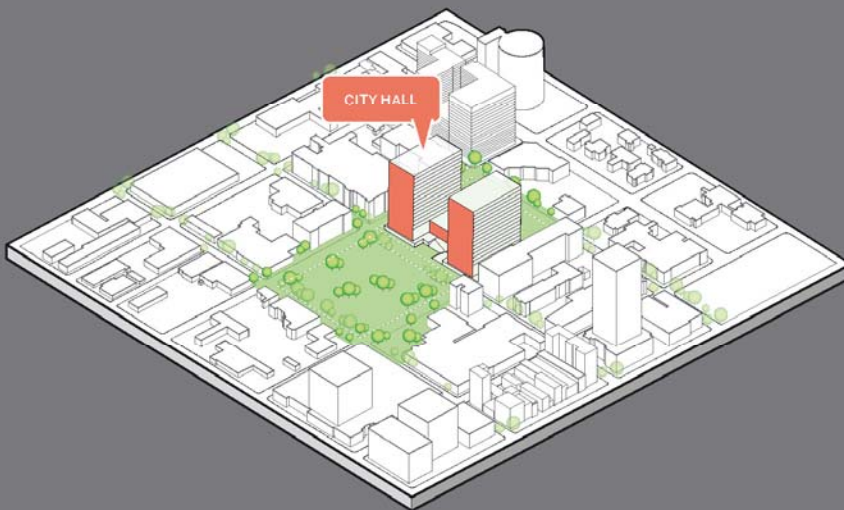
Extend the experience of Nash Square



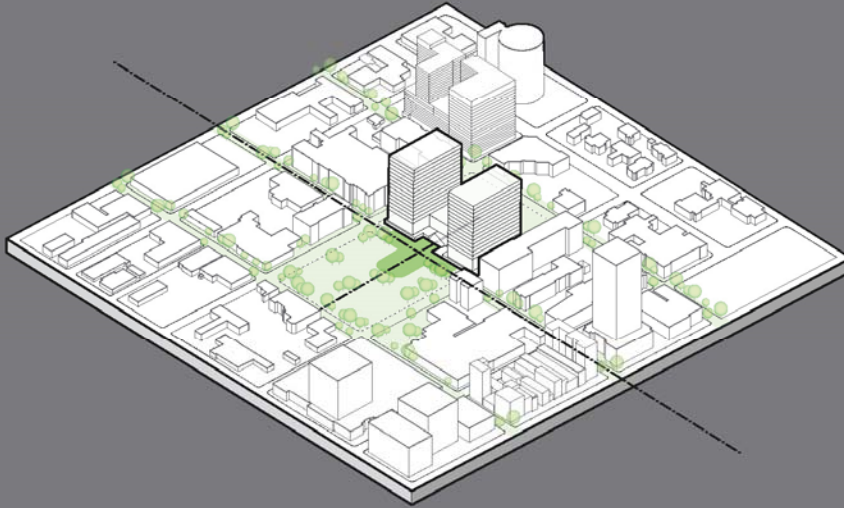
Invest in Lush, Walkable Streetscapes



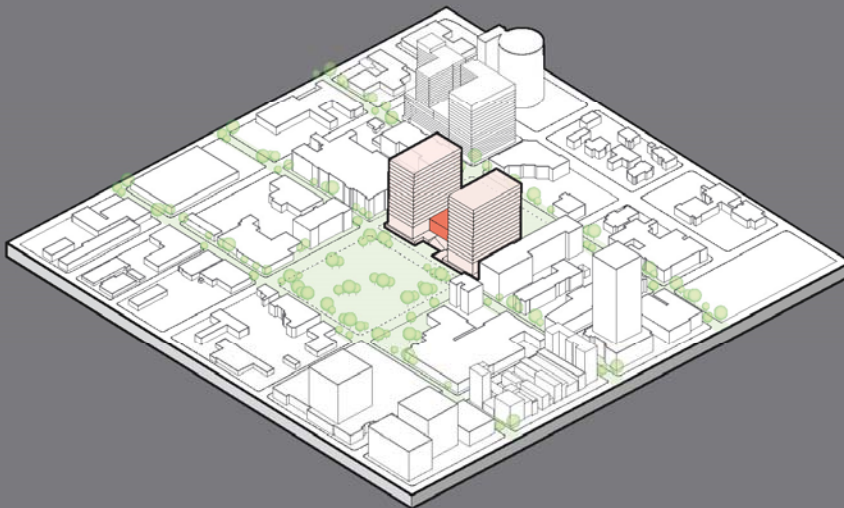
Showcase the new face of City Government on Hargett Street



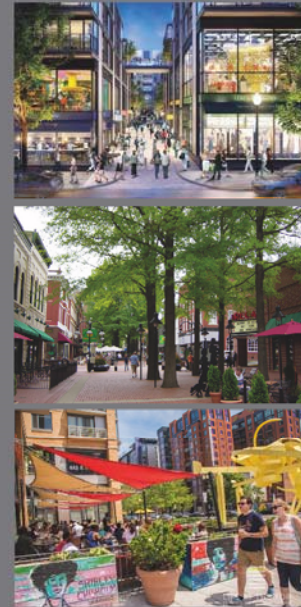
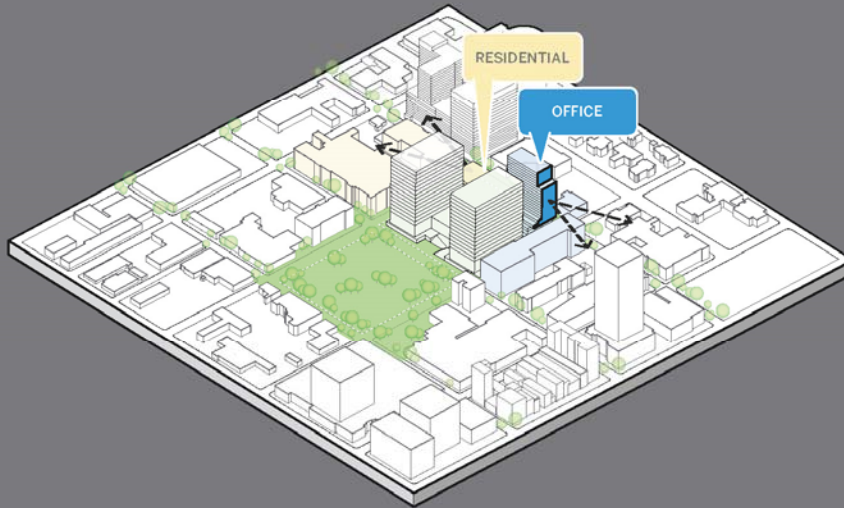
Leverage Hargett Street as a Central Public Gathering Space



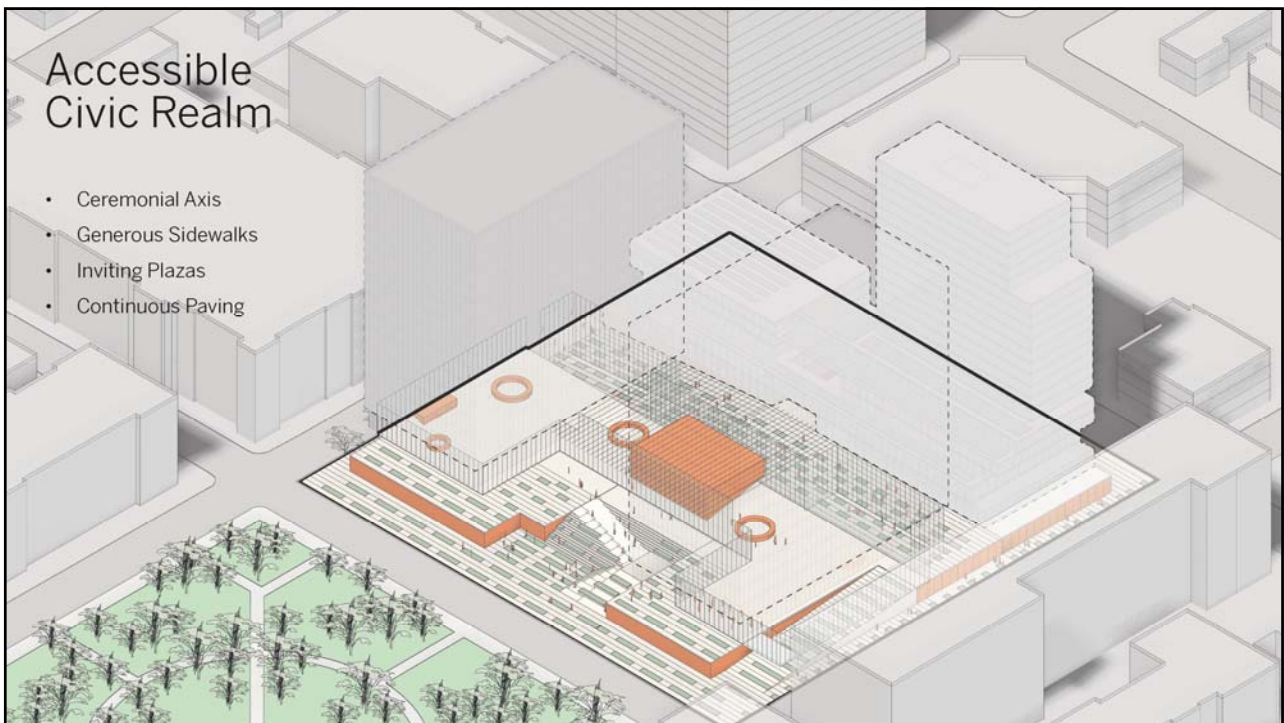
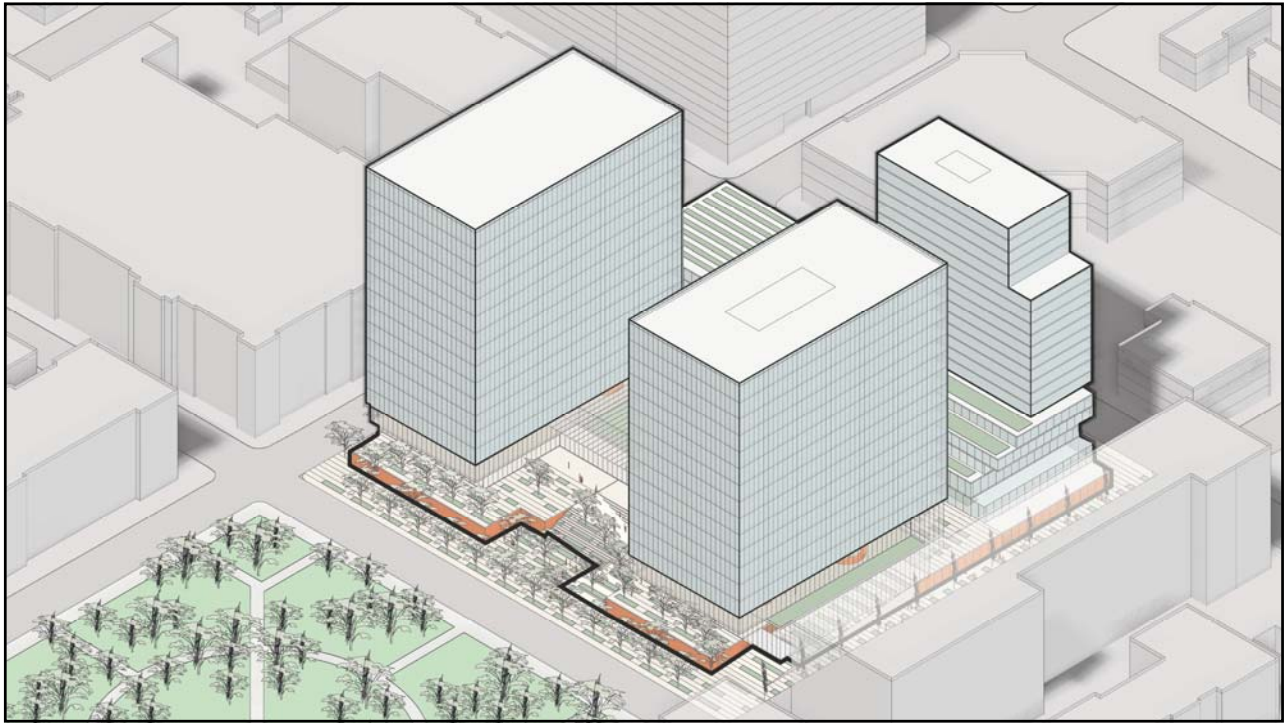
Link phased City Buildings with a Central Gallery

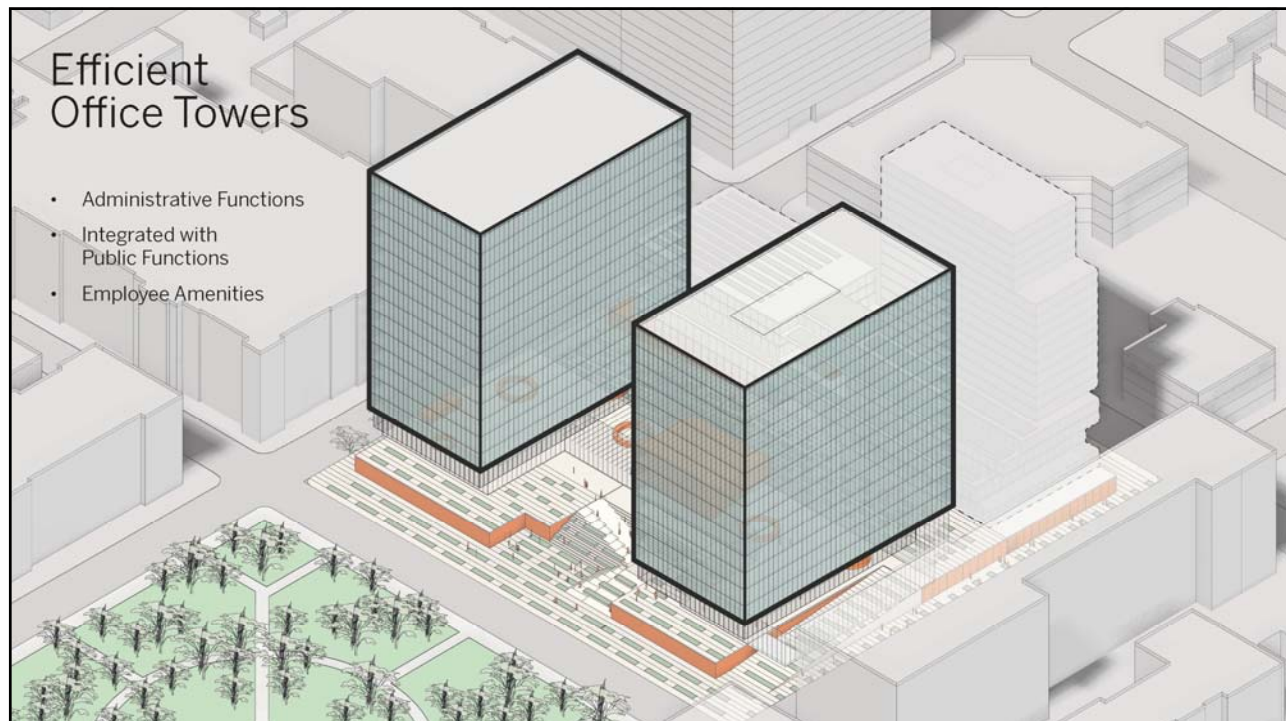
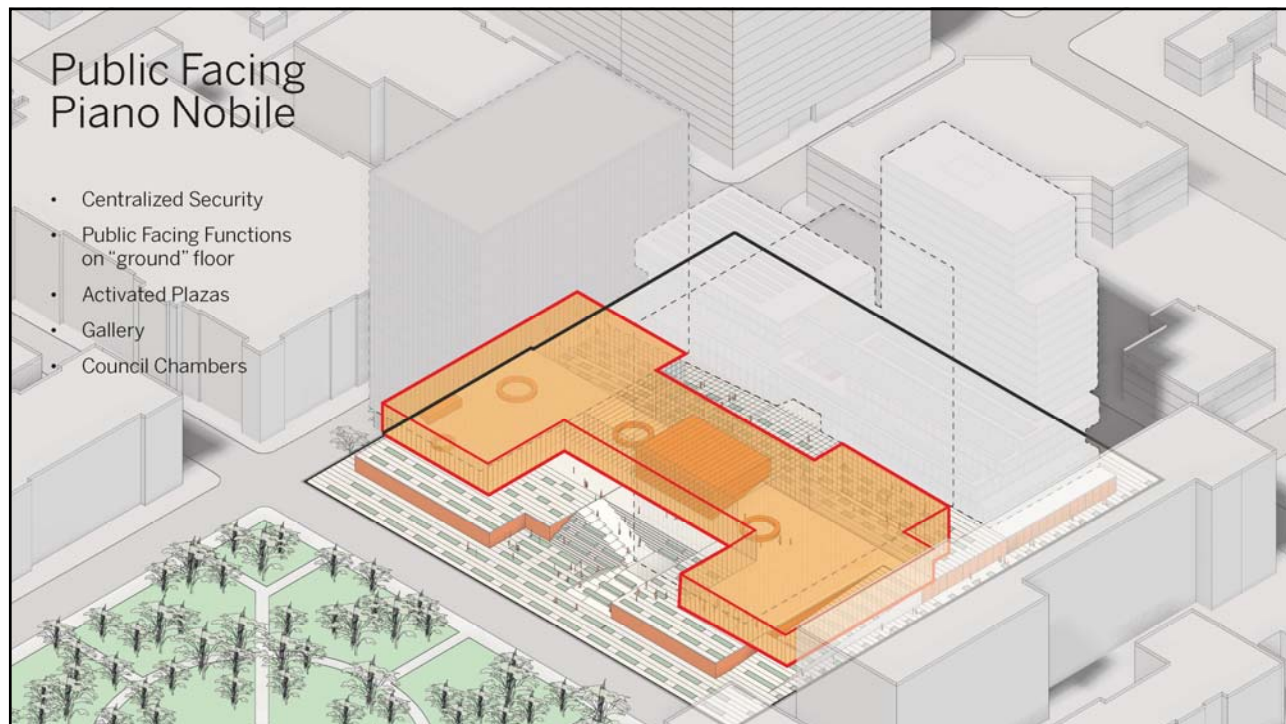


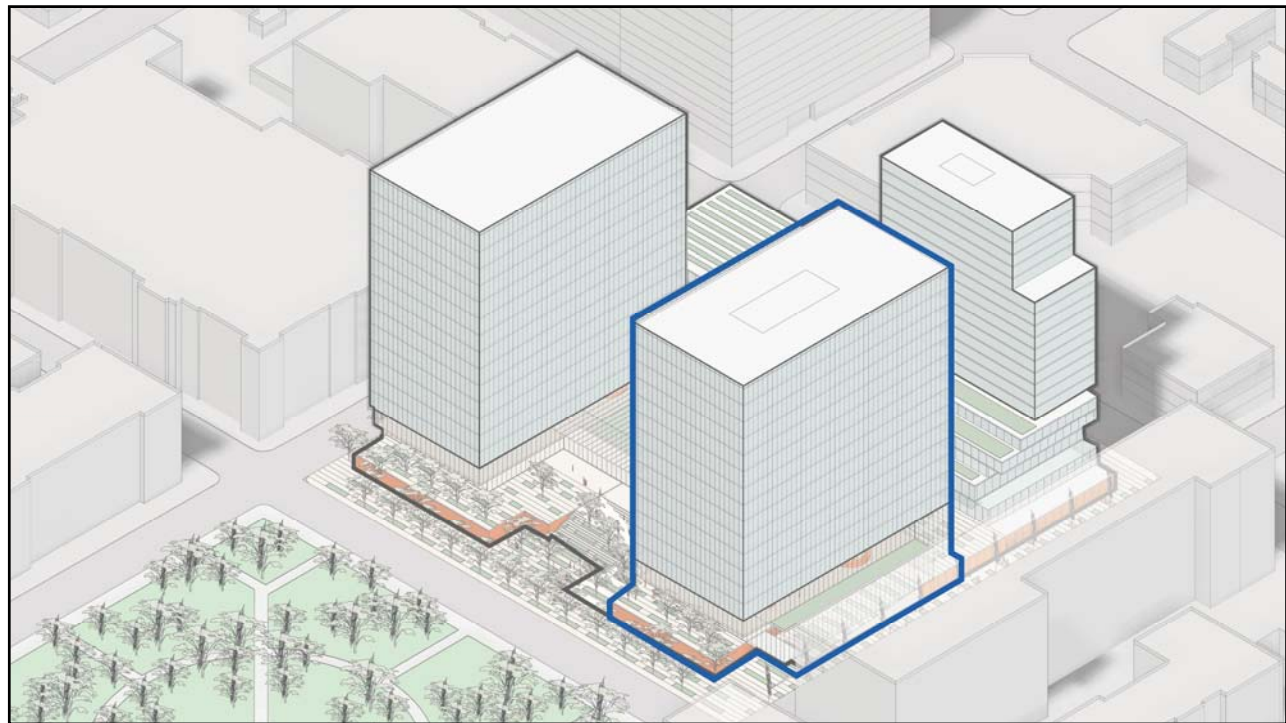
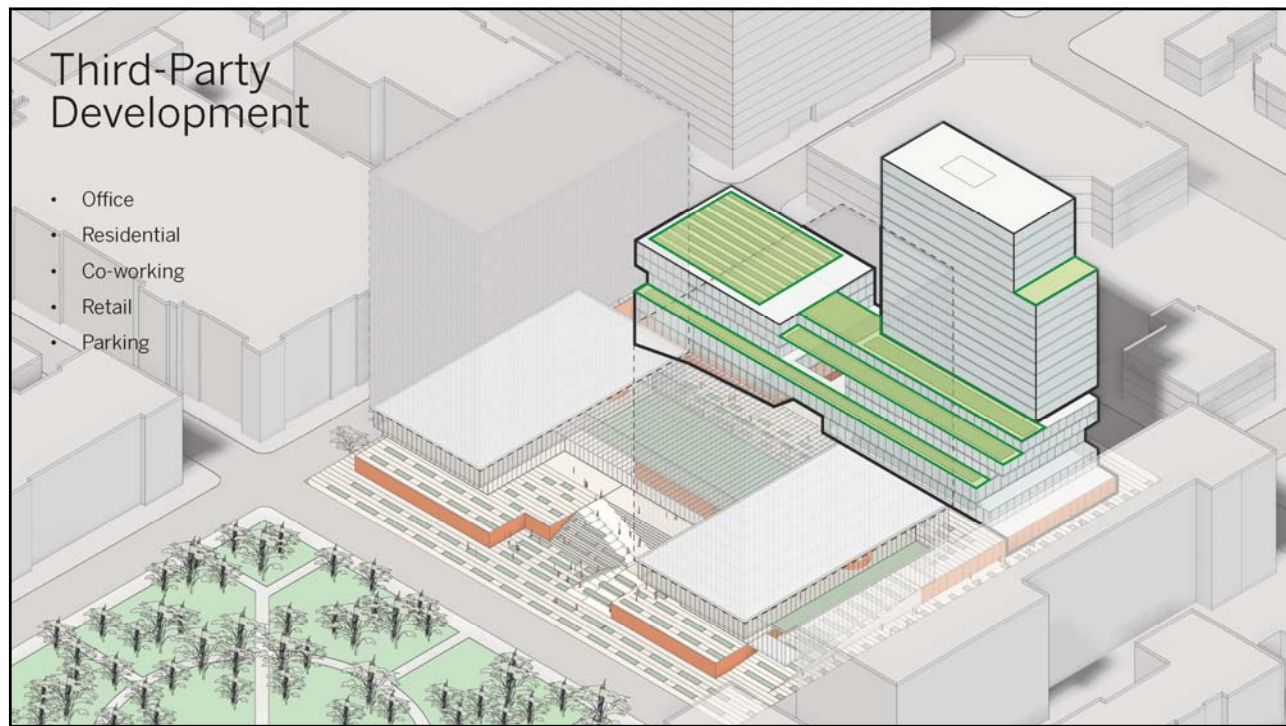
Anchor the site's northern corners with third-party uses



Draft Master Plan









IMPLEMENTATION

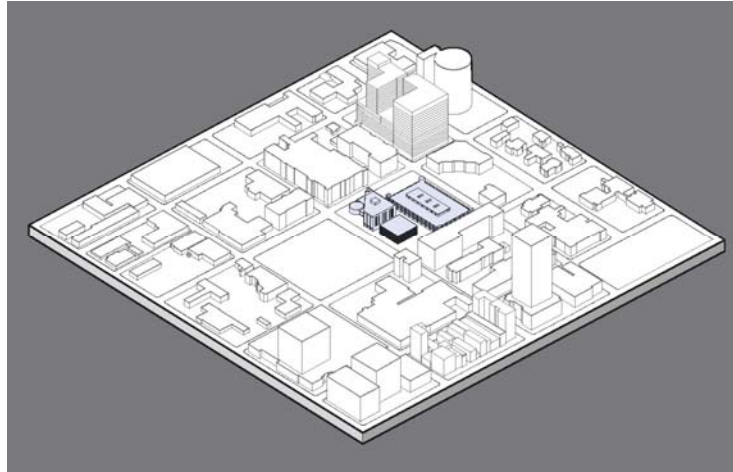
KEY ASSUMPTIONS

As approved by City Council on May 3, 2016

- All City downtown administrative services will be consolidated onto one campus, the existing municipal block adjacent to Nash Square.
- Demolish and replace the former Police HQ building (110 McDowell St.) and the municipal deck
- Emergency response departments including Police and Fire, will not be located on the Civic Campus
- The campus will include space for future growth by constructing additional square footage.
- Construction cost of facility will be partially offset by the sale of existing city owned buildings. (One Exchange Plaza, Dillon Building, Charter Square, 301 Hillsborough St., Site 4)
- Planning processes will include stakeholder input, including input from employees, citizens, and the downtown business community
- Establish a City parking philosophy and goals for employee parking
- Identify alternatives to mitigate parking challenges during the construction phase
- Begin financial analysis and debt modeling
- Preserve and Renovate RMB

KEY CONSIDERATIONS

- Implementation of the Master Plan in phases with multiple scenarios that can achieve city goals
- Impact of the costs of doing nothing and continuing the current leasing strategy
- Level of risk in development
- Ownership vs. Potential Partnership
- Non-City programming on campus



KEY QUESTIONS

MASTER PLAN DRAFT

- **Does this respond to City Council priorities?**
- **Are there any City Council priorities or concerns not addressed in the plan?**



NEXT STEPS FOR CITY COUNCIL CONSIDERATION

Consider Implementation Options

Consider Financial Impacts

Develop engagement plan for citizens and stakeholder engagement

Future City Council Actions

- **Approve Master Plan**
- **Approve release of Design RFQ**

