

# 2022 Hillsborough Street Development Projects Summary

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# 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 2016 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.

**Prepared By:**

Shannon Johnson, Director of Economic Development & Planning

# 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.



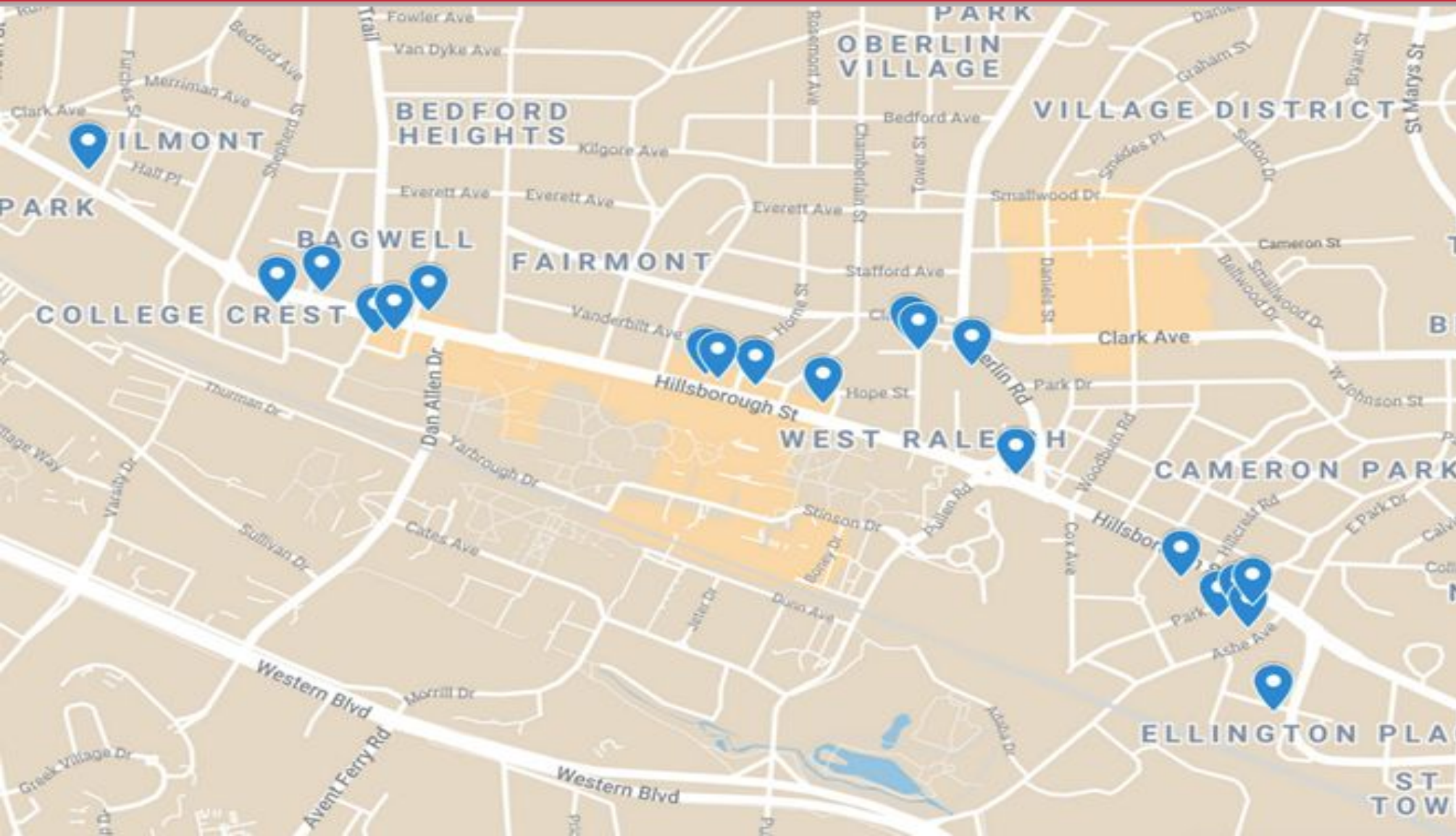
# Map of the Hillsborough St. MSD





# Development Projects Inside the District

since 2016



**Total Sq. Footage:**  
3,459,178

**Total Investment:**  
\$511,700,000

**Total Projects:**  
25

# Development Projects Inside the District

since 2016

Project (Inside the District)	Estimated Investment	Sq.Footage	Units (BRs)	Status
1707 Hillsborough St. (Apts)	\$127,000,000	1,069,715 SF	663	Planned
1313/1317 Hillsborough St.	\$4,000,000	11,849 SF	16	Planned
Hillsborough Centre	\$3,000,000	15,724 SF	N/A	Planned
Hillsborough Pointe Re-Zoning	TBD	156,861 SF	138	Planned
The Flats at Gorman	\$10,000,000	37215 SF	37	Planned
Pullen Hotel	TBD	TBD		Planned
3415 Hillsborough St.	TBD	11,849 SF	28	Planned
3402 Hillsborough St. (Zanoni Dev.)	\$11,000,000	71,000 SF	106	Planned
The Lansing	\$34,000,000	101,700 SF	58	Under Construction
29 Enterprise	TBD	22,625 SF	66	Under Construction
865 Morgan Street	\$130,000,000	438,865 SF	505	Under Construction
Uncommon Raleigh	\$30,000,000	246,350 SF	142	Complete
Trilogy Cameron Village	\$31,000,000	237,650 SF	203	Complete
The Standard Raleigh	\$61,000,000	509,000 SF	232	Complete
104 Ashe	\$4,500,000	18,050 SF	16	Complete
103 Park	\$3,500,000	16,000 SF	97	Complete
109 Park	\$14,900,000	96,200 SF	119	Complete
The Theory Raleigh (Signature 1505)	\$29,000,000	271,200 SF	150	Complete
The Hillsborough	\$5,000,000	59,000 SF	12	Complete
Target Bldg. Renovation	\$5,000,000	23,000 SF	N/A	Complete
Zaxby's	\$700,000	3,325 SF	N/A	Complete
La Stella Wood Fired Upfit	\$300,000	6,000 SF	N/A	Complete
Raleigh Brewing Co. Renovation	TBD	3,000 SF	N/A	Complete
Friendly Apartments	\$6,000,000	27,000 SF	16	Complete
H-Street Kitchen Renovation	\$1,800,000	6,000 SF	N/A	Complete

**Total Sq. Footage: 3,459,178 SF**

**Total Investment: \$511,700,000**

# Development Projects Inside the District

since 2016



The Lansing



865 W Morgan  
St. Apts

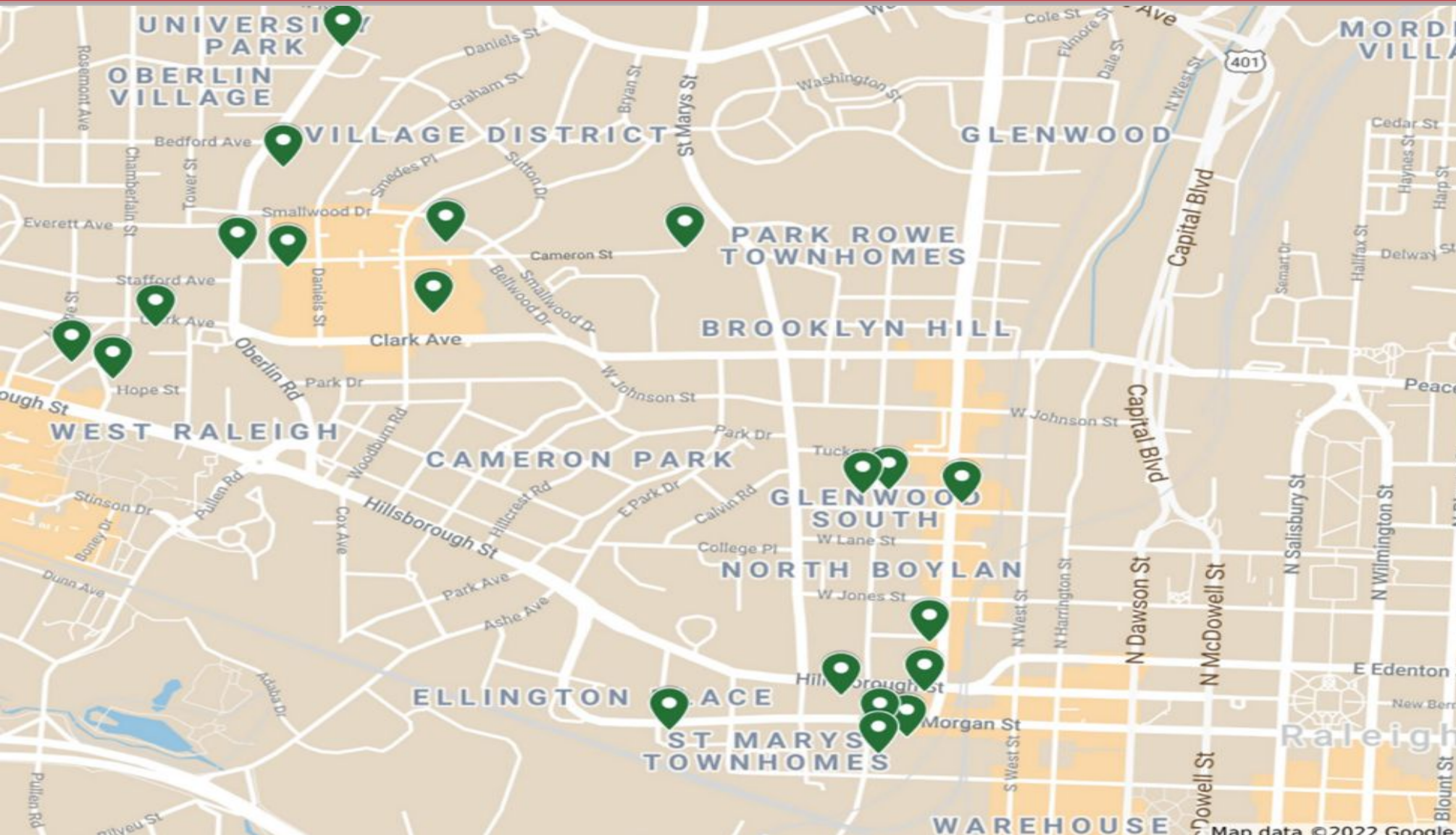


29 Enterprise



# Development Projects Near the District

since 2016



**Total Sq. Footage:**  
3,028,850 SF

**Total Investment:**  
\$462,624,000

**Total Projects:**  
20

# Development Projects Near the District

since 2016

Name	Location	Status	Est. Investment	Total (SF)	Units(BRs)
Camdon Village District Apartmen	1801 Cameron St	Planning	TBD	422,450 SF	369 (471)
The Creamery	400 & 410 Glenwod Ave	Planning	TBD	82,000 SF	261 (322)
Bloomsbury Mixed-Use	121 SOUTH BOYLAN AVENUE	Planning	TBD	183,490 SF	135 (160)
Glenwood South towns	405 N Boylan Ave.	Planning	\$14,000,000	31,000 SF	16 (48)
Block 83 Tower 3	615 W Morgan St & 117 S Boylan Ave	Planning	TBD	650,400 SF	N/A
Willard Hotel	21 Glenwood Ave	Under Construction	\$15,000,000	92,314 SF	146
Origin Hotel	607 W. Morgan St.	Complete	\$90,000,000	331,000 SF	126
Harris Teeter (Expansion)	500 Oberlin Rd.	Complete	\$8,000,000	69,500 SF	N/A
The Oberlin Condominiums	904 Oberlin Rd.	Complete	\$20,000,000	94,500 SF	24 (76)
Block 83 Tower 2	701 & 709 Hillsborough St.	Complete	\$108,000,000	267,350 SF	N/A
102 Logan Apartments	102 Logan Ct.	Complete	\$12,500,000	73,500 SF	81 (192)
113 Chamberlain Apartments	113 Chamberlain St.	Complete	\$7,500,000	41,150 SF	42 (113)
One Glenwood Office	605-609 Hillsborough St./606-608 W. Morgan St.	Complete	\$100,000,000	219,500 SF	N/A
Clark Townhomes	2323 Clark Ave	Complete	\$10,000,000	27,500 SF	11
Six Sixteen Apartments	616 Oberlin Rd.	Complete	\$40,000,000	251,500 SF	215 (320)
Starbucks Relocation	2105 Cameron St.	Complete	\$600,000	2,950 SF	N/A
The Fresh Market (Expansion)	400 Woodburn Rd.	Complete	\$524,000	16,850 SF	N/A
Rite Aid (Renovation)	510 Woodburn Rd.	Complete	\$5,000,000	25,000 SF	N/A
Trophy Brewing	827 W Morgan St.	Complete	\$1,500,000	6,000 SF	
The Gramercy	650 W North St.	Complete	\$30,000,000	168,400 SF	203 (252)

**Total Sq. Footage: 3,028,850 SF**

**Total Investment: \$462,624,000**



# Development Projects Near the District

since 2016



Block 83  
Tower 2



Willard Hotel

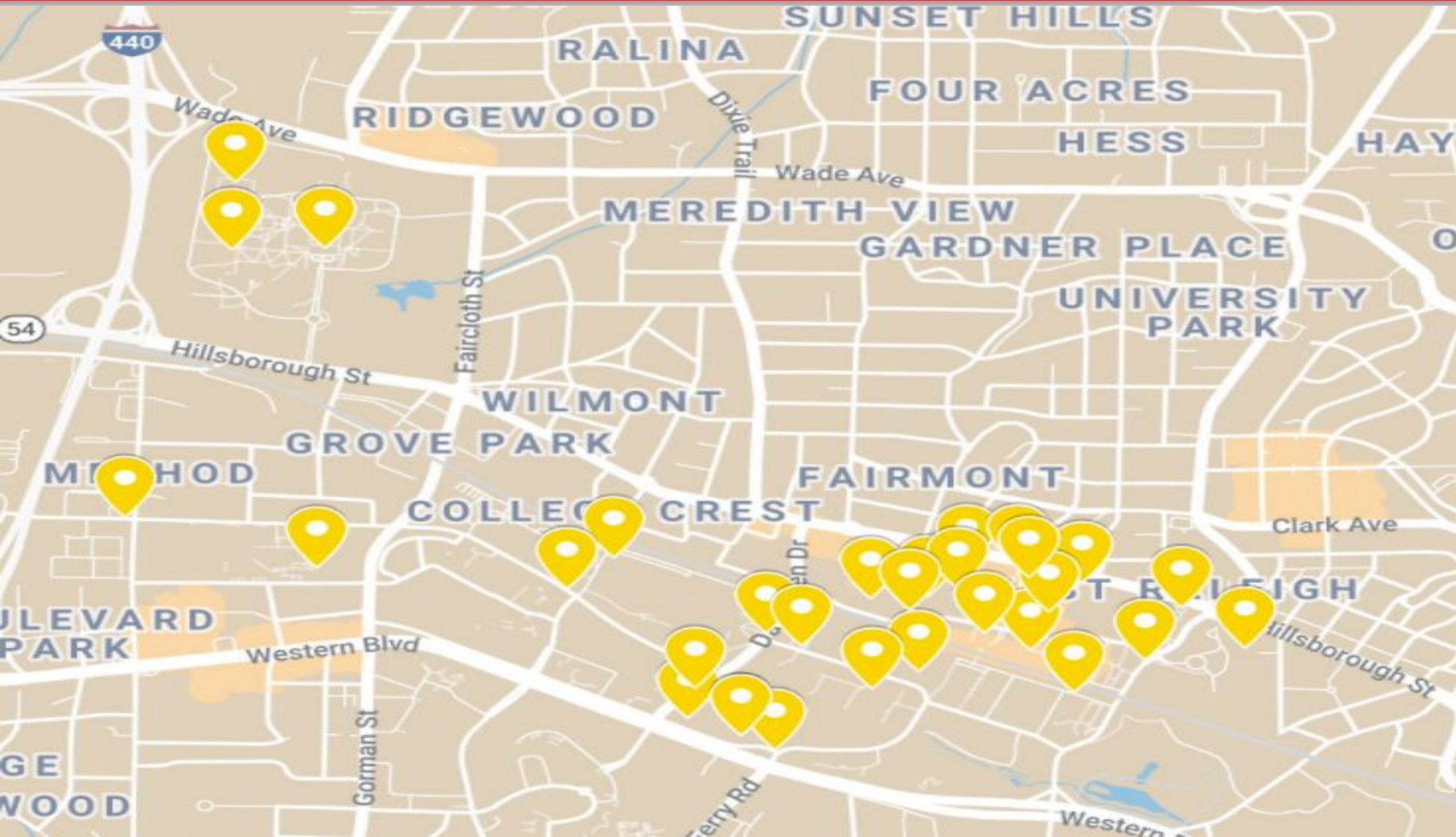


Bloomsbury  
Mixed-Use



# Institutional Development Projects Near the District

since 2016



**Total Sq. Footage:**  
3,826,680 SF

**Total Investment:**  
\$883.48M

**Total Projects:**  
58

# Institutional Development Projects

since 2016

Project (Institutional)	Budget	Institution	Status
CVM Translational Research Facility	\$6.7M	NC State University	Planning
Small Ruminants and Education Unit Relocation	\$10M	NC State University	Planning
Domestic Water Line Replacement - N/S Central Campus	\$4.3M	NC State University	Planning
Nelson Hall Ground Floor Renovations	\$1.8M	NC State University	Planning
Electrical MDP Upgrades Phase 1	\$675K	NC State University	Planning
Poe Hall Fire Protection	\$3.5M	NC State University	Planning
Apiculture Facility	\$4M	NC State University	Planning
4H and FFA Building - Beryl Road	\$3.5M	NC State University	Planning
DH Hill Transformer Installation & Main Electrical Switch	\$1M	NC State University	Planning
Polk Hall Renovations	\$10M	NC State University	Planning
Brooks Hall Renovation Phase 1	\$1.8M	NC State University	Planning
Baseball Renovation & Addition - Doak Field	\$15M	NC State University	Planning
Mann Hall Renovations	\$34M	NC State University	Planning
CVM Equine Hospital	\$90M	NC State University	Planning
Dabney Hall Renovation	\$60M	NC State University	Planning
Utility Plant Capacity Expansion - Cates Chiller Pla	\$15M	NC State University	Planning
HVAC Renovations Matsumoto Wing - Brooks Hall	\$565K	NC State University	Planning
Water Line Modifications at Ligon Street Bridge	\$550K	NC State University	Planning
HVAC Upgrades - Thomas Hall	\$500K	NC State University	Planning
Page Hall Mechanical & Electrical Upgrade	\$8.2M	NC State University	Planning
STEM Building - Integrative Sciences Building	\$160M	NC State University	Planning
Witherspoon Safety System Upgrades & Renovations	\$1.5K	NC State University	Under Construction
Scott Hall HVAC Upgrades - Phase 2	\$1.6M	NC State University	Under Construction
Equine CT Room Renovation - CVM	\$900k	NC State University	Under Construction
Dabney Upgrade Ph 3 8th Floor HVAC	\$1M	NC State University	Under Construction
Renovate Telecom Room 110 - Poe Hall	\$600k	NC State University	Under Construction
Structural Repairs Mann Hall	\$7M	NC State University	Under Construction
Equine CT Room Renovation - CVM	\$600K	NC State University	Under Construction
Electrical Distribution Upgrade	\$58.8M	NC State University	Under Construction

\*Continued on next slide

\*Projects from NCSU and Meredith College

# Institutional Development Projects Cont.

since 2016

Project (Institutional)	Budget	Institution	Status
Swine Holding Facility - CVM	\$1M	NC State University	Under Construction
Bureau of Mines Renovation	\$6.00M	NC State University	Under Construction
Renovations to Data Center II	\$6.50M	NC State University	Under Construction
Library Renovations Jordan Hall	\$1.50M	NC State University	Under Construction
Meredith C. New Academic Building	\$90.00M	Meredith College	Under Construction
Dairy Facility at CVM	\$5.5M	NC State University	Under Construction
Carmichael Renovation & Expansion	\$45.00M	NC State University	Completed
DH Hill Academic Success Center	\$15.90M	NC State University	Completed
Creamery Cafe & Education Center	\$1.20M	NC State University	Completed
Restoration of Memorial Belltower	\$6.50M	NC State University	Completed
Meredith C. Weatherspoon PE Building Renovations	\$1.00M	Meredith College	Complete
Schaub Hall Dairy Retail Facility	\$2.40M	NC State University	Complete
ES King Village Roof Replacements	\$1.00M	NC State University	Complete
Patterson Business Center Renovation	\$1.64M	NC State University	Complete
DH Hill Accessibility & Elevator Improvements	\$0.70M	NC State University	Complete
Gregg Museum of Art and Design	\$9.20M	NC State University	Complete
Harrelson Hall Demolition	\$3.50M	NC State University	Complete
Reynolds Coliseum Renovation	\$35.00M	NC State University	Complete
Ricks Hall Exterior Improvements	\$3.60M	NC State University	Complete
Winston Hall HVAC	\$1.00M	NC State University	Complete
Tucker Hall Renovation	\$1.40M	NC State University	Complete
Bragaw Hall Window Replacement	\$1.65M	NC State University	Complete
DH Hill Fire Alarm Upgrades	\$0.92M	NC State University	Complete
Carmichael Gym Locker Rooms	\$7.60M	NC State University	Complete
Johnson Hall	\$6.00M	Meredith College	Complete
Biltmore Hall 1st Floor Labs	\$1.90M	NC State University	Complete
Cox Hall Scale Up	\$1.88M	NC State University	Complete
Talley Student Center	\$122.00M	NC State University	Complete
Kresge Auditorium refurbishment	\$0.40M	Meredith College	Complete

**Total Investment: \$883,481,500**

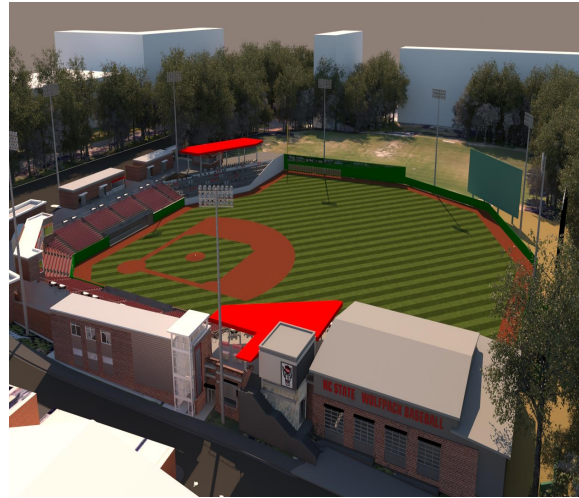


# Institutional Development Projects

since 2016



Meredith College  
Academic Building



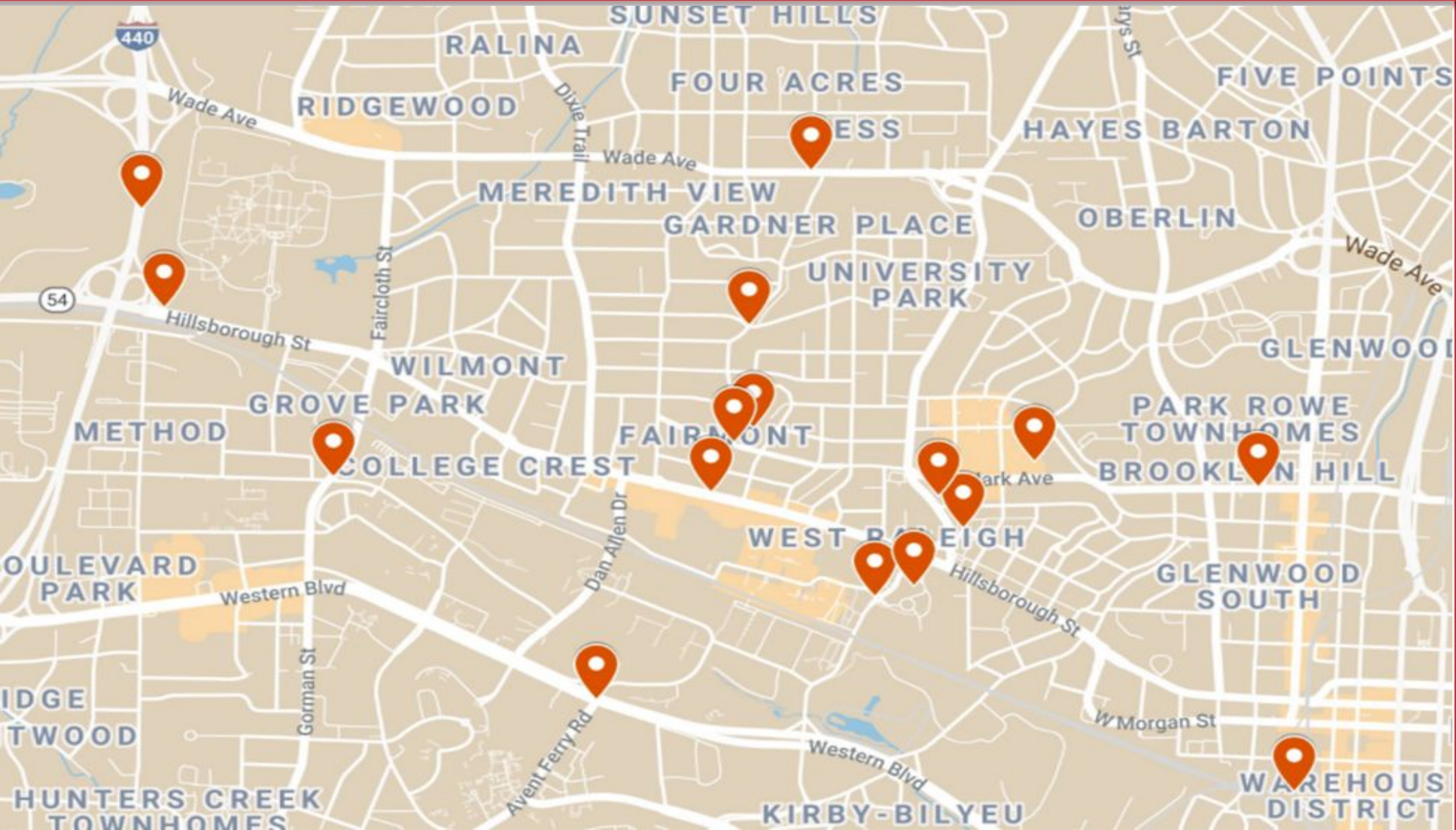
Doak Field  
Renovation



NCSU Integrative  
Science Building

# Public Sector Development Projects Near the District

since 2016



**Total Investment:  
\$661,119,450**

**Total Projects:  
17**



# Public Sector Development Projects

since 2016

Name	Location	Status	Est. Investment
Hillsborough St. Light Fixture replacement	Hillsborough St.	Planning	\$200,000
Wade Avenue Sidewalk	Wade Ave. to Oberlin Rd. and Oberlin Rd. to Daniels St.	Planning	\$2,500,000
Westen Boulevard / Avent Ferry Pedestrian Tunnel	Intersection of Western Blvd & Avent Ferry	Planning	\$5,000,000
I-440 Improvement Project (U-2719)	Walnut St. to Lake Boone Tr.	Under Construction	\$460,000,000
Oberlin Road Streetscape Project	Oberlin Rd. (from Groveland Ave. to Bedford Ave.)	Under Construction	\$3,600,000
Hillsborough / Blue Ridge Grade Separation (U-4437)	Hillsborough St. & Blue Ridge Rd.	Under Construction	\$69,700,000
Peace Street Utility Improvement	Peace St.	Under Construction	\$629,450
Gorman Street Connector	Hillsborough St. to Sullivan Dr.	Complete	\$410,000
Daisy Drive Sidewalk	Hillsborough St. to Clark Ave.	Complete	\$170,000
Bikeshare	Multiple Stations throughout Raleigh	Complete	\$1,650,000
Pullen Road Extension	Pullen Rd. (Western Blvd. to Centennial Pkwy.)	Complete	\$3,000,000
Pullen Arts Center Renovation	105 Pullen Rd.	Complete	\$6,000,000
Hillsborough Street Renewal Project (Phase II)	Gardner St. to Shepherd St.	Complete	\$17,300,000
Raleigh Union Station	510 W. Martin St.	Complete	\$88,800,000
Gaddy-Goodwin Teaching Theatre Renovation	301 Pogue St.	Complete	\$740,000
Raleigh Fire Station No. 5 Renovation	300 Oberlin Rd.	Complete	\$950,000
Cameron Village Library Renovation	1930 Clark Ave.	Complete	\$470,000

**Total Investment: \$661,119,450**





# Questions?



For more info please email:  
[communications@hillsboroughstreet.org](mailto:communications@hillsboroughstreet.org)