

WATER STREET PARKING DECK REDEVELOPMENT

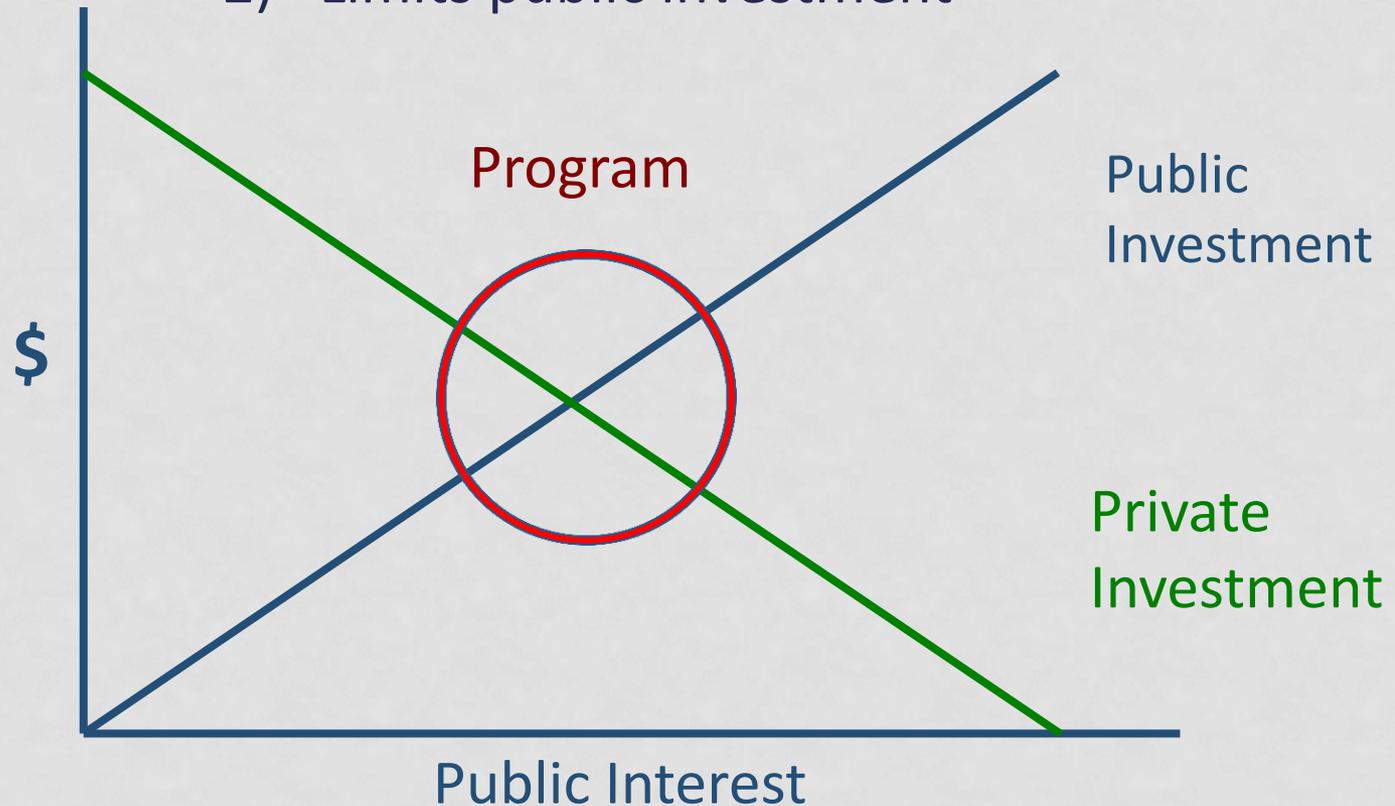


UNC
SCHOOL OF GOVERNMENT

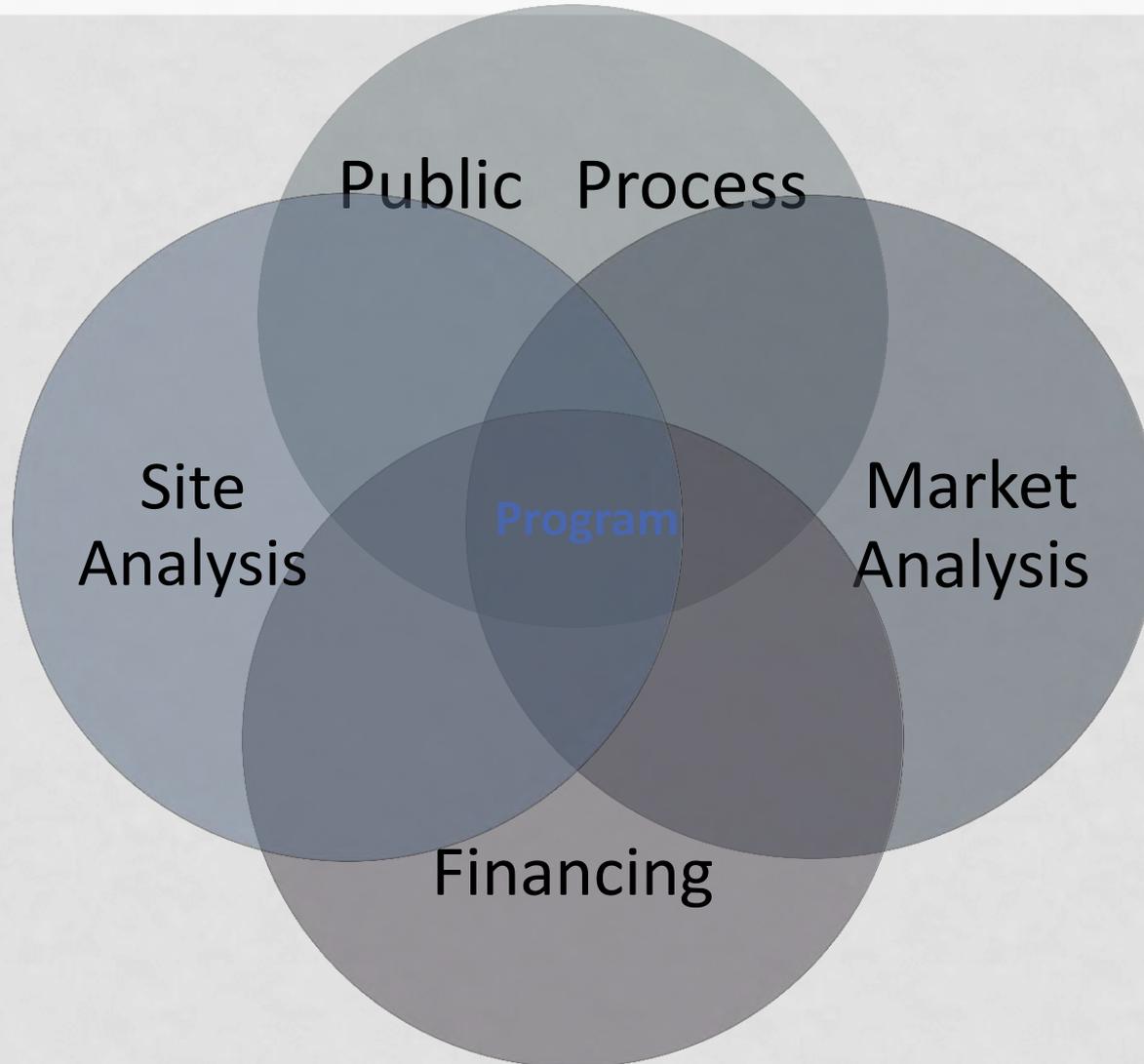
OBJECTIVE

Identify highest & best use that **both**

- 1) Maximizes public interests
- 2) Limits public investment



PROCESS



STAKEHOLDERS

- Nearby residents, property & business owners
- Area developers, architects & brokers
- City staff & elected officials
- Other Boards/Organizations:
 - Chamber of Commerce
 - Wilmington Downtown, Inc.

GUIDING PUBLIC INTERESTS

- A. Transformative project that encourages private investment in surrounding area
- B. Scale of new structure should “fit” within landscape
- C. Short-term viability
- D. Re-open Chestnut Street
- E. Incorporate public space
- F. Enhance pedestrian corridor on Water Street
- G. Public awareness/participation in the process
- H. Sufficient parking for existing and new demand

PROGRAM RECOMMENDATION



BALANCING OF INTERESTS

ONE OR TWO BUILDINGS
WRAPPED PARKING DECK
PUBLIC SPACE

ONE BUILDING v TWO



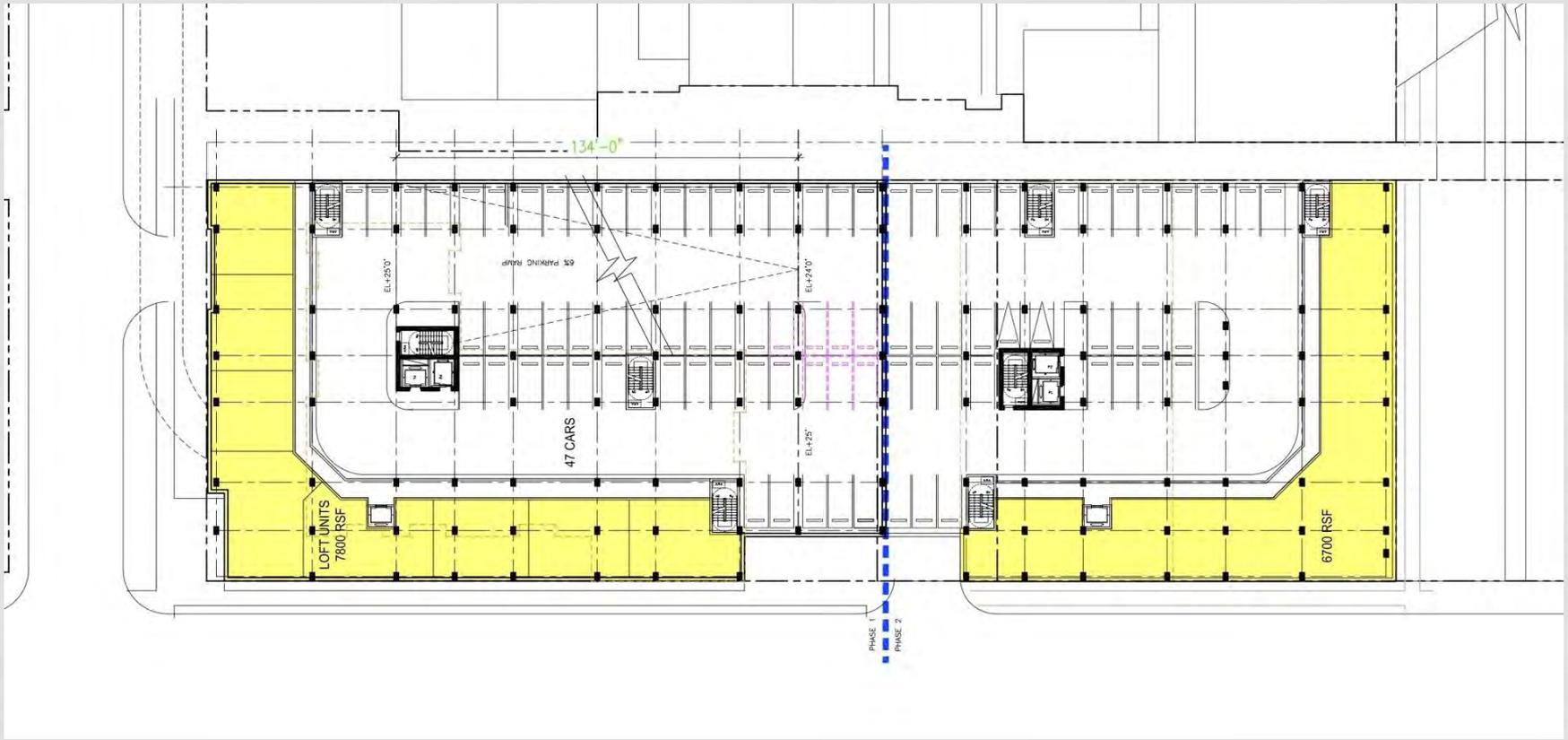
VISIBLE v WRAPPED PARKING



VISIBLE v WRAPPED PARKING

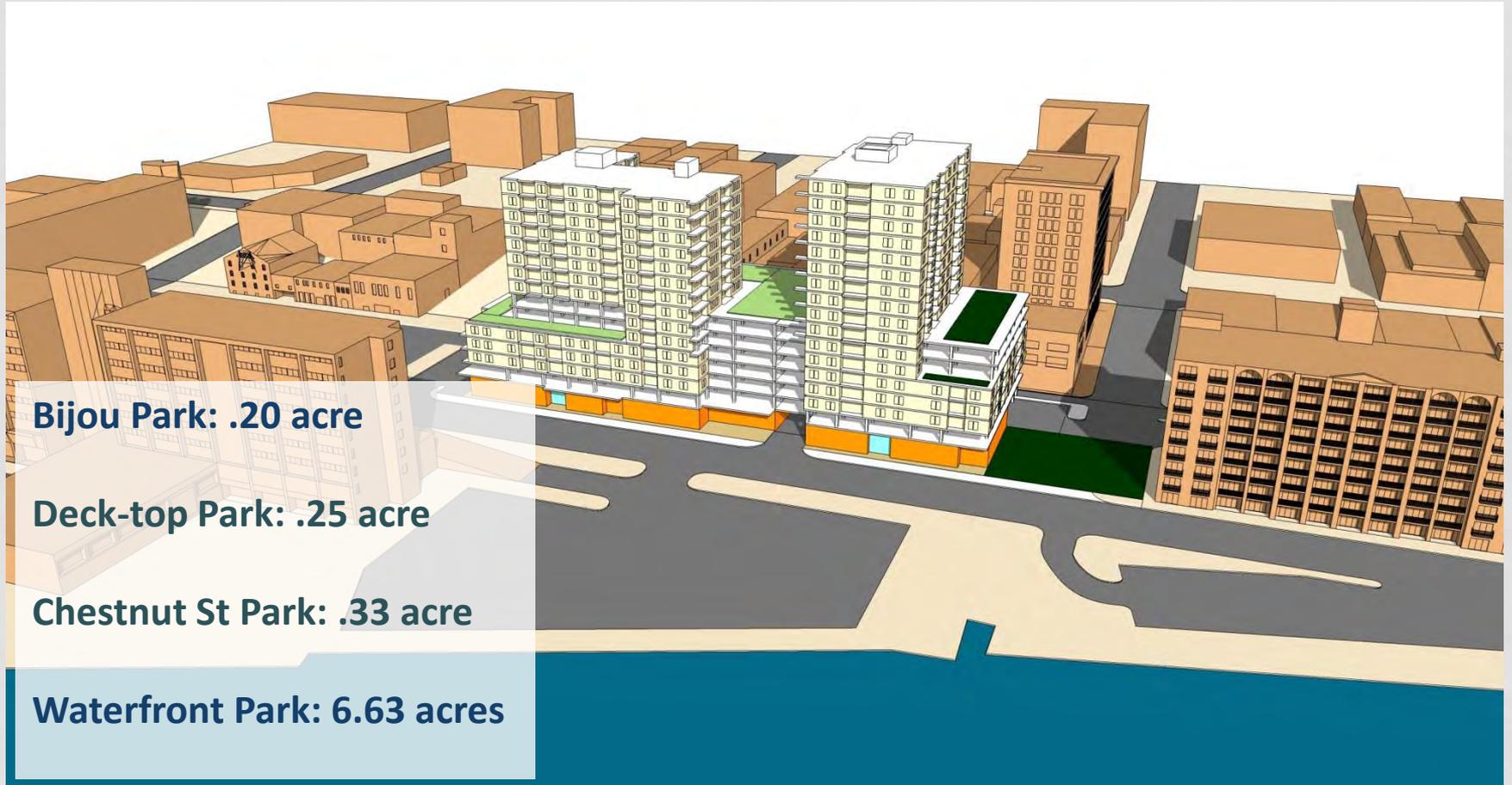


VISIBLE v WRAPPED PARKING



Plan view of residential units surrounding parking deck

PUBLIC SPACE



Bijou Park: .20 acre

Deck-top Park: .25 acre

Chestnut St Park: .33 acre

Waterfront Park: 6.63 acres

RECOMMENDATIONS

- Program:
 - Two mixed-use buildings
 - Residential uses (one could be a hotel)
 - Ground floor retail on Water Street
 - 625-650 parking spaces (~50% public)
- Wrap parking deck with active use
- Allow for up to two additional stories of height
- Public space
 - Bijou Park pedestrian access through to Water Street
 - Access to deck-top space
- Create Municipal Service District