2022 BRCA Development Projects Summary

RALEIGH, NC BlueRidge CORRIDOR ALLIANCE

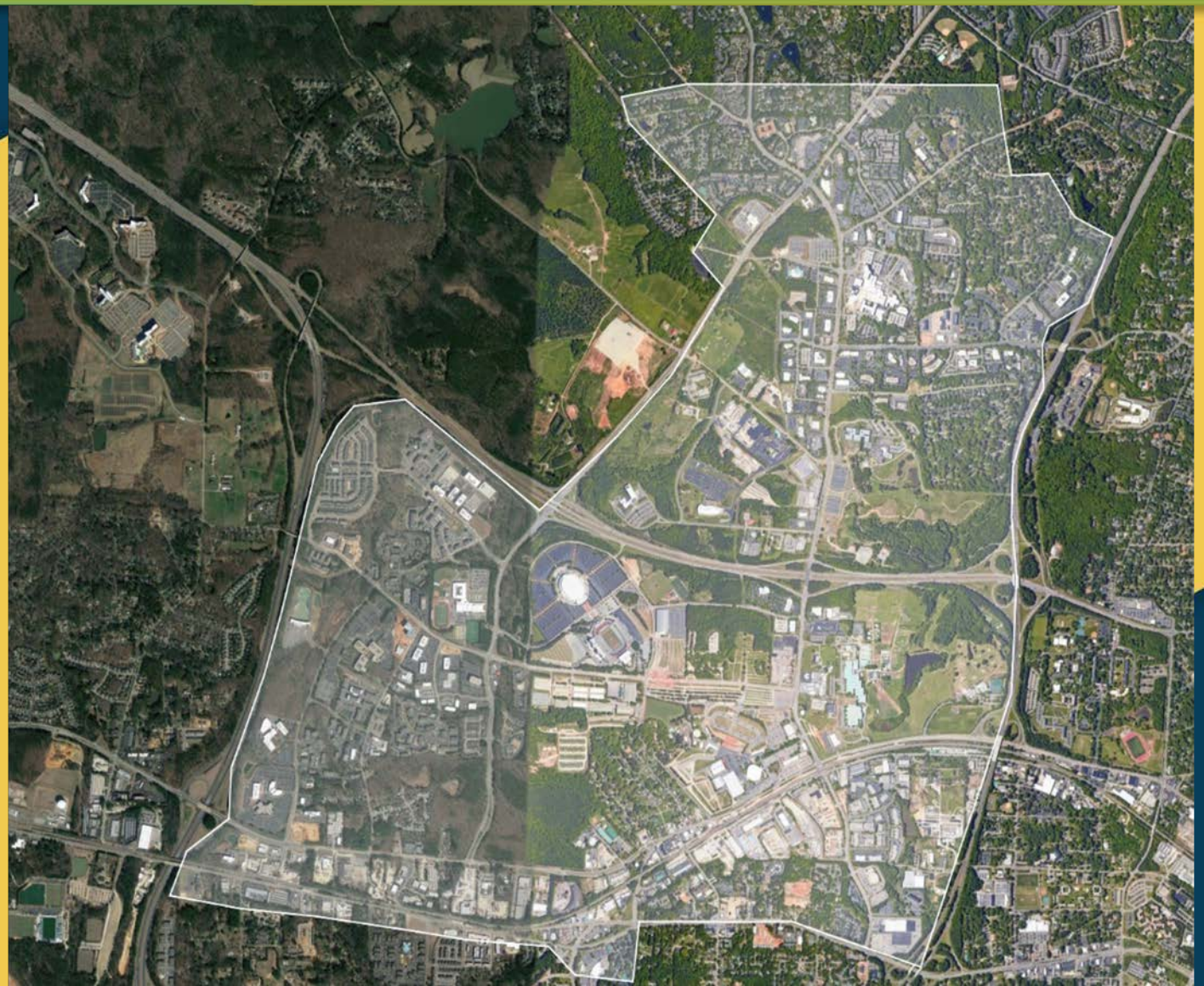
Finalized: 1/31/2023

Introduction

This summary highlights private and public development projects in and around Raleigh's Blue Ridge Corridor. 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.

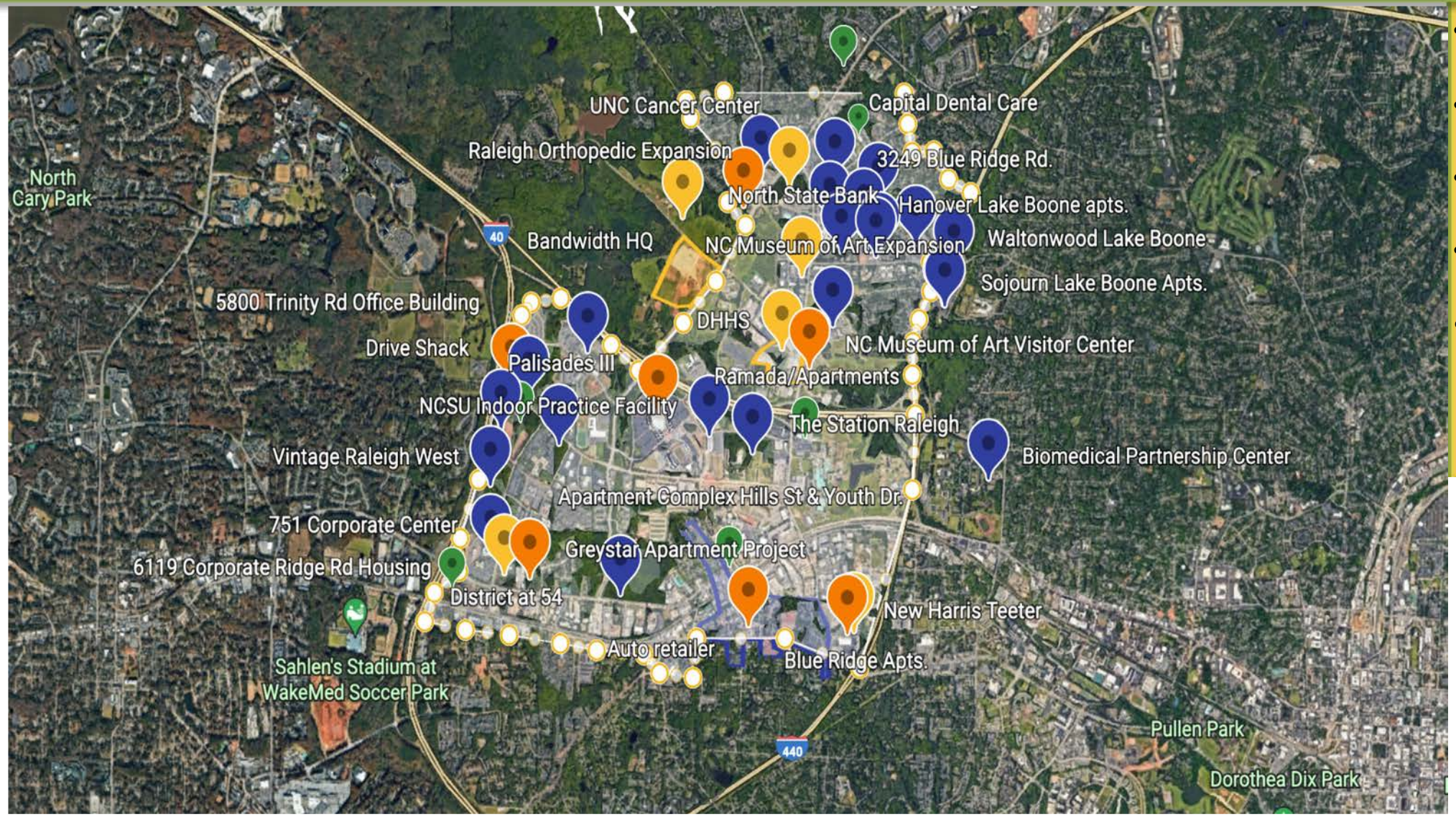
Dates indicated may be adjusted as project needs change.
All information is accurate to the best of our abilities.

Map of Blue Ridge Corridor



Active Projects

Since 2016



- 51 Total Projects
- 32 Completed
- 5 Under Construction
- 8 In Planning Phase
- 6 In Rezoning or Rezoned

Completed

Construction

Planning

Rezoning/Rezoned

Completed Active Projects

Since 2016

Project Name	Location	Status	Est Investment
Lake Boone Trail Shopping Center renovation	Lake Boone Trail b/t I-440 and Wycliff Rd.	Complete	$7,000,000
Fire Station #14	4220 Lake Boone Trail	Complete	$9,500,000
Biomedical Partnership Center	1001 William Moore Dr.	Complete	$10,500,000
NC Museum of Art Park Expansion West Frontag	2110 Blue Ridge Rd.	Complete	$13,000,000
Raleigh Orthopedic expansion	3001 Edwards Mill Rd, Raleigh, NC 27612	Complete	$15,000,000
Drive Shack	6901 Play Golf Way	Complete	$18,000,000
751 Corporate Center	751 Corporate Center Dr.	Complete	$22,000,000
NCSU, Indoor football practice facility	Westchase Blvd, Raleigh, NC 27607	Complete	$24,000,000
Wade Park Complex Wade III Office Bldg	5440 Wade Park Blvd.	Complete	$25,000,000
Wade Park Complex Wade IV Office Bldg.	5444 Wade Park Blvd.	Complete	$25,000,000
Clairmont at Trinity	1601 Medlin Creek Loop	Complete	$27,000,000
The Marlowe Lake Boone Apartments	1731 Tupelo Ln	Complete	$33,000,000
Hilton Garden Inn	3912 Arrow Dr.	Complete	$35,100,000
The Villages of Lake Boone Trail Phase III	2531 Landmark Dr.	Complete	$40,000,000
Hanover Lake Boone Apartments	4131 Briargrove Circle (Landmark Drive)	Complete	$40,000,000
Waltonwood Lake Boone	3550 Horton St	Complete	$60,000,000
Wade IV	5444 Wade Park Blvd.	Complete	$62,000,000
Cancer Center UNC Rex	2923 Edwards MIll Rd	Complete	$65,000,000
Sojourn Lake Boone Apartments	1731 Tupelo Hill Ln, Raleigh, NC 27607	Complete	$67,800,000
Wade Park Complex Wade V Office Bldg.	5438 Wade Park Blvd.	Complete	$72,000,000
Palisades III	5401 Trinity Rd.	Complete	$81,000,000
NC DA&CS Agricultural Sciences Center	Edwards Mill Rd. & Reedy Creek Rd.	Complete	$94,000,000
751 Corporate Center (SR-017-17)	751 Corporate Center Dr.	Complete	$22,000,000
The Station Raleigh	4200 Trinity Rd	Complete	$100,000,000
Plant Sciences Research Complex	840 Oval Drive	Complete	$160,000,000
City BBQ	4122 Lake Boone Trail	Completed	N/A
UNC Rex Healthcare - NC Heart & Vascular Hos	4420 Lake Boone Tr.	Complete	$235,000,000
Lundy Group Project - Capital Dental Care	3126 Blue Ridge	Complete	$17,500,000
NC Museum of Art Park New Visitor Center	2110 Blue Ridge Rd	Complete	$1,300,000
Blue Ridge Apartments	600 Blue Ridge Rd.	Complete	$55,000,000
Vintage Raleigh West	951 Corporate Center Drive	Complete	$90,000,000
NC Fairground Parking Expansion	5900 Chapel Hill Rd.	Complete	Shares cost w/ Bandwidth

Total: $1,526,700,000.00

Uncompleted Active Projects

Since 2016

Project Name	Location	Status	Est Investment
Bandwidth new HQ Building	2201 Edwards Mill Rd.	Construction	$100,000,000
UNC Cancer Center	2923 Edwards Mill Rd	Construction	$65,000,000
District at 54	700 Corporate Center Dr.	Construction	$81,000,000
North State Bank	2413 Blue Ridge Road	Construction	Not Available
DHHS Relocation	Blue Ridge Road	Construction	$554,000,000
Western Blvd Auto Sales/Service Facility	5108 Western Blvd	Site Plan Filed	$3,000,000
Greystar Apartment Building	6500 Chapel Hill Rd.	Site Plan Filed	$50,000,000
Harris Teeter 4500 Western Boulevard	4500 Western Boulevard	Site Plan Filed	$6,500,000
Macon Pond Medical Office	4237 Macon Pond	Site Plan Filed	$50,000,000
PNC Arena Renovation & Expansion	1400 Edwards Mill Rd.	Planning	$175,000,000
5800 Trinity Road Office Building	5800 Trinity Road	Planning	$6,500,000
Reedy Creek DEQ Lab	4405 Reedy Creek Road Raleigh	Planning	$55,000,000
Medical Plaza	4414 Lake Boone Trail	Planning	Not Available
3717 Edwards Mill Rd.Housing	3717 Edwards Mill Rd.	Re-zoning	Not Available
Ramada/Apartments	1520 & 0 Blue Ridge Rd.	Re-zoning	Not Available
1101 Corporate Center Dr.	1101 Corporate Center Dr.	Re-zoning	Not Available
6119 Corporate Ridge Rd.	6119 Corporate Ridge Rd.	Re-zoning	Not Available
3249 Blue Ridge Road Medical Office	3249 Blue Ridge Road	Re-zoning	$15,000,000
Apartment Complex Hills St & Youth Dr.	5200 & 5204 Hillsborough St.	Re-zoning	Not Available

Total: $1,161,000,000.00

Investment Grand Total: $2,687,700,000.00

Active Projects Spotlight



- New Bandwidth HQ
- DHHS HQ Relocation

New Bandwidth Headquarters



New Bandwidth HQ

- 1,165 New Jobs
- $96K AVG Salary
- 533,000 sq. feet on 40 acres
- 2 miles of walking trails
- On-site Montessori school

Rendering of Bandwidth Headquarters

DHHS Relocation



Phase 1

- 450,000 sq. ft of office space
- Estimated project cost: $205M
- 2,200+ Full time equivalent positions

Summary

- 45 Active Projects since 2016
- 6 Projects in rezoning process
- $2.7 Billion worth of projects

BRCA Mission

Promoting the greater Blue Ridge Corridor to achieve its full potential as a district Raleigh destination.

To coordinate public and private investment connecting the major institutional assets of the Blue Ridge Corridor with complete streets infrastructure and mixed-use developments, focused on creating jobs, a pedestrian-friendly environment, increased property value, and a vibrant destination.

About BRCA

The vision for the Blue Ridge Road Corridor, which the Alliance supports, is established by the state master plan and comprehensive public realm improvements as envisioned in the 2012 Corridor plan. Our stakeholders are committed to the Corridor becoming a distinct destination in Raleigh in which its major existing institutional assets (health and wellness; museum and research; entertainment and education institutions) are connected by safe, walkable, pedestrian/bicycle friendly, mixed-use, transit-oriented development projects.

The Alliance envisions a corridor that supports an equitable and inclusive ecosystem, 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. Working in cooperation with public agencies to achieve this vision, the Alliance promotes complementary public and private investments that will result in new jobs, increased property value and tax revenue, needed safety features and amenities; and ultimately a vibrant new destination in Raleigh – North Carolina's capital city.

Questions?

BRCA Website: http://brcalliance.org/

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