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Commercial Real Estate

# Kane Realty reveals new details for Raleigh development housing, shops and dining (Renderings)



Image: C/O Kane Realty Corp

Kane Realty has renamed its Park City South development in Raleigh.

C/O KANE REALTY CORPORATION



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Kane Realty Corp. has unveiled new details and renderings for large projects reshaping parts of Raleigh with new housing, office, dining and shops.

The Raleigh company has revealed the name of the residential buildings in **phase one**

and two of its development by Dorothea Dix Park along with updated construction timelines.

And across the railroad tracks from downtown, Kane is transforming the former headquarters of the Clancy & Theys Construction Company.

### **Park City South is now Rockway Raleigh**

Rockway Raleigh is the new name of Kane's Park City South development off S. Saunders Street at Lake Wheeler Road across from Dix Park. The first phase is the Rockway Residences, a 7-story mixed-use building with 335 apartments and 18,000 square feet of ground-floor retail and flex office space.

Construction on the building is already underway. The company anticipates the first residents being able to move in in mid-2024 and full completion by fall 2024.



Rockway Raleigh will sit across from Dorothea Dix Park.

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Amenities for the Rockway include work-from-home spaces, a swimming pool and sundeck, rooftop lounge and a terrace overlooking Dix Park.

The retail and flex office space will face Saunders Street. The company will construct sidewalks that are double the size of a typical sidewalk on the Greenway-facing side to allow for outdoor dining space and increased walkability.

“We envision the retail at Rockway to be food and beverage centric with some services and creative office tenants mixed in. We have taken great care to design interesting storefronts and to create massive amounts of outdoor dining along both South Saunders Street and directly on the Rocky Branch Creek greenway trail using raised patios, creating the opportunity for Rockway retail tenants to be a true destination on the greenway,” said Josie Reeves, director of design with Kane Realty, in an email.



Rendering of the second phase of Rockway Raleigh, which will include hundreds of residences and more retail space.

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Phase two of the Rockway Raleigh development is The Heath, a 350-unit residential building rising six stories with 7,000 square feet of ground-floor retail space. A second residential building with 200 units will also be part of phase two.

The Heath amenities will be a rooftop lounge, swimming pool, fitness center, bicycle storage and courtyard. The retail space will be along S. Saunders Street with connections to the Rockway Residences.

The company plans to start construction on The Heath in mid-2024 and finish the building in 2026.

Reeves said apartments for Rockway Raleigh will be studios, one, two and three bedrooms with studios starting at \$1,300.

### **West End**

Kane Realty's **West End development in Raleigh** is about to have its first phase open and its second phase get going.

**Platform**, a 7-story building with 442 apartments and 26,000 square feet of ground-floor retail, is set to welcome its first residents this fall. The retail space was constructed to accommodate small and local businesses.



The development is at W. Cabarrus Street and Dupont Circle west of the Warehouse District and bordering Boylan Heights.

The second phase will be a 6-story residential building with ground-floor retail next to Platform. There will be 252 luxury apartments and 3,523 square feet of flex-use retail space. Construction on the second phase is set to begin late this year and will take about two years to complete.

Reeves said there will be studios, one-, two- and three-bedroom apartments in the West End. Studios will start at \$1,300.



Rendering of part two of Kane Realty's three-part West End mixed-use development project.

KANE REALTY

Reeves said the company wanted to complement the neighborhood with retail spaces designed for local food and beverage retailers, upstart concepts, creative offices and service providers and makers. The spaces range from 1,500 to 10,000 square feet.

In addition to Rockway Raleigh and the West End, Kane Realty is leading a full transformation of the North Hills Main District. Three new buildings in the district are

set to open in the coming months. But the next phase of the project is on hold for now.

The company is also continuing work on its huge Downtown South development.