

DOWN
TOWN
SOUTH

AGENDA

I. Quarterly Meetings + Mailing List

II. Project Overview + Updates

III. Q&A

An aerial rendering of a modern city development. The scene features a large stadium with a green field in the lower-left quadrant. To its right and extending towards the top of the frame is a dense cluster of multi-story buildings, including a prominent tall skyscraper. The architecture is contemporary with glass facades and flat roofs. The overall lighting is dim, suggesting dusk or dawn, with a dark, textured sky. The text 'DOWNTOWN SOUTH' is overlaid in large, white, bold, sans-serif capital letters across the center of the image.

DOWNTOWN SOUTH

Quarterly Meetings

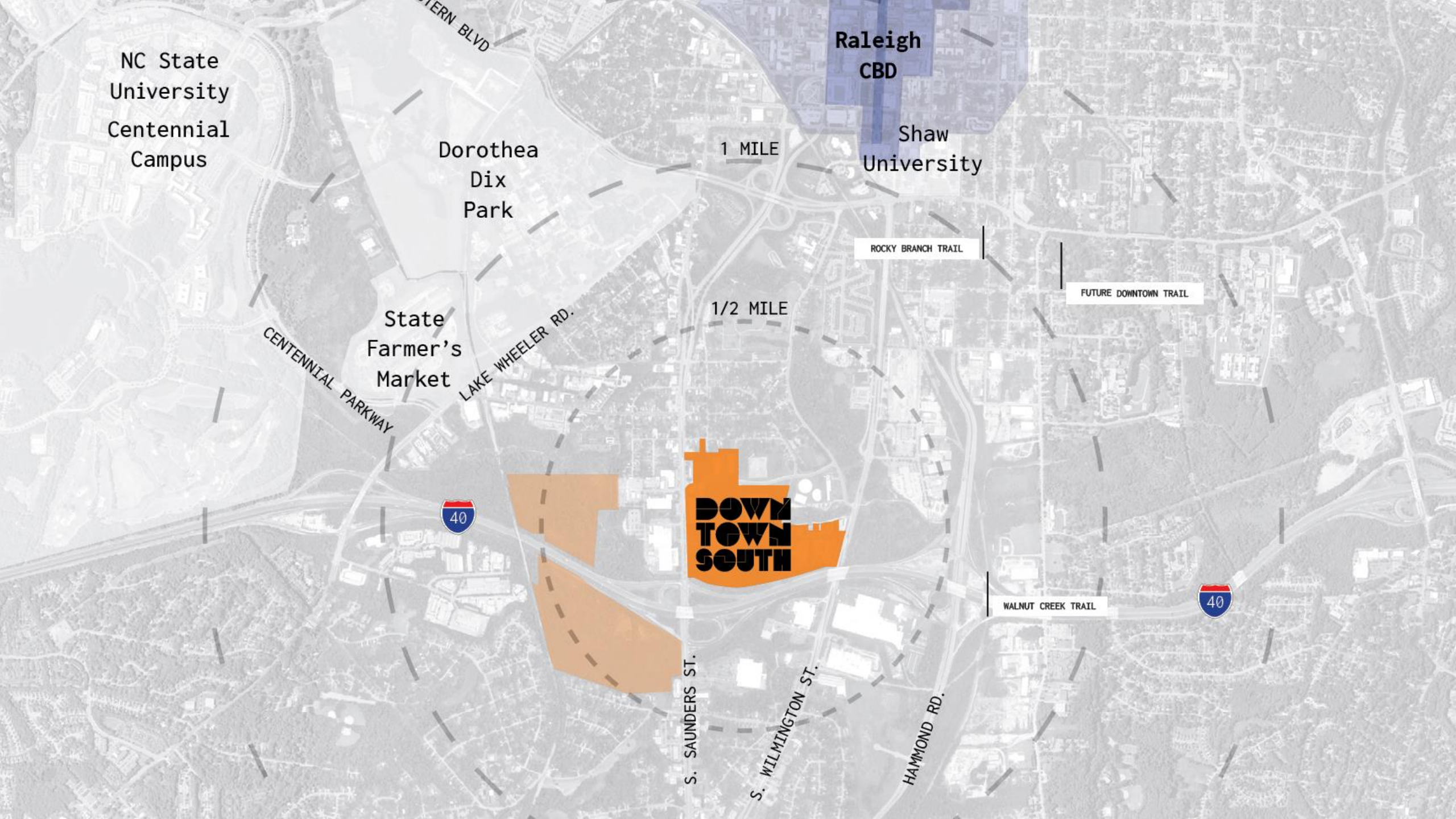
QUARTERLY MEETINGS

We will host quarterly community meetings, bringing information and dialogue to our community partners. All will be open to the public and notifications will be sent by mail and email.

An aerial architectural rendering of a city development project. The scene shows a dense cluster of modern buildings, including a prominent tall skyscraper and several mid-rise structures with green roofs. A large stadium with a green field is visible in the lower-left quadrant. The surrounding area includes roads, parking lots, and landscaped green spaces. The overall tone is dark and atmospheric, with a focus on the urban layout and infrastructure.

DOWNTOWN SOUTH

PROJECT OVERVIEW AND STATUS



NC State University
Centennial
Campus

Dorothea
Dix
Park

Raleigh
CBD

Shaw
University

1 MILE

ROCKY BRANCH TRAIL

FUTURE DOWNTOWN TRAIL

State
Farmer's
Market

1/2 MILE

**DOWNTOWN
SOUTH**

WALNUT CREEK TRAIL

CENTENNIAL PARKWAY

LAKE WHEELER RD.



S. SAUNDERS ST.

S. WILMINGTON ST.

HAMMOND RD.

DOWNTOWN SOUTH UPDATES:

- Phase 0: Office Leased, Currently Leasing Retail
- Engaging Placemaking / Activation Partners
- Pursuing Start of 2 Vertical Projects and Infrastructure in 2024



An architectural rendering of a modern urban street scene. The image shows a wide, paved pedestrian walkway lined with multi-story buildings. The buildings on the left have a mix of brick and glass facades, while the building on the right is primarily glass. There are trees and greenery along the walkway, and several people are depicted walking and sitting at outdoor tables. The overall atmosphere is bright and modern.

IMPLEMENTING THE VISION

PHASE 0

ADAPTIVE RE-USE

45,000 SF of two existing warehouse buildings allows for immediate activation + placemaking.

Office SF	31,000 (leased)
Retail SF	14,000 (Currently Leasing)
Construction	Underway
Delivery	2024





GOOD
GOOD

GALLERY

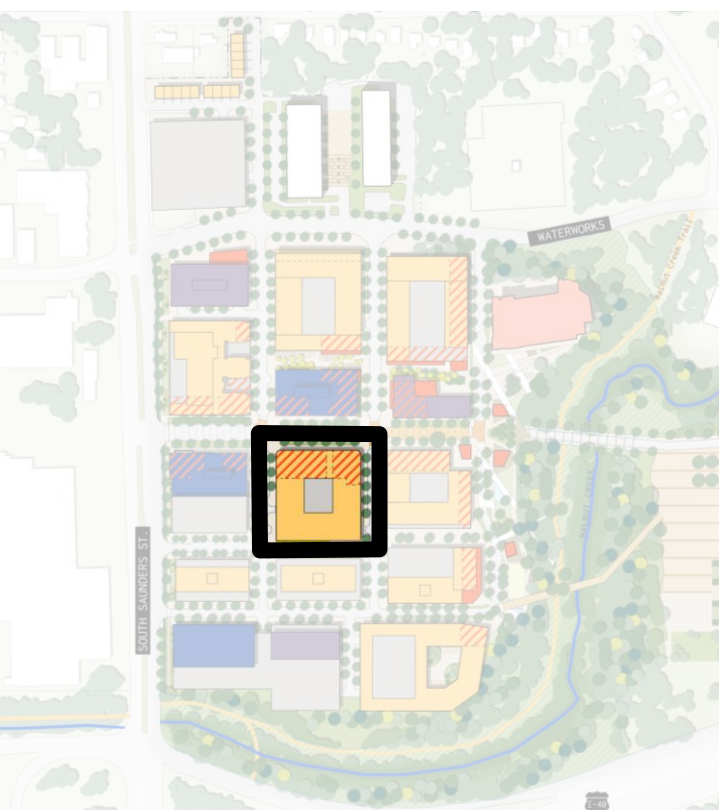
BEERS
INSIDE

BEER
BEER
BEER

PHASE 1

MULTI-FAMILY SOUTH

Description	7-Story Mid Rise
Total Units	280
Retail SF	12,500
✓ Site Plan Approved	
✓ Building Permit Approved	
✓ Navigating Capital Markets	



PHASE 1

MUSIC VENUE

Building SF 60,000

Capacity 3,500

✓ In Building Permit Review

✓ Commenced Construction Docs



Leased by AEG Entertainment Group



THE DEPOT

THE DEPOT PRESENTS GRETA VAN FLEET. SOLD OUT



To CBD →



An aerial architectural rendering of a modern city development. The scene features a large stadium with a green field in the lower-left quadrant. The central and right portions of the image are dominated by a dense cluster of multi-story buildings with various architectural styles, including some with green roofs. A prominent, tall, rectangular building stands out in the upper-middle section. The overall atmosphere is dark and moody, with a focus on the urban layout and infrastructure.

Downtown south

Q & A

DOWN
TOWN
SOUTH