

DOWN
TOWN
SOUTH

NC State University

Centennial Campus

Downtown Raleigh

Saint Augustine's University

DOWNTOWN RALEIGH'S SOUTHERN GATEWAY

Boylan Heights

Dorothea Dix

Shaw University

Fuller Heights

South Park

Farmer's Market

Caraleigh

Rochester Heights

Carolina Pines

Biltmore Hills

Renaissance Park

1.5 MILE

1 MILE

1/2 MILE



WESTERN BLVD

CENTENNIAL PARKWAY

LAKE WHEELER RD.

S. SAUNDERS ST.

S. WILMINGTON ST.

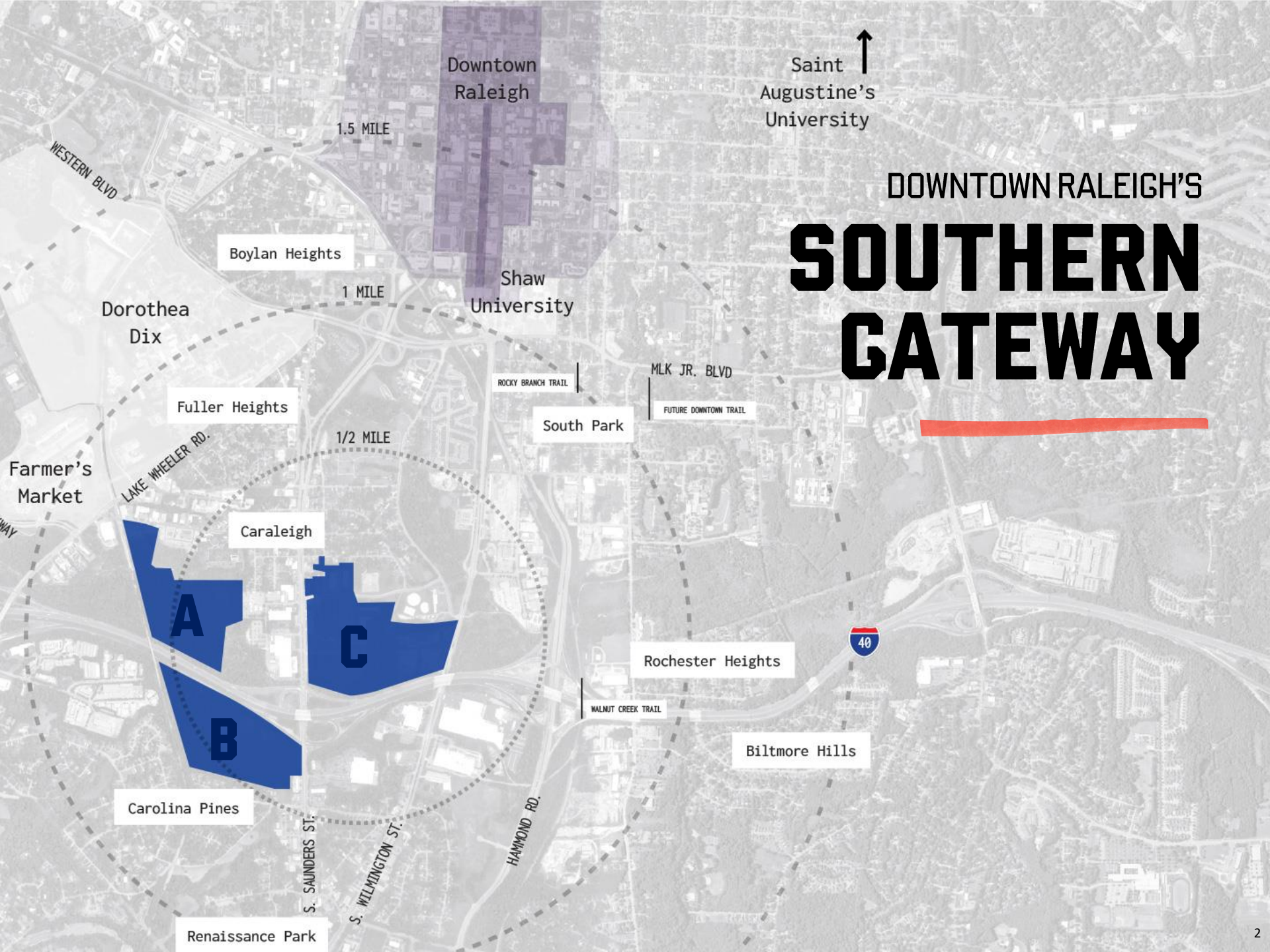
HANMOND RD.

ROCKY BRANCH TRAIL

MLK JR. BLVD

FUTURE DOWNTOWN TRAIL

WALNUT CREEK TRAIL



WE LOVE RALEIGH

The Raleigh-Durham-Cary-Chapel Hill CSA is home to over two million residents. Between 2000 and 2020, the area welcomed more than 760,000 newcomers for a 62% cumulative surge in population and was recently projected to be the second fastest growing large city in the U.S. between 2015 and 2030, according to the United Nations Population Division. The region boasts a diverse, innovation-based economy anchored by world-class universities, well-managed state and local governments, and operations of many of the nation's leading technology, biotechnology, pharmaceutical, and healthcare firms.

Bankrate

#1

Among America's Best Places to Live in 2021

2021

NUMBEO

#2

Cities with the Best Quality of Life

2020

CURBED

#2

Best Quality of Life in the World

2020

W WalletHub

#3

Best State Capitals for Safety & More

2021

CompTIA

#3

Tech Town in the United States

2020

pwc

#1

Real Estate Market

2021

Men'sHealth

#3

Happiest Cities in America

2021

STORAGECafé®

#1

Best City for Roommates

2021

the ascent
A MOTLEY FOOL SERVICE

#4

10 Most Affordable Cities

2021

Homes.com COMMERCIALCafé

#2

Most Family Friendly Cities

2019

#3

10 Metros for Millennials Who Want to Relocate

2020

24/7 WALL ST

#3

Cheap Cities Seeing Relocation Boom

2021

DTS - High Level Schedule (Through Phase I)

DTS - High Level Schedule (Through Phase I)													
	2021				2022				2023				2024
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
District Entitlements	■												
Phase 0			■		■								
Phase 1 Verticals					■				■				■

DOWN TOWN SOUTH

OFFICE

2,229,000 SF



RESIDENTIAL

2,900 UNITS



RETAIL

280,000 SF



HOSPITALITY

1,500 KEYS





CORE TENETS

.01 CREATE A DISTRICT, NOT A DEVELOPMENT

.02 LEAN INTO NATURE

.03 PHYSICALLY CONNECT


.04 PARTNER EARLY AND OFTEN

TENET .01

CREATE A DISTRICT, NOT A DEVELOPMENT

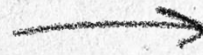


Developments are fixed and final. They are planned with a particular person in mind to achieve a particular lifestyle. Districts are living, breathing places, they have permission to change, evolve, and **grow with a city.**



TENET .01

IDEAS WE'RE EXPLORING



CREATIVE INCUBATION SPACES FOR BUSINESS, MUSIC
+ TECH



B CORP PARTNERS



INDOOR + OUTDOOR ENTERTAINMENT VENUES



HUB RALEIGH'S MAINSTREET PROGRAM,
SUPPORTING MINORITY & WOMEN-OWNED
BUSINESSES



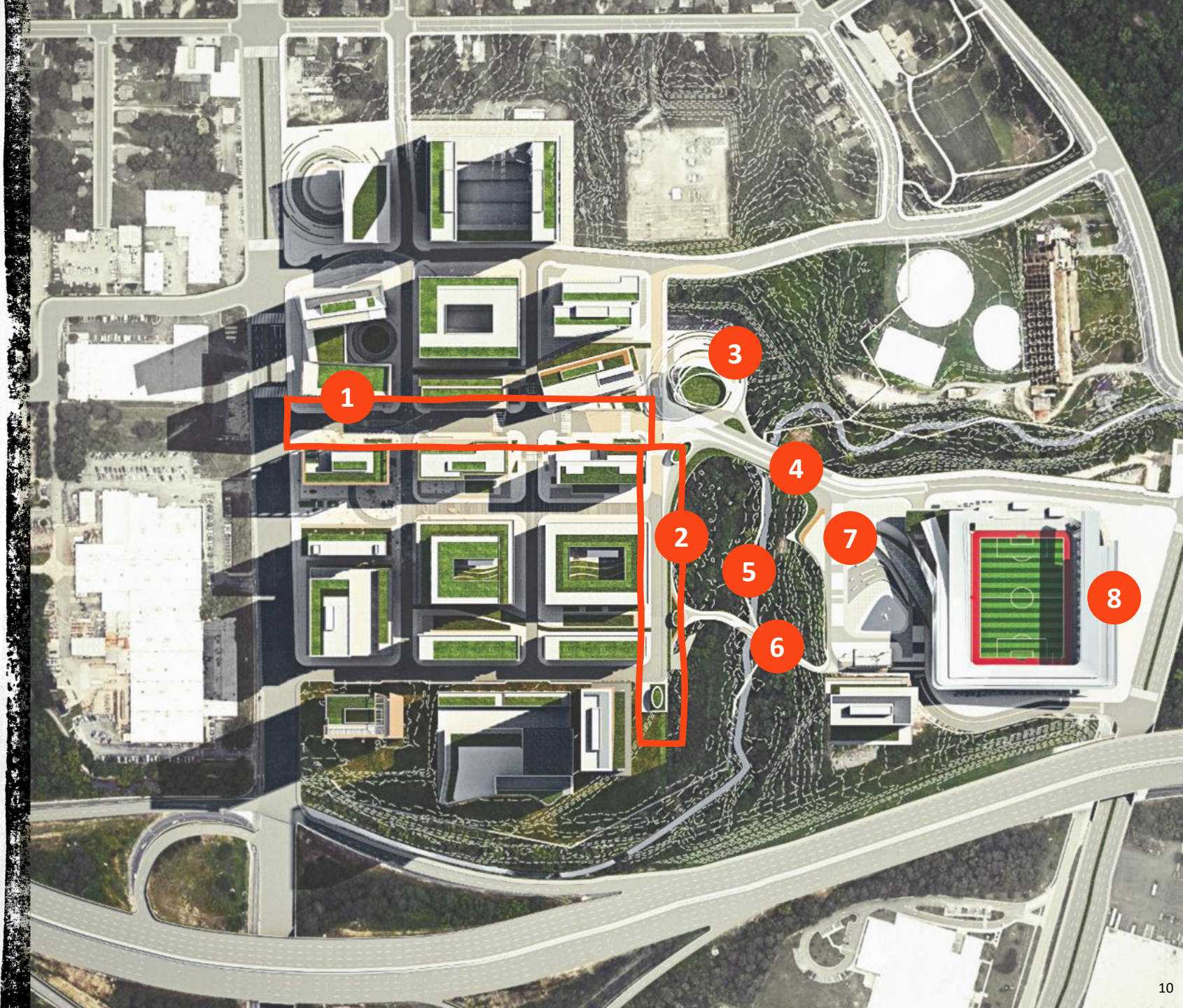
PERMANENT AND TEMPORARY PUBLIC ART
INCLUSION




PUBLIC OPEN SPACE

TRACT C

- 1 Entertainment-driven street lined with restaurants and experiential retailers
- 2 'Woonerf' street concept with open-air retailers and restaurants
- 3 Indoor entertainment venue (e-sports, virtual reality events, concerts)
- 4 Bridge Park - A foot and car bridge connecting Walnut Creek, plaza and stadium
- 5 Greenway Connectivity to Raleigh's system of trails
- 6 Pedestrian Bridge - connects hotels/offices/retail/stadium
- 7 Stadium Plaza - Community space to host events
- 8 20,000-person multipurpose stadium



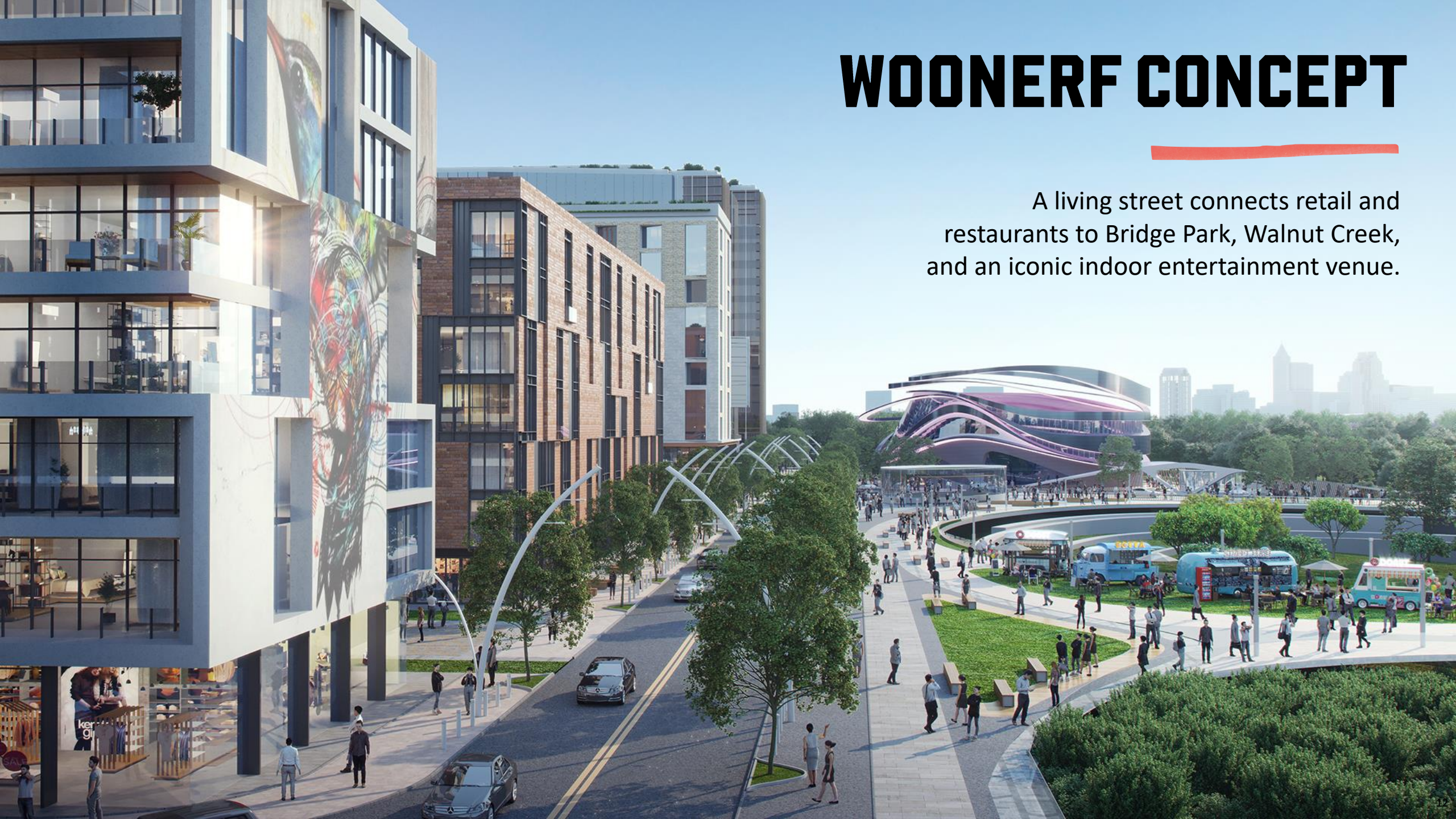
TRACT C INITIAL PHASE



The proposed initial phase of the project includes simultaneously developing 3-5 buildings, creating instant densification with **400,000 square feet of office**, **650 residential units**, and **75,000 square feet of retail**.

WOONERF CONCEPT

A living street connects retail and restaurants to Bridge Park, Walnut Creek, and an iconic indoor entertainment venue.



EXPERIENTIAL ART

We are fostering relationships with Raleigh museums, galleries, and artists to create a local flair in the district. Iconic installations create substantial social atmosphere and are useful for placemaking. Additionally, providing urban wellness and fitness installations (outdoor gyms, yoga areas, climbing rigs) create widespread social interaction.



PEDESTRIAN-FRIENDLY

Streets designed for socialization, not transportation.





SPORTS & ENTERTAINMENT

20,000-seat stadium will host major events throughout the year, including professional soccer games from North Carolina FC (NCFC) and the North Carolina Courage.



STADIUM PLAZA

Stadium Plazas are increasingly prevalent across the country. Pre-event and post-event festivities have become as much a part of the visitor experience as the event itself and visitors are highly attracted to the casual, convenient, and inexpensive entertainment that stadium plazas provide throughout the day. Further, with large, outward-facing screens designed into the stadium, the plaza may host viewing parties of live events allowing a community watching experience without even entering the stadium.





ICONIC INDOOR VENUE

In addition to the outdoor stadium, Downtown South will have an indoor venue accommodating e-sports, concerts, watch parties, and other indoor events. E-Sports have experienced robust growth recently, with regular viewership expected to eclipse 500 million by 2022 (up from 335 million in 2017). This venue presents an ideal setting to host e-sports' more than 4,000 tournaments per year.

TENET.02

LEAN INTO NATURE

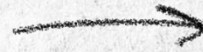


For some, nature can be seen as a roadblock to building. Not Downtown South. *We see the existing natural elements like Walnut Creek, and it's surrounding wetlands as opportunity to define our district.* We will work with it rather than against it.

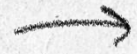


TENET .02

IDEAS WE'RE EXPLORING



RESTORE AND RE-ROUTE WALNUT CREEK



ACTIVATE THE WETLANDS WITH PARK SPACE



LEED + WELL BUILDING CERTIFICATIONS, GREEN ROOFS, CISTERNS, SOLAR ROOFS



'WOONERF' DESIGN MENTALITY



INTEGRATE ECOLOGICAL EDUCATION



BRIDGE PARK + PEDESTRIAN BRIDGES

THE RALEIGH GREENWAY

With more than 100 miles of existing greenway trails, the Raleigh greenway system is an eclectic network of public open spaces and recreational trails for walking, hiking, biking and nature study.

The City of Raleigh recently demonstrated its abundant support for growing the greenway system by implementing more than a dozen trail improvements and extensions. The multi-million dollar expansion will more than double the existing greenway footprint over the upcoming years.

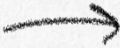
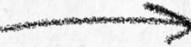
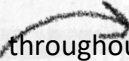




BUILDING GREEN


Instituting green elements into the various vertical projects will bridge the urban density with the natural aspects of Downtown South.

Buildings will contain:

-  Green rooftops and terrace amenity spaces
-  Outdoor common spaces and indoor common areas with high air circulation
-  Detailed landscaping throughout the ground floor, rooftops, and terraces

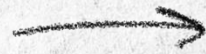
TENET.03

PHYSICALLY CONNECT

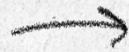
 This district will serve as the Southern gateway to downtown, the connection to nature and parks, and the physical integration of communities across the city. Creating the common spaces, roads, transports and arteries that make it accessible to all is paramount.

TENET .03

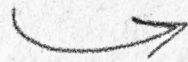
IDEAS WE'RE EXPLORING



BEAUTIFIED GATEWAY INTO DOWNTOWN RALEIGH



BUS RAPID TRANSIT ACCESS ON WILMINGTON STREET



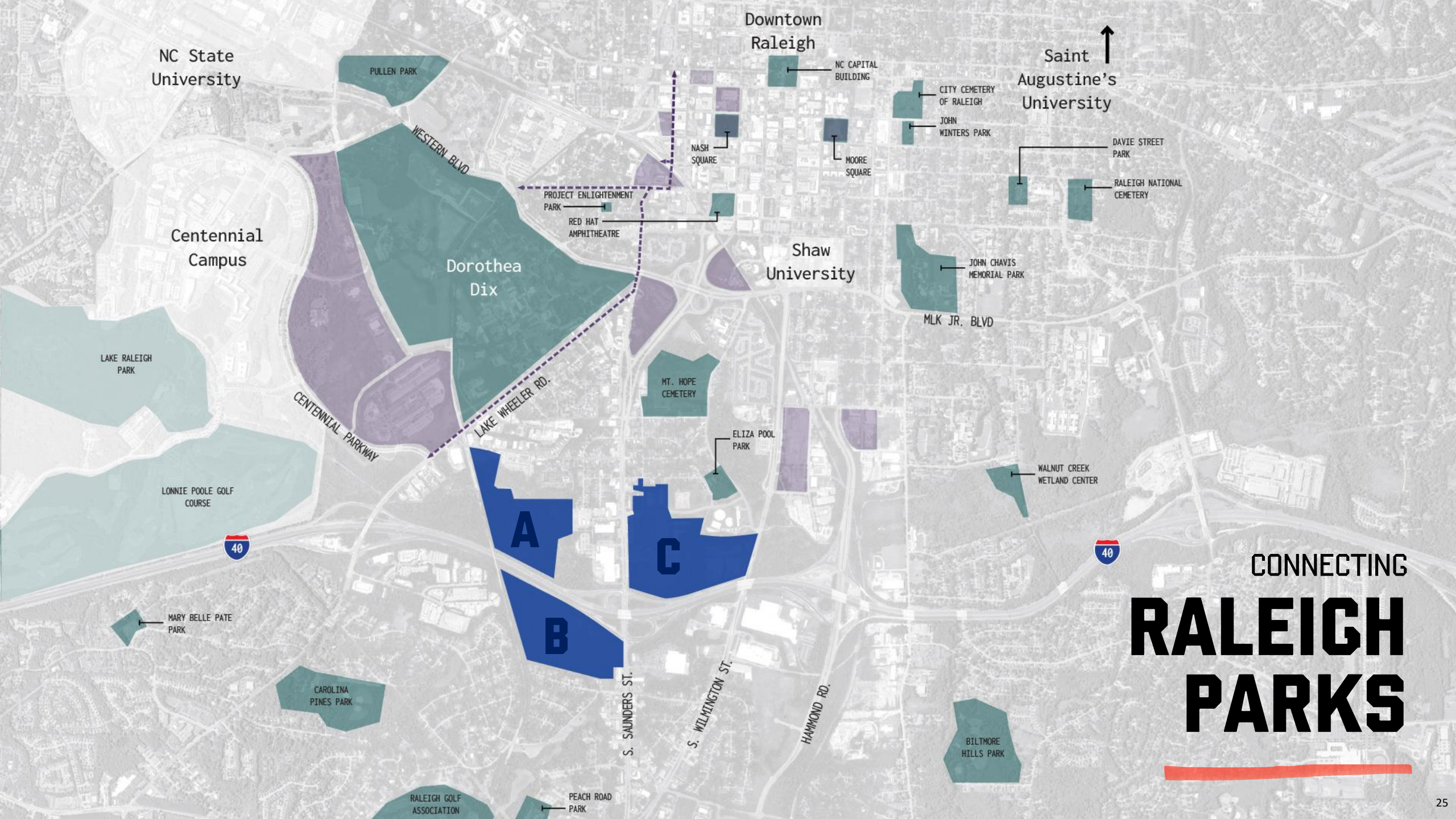
LONG-TERM INTERCHANGE PLANS TO GROW WITH
DOWNTOWN SOUTH



BECOME A DESTINATION ALONG RALEIGH'S
GREENWAY



PRIORITIZING BIKING AND WALKING LANES INSIDE
DOWNTOWN SOUTH



NC State University

Centennial Campus

Dorothea Dix

Downtown Raleigh

Saint Augustine's University

Shaw University

A

C

B

CONNECTING RALEIGH PARKS



DOROTHEA DIX PARK

308-acre park purchased by the City of Raleigh in 2015. The revitalized park will include open and green spaces, playgrounds, plazas, gardens, performance spaces, and public art, among other community driven concepts.

CORE PRINCIPLES:

- 1) Open Up and Connect
- 2) Build from What is There
- 3) Offer Something for Everyone



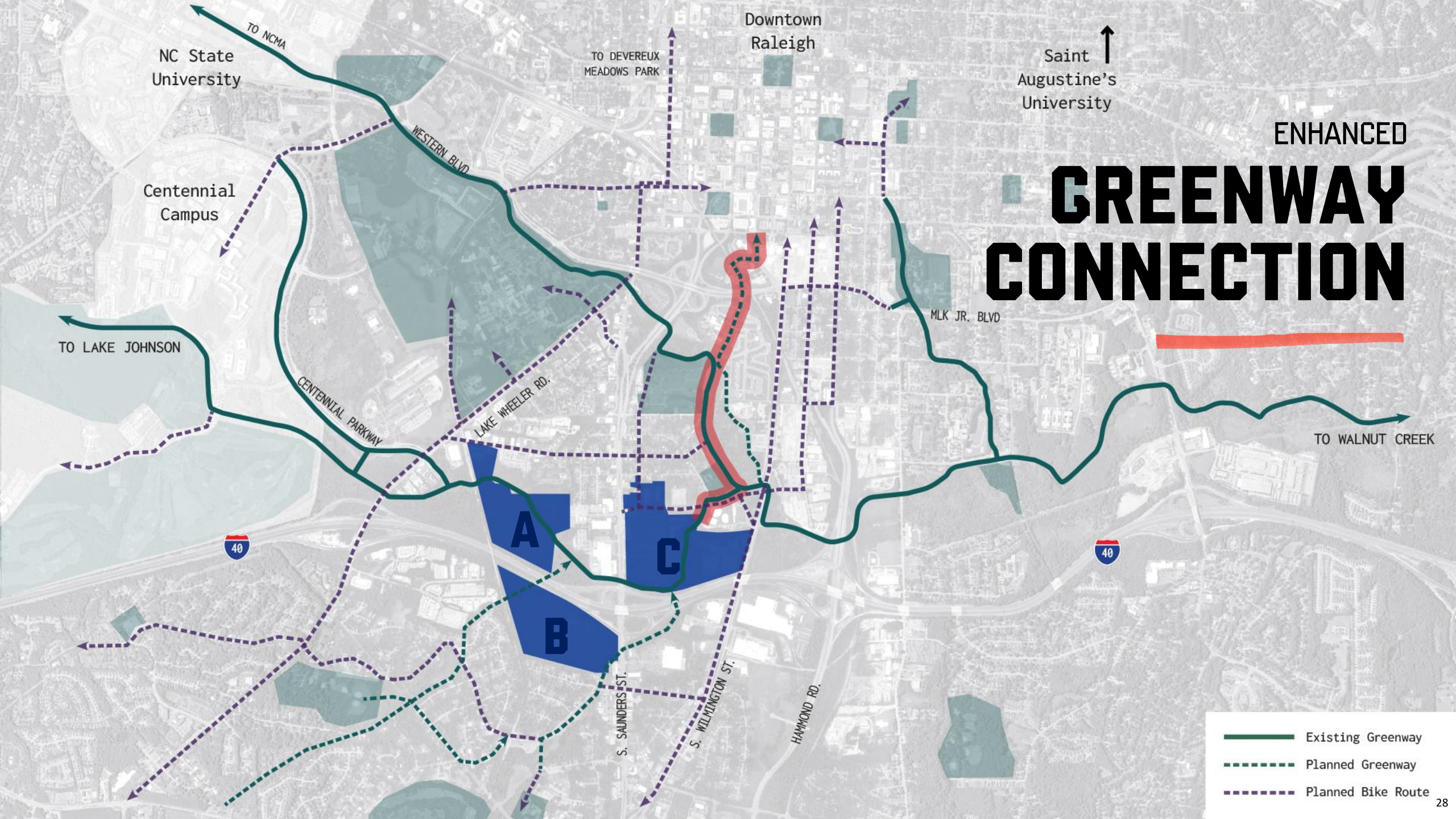


CENTENNIAL CAMPUS

One of the premier research parks in North America, N.C. State's Centennial Campus continues expand, with new developments moving further south towards I-40.

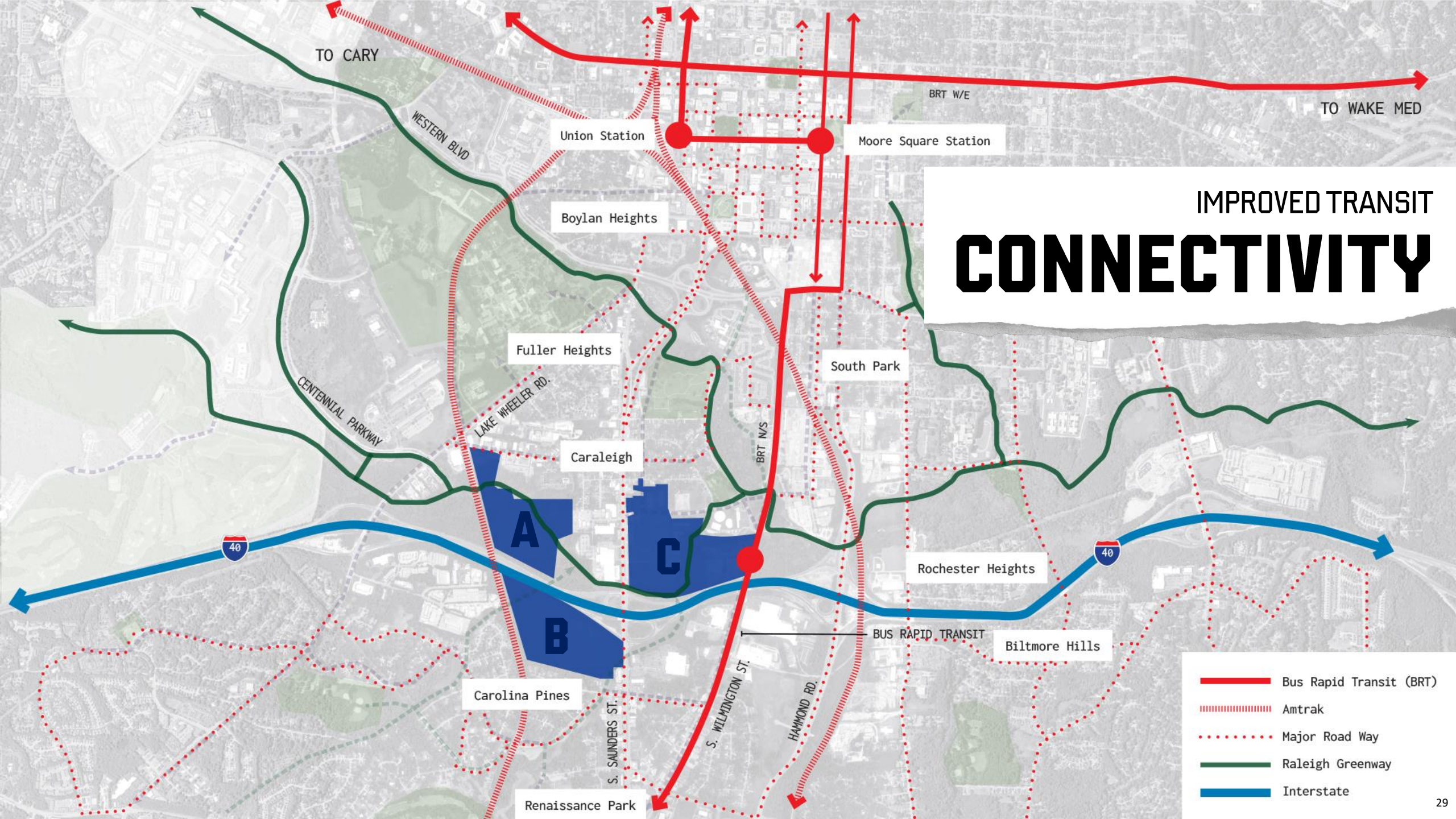
Located within a half-mile from Downtown South and connected via greenway access, Downtown South will receive considerable draw from students and faculty attracted to the various restaurants, retailers, and entertainment venues.

ENHANCED GREENWAY CONNECTION



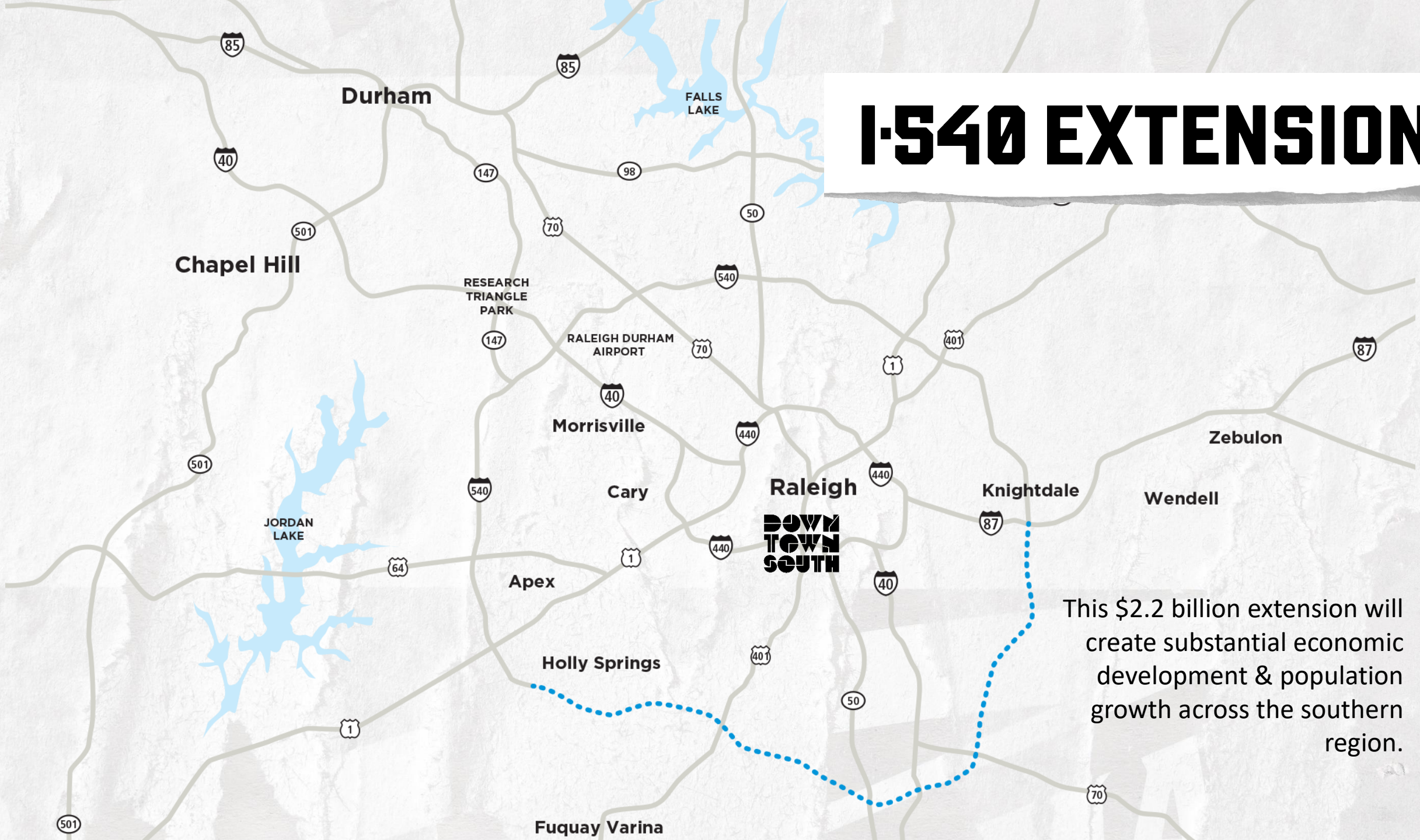
- Existing Greenway
- Planned Greenway
- Planned Bike Route

IMPROVED TRANSIT CONNECTIVITY



- Bus Rapid Transit (BRT)
- Amtrak
- Major Road Way
- Raleigh Greenway
- Interstate

I-540 EXTENSION




This \$2.2 billion extension will create substantial economic development & population growth across the southern region.

TENET .04

PARTNER EARLY AND OFTEN



People protect the things they care about. So, we will create the kinds of
partnerships today that will ensure our mission is achieved tomorrow.



TENET .04

IDEAS WE'RE EXPLORING

- EXPERIENTIAL HEALTH, ECOLOGICAL + SOCIAL SCIENCES EDUCATION SPACES
- ONSITE LEARNING FACILITIES IN DOWNTOWN SETTING
- STEAM CENTER AT DTS
- APPRENTICESHIP WITH ONSITE BUSINESSES THRU WAKEWORKS - FOOD/BEVERAGE+ BEYOND
- RECRUITMENT + ENROLLMENT CENTER
- IMMEDIATE ACCESS TO TECH/START-UP COMPANIES

PARTNERSHIPS



JOIN US

This district is founded on the belief that humans are better together. We invite you to share in the innovation and inspiration that will show the world that coming together fuels human progress.

