

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 modern, multi-story buildings with various architectural styles, including some with green roofs. A prominent, tall, rectangular building stands out in the center. The surrounding area is filled with trees and landscaped walkways. The overall lighting is soft, suggesting a dusk or dawn setting.

DOWNTOWN SOUTH

Quarterly Meetings

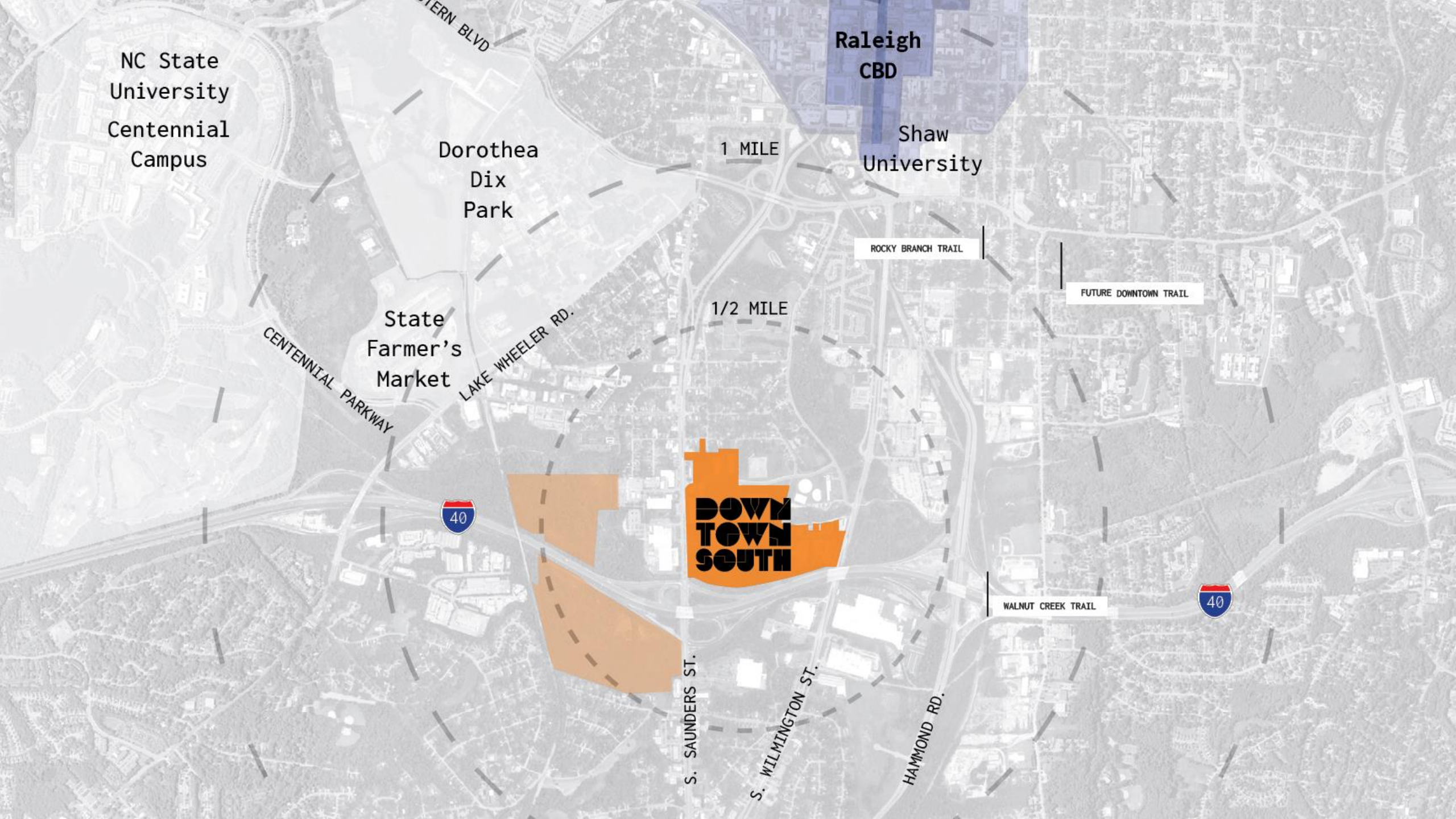
QUARTERLY MEETINGS

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 at dusk. The scene shows a dense cluster of modern buildings with various architectural styles, including a prominent tall, slender tower. A large, rectangular stadium with a green field is visible in the lower-left quadrant. The surrounding area is filled with trees and landscaped green spaces. The sky is dark with a soft glow from the setting or rising sun, creating a dramatic atmosphere. The overall color palette is dominated by dark blues, greys, and greens, with some warm tones from the buildings and the stadium.

DOWNTOWN SOUTH

PROJECT OVERVIEW AND STATUS



NC State University
Centennial
Campus

Dorothea
Dix
Park

State
Farmer's
Market

Raleigh
CBD

Shaw
University

1 MILE

1/2 MILE

ROCKY BRANCH TRAIL

FUTURE DOWNTOWN TRAIL

**DOWNTOWN
SOUTH**

WALNUT CREEK TRAIL

CENTENNIAL PARKWAY

LAKE WHEELER RD.

S. SAUNDERS ST.

S. WILMINGTON ST.

HAMMOND RD.



DOWNTOWN SOUTH UPDATES:

- Navigating Capital Markets
- Pushing for Music Venue SPR and Building Permit Approval
- Working through Infrastructure and Sitework Logistics with Contractors
- Aiming to Start Infrastructure and Verticals – Capital Dependent



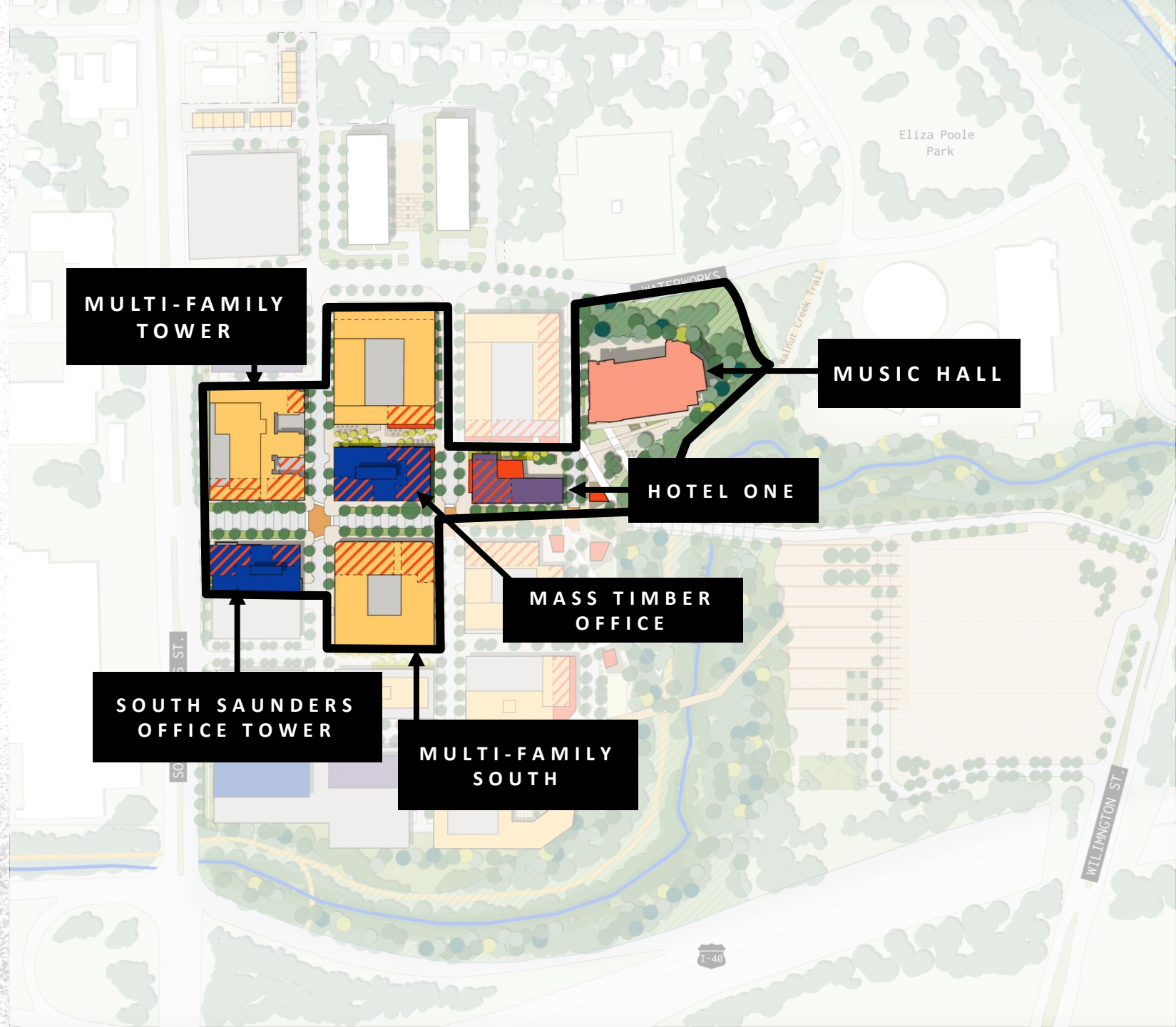
An architectural rendering of a modern urban street scene. The image shows a wide, paved pedestrian walkway lined with multi-story buildings. The buildings on the left have a mix of brick and glass facades, while the building on the right is primarily glass. There are trees and greenery along the walkway,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

IMPLEMENTING THE VISION

PHASE 1

Because success is accelerated by power of critical mass, Downtown South will be built in meaningfully-scaled phases

Office SF	535,000
Retail SF	60,000
Multi-Family	1000 Units
Music Hall	3,500 Capacity
Hotel	180 Keys



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

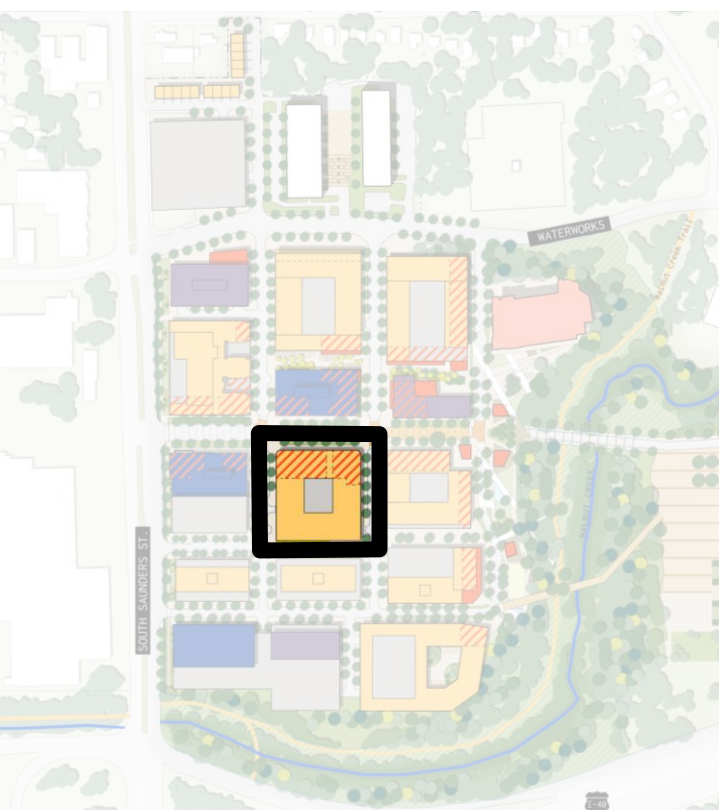
BEERS
INSIDE

BEER
BEER

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 SPR and Building Permit Review

✓ Commenced Construction Docs



Leased by AEG Entertainment Group



DEPOT

THE DEPOT PRESENTS GRETA VAN FLEET. SOLD OUT

DEPOT

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

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