

Greenfire Phase II City Center Revitalization

Overview

Greenfire Development is investing about \$284 million in downtown Durham to redevelop and create over 1 million sf (not including parking) of mixed use space. Greenfire is working with the City of Durham on a public/private partnership to redevelop within a 12-block area surrounding the Parrish Street corridor.

Residential	430 units
Office	240,000 sf
Retail	70,000 sf
Hotel	150 rooms
Parking	1,700 spaces

Planned Development

ROGERS ALLEY

- Conversion of three historic buildings, including Fire Station No. 1, connected by a common alley
- Mixed use, including four residential units (Tenants include Dos Perros, SJF, Kimley-Horn)
- Historic redevelopment

BOUTIQUE HOTEL AND SPA

- Conversion of the historic Hill Building and Trust Building into a 150 room boutique hotel and spa
- Independent restaurant and retail on ground level
- Up to three luxury penthouse condominiums

ORANGE STREET MIXED USE

- Ground floor retail wrapping a new parking deck, including 380 parking spaces that will continue to be public parking spaces controlled by the City
- Creates double-loaded retail on Chapel Hill St. and invigorates the charming Orange Street as a pedestrian walk
- Residential units on upper floors
- Green features and design

PARRISH STREET OFFICE TOWER

- New office tower with 200,000 sf of Class A office space and ground level retail
- Located on the prominent corner of Parrish, Corcoran and Main Sts.
- Museum celebrating Durham and Parrish Street history

EXISTING LOW-RISE BUILDINGS (FOUR)

- Adaptive reuse along Parrish and Main Streets
- Office and/or retail

RAMSEUR RESIDENTIAL

- New residential tower with green roof or courtyard and onsite parking
- Creates draw into City Center from American Tobacco Campus and new Durham Performing Arts Center
- Retail included on ground floor

EAST PARRISH STREET MIXED USE

- Ground floor retail wrapping parking deck, creates gateway to historic Parrish Street from Roxboro St.
- Residential units on upper floors
- Green features and design