

REBIRTH OF RALEIGH

History



Raleigh Springs Mall **Adaptive Re-use** Project

In the 1800s, The Raleigh springs were known as waters that would cure ailments of those who came into contact with it.

Later in 1892, the Raleigh Inn was built as a pristine destination for Memphians to lodge while visiting the springs.

Later, the water table dropped, and this area became much less of a destination. Raleigh served as the Shelby County Seat from 1827 to 1867.

History



Raleigh Springs Mall **Adaptive Re-use** Project

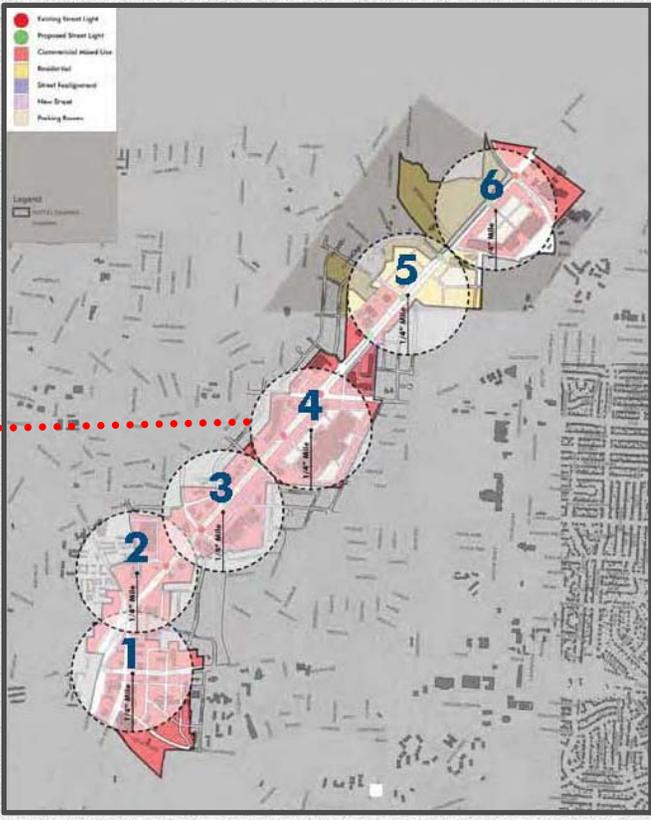
100 years later, the Raleigh Springs name continued on with the development of a closed-air shopping mall (1971). Popular in its time in the North because of weather concerns, this trend caught on across the country. In today's setting, an open-air concept, or lifestyle center, is more appropriate due to accessibility, branding strategies, and creating a sense of place.

Looking forward, this area has the potential to become the active node that it once was.

*Circa 1974 - picture courtesy of
MemphisMemories.org*

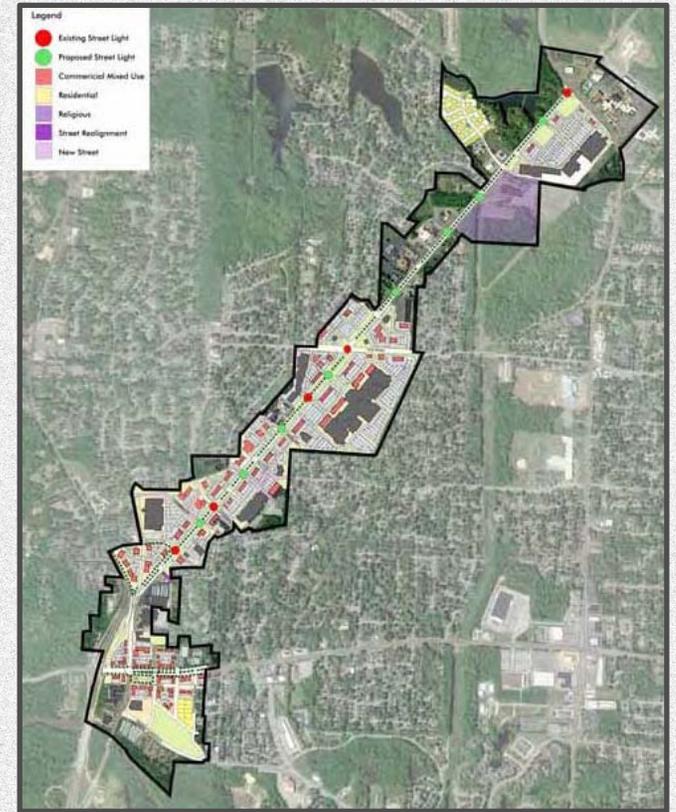


Community Priority: Raleigh Springs Mall





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Characteristics of Blight

Raleigh Springs Mall **Urban Renewal** Plan

- The proposed urban renewal plan documents the existence of slum and blight conditions within the Raleigh Springs Redevelopment Area including:
 - Evidence of Property Dilapidation, Deterioration and Abandonment
 - Evidence of Underutilization of Surrounding Property
 - Existence of Blight

Findings Necessary for Creation of a Redevelopment Strategy

Raleigh Springs Mall **Urban Renewal** Plan

The Elimination of Spot Blight

- The plan will address the slum and blight conditions that are present at the site that are negatively affecting the neighborhoods and community surrounding the site

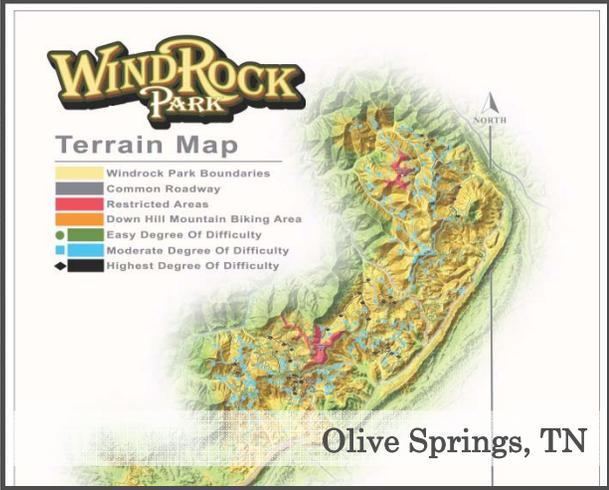
The Establishment of Mixed-Use Development

- The plan supports the redevelopment of the site into a mixed-use center that blends a combination of uses,
- The benefits of a mixed-use development on the site include a more compact development, stronger neighborhood character and a sense of place, and pedestrian and bicycle-friendly environments.

Goals of the Urban Renewal Plan

Raleigh Springs Mall **Urban Renewal** Plan

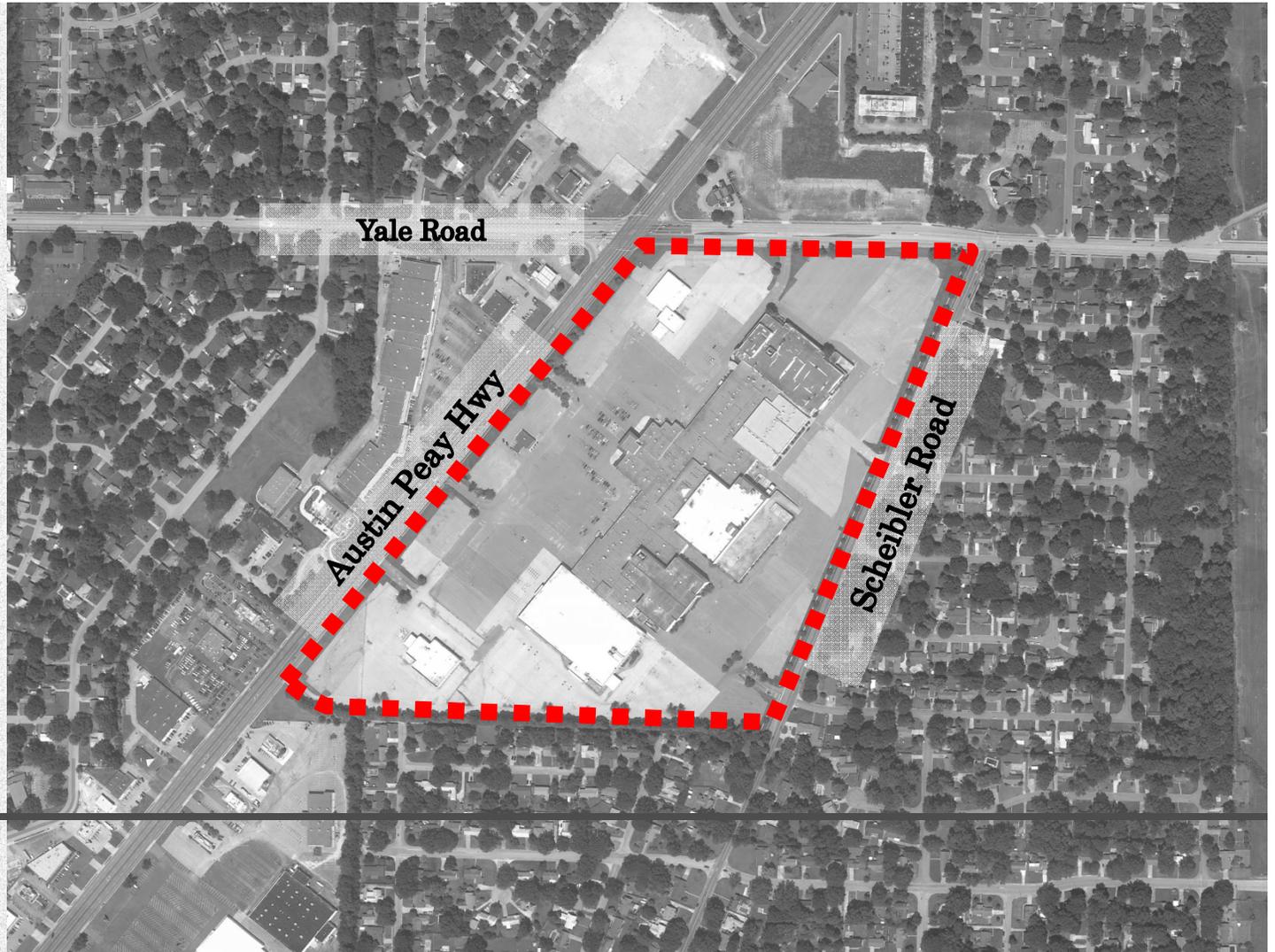
- To increase development and enhance the tax base for the surrounding areas
- To rebuild neighborhood services
- To improve public safety
- To preserve important cultural resources
- To decrease area vacancies
- To create jobs



Location

Square Footage: 573,000
Acreage: 68

The Raleigh Springs Mall Site is located between the streets of Austin Peay Highway and Scheibler Road. Bordered at the North by Yale Road.





Residential Stakeholders

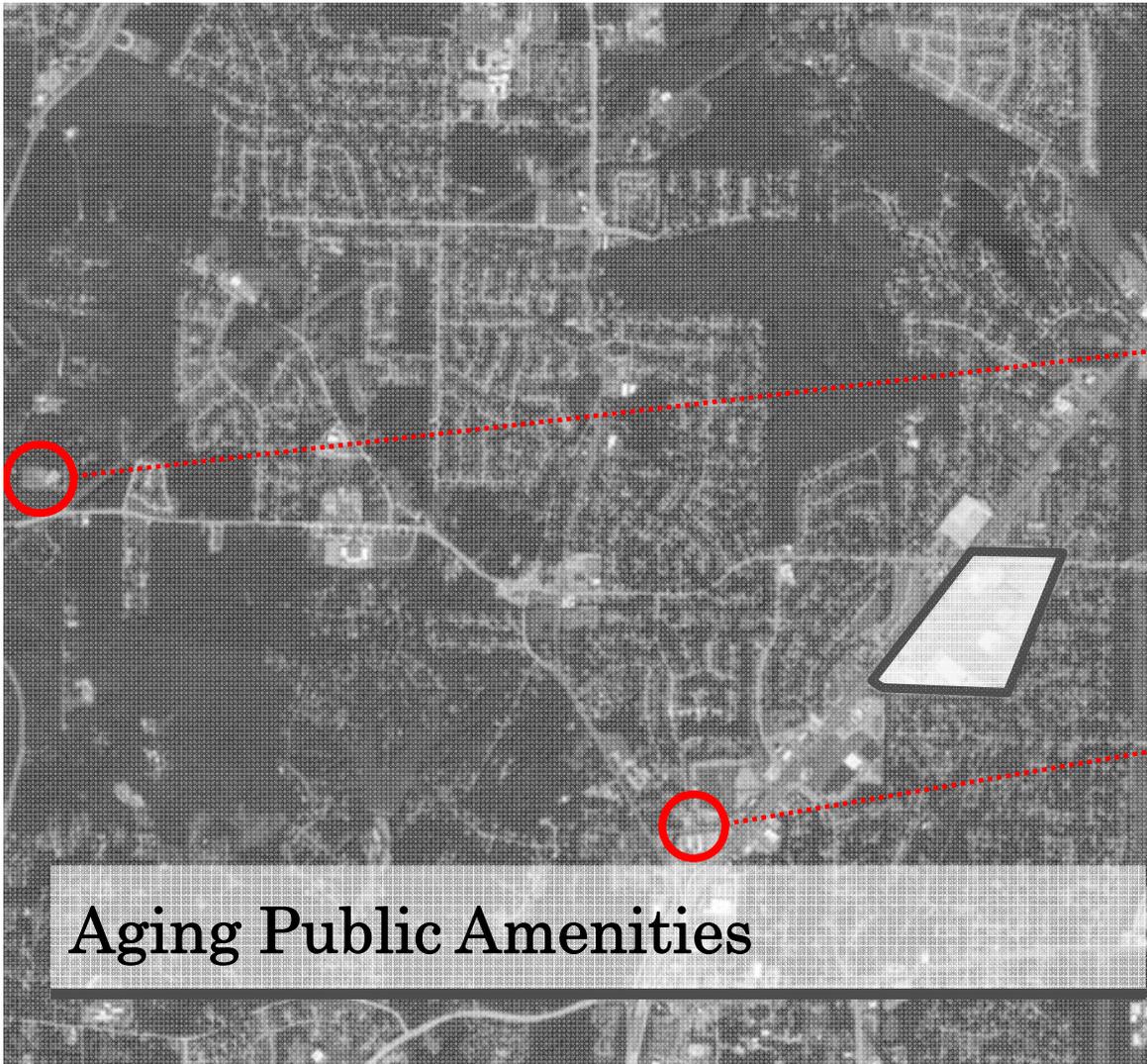


Powers

The residential areas around the site are generally well kept. It is apparent that the neighbors take pride in their homes and community, which would translate to the development area.



Scheibler

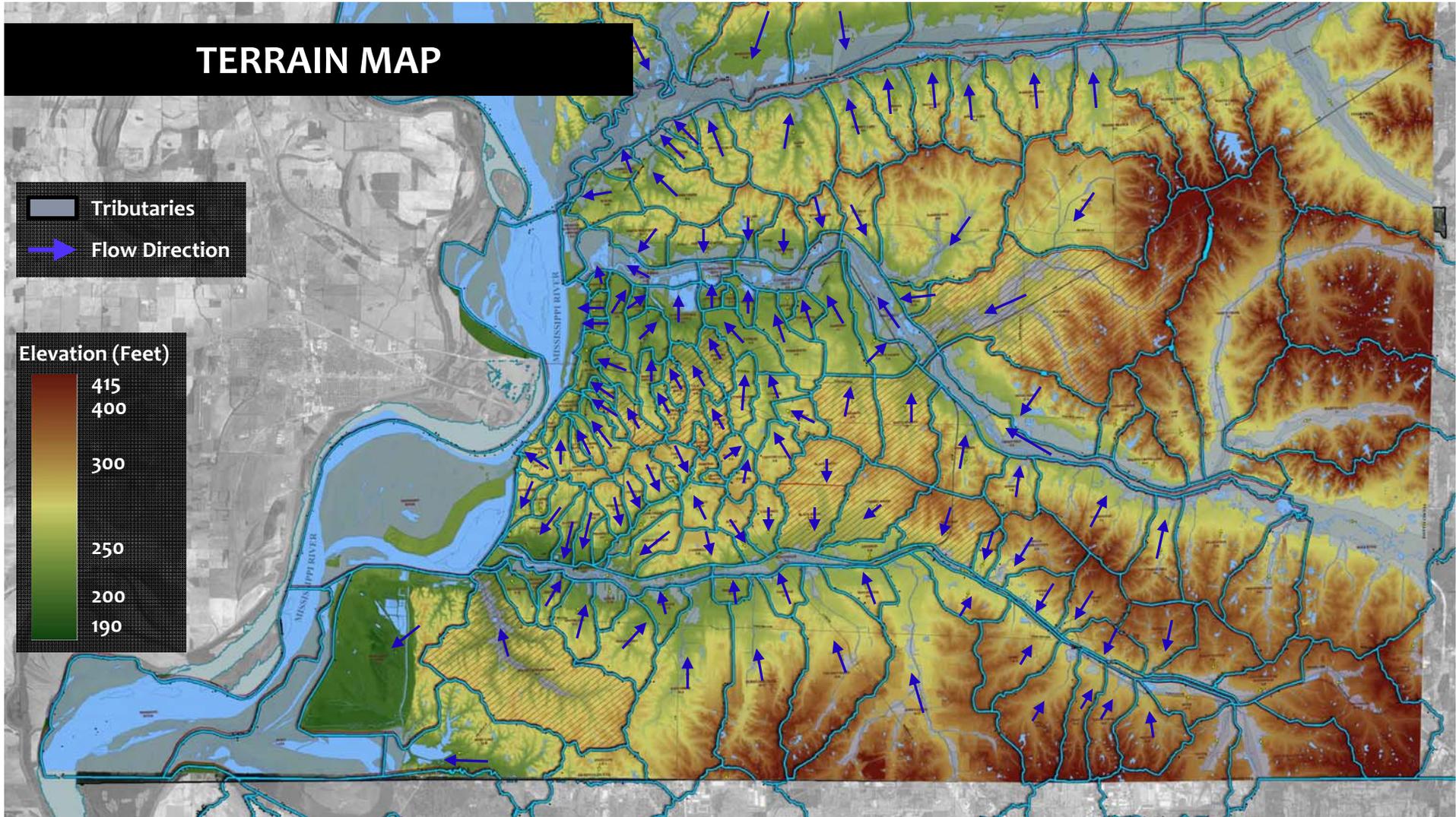
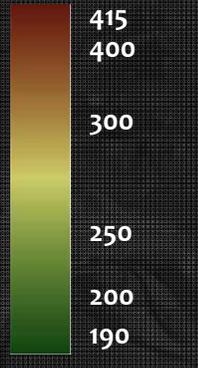


Aging Public Amenities

TERRAIN MAP

- ▬ Tributaries
- ➔ Flow Direction

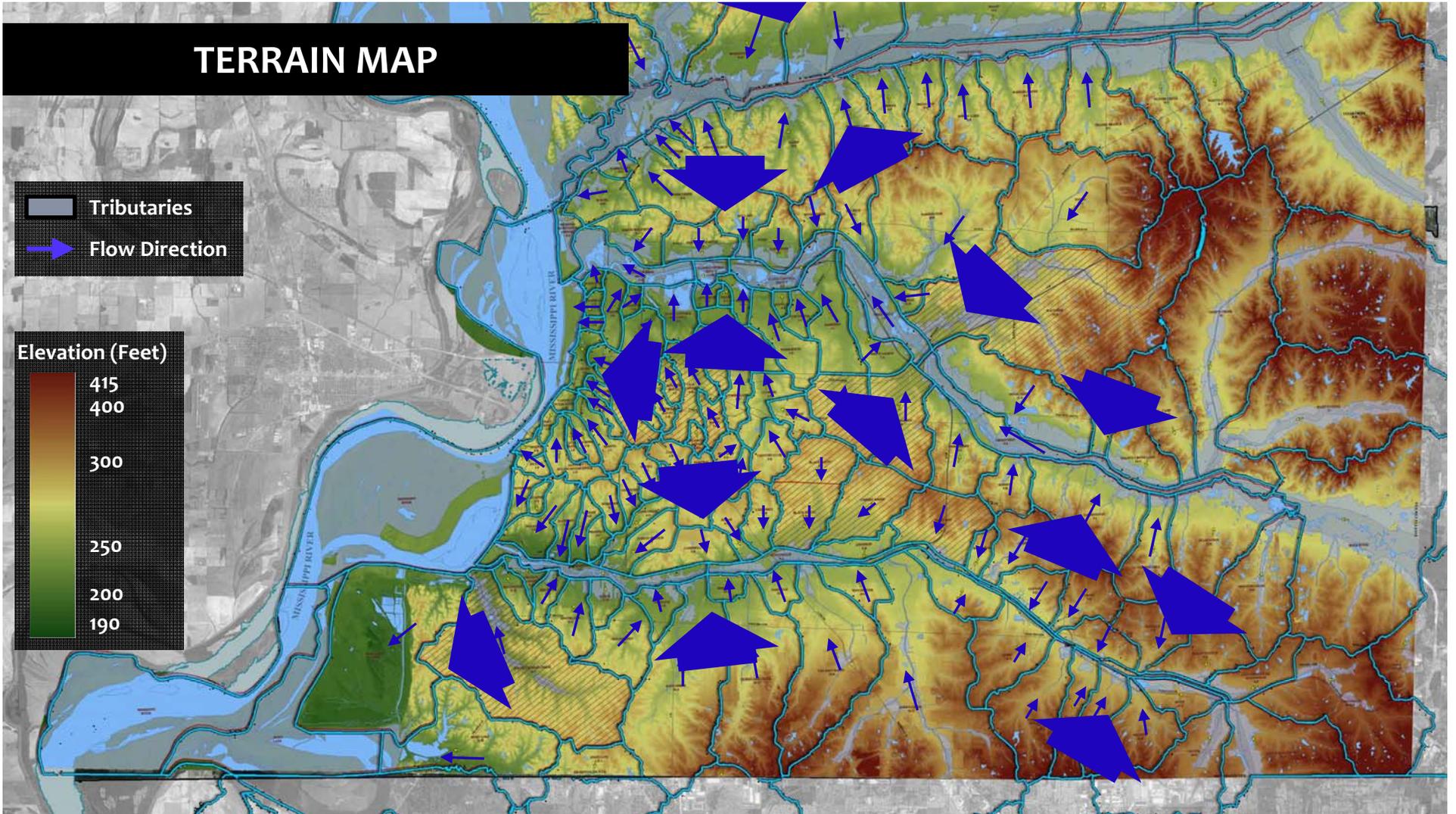
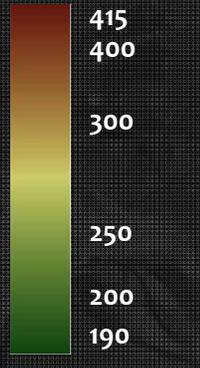
Elevation (Feet)



TERRAIN MAP

- ▬ Tributaries
- ➔ Flow Direction

Elevation (Feet)



TERRAIN MAP

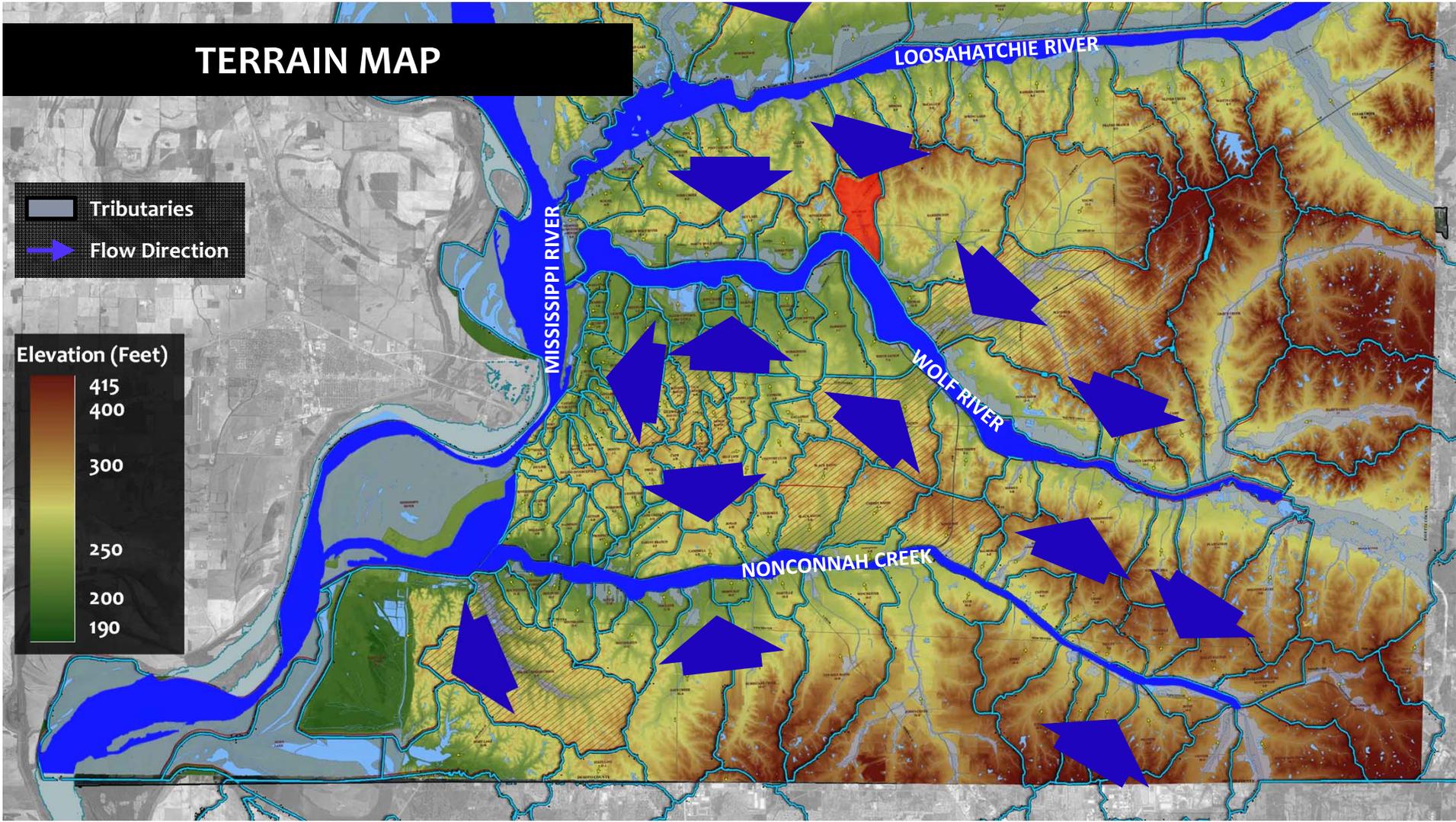
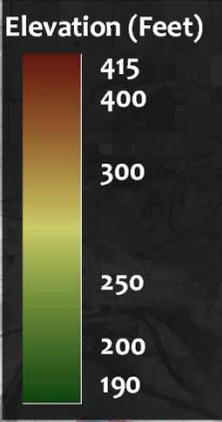
LOOSAHATCHIE RIVER

MISSISSIPPI RIVER

WOLF RIVER

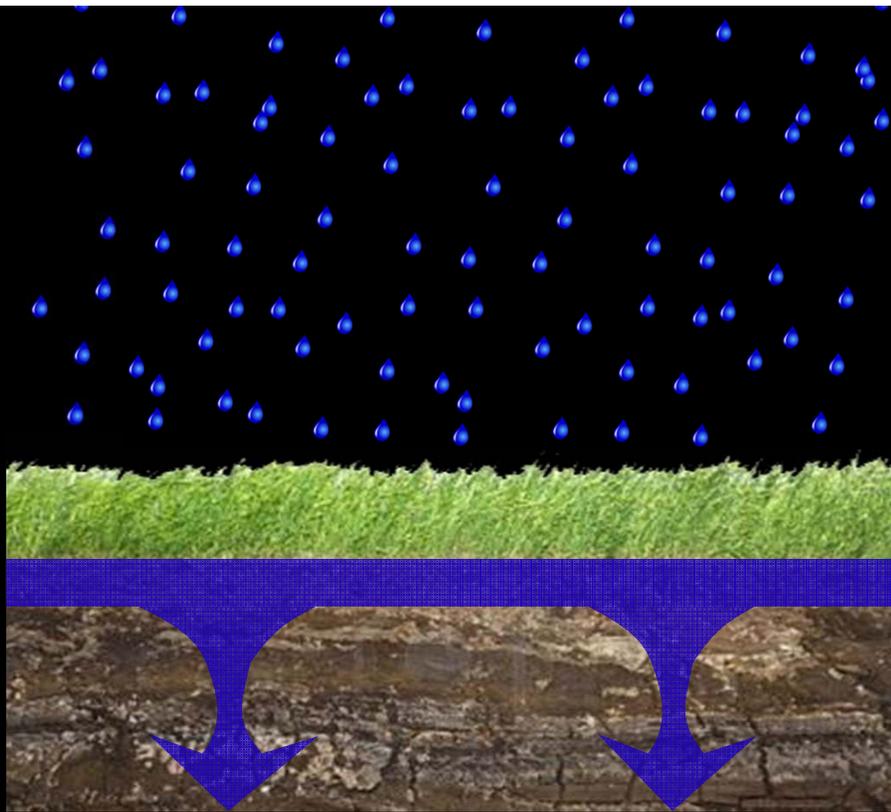
NONCONNAH CREEK

- Tributaries
- Flow Direction

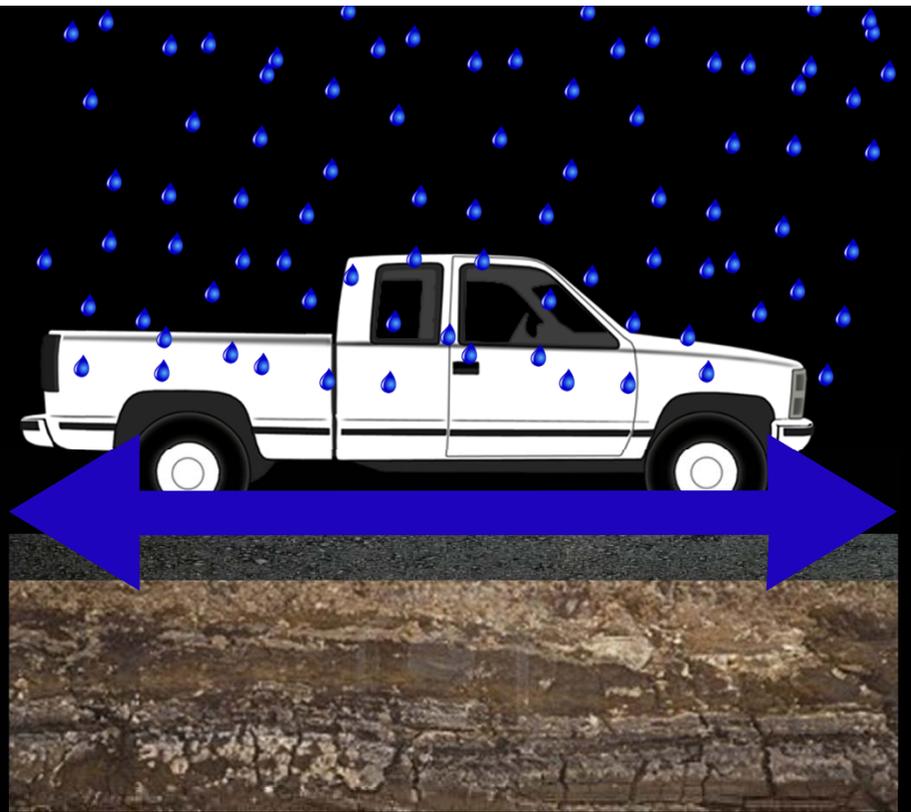




Recent Flooding

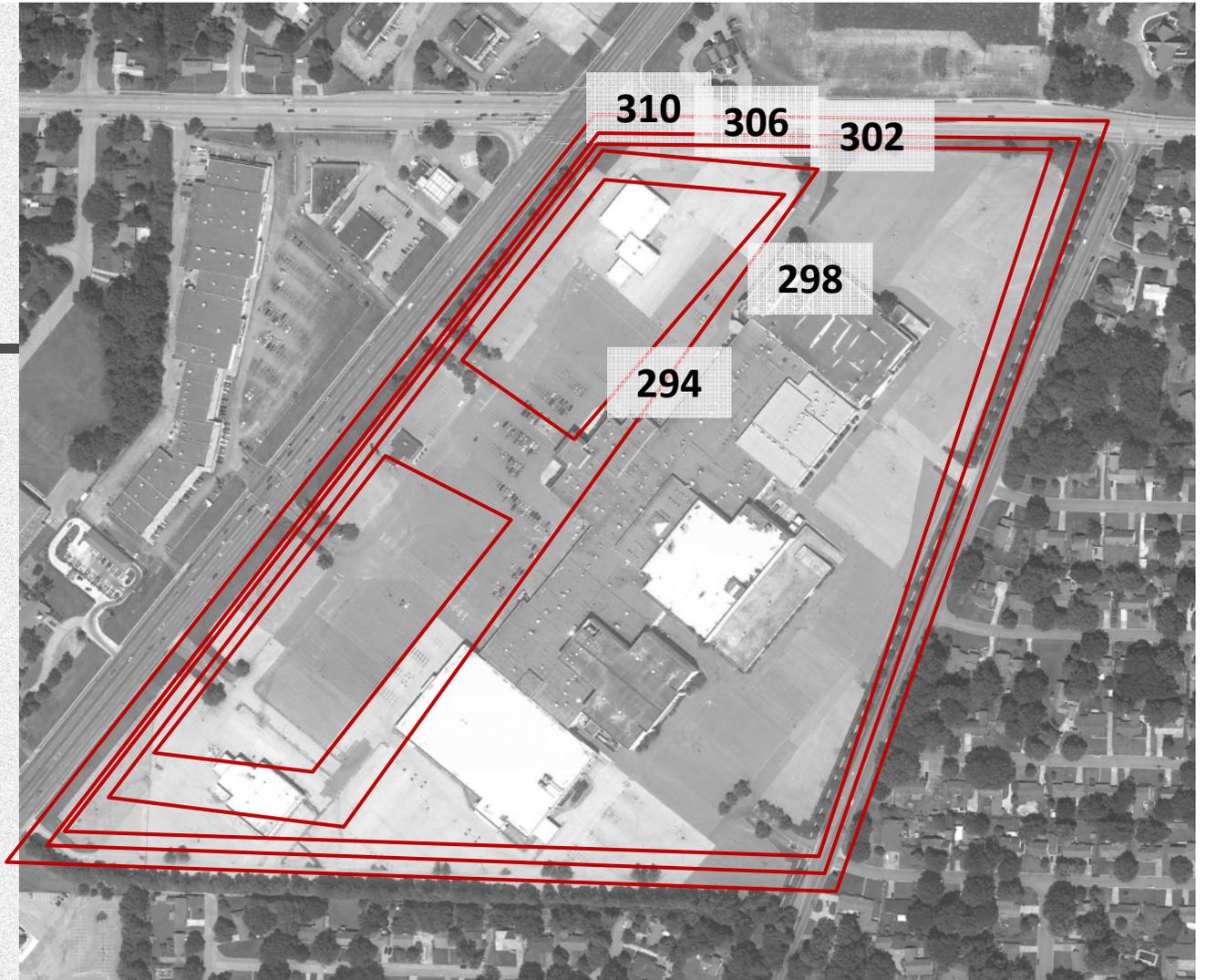


PERCOLATION

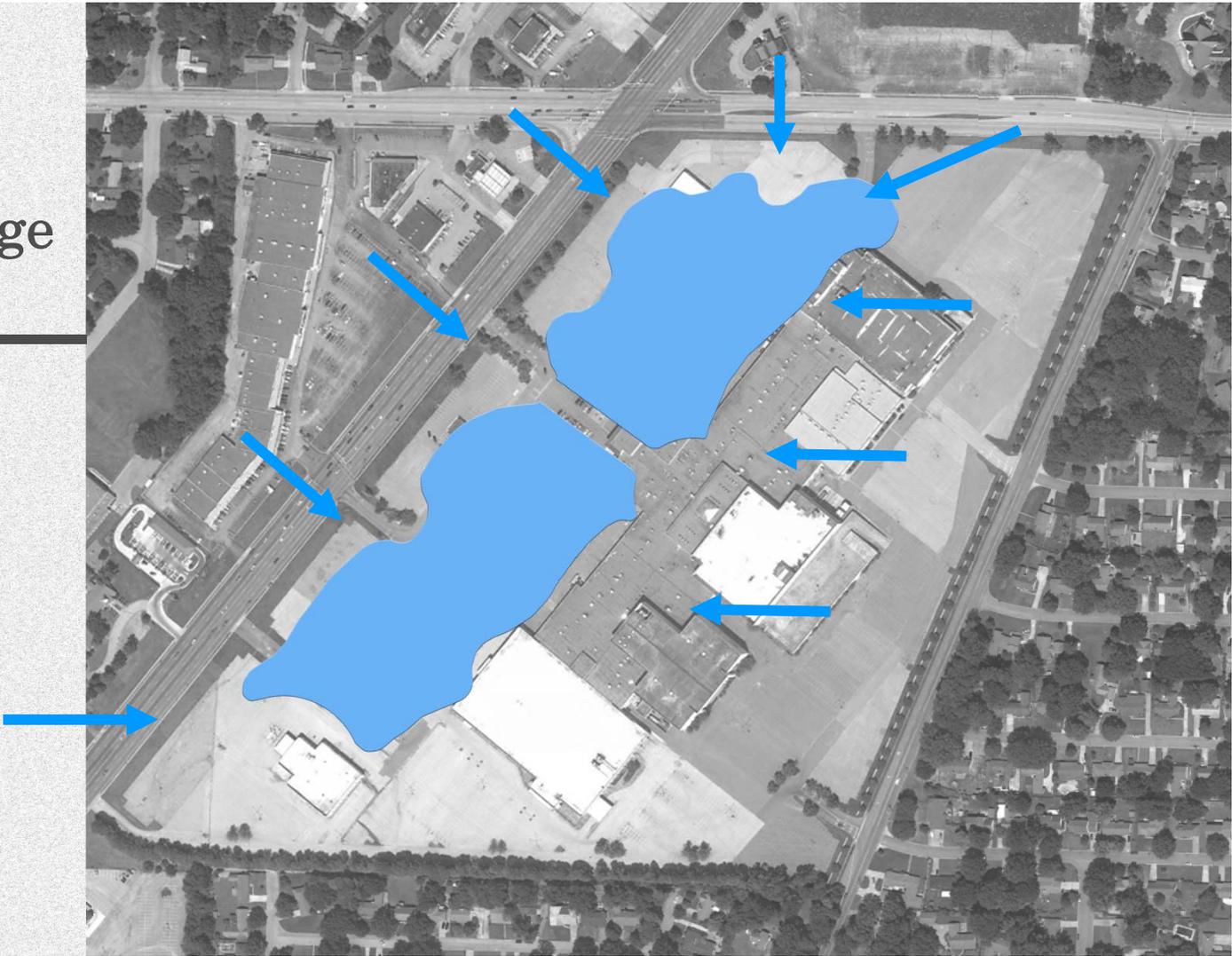


ACCELERATED DISCHARGE

Existing Topography



Potential Drainage
Solution



Existing Site



Conceptual Plan

Civic Activities

Retail Development

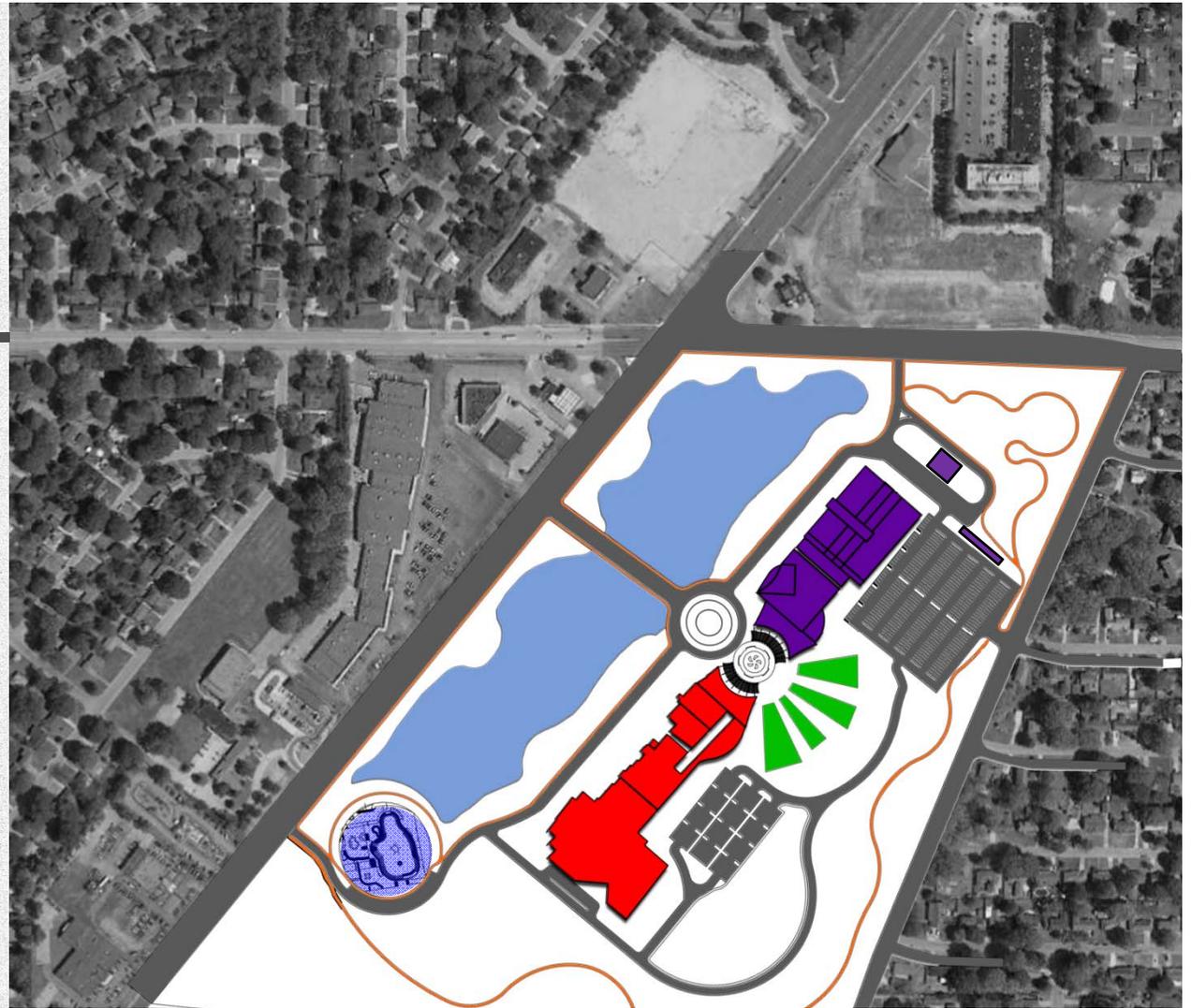
Farmers Market

Skate Park

Recreational Lake

Stormwater Retention

Walking Trails





Public Library/Community Meeting Space



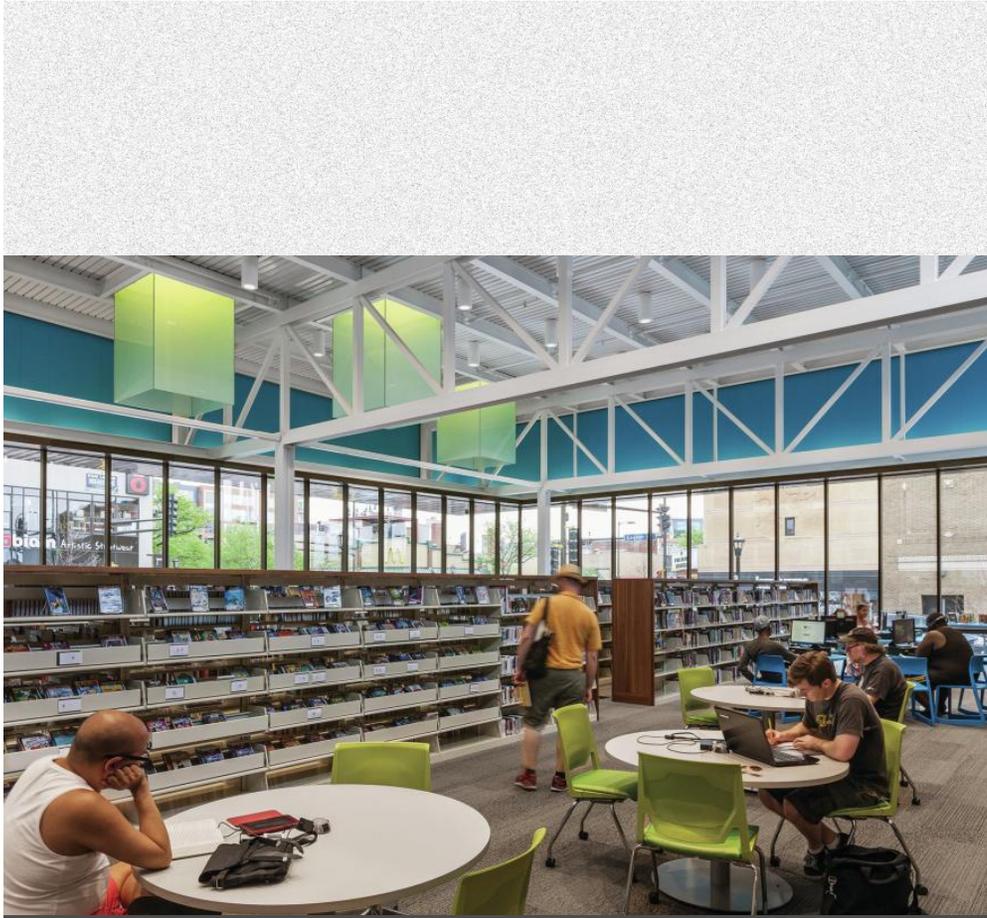
What the Library will not be



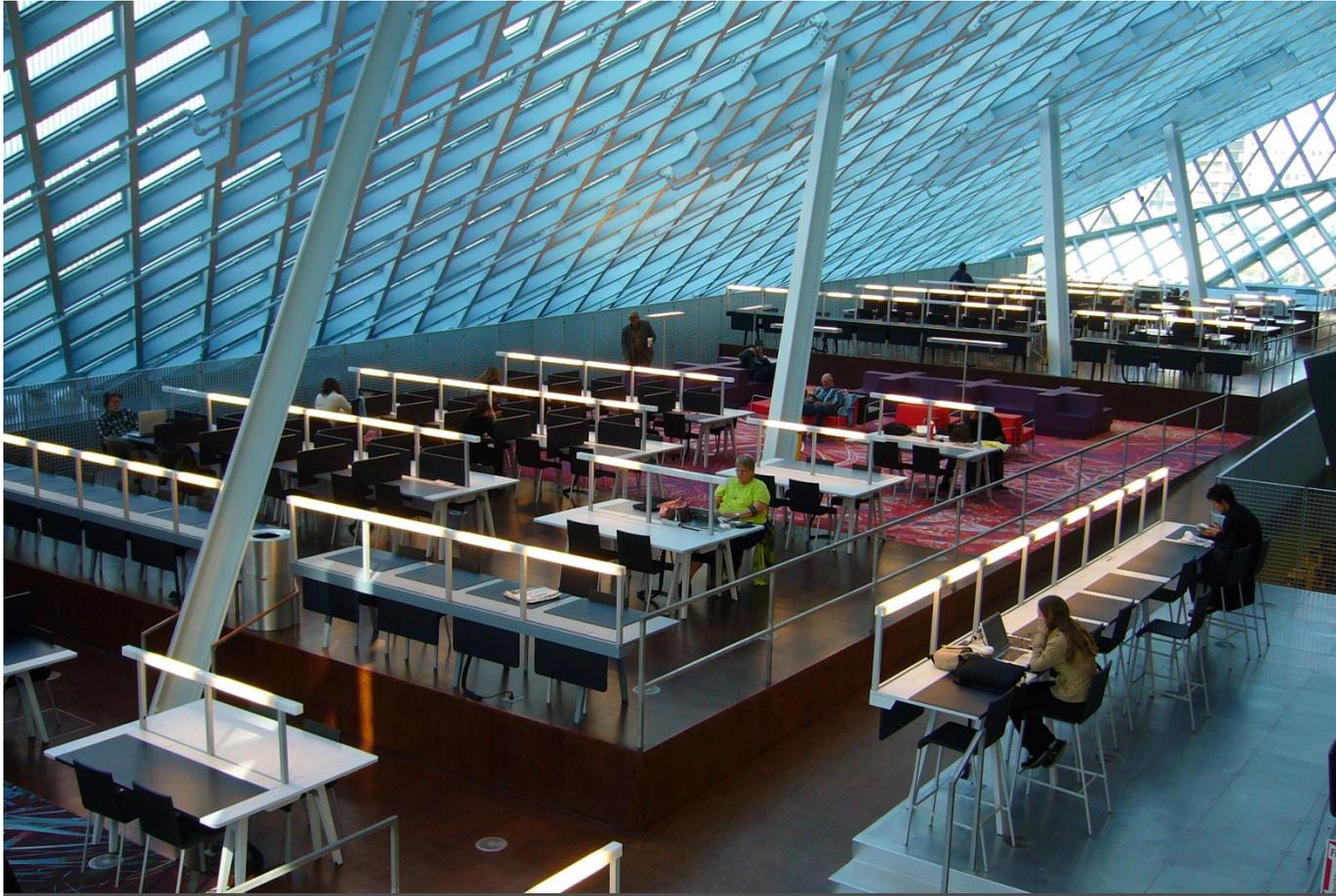
Library will include Smart Board Rooms



Hennepin County Walker Library



Hennepin County Walker Library



Seattle Public Library



Seattle Public Library



Public Services



- Shared Lobby
- Shared Restrooms
- Shared Break Rooms
- Shared Outdoor Break Areas
- Shared Locker Areas
- Common Meeting Rooms
- Common Parking Entries (leading to separate parking areas)

Combined Common Areas creates Efficiency

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