

Hillsborough Street Development Projects Report

8/4/2020



Introduction

This summary highlights private and public development projects in and around Raleigh's Hillsborough St. Municipal Service District. The report is inclusive of all projects completed since 2015 as well as projects that are currently under construction or are in varying stages of planning and development. All Construction figures are best estimates. Dates indicated in the planning and design phases may be adjusted as project needs change. All information is accurate to the best of our abilities.

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NCSU Class of 2020

About Us

Hillsborough Street Community Service Corporation

We celebrate Hillsborough Street! We are a diverse coalition of Hillsborough Street community partners advocating for a vibrant and unique district.

The Corporation's mission is to make the Hillsborough Street community a distinct destination in Raleigh by providing services and programs that improve the economic sustainability of the territory's businesses and increase the market value of its properties.

The Hillsborough Street Community Service Corporation is an independent, not for profit municipal service district, which began providing services and programs in the fall of 2010. The district was created by the City of Raleigh in partnership with NC State University and the property owners, merchants and residents on and around Hillsborough Street.

About Us

The HSCSC territory is a 3-mile long corridor that runs on both sides of Hillsborough Street, from St. Mary's School to Meredith College and the I440 Beltline (including Morgan St., a few side streets and connections with Cameron Village). The territory includes a diverse collection of businesses, organizations, institutions and residential options.

We support an equitable and inclusive community, enabling all people to participate and reach their full potential. We believe in promoting equitable access and opportunity, recognizing the need to address systemic and institutional inequities, especially in matters of race. We recognize that to achieve our vision, we must lead our sector in making the changes we want to see in society.

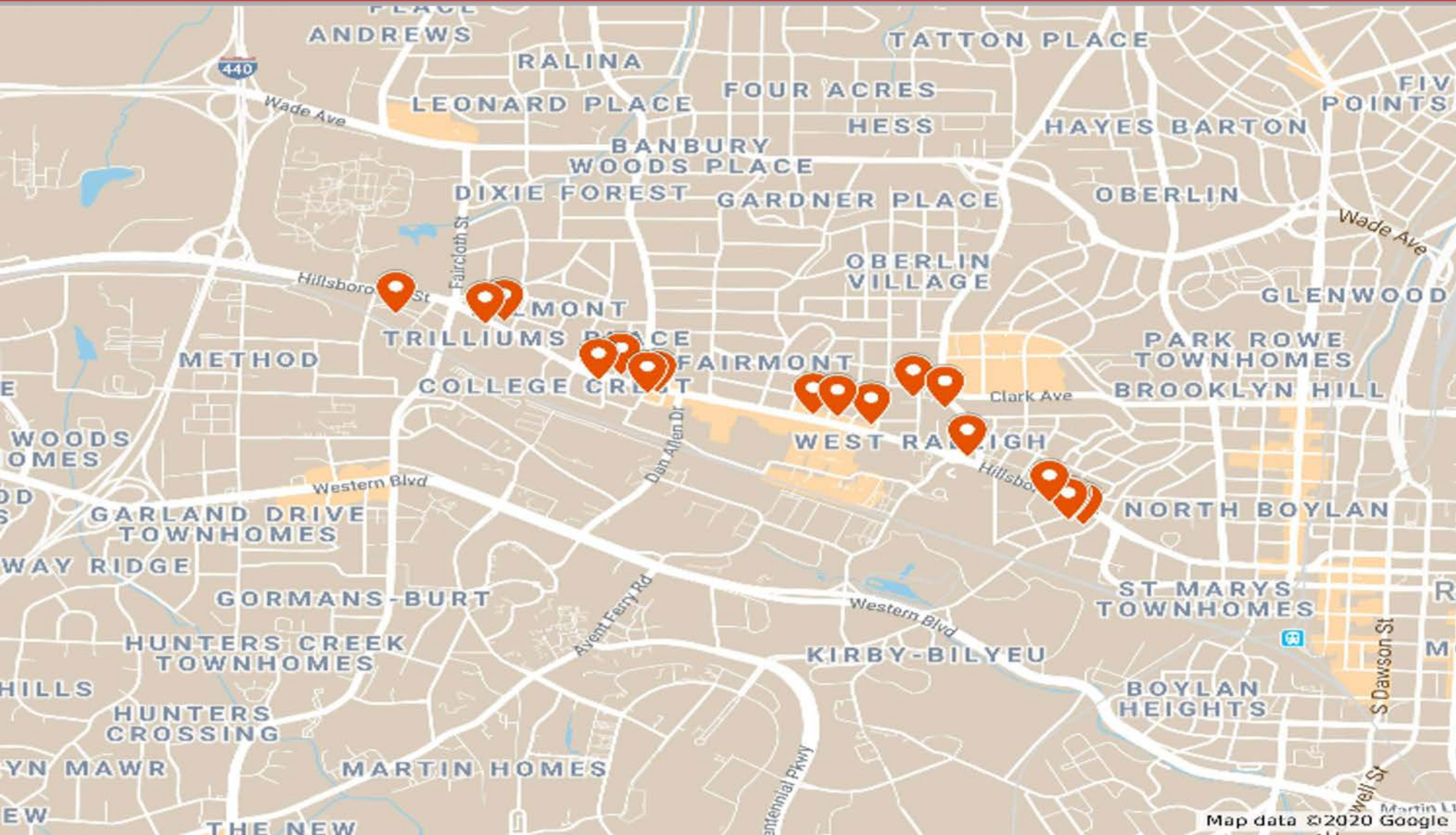
HSCSC annually provides a range of services and programs that help to make the Hillsborough Street community a better place to live, work, play, shop, dine, learn and visit, including: cleaning, security, beautification, marketing and communications, economic development, special events and tourism, planning and advocacy, parking and transportation, research, arts and community.

Map of the Hillsborough St. MSD



Development Projects Inside the District

since 2015



Total Sq. Footage:
1,848,725 SF

Total Investment:
\$233,700,000

Development Projects Inside the District

since 2015

Project	Est. Investment	Sq. Footage	Units (BRs)	Status
Wilkes Condominiums (101 Enterprise St.)	\$34,000,000	101,700 SF	51 (89)	Planned
3402 Hillsborough St.	\$11,000,000	71,000 SF	106 (346)	Planned
University Park Condominiums (3411 Hillsborough St.)	TBD	93,400 SF	93 (133)	Planned
The View on Pullen Circle (1912 Hillsborough St.)	TBD	60,850 SF	34 (42)	Planned
Uncommon Raleigh (3020 Hillsborough St.)	\$30,000,000	246,350 SF	142 (326)	Under Construction
Trilogy Cameron Village (305 Oberlin Rd.)	\$31,000,000	237,650 SF	203 (265)	Under Construction
The Standard Raleigh (3101 Hillsborough St.)	\$61,000,000	509,000 SF	232 (671)	Under Construction
104 Ashe	\$4,500,000	18,050 SF	16 (30)	Under Construction
103 Park	\$3,500,000	16,000 SF	97 (174)	Under Construction
109 Park	\$14,900,000	96,200 SF	119 (149)	Complete
The Theory Raleigh (1505 Hillsborough St.)	\$29,000,000	271,200 SF	150 (525)	Complete
The Hillsborough (2304 Hillsborough St.)	\$5,000,000	59,000 SF	12 (33)	Complete
Target Bldg. Renovation (2512 Hillsborough St.)	\$5,000,000	23,000 SF	N/A	Complete
Zaxby's (2901 Hillsborough St.)	\$700,000	3,325 SF	N/A	Complete
La Stella Wood Fired Upfit (2420 Hillsborough St.)	\$300,000	6,000 SF	N/A	Complete
Raleigh Brewing Co. Renovation (3709 Neil St.)	\$500,000	3,000 SF	N/A	Complete
Friendly Apartments (105 Friendly Dr.)	\$6,000,000	27,000 SF	16 (49)	Complete
H-Street Kitchen Renovation (2420 Hillsborough St.)	\$1,800,000	6,000 SF	N/A	Complete

Total Sq. Footage: 1,848,725 SF

Total Investment: \$233,700,000

Development Projects Inside the District

since 2015



Friendly
Apartments



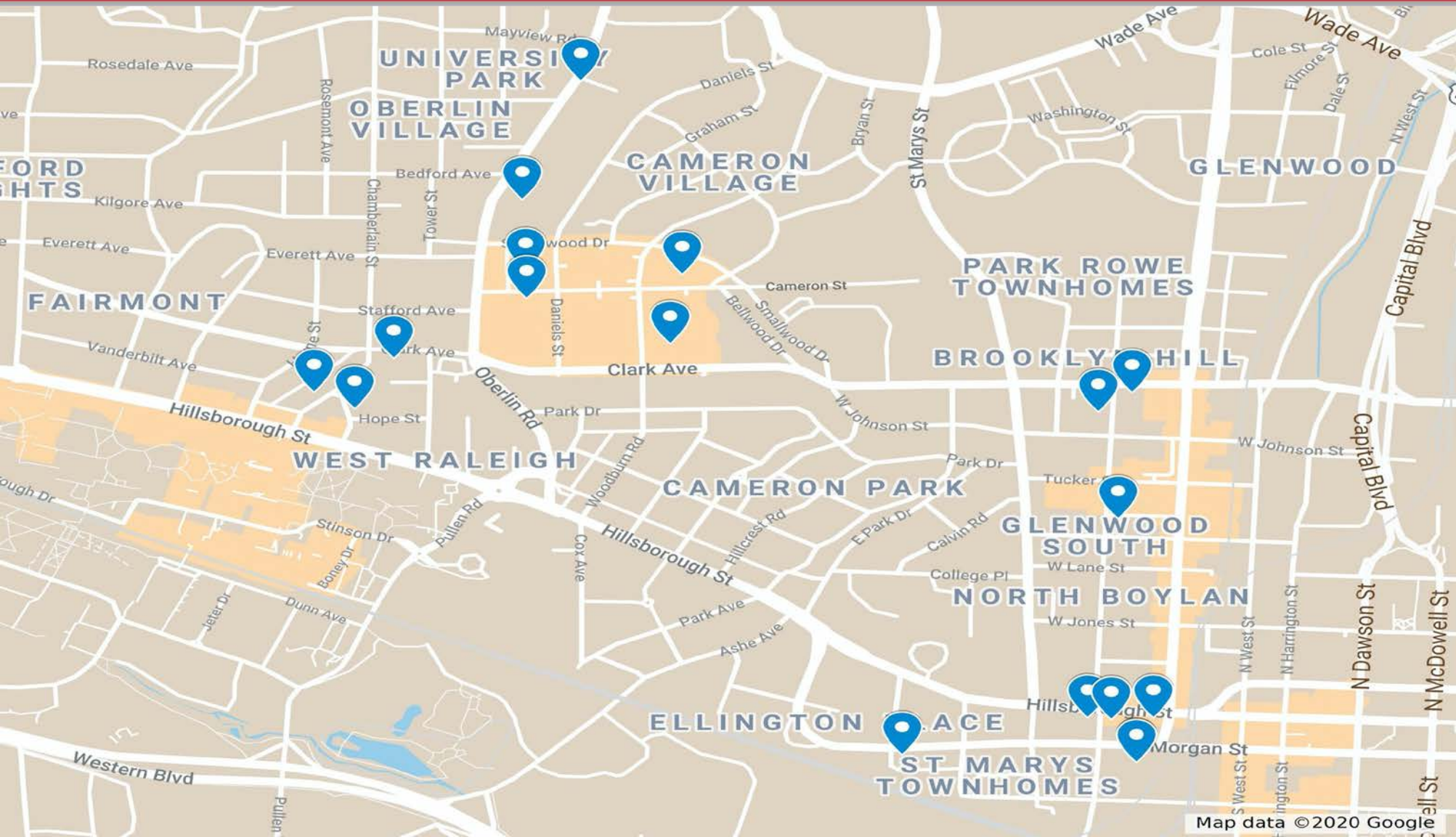
The Hillsborough
2304



109 Park Ave.

Development Projects Near the District

since 2015



**Total Sq. Footage:
1,690,000 SF**

**Total Investment:
\$424,064,000**

Development Projects Near the District

since 2015

Project	Est. Investment	Sq. Footage	Units (BRs)	Status
Two Glenwood (607 W. Morgan St.)	\$90,000,000	331,000 SF	N/A	Planned
Harris Teeter (Expansion) (500 Oberlin Rd.)	\$8,000,000	69,500 SF	N/A	Planned
Block 83 Parking Deck (w/ Retail) (701 & 709 Hillsborough St.)	\$108,000,000	267,350 SF	N/A	Planned
Peace Street Condos (615 W Peace St.)	\$1,650,000	27,000 SF	24	Planned
The Oberlin Condominiums (904 Oberlin Rd.)		94,500 SF	24 (76)	Under Construction
One Glenwood (605-609 Hillsborough St.)	\$100,000,000	219,500 SF	N/A	Under Construction
Origin Hotel (607 W Morgan St.)	\$2,250,000	21,550 SF	126	Under Construction
Revisn (615 N Boylan Ave.)	\$6,540,000	44,250 SF	48	Complete
The Gramercy (650 W North St.)	\$30,000,000	168,400 SF	203 (252)	Complete
Trophy Brewing (827 W Morgan St.) (Renovation)	\$1,500,000	6,000 SF	N/A	Complete
Clark Townhomes (2305 Clark Ave.)	\$10,000,000	27,500 SF	11 (33)	Complete
Logan Apartments(102 Logan Ct.)	\$12,500,000	73,500 SF	81 (192)	Complete
113 Chamberlain Apartments (113 Chamberlain St.)	\$7,500,000	41,150 SF	42 (113)	Complete
Six Sixteen Apartments (616 Oberlin Rd.)	\$40,000,000	251,500 SF	215 (320)	Complete
Starbucks Relocation (2105 Cameron St.)	\$600,000	3,950 SF	N/A	Complete
The Fresh Market (Expansion) (400 Woodburn Rd.)	\$524,000	16,850 SF	N/A	Complete
Rite Aid (Renovation) (510 Woodburn Rd.)	\$5,000,000	25,000 SF	N/A	Complete
Dram & Draught (Renovation) (623 Hillsborough St.)		1,500 SF	N/A	Complete

Total Sq. Footage: 1,690,000 SF

Total Investment: \$424,064,000

Development Projects Near the District

since 2015



Logan &
Chamberlain



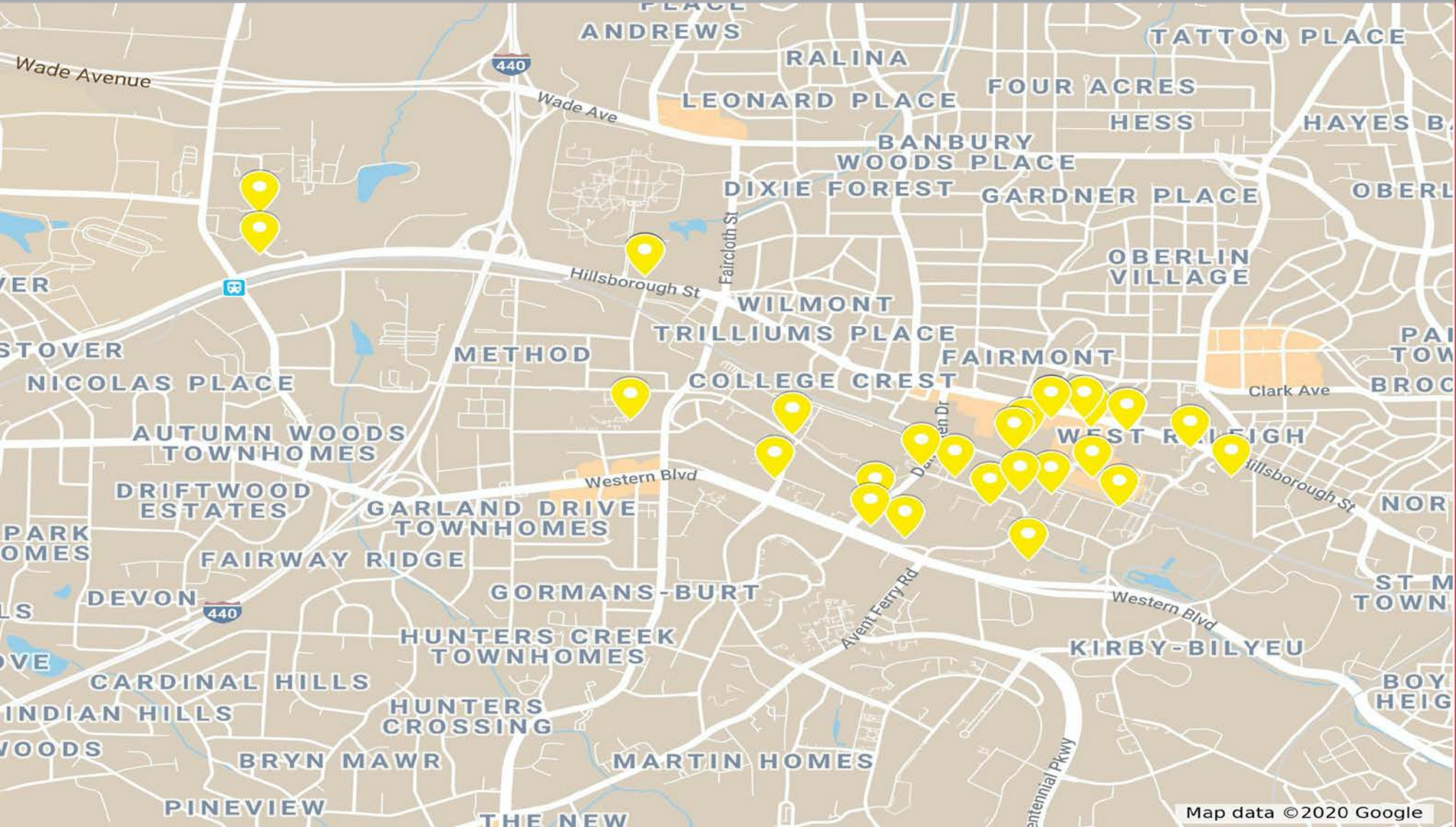
Clark
Townhomes



One Glenwood

Institutional Development Projects Near the District

since 2015



Total Sq. Footage:
4,009,880 SF

Total Investment:
\$559.04M

Map data ©2020 Google

Institutional Development Projects

since 2015

Project	Est. Inv.	Sq. Footage	Institution	Status
Plant Sciences Building (NC State University Campus)	\$150.60M	185,000 SF	NCSU	Under Construction
Bureau of Mines Renovation (2500 Yarbrough Dr.)	\$6.00M	16,800 SF	NCSU	Under Construction
Carmichael Renovation & Expansion (2611 Cates Ave.)	\$45.00M	820,000 SF	NCSU	Under Construction
DH Hill Academic Success Center (2 W Broughton Dr.)	\$15.90M	413,000 SF	NCSU	Under Construction
Renovations to Data Center II (2701 Sullivan Dr.)	\$6.50M	N/A	NCSU	Planned
Ricks Hall 2nd Floor Renovation (1 Lampe Dr.)	\$5.50M	51,150 SF	NCSU	Planned
Outdoor Aquatics Facility (2611 Cates Ave.)	\$11.00M	25,000 SF	NCSU	Planned
Library Renovations Jordan Hall (2800 Faucette Boulevard)	\$1.50M	6,800 SF	NCSU	Planned
Wrestling Addition & Renovation (2500 Warren Carroll Dr.)	\$2.50M	6,600 SF	NCSU	Planned
Restoration of Memorial Belltower (2011 Hillsborough St.)	\$6.50M	N/A	NCSU	Planned
Meredith C. New Academic Building	\$90.00M	13,000 SF	Meredith	Planned
Meredith C. Weatherspoon PE Building Renovations (3800 Hillsborough St.)	\$1.00M	5,400 SF	Meredith	Completed
Kresge Auditorium refurbishment (3800 Hillsborough St.)	\$0.40M	5,400 SF	Meredith	Completed
Johnson Hall (3800 Hillsborough St.)	\$6.00M	39,050 SF	Meredith	Completed
Schaub Hall Dairy Retail Facility (400 Dan Allen Dr.)	\$2.40M		NCSU	Complete
ES King Village Roof Replacements (3824 Jackson St.)	\$1.00M	211,050 SF	NCSU	Complete

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*Projects from NCSU and Meredith College

Institutional Development Projects Cont.

since 2015

Project	Est. Inv.	Sq. Footage	Institution	Status
Biomedical Partnership Center (1001 William Moore Dr.)	\$10.5M	44,500 SF	NCSU	Complete
Patterson Business Center Renovation (2501 Founders Dr.)	\$1.64M	35,650 SF	NCSU	Complete
CVM 3B Lab Renovation (1060 William Moore Dr.)	\$3.00M	8,000 SF	NCSU	Complete
DH Hill Accessibility Improvements (2 West Broughton Dr.)	\$0.70M	412,600 SF	NCSU	Complete
Gregg Museum of Art and Design (1903 Hillsborough St.)	\$9.20M	22,800 SF	NCSU	Complete
Harrelson Hall Demolition (2610 Stinson Dr.)	\$3.50M	100,150 SF	NCSU	Complete
Reynolds Coliseum Renovation (2411 Dunn Ave.)	\$35.00M	119,800 SF	NCSU	Complete
Ricks Hall Exterior Improvements (1 Lampe Dr.)	\$3.60M	48,600 SF	NCSU	Complete
Winston Hall HVAC (2301 Hillsborough St.)	\$1.00M	39,950 SF	NCSU	Complete
Tucker Hall Renovation (2800 Cates Ave.)	\$1.40M	68,780 SF	NCSU	Complete
Bragaw Hall Window Replacement (210 Dan Allen Dr.)	\$1.65M	131,250 SF	NCSU	Complete
DH Hill Fire Alarm Upgrades (2 West Broughton Dr.)	\$0.92M	412,600 SF	NCSU	Complete
Carmichael Gym Locker Rooms (2611 Cates Ave.)	\$7.60M	345,350 SF	NCSU	Complete
Biltmore Hall 1st Floor Labs (2820 Faucette Dr.)	\$1.90M	70,900 SF	NCSU	Complete
Cox Hall Scale Up (2620 Yarbrough Dr.)	\$1.88M	62,700 SF	NCSU	Complete
CVM Anatomy Lab Renovation (1060 William Moore Dr.)	\$1.75M	5,000 SF	NCSU	Complete
Talley Student Center (2610 Cates Ave.)	\$122.00M	283,000 SF	NCSU	Complete

Total Sq. Footage: 4,009,880 SF

Total Investment: \$559.04M

Development Projects Near the District

since 2015



Johnson Hall
Renovations



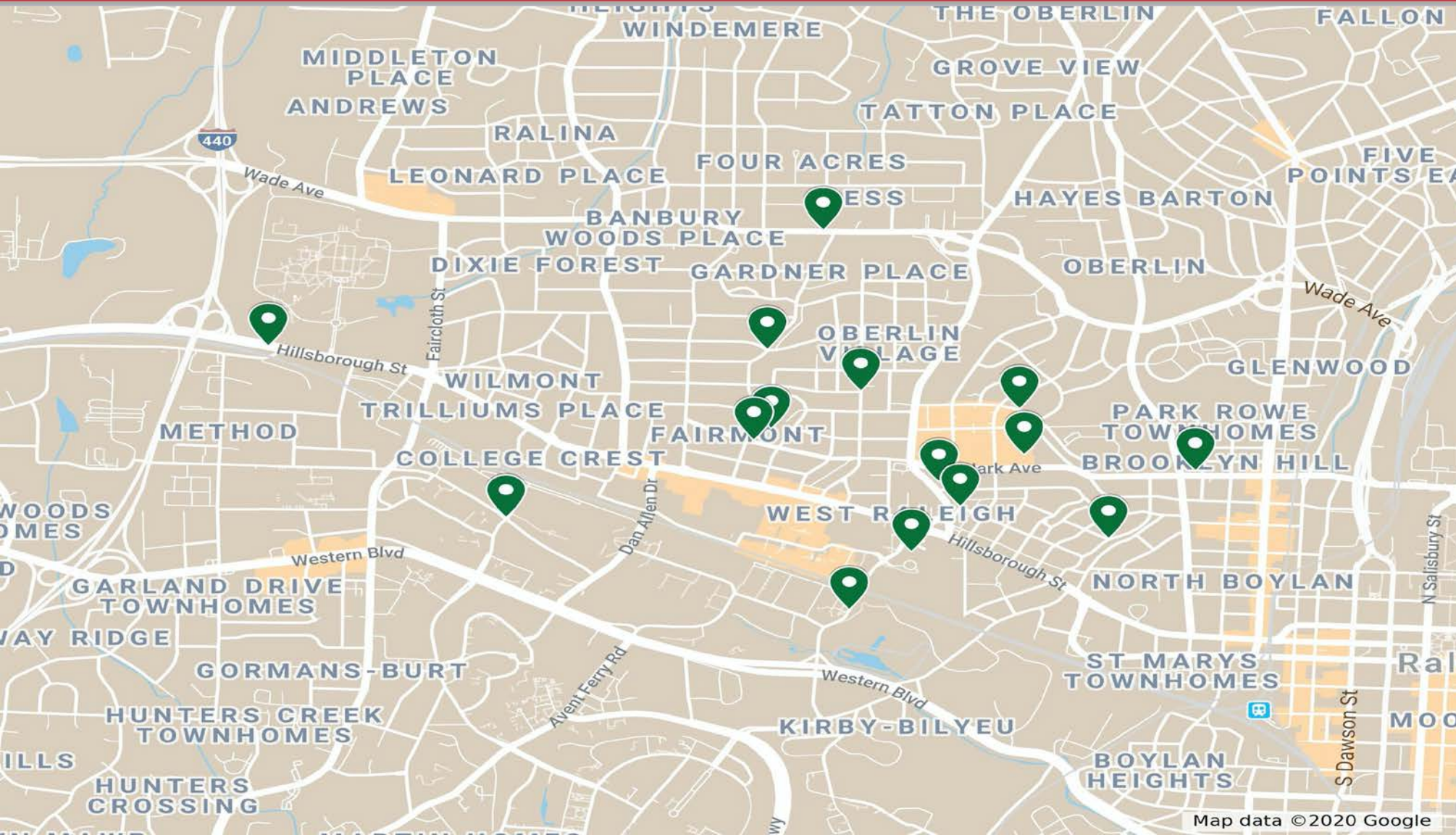
Memorial Bell
tower



Gregg Museum
of Art and
Design

Public Sector Development Projects Near the District

since 2015



Total Investment:
\$57,390,000

Public Sector Development Projects

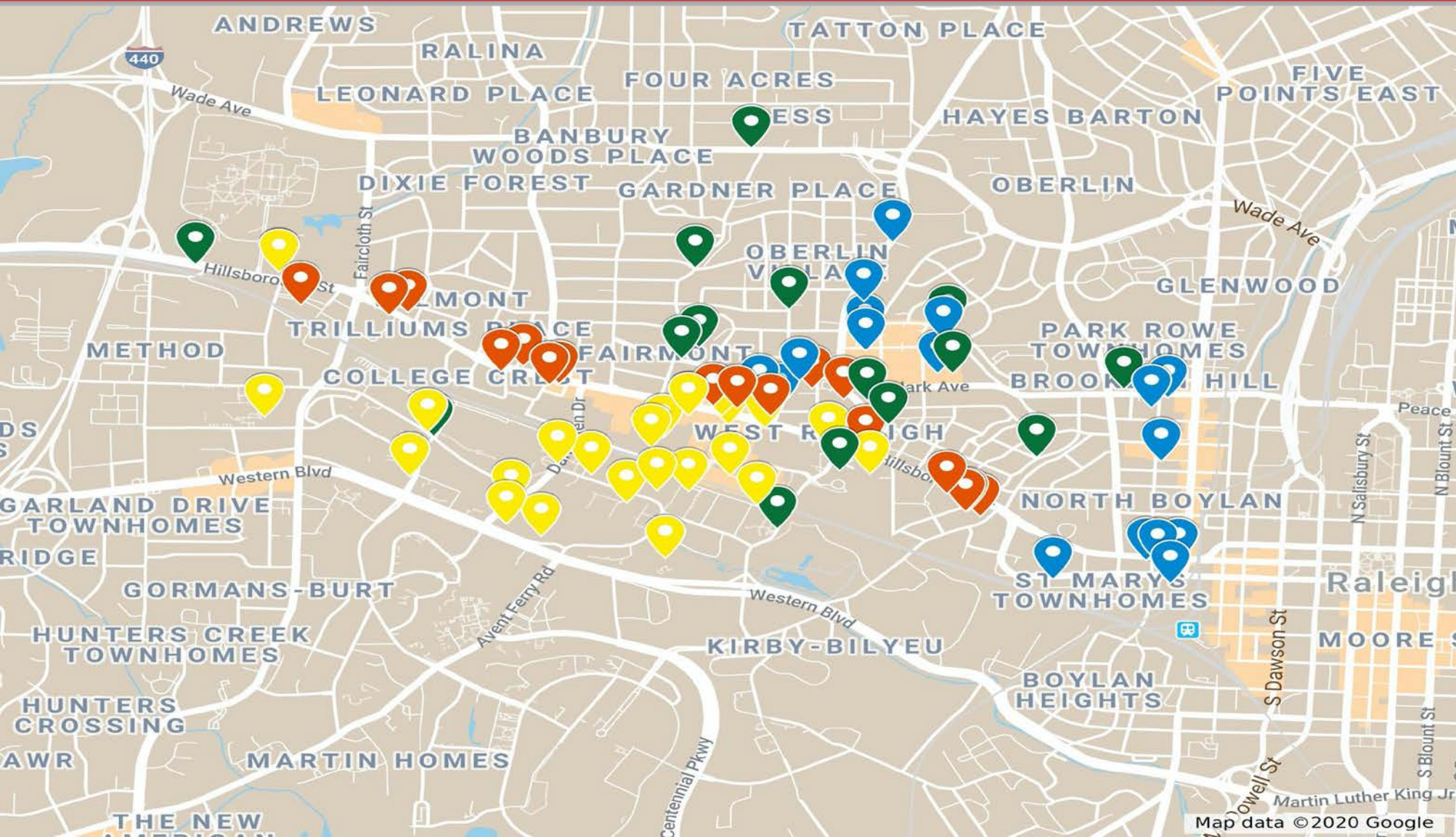
since 2015

Project	Est. Investment	Scope	Status
Hillsborough / Blue Ridge Grade Separation (U-4437)	\$13,200,000	250ft	Planned
Western Boulevard / Avent Ferry Pedestrian Tunnel	\$5,000,000		Planned
Oberlin Road Streetscape Project	\$3,600,000	14ft	Planned
Wade Avenue Sidewalk	\$2,500,000	.6 miles	Planned
Pullen Road Bridge Replacement	\$200,000		Planned
Daisy Drive Sidewalk	\$170,000	.16 miles	Planned
Peace Street West Streetscape	\$2,200,000		Planned
Hillsborough Street Tree Replacement Project			Planned
Gorman Street Connector	\$410,000		Planned
Bikeshare	\$1,650,000	N/A	Planned
Pullen Road Extension	\$3,000,000	.37 miles	Under Construction
Pullen Arts Center Renovation	\$6,000,000	N/A	Under Construction
Hillsborough Street Renewal Project (Phase II)	\$17,300,000		Complete
Hillsborough Transmission Replacement		5,000ft	Complete
Gaddy-Goodwin Teaching Theatre Renovation	\$740,000	N/A	Complete
Raleigh Fire Station No. 5 Renovation	\$950,000	N/A	Complete
Cameron Village Library Renovation	\$470,000	N/A	Complete

Total Investment: \$57,390,000

All Projects Near & Inside the District

since 2015



Total Sq. Footage:
7,548,605 SF

Total Projects:
86

Total Investment:
\$1,274,194,000

Questions?

Please email: andrewb@hillsboroughstreet.org

liveitup
hillsboroughstreet

