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William Peace University
STATE OF DOWNTOWN RALEIGH 2019

#OURSTORYOURDOWNTOWN
$2.3 Billion
CURRENT DEVELOPMENT PIPELINE
$2.3 BILLION DEVELOPMENT PIPELINE of recently completed, under construction, or planned development

- $1 billion completed since 2015
- $666 million under construction
- $640 million planned
- Includes $200 million in public investment
This map depicts the total assessed value of each parcel on a per acre basis as of October, 2018.

Sources:
- Wake County Revenue Department
- Durham City/County Open Data
- Orange County Land Records/GIS
- Ray Aull, Raleigh Department of City Planning
Office occupancy, showing a high demand for office space.
3.01M = 12,500

square feet of new office space  new office employees
EDUCATIONAL ATTAINMENT FOR POPULATION 25+ YEARS

Source: U.S. Census

- Less than 9th Grade
- 9-12th Grade/No Diploma
- High School Diploma/GED
- Some College/No Degree
- Associates Degree
- Bachelors and Above

Downtown Raleigh: 50.8% Less than 9th Grade, 30% 9-12th Grade/No Diploma, 31% High School Diploma/GED

North Carolina: Data not available

United States: 47.6% Less than 9th Grade, 30% 9-12th Grade/No Diploma, 31% High School Diploma/GED
85 employees per acre in downtown core: more than any other office submarket in the Triangle¹
Dining

Gold, Silver, and Best in Class restaurants in 2018, more than any other submarket of the Triangle

James Beard Award nominations in 2019
Downtown Raleigh Food and Beverage Sales: 2009-2018

105% GROWTH in food and beverage sales since 2009 with 7.6% growth in sales in 2018 over 2017

$240 MILLION Food and beverage sales in downtown in 2018
Net Gain in Businesses by Storefront Classification from 2010-2019

- Retail: 49%
- Bars/Nightclubs: 42%
- Dining: 39%
- Personal Services: 21%

40+

Net gain of new stores since 2014

93%

of stores in Downtown Raleigh are locally owned
94.4% occupancy overall for multi-family properties in downtown

94.3% occupancy for Class A properties

94.9% occupancy for all properties opened between 2015-2017, illustrating rapid absorption for over 1,800 units
POPULATION | PERCENTAGE INCREASE SINCE 2010

- Downtown Raleigh: 57%
- City of Raleigh: 19%
- State of North Carolina: 9%
LIVING

#OURSTORYOURDOWNTOWN

RESIDENTIAL UNITS

- 2,426 new residential units
- 1,019 more units under construction
- 1,521 units planned

4,966 = 7,500

new residential units
new residents
Downtown Housing and Population Growth

- **2000**: 2,000 Housing Units, 0 Population
- **2010**: 4,000 Housing Units, 4,000 Population
- **2015**: 6,000 Housing Units, 8,000 Population
- **2018**: 8,000 Housing Units, 12,000 Population
- **2023**: 10,000 Housing Units, 14,000 Population

**10,877 RESIDENTS**

Living in downtown
Our Story Our Downtown

Living

Rent | Downtown Multi-Family Average Rent 2015-2019

Average Rent

- 2015
- 2016
- 2017
- 2018
- 2019

<table>
<thead>
<tr>
<th>Year</th>
<th>Downtown Class A MSD</th>
<th>Greater Downtown Class B + C</th>
<th>Downtown Overall Rent</th>
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<td>2015</td>
<td>$1,425</td>
<td>$851</td>
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<td>2016</td>
<td>$1,432</td>
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<tr>
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<tr>
<td>2018</td>
<td>$1,519</td>
<td>$1,058</td>
<td>$1,513</td>
</tr>
<tr>
<td>2019</td>
<td>$1,383</td>
<td>$1,058</td>
<td>$1,344</td>
</tr>
</tbody>
</table>
Bus Rapid Transit (BRT): 20 miles of BRT planned with downtown serving as a central hub. Raleigh’s first bus rapid transit line will run along New Bern Avenue and Edenton Street between WakeMed and downtown.
37,000+ miles traveled this year
DOWNTOWN DURHAM
High Walk Score: 93

DOWNTOWN RALEIGH
High Walk Score: 96

Downtown Chapel Hill
High Walk Score: 90

AVERAGE OF TRIANGLE CITIES
31

MOST WALKABLE PART OF THE TRIANGLE

High Walk Score:
DOWNTOWN
RALEIGH

High Walk Score:
DOWNTOWN
DURHAM

High Walk Score:
Downtown
Chapel Hill

High Walk Score:
AVERAGE OF
TRIANGLE CITIES

31

CONNECTIVITY
322 acres of **new park space** being added in the downtown area with Dix Park and Devereux Meadows¹

447 acres of **existing public park space** within one mile of downtown¹

112 miles of greenway in Raleigh¹

10 parks within **one mile** of downtown¹

Source: City of Raleigh and Sasaki
Leader in Central City Greenspace

ACRES OF GREENSPACE WITHIN TWO MILES OF THE CENTER OF DOWNTOWN

Note: Methodology used municipal GIS data in each city to measure acres of greenspace within two miles of the center of each respective downtown.
Visitors to downtown’s top 12 attractions

3.4 M

Attendees at outdoor events in downtown in 2018

1M+
HOTELS

#OURSTORYOURDOWNTOWN

HOTEL ROOM OCCUPANCY: 74.9%

$156.03
Average daily room rate, up 22.5% over 2013

23%
growth in hotel occupancy since 2013 with a 51% growth in revenue/room to $116.88 in that time

23%
She has this on her street where she can walk by it and see females that lead and are powerful. That’s something I didn’t have as a kid.
IMPRINT AWARDS
ONE GLENWOOD

HERITAGE PROPERTIES, INC.

GENERAL CONTRACTOR: WHITING-TURNER CONSTRUCTION COMPANY

PRINCIPAL ARCHITECT: JDAVIS

PRINCIPAL ENGINEER: MCADAMS COMPANY
THE DILLON
KANE REALTY CORPORATION

GENERAL CONTRACTOR: CLANCY & THEYS AND BARNHILL CONTRACTING COMPANY

PRINCIPAL ARCHITECT: DUDAPAINÉ ARCHITECTS AND JDAVIS

PRINCIPAL ENGINEER: STEWART
UNION STATION

CITY OF RALEIGH

GENERAL CONTRACTOR: SKANSKA, CLANCY & THEYS, HOLT BROTHERS

PRINCIPAL ARCHITECT: CLEARSCAPES

PRINCIPAL ENGINEER: STV, CALYX, LYSAGHT, SURFACE678, SIGMA
MOORE SQUARE RENOVATION

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT

GENERAL CONTRACTOR: AMERICAN SOUTH GENERAL CONTRACTORS, INC.

PRINCIPAL ARCHITECT: SASAKI ASSOCIATES, INC.
JAMES M. POYNER YMCA

YMCA OF THE TRIANGLE AREA, INC.

GENERAL CONTRACTOR: CLANCY & THEYS

PRINCIPAL ARCHITECT: RATIO STATES - NC PLLC

PRINCIPAL ENGINEER: CRENSHAW CONSULTING ENGINEERS, INC.
JUNCTION WEST

MMP JUNCTION WEST, LLC

GENERAL CONTRACTOR: CT WILSON CONSTRUCTION

PRINCIPAL ARCHITECT: CLEARSCAPES AND NICOLE ALVAREZ

PRINCIPAL ENGINEER: LYSAGHT & ASSOCIATES (STRUCTURAL), SIGMA ENGINEERED SOLUTIONS (PME), CALYX ENGINEERS (CIVIL)
MORGAN STREET FOOD HALL

HIBERNIAN HOSPITALITY GROUP

GENERAL CONTRACTOR: A.B. GOODRICH

PRINCIPAL ARCHITECT + ENGINEER: NEW CITY DESIGN
TRANSFER CO. FOOD HALL

TRANSFER DEVELOPMENT COMPANY, LLC
MONARCH PROPERTY CO.

GENERAL CONTRACTOR: CT WILSON CONSTRUCTION, SAEBER CONSTRUCTION AND REDWINE CONTRACTING (UPFIT)

COLLABORATORS: JEANNE QUEEN, THE ASSEMBLY, JOE KWON

PRINCIPAL ARCHITECT: CLEARSCAPES

PRINCIPAL ENGINEER: CALYX (LANDSCAPE ENGINEER) AND SIGMA ENGINEERED SOLUTIONS (BUILDING SYSTEMS)
THE WARE TOWNHOMES

STONES TOWN HOMES, LLC + MONARCH PROPERTY CO.

GENERAL CONTRACTOR: CT WILSON CONSTRUCTION AND SAEBERT CONSTRUCTION (INTERIOR CONTRACTOR)

COLLABORATOR: JEANNE QUEEN

PRINCIPAL ARCHITECT: CLEARSCAPES

PRINCIPAL ENGINEER: LYSAUGHT
HARGETT PLACE

HYDE STREET HOLDINGS

GENERAL CONTRACTOR: GREG PAUL BUILDERS

PRINCIPAL ARCHITECT: JDAVIS

PRINCIPAL ENGINEER: CRENSHAW CONSULTING ENGINEERS, INC.

SALES/MARKETING: FMB

BLAND LANDSCAPING AND KIM SHIRLEY
THE METROPOLITAN

BANNER REAL ESTATE GROUP

GENERAL CONTRACTOR: CLANCY & THEYS

PRINCIPAL ARCHITECT: JDAVIS

PRINCIPAL ENGINEER: STEWART AND LIGHTHOUSE
GENERAL CONTRACTOR: DAVIDSON JONES CONSTRUCTION CO.
PRINCIPAL ARCHITECT: OLIVE ARCHITECTS
PRINCIPAL ENGINEER: TURNKEY ENGINEERING
10ARROS

FIVE HORIZONS DEVELOPMENT

GENERAL CONTRACTOR: SOUTHEASTERN PROPERTIES AND DEVELOPMENT COMPANY

PRINCIPAL ARCHITECT: JDAVIS

PRINCIPAL ENGINEER: JOHNNY EDWARDS & COMPANY (CIVIL), FLUHRER REED, PA (STRUCTURAL), DIVERSIFIED CONSULTING GROUP, PLLC (MEP)
WEST + LENOIR TOWNHOMES

LAMBERT DEVELOPMENT LLC

GENERAL CONTRACTOR: CONCEPT 8 LLC

PRINCIPAL ARCHITECT: JDAVIS

PRINCIPAL ENGINEER: SOUTHERN ENGINEERS
LEADERSHIP AWARDS

Presented By:
Recognizes a Downtown Raleigh Ambassador that goes above and beyond in their call of duty to keep downtown safe and welcoming.
DOWNTOWN AMBASSADOR OF THE YEAR AWARD

KYLE WILLIAMS

Downtown Raleigh Safety Ambassador, Street Plus
This award honors extraordinary individuals whose involvement and contributions to making our community a success have been realized over many years.
DOWNTOWN DISTINGUISHED LEADERSHIP AWARD

DIANE SAUER
Retired City of Raleigh Parks and Recreation, City of Raleigh
DOWNTOWN DISTINGUISHED LEADERSHIP AWARD

GREGG WARREN
President, DHIC
Recognizes an outstanding government employee whose advocacy and commitment positively impacted downtown
THE DOWNTOWN ADVOCATE AWARD

PAUL KALLAM
Assistant Director of Transportation,
City of Raleigh
EXCELLENCE AWARDS

Recognizing those that elevate the downtown Raleigh atmosphere
DOWNTOWN RISING STAR MERCHANT AWARD

Presented to a downtown storefront business that has been in business for three years or fewer and has become a local favorite in the downtown community
DOWNTOWN RISING STAR MERCHANT AWARD

MOFU SHOPPE

Sophia Woo + Matt Greiner
DOWNTOWN MERCHANT LEGACY AWARD

Presented to a downtown storefront business that has been in business for over 10 years and is recognized as an iconic establishment in the downtown community
DOWNTOWN MERCHANT LEGACY AWARD

CITY MARKET BARBER & STYLE SHOP

Richard Bowden
Downtown Raleigh Alliance