

CORK CITY CENTRE REVITALISATION

People, Place & Progress



Comhairle Cathrach Chorcaí
Cork City Council



A CITY RISING IS A BEAUTIFUL THING

Thomas McCarthy
Poet



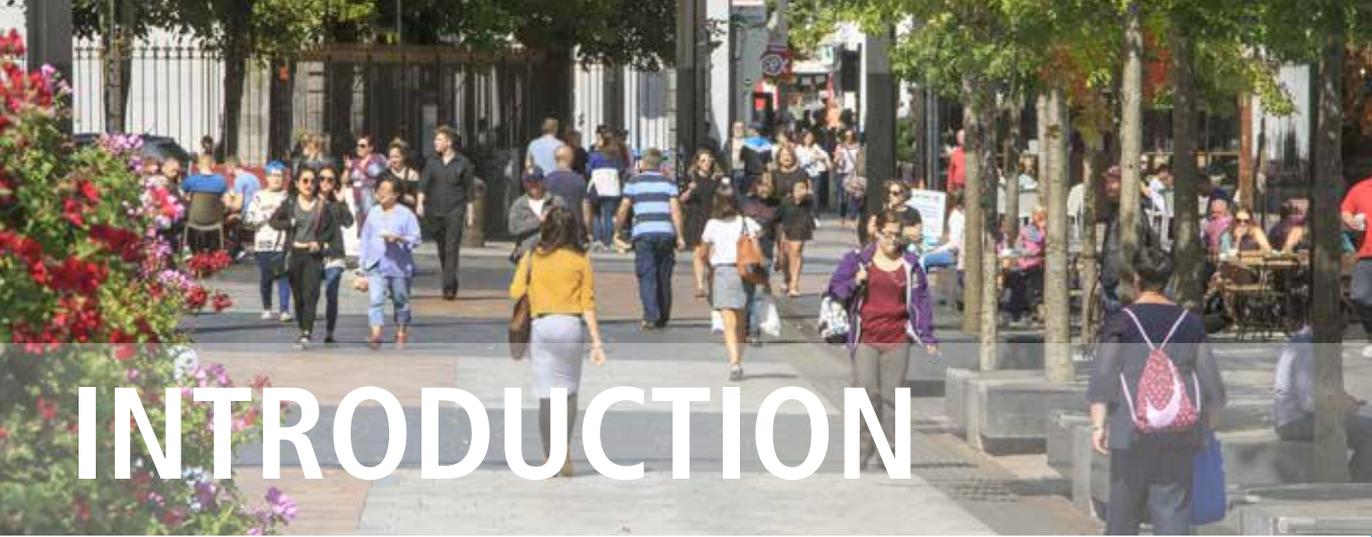
Hugo, a Spanish volunteer with Mad about Cork

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*Cover Image: Long Table Dinner
2017 on South Mall*





INTRODUCTION

The City Centre is the 'Healthy Heart' of Cork, essential to the well being of the wider region and the country as a whole. It is also the city's front window, playing the central role in its economic, social and cultural identity.

The City creates a network where economic activity prospers and communities work together to inspire and enable Cork to further itself. It is this combination and interaction between people and place that is the critical element to the success of urban life in our City.

Recognising this, the Cork City Centre Strategy (2014) sets out clear aims to revitalise the City Centre through improvement and development, better management based upon a partnership of key stakeholders and increasing the marketing of the City Centre's offer.

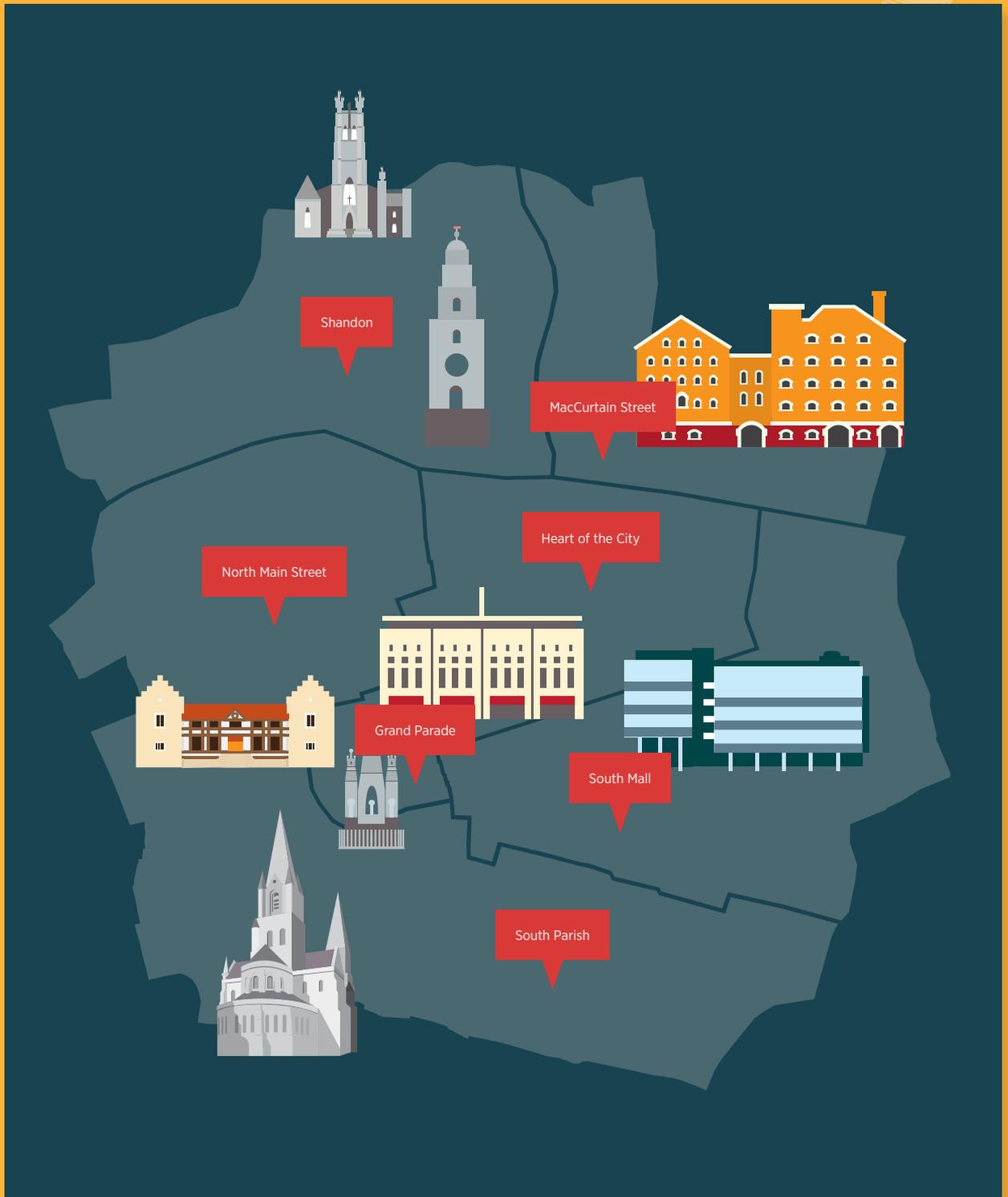
Building on the aims of the Cork City Centre Strategy, three new groups were formed and are actively working to ensure that opportunities are maximised and the City Centre achieves and hopefully surpasses its enormous potential:

- **CORE Partnership:**
Cork City Council has drawn together key stakeholders including Cork Chamber, Cork Business Association, Gardai and Bus Eireann, as well as representatives from the retail and hospitality sectors in the city, to form CORE. The partnership takes an overall strategic view towards the management and promotions of all aspects of city life.
- **The City Centre Steering Group:**
This group is made up of senior management of Cork City Council and focuses on the implementation of the Cork City Centre Strategy. The City Centre is separated into six character areas or quarters with a member of senior management responsible for a specific area along with an area planner.
- **City Centre Forum:**
The Forum is an important operational element of the process and has developed practical projects to progress the City Centre.

Action plans and progress reports are produced each year to help realise these aims. In the following pages you will discover what has been achieved and what is planned for the future. All progress is based on collaboration between the people who work and live in Cork, who are proud of their City and want to make it an attractive, prosperous and welcoming place.

*Ann Doherty,
Chief Executive of Cork City Council*

A CORK CITY CENTRE OF REVITALISING QUARTERS

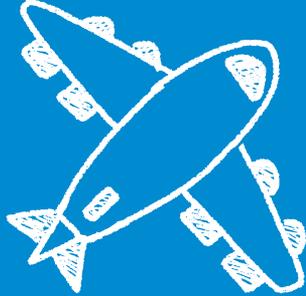


CITY CENTRE 2018

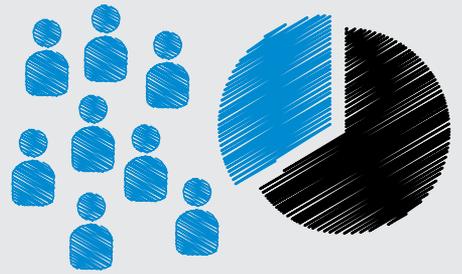


Housing vacancy in the city has **decreased by over a quarter** since 2011.

Cork Airport is Ireland's **second busiest airport** with 2.4 million passengers



The daytime pop (172,920) is over one third larger (38%) than the night time pop (125,657)



Twice as many people moving to live in Cork City than the average for the rest of the country.



Cork City's population has grown by **5.4% from 2011-2016**, the third highest rate in the country.



Average of **126,000 vehicles** travel into the City Centre per day.



One in eight of Cork City's population are born **outside Ireland**

OVER 79,000 JOBS

in the City, a 10% increase in job growth 2011-2016.



Over 30,000

people walk by the GPO a day and more than

200,000

walk down Patrick Street every week



Cork Heritage Open Day 2017:

Over **18,000** visitors

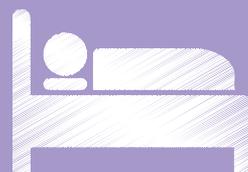
41 buildings

100 events

€300,000 in economic benefit to the city centre

Over 1,000 new student bedspaces

are currently under construction in the city



Over half of all new businesses

created since 2011 are in the City Centre.



One in five of the City's daytime population is a **third level student** (student pop = 37,586)

2,637

Bus Eireann buses travel through Cork City Centre daily



Over 62,000 cups of coffee

are served per week in the city centre with a net increase of

17 cafes and restaurants in 2017



New hotel development in the city centre is predicted to boost total hotel bed capacity by **30%**





SOUTH PARISH



PEOPLE

The South Parish has a strong neighbourhood character represented by a number of groups including South Parish Community Association, the Barrack Street Community Group and the Douglas Street Business Association.



PLACE

The mix of residential, commercial and historic buildings and streets in the South parish come together to form a rich history and unique character that make this walkable neighbourhood one of the most definable quarters in the city.



PROGRESS

Some key improvements that have happened in the South Parish neighbourhood recently include:

- The opening of Nano Nagle Place.
- Visitor numbers to Elizabeth Fort have grown year on year and the involvement of Landmark Trust in planning to develop tourism accommodation on site is also welcome.
- The Green Spaces for Healthy Cities project is currently focusing on creating greening projects for the area through community engagement.
- The establishment of Douglas Street Business Association and their active collaborative work on the street, including the Autumn Street festival, is very welcome.
- Twenty five premises have availed of the Painting Grant scheme – this has really enhanced the area.



KEY PROJECT:

The development of the Nano Nagle Place has been a real game changer for the area, bringing new mix of uses to the neighbourhood, including a heritage centre, archives, deli/cafe, a design shop, gardens and a range of community groups.

KEY FUTURE PROJECT:

The development of the hotel on Sullivans Quay



VICTORIAN QUARTER



PEOPLE

The Victorian Quarter Traders Association is very active in the area and has worked in partnership with Cork City Council and others to develop and brand the area.



PLACE

Cork's Victorian Quarter is a unique historical destination offering an eclectic mix of speciality retail, hospitality and entertainment experiences. The mix of Victorian architecture, early 20th century architecture and broad streets adds to a deep-rooted sense of history, which pulsates through the area creating a unique and quirky mix of bohemian style and old world grandeur.

The area is also home to several educational facilities, from preschool to further education. Established residential areas and several churches complete the diverse mix in this area.



PROGRESS

The Victorian Quarter has come to significant prominence in recent years with:

- The creation and establishment of the Victorian Quarter brand.
- 18 new businesses opening in the past three years.
- The winning of a national runners-up prize at the prestigious IPB all-island Pride of Place Awards, following a nomination by Cork City Council.
- Significant capital works completed or planned with the recent upgrade of Horgans Quay and Kent station, construction work to begin in 2018 on Harley Street bridge, and refurbishment of St Patricks Bridge as well as the proposed work on the Metropole Hotel.



KEY PROJECT:

The branding exercise carried out by the Victorian Quarter Traders Group, has been enormously successful. The brand has become well established in a relatively short space of time, has a significant online presence and is used frequently in media reports.

KEY FUTURE PROJECT:

Harley Street Pedestrian and Cycle Bridge.



HEART OF THE CITY



PEOPLE

The Cork Business Association, along with a number of sub-area groups such as the Plunkett Quarter Group and the English Market Traders Group, have a strong tradition of working to ensure the area further develops and evolves as the commercial heart of the city and wider region.



PLACE

The Heart of the City is Cork's commercial centre with a mix of uses that creates a vibrancy of activity vital to the well being of the city. The area is the focus for retailing, social and cultural interaction, being home to an expanding number of offices and employment spaces and the centre of the city's night time economy.



PROGRESS

With the rise in e-commerce the traditional retail sector in Cork and globally continues to undergo dramatic changes. Demand for "next generation" retail spaces has grown alongside increasing numbers of socially interactive uses (e.g. cafes, restaurants, hotels and event spaces). Reflecting this, the heart of the city has undergone a number of positive developments recently:

- The Capitol scheme consists of almost 100,000 sq ft of next generation retail and office space along with the restoration of the historic Oyster tavern.
- The refurbishment of 115 Oliver Plunkett Street is a major boost to the area, including a significant extension to Cypress Avenue music venue.
- Planning approval has been granted for the redevelopment of the former Victoria Hotel on the corner of Cook Street and St Patrick Street. This will see the refurbishment of the original, historic front/facade and the integration of the two sections into "a new high order retail space", of some 25,000 sq ft, over four floors.
- The major refurbishment of 83-85 St Patricks Street has been a considerable enhancement of that area.



KEY PROJECT:

The development of the Capitol complex removed 11 derelict sites from the city centre and acted as a major catalyst for the surrounding area and the City Centre as a whole.

KEY FUTURE PROJECT:

The redevelopment of the former Victoria Hotel.



SHANDON



PEOPLE

Shandon has a strong tradition of collective voice through the Shandon Area Renewal Association that represents the views of residents and businesses alike. The area is a thriving neighbourhood. The City Council aims to address challenges and work with local stakeholders to achieve positive change in the area, including the removal of dereliction, bringing a new use to landmark Shandon Butter Exchange buildings and environmental improvements for the benefit of all.



PLACE

Shandon is one of the most historic districts of the city. This rich history is evident in the number of Corks iconic landmarks located in the area. Visit the historic Butter Museum, ring the Bells of Shandon, explore the many historic laneways, enjoy its many festivals or just sit and have a coffee while enjoying the wit and charm of the local people.



PROGRESS

Cork City Council continues to work with local stakeholders to improve the area and some of the successes include:

- The planned public realm works which will take place on O Connell Square outside the Firkin Crane shortly.
- Capital Funding approved and work underway in the Firkin Crane.
- The growth of the Dragon of Shandon festival, the Mother Jones Festival and the Shandon Street Festivals as key events in the cultural calendar.
- Ongoing Shandon Area Renewal Association activities.
- Shandon Community Green Garden, vegetable and flower planting.
- Butter Building Wrapper Project completed in July 2017.
- A proposed new housing project on Shandon Street.



KEY PROJECT:

The current refurbishment works in the Firkin Crane will greatly enhance this key cultural building. Re-imagining Firkin Crane is a grand plan to open the building on all sides and create state of the art studios, performance and exhibition spaces.

KEY FUTURE PROJECT:

The redevelopment of the Butter Exchange buildings



SOUTH MALL



PEOPLE

The area has many stakeholders that are willing to contribute to the shaping of the revitalisation of the area.



PLACE

The South Mall has traditionally been the main office district in the city centre. Some new uses for some of the buildings are coming on stream, including shared work spaces, a hotel and educational uses.



PROGRESS

The area is undergoing significant change including:

- The completion of the new 163 bedroom Maldron Hotel in December 2018
- The completion of the new 50,000 sq ft office block at 85/86 South Mall later this year which will house 400 people.
- The full occupancy of One Albert Quay office development.
- The redevelopment of the landmark building at 1 Lapps Quay by UCC.
- After several years of vacancy, the iconic 97 South Mall (former bank and TCH building) has been purchased by JCD and will re-open as offices.
- The anticipated commencement of works on the Morrisons Island Public realm and flood relief scheme.
- Some new building uses such as the Republic of Work co-working space
- The memorable Long Table dinner taking place on the street.



KEY PROJECT:

The completion later this year of 85/86 South Mall is one of the most significant new developments in the traditional office district in many years and will add considerably to the vibrancy of the South Mall.

KEY FUTURE PROJECT:

Morrisons Island Public Realm & Flood Relief Scheme



NORTH MAIN ST/THE MARSH

THE OLDTOWN



PEOPLE

The area has a strong tradition of collective voice through the Middle Parish Residents Association and the North Main Street Traders group. More recently, the Washington Street dC (district of Cork) and Cornmarket Street Area groups have formed to help progress the area.



PLACE

Main Street (north and south) was the original main street of the walled mediaeval city and the Marsh was one of Cork's earliest suburbs. It has a strong tradition of family businesses and with the adjoining Cornmarket Street and Washington Street, offers a diverse retail, cultural, legal and hospitality mix. The area also has a strong residential element.



PROGRESS

While the closure of the North Main Street shopping centre was a major blow to the area, the City Council and the local stakeholders continue to work together to build on its many assets. This work includes:

- Significant public realm upgrade on Grattan Street, Sheares Street and surrounding streets under the City Centre Movement Strategy.
- The completion of Phase one of Boole House restoration in partnership between City Council and UCC.
- The continued growth of St Peters as a multipurpose venue and exhibition space.
- The area welcomed a number of new businesses which have added even more character to the eclectic mix.
- Several buildings availed of the Painting Grants scheme.
- The formation of Washington dC and Cornmarket Street Area groups and the continued active participation of North Main Street Traders Association.
- Quarter Block Party festival going from strength to strength and a very successful event held on Culture Night.
- Extension of opening hours of North Main Street car park.



KEY PROJECT:

The opening of St Peters as a multipurpose venue and exhibition space has brought considerable additional footfall to the area with over 92,000 visitors in 2017.

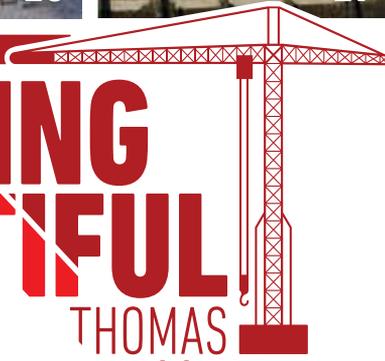
KEY FUTURE PROJECT:

Development of key vacant/derelict sites



A CITY RISING IS A BEAUTIFUL THING

THOMAS MCCARTHY



NEW AND UPCOMING DEVELOPMENTS

- 01 > **Navigation Square**/under construction
- 02 > **One Albert Quay**/completed
- 03 > **New Courthouse Service**/under construction
- 04 > **Trinity Quarter**/permission for office development
- 05 > **Nano Nagle Place**/completed
 - School of Architecture**/under construction
- 06 > **Sullivan's Quay**/permission for hotel and office development
- 07 > **The Event Centre**/permission for event centre
 - offices and student accommodation
- 08 > **Grand Parade**/site acquisition
- 09 > **The Capitol**/retail and office development completed
- 10 > **Boole House**/phase one of restoration completed
- 11 > **No. 7 - 9 Parnell Place**/sold for hotel and hostel
- 12 > **83- 85 Patrick Street**/refurbishment completed
- 13 > **City Centre**/flood defences
- 14 > **Harley Street Bridge**/planned new bridge
- 15 > **TSB Bank, No.1 Lapps Quay & 16 Parnell Place**/UCC development
 - under construction
- 16 > **Marina Park**/under construction
- 17 > **Camden Quay**/permission for office development
- 18 > **CIT School of Art & Design**/completed
- 19 > **Horgans Quay**/permission for hotel, offices, retail and apartments
- 20 > **Kent Station**/redevelopment completed
- 21 > **Origin**/development site
- 22 > **Former Square Deal Property**/permission for
 - student accommodation
- 23 > **Merchants Quay**/shop
- 24 > **Kyrl's Quay**/developme
- 25 > **Anderson's Quay**/pern
- 26 > **No. 85-86 South Mall**
- 27 > **Metropole Hotel**/appli
- 28 > **Former Muskerry Ser**
 - under construction
- 29 > **Beasley Street**/hotel d
- 30 > **Pairc Uí Chaoimh**/com
- 31 > **St. Patricks Bridge**
- 32 > **Former Victoria Ho**



01



09



07



06



05



04



14



19

- ...ing centre refurbishment
- ...ent site
- ...mission for office development
- .../office development under construction
- ...cation for development
- ...vice Station/student accommodation
- ...development under construction
- ...pleted
- .../refurbishment underway
- ...tel/permission for retail

FIND OUT MORE
www.corkcity.ie/invest



16



25



10



12

MARCH 2018

EVENTS AND INITIATIVES

Animating public spaces and creating some theatre on the streets are key to maintaining and enhancing vibrancy in the city centre. Public and private stakeholders are working collectively on a variety of initiatives and events to contribute to the unique city centre offering. Here are just a sample of these.



Feelgood Friday

Cork Business Association, Cork Chamber, Cork City Council and City Centre businesses come together to host Feelgood Friday, an exciting event that takes place throughout the streets of Cork City Centre on the last Friday of every month, from May to October. There is a festival-like atmosphere in Cork City Centre with live music, free finger food, special offers, competitions, workshops, and lots of fun. The idea behind Feelgood Fridays is to reintroduce the fun of shopping in the heart of the city.



The Long Table Dinner

On a balmy June evening, twelve of Cork's finest restaurants and chefs worked together to showcase Cork's world class food culture, incredible home-grown produce and outstanding producers. This collaborative event celebrated the spirit unique to the city and county, and was an essential experience for foodie and culture lovers alike. The Long Table 2017 took place outdoors in the elegant and atmospheric surroundings of South Mall, where 400 diners were treated to the very best produce available from the fields and seas surrounding Cork.

The event was part of Cork Midsummer Festival and the collective efforts of all involved ensured this was a unique gastronomical experience and one that has people eagerly anticipating the 2018 event.

Purple Flag Award

Cork City Centre has recently renewed its prestigious Purple Flag accreditation. The international award is for excellence in the evening and night time economy. It signifies a vibrant offering with a wide range of entertainment options including shopping, dining, socialising and cultural venues. It particularly highlights the partnership approach of all involved in managing the night time economy.

'The arts and cultural offering in the city centre was impressive and the offering of ancillary bars and cafes in each location was very evident and no doubt an ingredient to attracting footfall. Many diverse offerings of food outlets with good occupancy of customers were observed during the assessment, of all ages.'

- Comment from Purple Flag Assessors





We are glad **you're** here

Customer Service Charter

The City Centre Forum has been actively working to develop customer service as a unique selling point of the city centre. The group has received significant assistance from CIT School of Business in the research and development of a Customer Service Charter. This involved engagement with service users, local private and public sector organisations and frontline staff. The purpose of the Charter is to outline and detail the standards a customer or client can expect when engaging with service providers in Cork City.

A pilot training programme is currently being organised with the Local Enterprise Office and it is planned to launch the Charter later in the year.



Cork Conversations

As the city is poised at a key stage of its development, it's important to create chances to open up dialogue and explore the challenges and opportunities for Cork as a middle sized European city. Cork Conversations is a series of talks taking place to do just this and are organised by the National Sculpture Factory with the support of Cork City Council. It will culminate in the Academy of Urbanism Congress being held in Cork City at the end of June, which will bring over 300 urban professionals and experts from across Europe to our city.

Urban October – Life In The City

Urban October in Cork was supported and organised by EcCoWell, Cork City Council and CORE. It's inspired by the Urban October initiative of the United Nations, which aims to make cities "inclusive, safe, resilient and sustainable."

People were invited to look at Cork City Centre through fresh eyes and to celebrate its attractions and experiences. Urban October showcased how well designed and managed public spaces have a positive impact on people who live in, visit or work in the city. It also highlighted the many groups who are working together to make it better. Plans are currently being put in place for this year's Urban October.



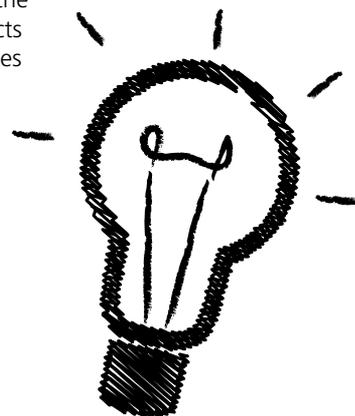
City Centre Defibrillator Project

Cork City Lions Club has been working to provide the public in Cork City Centre with quick access to defibrillators (AEDs) on a 24 x 7 basis. Over the last 18 months they have successfully installed seven - these are located on MacCurtain Street, North Main Street, St Patrick's Street, French Church Street and the South Mall. Training is also provided to staff in participating businesses.

The ultimate aim is to locate 12 AEDs throughout the city centre so they are accessible in less than 2 minutes on all main pedestrian routes and less than 4 minutes on all other streets.

City Centre Quarter/Street Customer Experience Competition

This year a pilot Quarter and Street customer experience competition will take place. Street and Quarter Groups will be invited to make proposals on how they would enhance the visitor experience to their street or quarter. The goal of the competition is to encourage collaboration and create a customer experience movement in the city centre. Possible projects include events and activities to increase street life, greening/environmental improvement projects, branding and marketing, online presence etc. Selected proposals will receive part funding for projects following independent assessment.



ENVIRONMENTAL INITIATIVES

Initiatives that improve the environmental quality of buildings, streets, lanes, squares, parks, bridges and other publicly accessible spaces in the City Centre play a vital role in collectively improving the character and feel of the city and the quality of life for the people who live in, work or visit. Here are some of the initiatives and projects currently underway.



The owners of both Azure and Callanans invested in their premises with the help of the Painting Grants Scheme and both have recently won Cork Better Building Awards.

Financial Incentives

Through the City Centre Fund, the City Council has been able to put in place grant schemes to incentivise and encourage communities to invest in buildings to enhance the character and appearance of areas and support residents and businesses. Each year the Painting Grants scheme is targeted at various quarters of the city centre.

Mad about Cork

Mad About Cork is a guerilla group in Cork City making positive changes in derelict and run-down urban spaces through street art, guerrilla gardening, & more.

They hold weekly meet-ups where they carry out their work, adding street art, flowers, and urban gardens to spaces across the city. Many volunteers from several different countries have contributed to realising their mission to improve Cork City's urban spaces.



Marina Park

Phase one of the planned new Marina Park is currently underway and expected to be open to the public in Spring 2019. Demolition work began last year on the site of the former Munster Agriculture Showgrounds to make way for the new City Park that, when completed, will be six times larger than Fitzgerald's Park. It will provide a major green infrastructure to bookend the east of the City Centre and complement the fully redeveloped Fitzgerald's Park to the west.

The first phase of the new park will cost an estimated €7m and cover the area west of the stadium between Monahan Road and the Atlantic Pond.



Green Spaces for Healthy Cities Initiative

A pilot scheme for green spaces has just kicked off in the South Parish/Douglas Street area. It will develop the South Parish as a pilot project for healthy, sustainable, green urban living in a densely developed inner city area. This will include working with a local group to undertake a range of practical greening projects and benefiting the area with additional green spaces, opportunities for social interaction, as well as planting healthy food in the green spaces provided.

Over 100 city centre buildings fronts have been painted/renovated under the City Council's **Painting Grant** the last three years.



TOURISM

A vibrant tourism sector is crucial for every major region in the world, creating jobs and contributing significantly to the local economy. Cork City sits centrally within the experience brands of Ireland's Wild Atlantic Way and Ancient East, presenting a massive opportunity for the city to build on their success. Here is just a sample of recent projects seeking to do just that.

Tourism Representatives on Cruise Ships

For the first time, cruise ambassadors have begun selling Cork City's visitor attractions to passengers on board the luxury cruise ships calling to the Port of Cork in a bid to capture a slice of an estimated €12m market. Trained cruise ambassadors travel to Cobh and Ringaskiddy to highlight things to see and do in Cork to disembarking tourists. Research has shown that the average visitor spends €86. Cork City Council piloted this project in 2017 and will repeat it in 2018, when over 90 cruise ships will visit Cork.

Pure Cork

Pure Cork is a strategic initiative which brands Cork as a visitor destination. In developing the brand, the name Pure Cork has been used to represent both



Cork City and County. The strategy, led by Cork City and County Councils and a high-level Tourism Strategy Group, sets out a vision and action plan which gives cohesive direction to the future growth of tourism in Cork.

16 tourist information touch screens are in place in varying locations throughout the City.



Attractions Brochure

Cork City Council recently produced a Top Attractions brochure with 16 'must visit' locations highlighted including the English Market, Nano Nagle Place, St Peter's, Shandon Church, and Crawford Art Gallery. Since its first print run last year, 55,000 copies have been issued to Cork Airport, taxi companies, Kent Railway Station and various other locations across the city. The brochure has also been translated into French, German, Spanish and Polish.



Tourist Traffic Boxes

A colourful recent initiative by the People's Republic of Cork and Reimagine Cork is artwork painted on some city centre traffic boxes. Country specific images are painted on the boxes, welcoming visitors from over 20 different countries in their native languages. These images are being shared widely on social media.



Hotels

Cork City Centre is currently experiencing a significant increase in a range of hotel accommodation, both in terms of the number of new hotel schemes in the pipeline for construction and at design stage. Over 1,000 new hotel bedrooms are being planned, including the new Maldron Hotel on South Mall, planned to open in December 2018.



TRANSPORT

The city needs to deal with the challenges posed by the growth in population, in car ownership and usage, and limited capacity on our roads. Public transport is essential to ensure the effective movement of people and goods within the city centre and to create an attractive and accessible environment for residents, workers, shoppers and visitors.

Significant investment is being made in transport infrastructure in the city at present through capital projects funded by the National Transport Authority, complemented by improvements to bus and rail services fleet and revised ticketing structures. Bus patronage in Cork continues to grow and is up 25% in three years. In December, The National Transport Authority extended the area covered by the Bus Eireann 'city fare' to include areas such as Ballincollig, Carrigaline, Glanmire and the Airport, which significantly reduces the cost from these locations and is resulting in positive impact on passenger numbers.



BEFORE



AFTER



City Centre Movement Strategy

The CCMS aims to create a more attractive urban realm, improve bus reliability, provide safer conditions for cyclists and enhance the pedestrian connectivity across the city centre. A number of capital projects are part of the strategy and are being supported and funded by the National Transport Authority. The City Centre Public transport Improvement Scheme is currently at construction stage and focuses on bus priority within western approaches and St Patrick's Street. The next scheme to be progressed will look at the northern quays and MacCurtain Street area and will proceed to public consultation towards the end of 2018. The works are a first step towards the introduction of a bus rapid transit network in the coming years.

The Cork Zero public bike scheme introduced three years ago has been one of the most successful in the country and is now attracting over 20,000 trips a month via 31 bike stations in the city centre. The scheme has made cycling an acceptable alternative to the use of the car by many. It is intended to extend the scheme shortly.

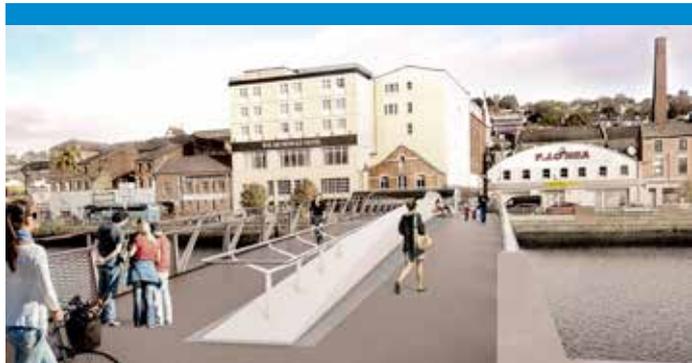


Kent Station New Entrance

Another significant improvement is the new entrance for passengers at Kent Station, along with improved access and parking facilities. The new station entrance has been redesigned to re-orientate people towards the waterfront which is to be set to be redeveloped over the next few years. The reorientation will better connect the station with the city centre for pedestrians, cyclists and public transport users.

City Centre Movement Works

Resurfacing of Roads	Footpaths Renewal and New	New and upgraded public lighting
=	=	=
Over 3.4km	Over 3km	115



Harley Street Bridge

The proposed Harley Street Bridge will improve pedestrian and cycle connections across the River Lee between Merchants Quay and the Victorian Quarter. Funding has been provided under the Designated Urban Centres Grants Scheme for Sustainable Development and the National Transport Authority. Construction will begin in April and the bridge is due to be open by early 2019.

CULTURAL

In 2017, Cork was ranked as number one for cultural venues and facilities amongst European cities with a population of under 500,000. It also came top of the table for cultural vibrancy amongst small to medium-sized European cities.

The European Commission's 'Cultural and Creative Cities Monitor' rated Cork on its cultural pulse, how it supports the creative economy and how it attracts and fosters creative talent.



Events Centre

It is hoped that work will start on the Cork Events Centre later this year. The new events centre on the site of the old Beamish & Crawford brewery and will be capable of hosting 6,000 people at a time. Developed by BAM Construction and run by Live Nation, it will be a multi-functional venue capable of ranging concerts, conferences and sporting events.



Crawford Art Gallery

These are exciting times at the Crawford Art Gallery as this National Cultural Institution goes from strength to strength. The gallery welcomes almost 200,000 visitors a year and it expects a major increase this year following its announcement that it will open on Sundays and Bank holidays. The recently published National Development Plan includes a €22m investment in this landmark building. The first phase of this plan will involve the completion of essential compliance work and will be completed in 2021. Phase 2 will commence from 2022 and involves the complete refurbishment of the building. This redevelopment work will transform the Gallery and its potential for national and international connectivity while significantly enhancing the visitor experience.

Pairc Ui Chaoimh

Pairc Uí Chaoimh reopened on 22 July 2017 following a €86 million redevelopment. This realised a long-held ambition by the Cork County Board (CCB) of the Gaelic Athletic Association (GAA) to upgrade and redevelop the stadium, providing enhanced facilities, capable of serving the 14 county teams and clubs, colleges and schools in hurling, Gaelic football, camogie and ladies football. The new facilities include state-of-the-art facilities for players, fans and staff. It also has restaurants, conference facilities, a new press box and a capacity of 45,000.



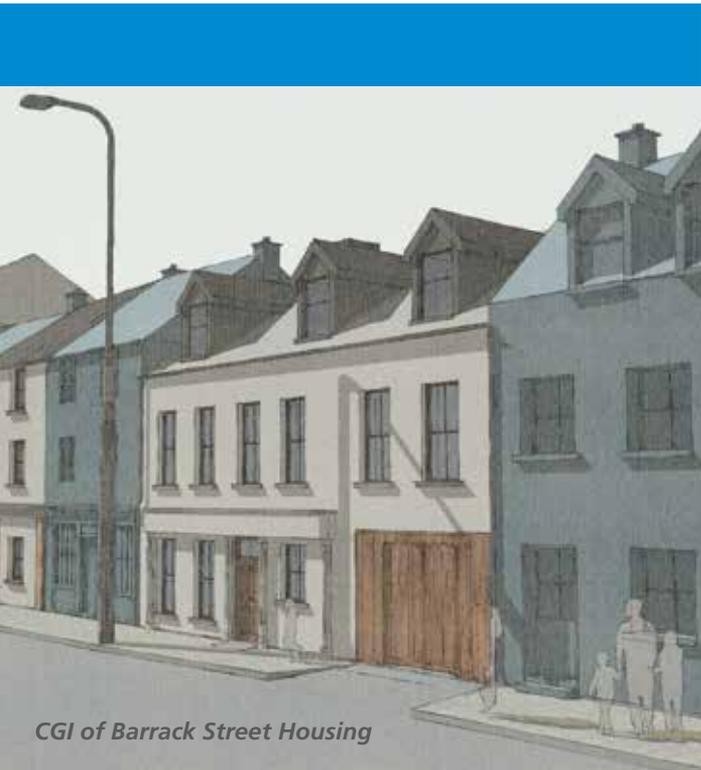
Cork City Centre had
festivals on
176 days
during 2017



HOUSING

Similar to other cities, Cork is currently experiencing strong demand for housing. Progress is being made, but significant barriers remain which must be overcome in order to deliver the appropriate accommodation types to meet the diverse demands in a timely manner.

The population of Cork City increased by more than 5% between 2011 and 2016, with a net inward migration of 4,390 people, directly correlating to increased employment levels and opportunities. In terms of economic development, this is very encouraging, but it underlines the urgency of addressing the housing supply shortage. In 2016, a Cork Chamber of Commerce survey found that 72% of large employers saw employee accommodation as a challenge. Not only is the supply issue a social challenge, equally it is an economic challenge and, unless it is tackled, it is a potential obstacle to future employment and economic growth in Cork City.



CGI of Barrack Street Housing

Social Housing

A policy framework and variety of actions are in place to enable the projected delivery of over 1200 homes by 2021. Most noteworthy is the use of the EU Competitive Dialogue Procurement Procedure, which has proven very successful in unlocking viable development opportunities more rapidly than traditional procurement models. Work will begin on three city centre housing projects this year.

These are:

- Barrack Street (adjacent to Tower Street) – 32 units
- White Street Car Park – 43 units
- Wood Street – 16 units



House prices up 36%
& rental prices up 33%,
over the past 3 years.

Local Infrastructure Housing Activation Fund

Cork City Council has secured 15.5 million euro under LIHAF – the Local Infrastructure Housing Activation Fund - (including local matched funding of 25%) to fund the infrastructure necessary for housing development. This is focussed on two LIHAF locations – a site at Old Whitechurch Road (550 – 600 units) and two sites in the South Docklands (800 units). The design of infrastructure to facilitate housing development on the two sites in South Docklands is progressing and work is underway with landowners to bring forward housing proposals on these sites.



Student Accommodation

The city's third level student population brings a diverse youth culture, an increased vibrancy and a flexible workforce to the city. The current total student population is almost 40,000.

Reflecting this, there is a current upsurge in the number of planning applications for purpose-built student accommodation in the city. Some of these developments are currently under construction with more in the planning process. A student accommodation strategy is being prepared in association with the education sector and other stakeholders, in line with the objectives of the City Development Plan.

Living City Initiative

Since the launch of the Living City Initiative Tax Incentive Scheme in May 2015, there has been an uptake of over 30 applications. This involves the refurbishment and restoring of properties which are part of the built heritage of Cork's city centre and inner city. These properties are newly occupied by both owner occupiers and tenants which add to the city's residential population and communities.



CONSERVATION & HERITAGE

Cork City Council's continues to pursue actions that ensure Cork's built heritage benefits from good custodianship. The Council encourages and facilitates the careful refurbishment of the historic built environment for sustainable and economically viable uses. Below are a few examples of how this is being carried out in current city centre developments.



St Patricks Bridge Restoration

Work has begun on the €1.2m repair and enhancement of the iconic St. Patrick's Bridge, funded by Transport Infrastructure Ireland.

Upon completion, 12 restored/replicated lighting columns will be returned to the bridge in September, complete with new lantern heads with LED fittings where they will be remounted just as when the bridge was first built. All stonework will be cleaned and repaired, the footpath replaced and the carriageway resurfaced. It is expected that all work to St. Patrick's Bridge will be completed by mid-October.



8 and 9 Parnell Place

In late 2017, following a competitive assessment process, Cork City Council sold the buildings at number 8 and 9 Parnell Place to a company which intends to develop a boutique hostel and budget hotel there. During this process, a comprehensive development brief was issued which highlighted the conservation issues involved. Both buildings are particularly fine examples of historic warehouses and were constructed to a high standard using fine quality building materials. The site offers the opportunity to achieve a unique commercial space by balancing redevelopment with conservation.

St Angela's College

The recent redevelopment of St Angela's College on St Patrick's Hill is a showcase for architectural excellence and has been nominated for several awards, both in Ireland and internationally. The site has several historic and protected buildings and is located in an Architectural Conservation Area.

The Academy of Urbanism will host the main element of their Congress there in late June.



Former Model School Building

The former Model School building on Anglesea Street has been beautifully restored as part of the Court Services redevelopment. Care has been taken to preserve and integrate the former courthouse on the site which dates from the 19th century and is notable for its red brick facade. The building has also been beautifully illuminated, as illustrated.

Nano Nagle Place

The regeneration of the historic convent and school as a heritage centre has been described as a living showcase of one of Ireland's greatest social justice pioneers. More than €20 million has been invested in the redevelopment of the Douglas Street centre, transforming the 18th Century site into a state-of-the-art educational and heritage facility.



OFFICE DEVELOPMENT

Following on from the development and successful letting of One Albert Quay and the Capitol, construction of new office developments continues apace in the city centre. High-quality office space in the city centre continues to prove very attractive and is viewed as critical to helping Cork attract new employers, particularly in the context of technology companies and possible Brexit relocations. Here are just some of the office developments in train.



85-86 South Mall

The office development at 85-86 South Mall will bring 50,000 square feet of office space to the market in 2018. It's expected to add considerably to the footfall and employment profile of the South Mall's eastern end. The five-storey office building will extend to include two additional sites to the north which will border Crane Lane, Phoenix Street and Smith Street, with the main entrance lobby onto the South Mall. Construction is expected to be completed in late 2018.



Navigation Square

Navigation Square is the largest and most significant office development to be undertaken in Cork City Centre. Its four signature buildings offer 310,000 sq ft of fourth generation office space, designed to Gold LEED standards. The €90 million Navigation Square office development which started on site in June 2017 will be capable of hosting 3,000 employees when fully occupied. The first phase is expected to be completed by early 2019. It is a flagship, ambitious development, that further confirms that Cork City is capable of hosting large-scale multinational and indigenous investment projects.

Over 90,000sq.m. of office space has been permitted in the last three years.



Horgan's Quay

HQ Cork is one of Ireland's most significant and exciting urban redevelopments. The 6 acre site at Horgan's Quay has a rich history with a unique river-front setting. What were disused railway lands will be transformed into a new part of the city with homes, shops, offices, restaurants and a hotel. The development includes three office blocks, with space for up to 5,000 employees.

In addition, some 237 apartments are planned in a further four blocks.

A 136-bed hotel is planned for the Lower Glanmire Road, while a restaurant and retail space is proposed for the new development.



97 South Mall

After several years of vacancy, the landmark building at 97 South Mall was purchased by John Cleary Developments last year. The 1860s building offers 11,500 sq ft of unique office space in the heart of the business district. Discussions are underway with a number of potential tenants and the occupied building will add to the resurgence of South Mall and Parnell Place.

EDUCATION

These are exciting times as many of our fine educational institutes extend their campus into the heart of our city centre, bringing new vibrancy, ideas and creativity.

UCC – 1 Lapps Quay

Following the sale of the building from Cork City Council to University College Cork, the landmark former bank at 1 Lapps Quay is set to be transformed into a flagship business school hub.

This building has played a very significant part in the business history of Cork and UCC look forward to it playing a very significant role in the future development of business professionals in the city and the region.



UCC/CIT School of Architecture

Work is completed on a new 45,000 sq ft education building on the western end of the Nano Nagle campus. It is destined to house the joint UCC/CIT School of Architecture, which will see 150 design students and 50 staff relocate to Douglas Street.

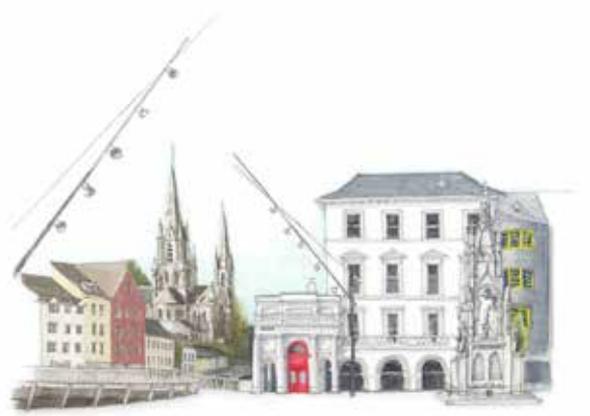


illustration by artist Jill Cotter

CIT Crawford School of Art & Design

MORE than 100 art students are now accommodated in CIT's new city centre hub for postgraduate studies in art and design. Students from CIT's Crawford School of Art & Design moved into 46 Grand Parade after a multi-million euro upgrade transformed the iconic building.

One of the most recognisable structures on Grand Parade, and set over some 13,000 sq ft on four floors, the building was designed by brothers James and George Richard Pain, who were also responsible for the design of Blackrock Castle and the 19th-century redesign of Christchurch, now the Triskel.

The ground floor includes a small box gallery, viewable from the outside. A state-of-the-art computer lab, collaborative workspaces and wide, open studios and classrooms are included also. The work was carried out to such a high standard that CIT received a Cork Better Building Award in 2017 for its efforts.



**Over 10,000 sq.m.
of new educational
floorspace**

being
built in
the city
centre



PEOPLE, PLACE & PROGRESS



Key progress in Cork City Centre in 2017 includes:

- The opening of the Capitol Cinema retail and office development on Grand Parade / Saint Patrick's Street;
- City Centre Movement Strategy (CCMS) projects - phase 1 & 2 with a 4.5 million investment
- The opening of Nano Nagle Place on Douglas Street.
- The reorientation of Kent Station by Irish Rail
- Cork Cruise Ambassadors promoting Cork City Centre and Cork City tourism to cruise ship passengers;
- Capital investment in cultural icons of Cork: Cork Opera House; The Everyman Theatre; the Firkin Crane
- The opening of the redeveloped Páirc Uí Chaoimh
- The commencement of work on the Marina Park project
- Continued activation of and support for a number of business and community groups at a Quarter or Street level
- The commencement of work on Navigation Square.
- A range of painting grant schemes carried out in targeted areas

Some key expected actions in 2018:

- The completion of a further 50,000 sq ft of office space at 85/86 South Mall
- The completion of the Maldron Hotel on Beasley Street
- The extensive refurbishment and restoration of St Patrick's Bridge
- Continued work with groups at a Quarter and Street level,
- The substantial completion of the first two blocks of Navigation Square
- The 'Cork Conversations' series and the Academy of Urbanism Congress to be held in Cork in June
- Commencement of construction on social housing projects on Barrack Street, Wood Street and White Street
- The completion of the new Court Services Building on Anglesea Street
- The opening of the School of Architecture on Douglas Street
- The commencement of work on Harley Street Pedestrian/ Cycle bridge
- Work beginning on the Morrisons Island Public Realm & Flood Relief Scheme
- The Quarter and Street Customer Experience competition
- Design work on the enhancement of Bishop Lucey Park





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