



# Legacy Place

**The Place Where Legacy Starts**  
Vision Booklet // March 2023



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# The Vision for Southeast Raleigh's New Heart

## The Project

Word of God Fellowship today is a beloved church, sitting on land they have owned and continuously added to for 32 years. When Pastor Mitchell Summerfield's parents, Bishop Frank + Pastor JoeNell Summerfield, passed away, he was emboldened to consider and capture the legacy his parents had left behind through Word of God. There is the key opportunity to provide for Southeast Raleigh and continue building this destiny. The concept master plan of Legacy Place is the first step to unlocking the best partners to bring this vision to life.

## A Team with Vision

Legacy Alliance Group was created with a joint mission of fostering community and fulfilling daily needs for ALL people. Comprised of F7 International Development, the Word of God Fellowship, and SMC Consulting – this group has

an innate eye for creating incredible places with people at the forefront. With a desire to provide more than purely a new church and school on their existing land, the Legacy Alliance Group is working towards a purpose-built, community-focused place for all to love.

## A Site Flourishing with Opportunity

Our location is ideally situated to fulfill the ambitions of Legacy Place. On this 74 acres, with potential to expand, there is a prime opportunity to fill the gaps of what the community truly needs. By fulfilling the lack of grocery stores and restaurants, affordable housing, and entertainment besides larger-scaled, infrequent events at Walnut Creek Amphitheatre, Legacy Place can greater serve this area and community.

## The Innovative Heart of Southeast Raleigh

Legacy Place will be Southeast Raleigh's precedent for a cutting-edge, innovative district. With a desire to create jobs and invigorate young professionals – Legacy Place can and will be the spot for makers, doers, and dreamers.

## 6 Key Project Goals

There are six key goals in Legacy Places' creation:



1. Build Upon the Legacy of Word of God and the Community



2. Create an Incubator for Generational Wealth



3. Create a Place To, By, and For the Community



4. Provide a Place for All Ages to Live, Work, and Play



5. Provide Access to Daily Necessities for All Income Levels



6. Equip the Community with Educational and Innovative Resources

Our Opportunity

# Harnessing Regional Momentum

Proximity to Downtown Raleigh

Legacy Place is located just a **10 minute drive** from Downtown Raleigh, offering around-the-clock activities for families, ample concerts from artists far and near, and some of the most esteemed universities in the country. Ranked #4 in the U.S. for best cities to live, this little city brings a rich history and tight-knit community to all that experience it.

Regional Connectivity

Located at the intersection of regional and national connectors – Legacy Place’s location is unmatched. With a front door like Rock Quarry Road – a beloved corridor in Raleigh boasting bus routes and greater connectivity –

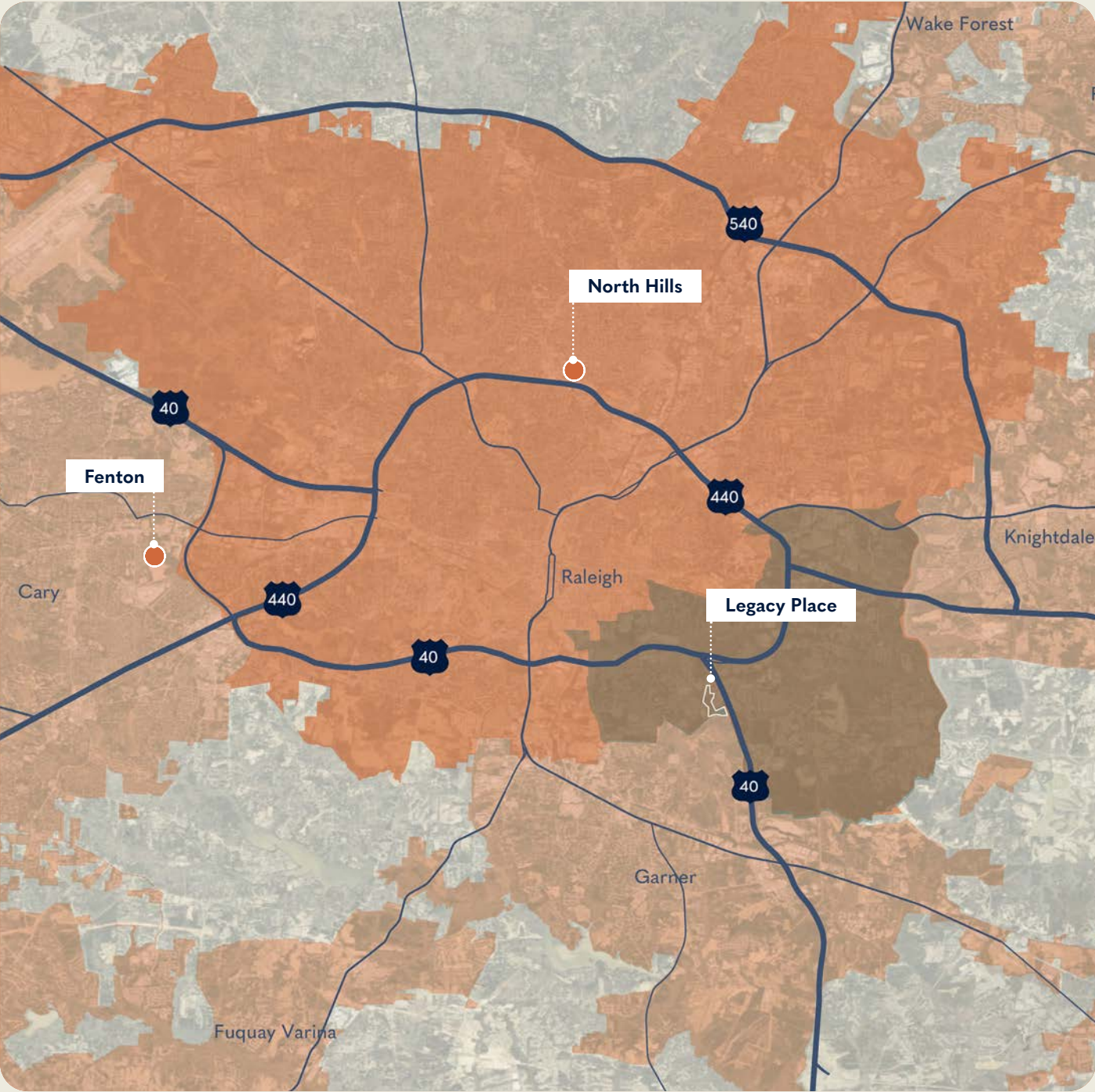
Legacy Place can’t be missed. Just **moments from I-440 and I-40**, which **feeds into I-95**, Legacy Place will be the front door for the East Coast into Raleigh and beyond.

Southeast Growth

By 2040, 50% of the growth in the United States will take place in the Southeast. As this wave of growth is inevitable, the City of Raleigh and peer cities are in a unique and crucial point in time to harness this growth early. This strategy of smart growth allows the planning and thought into the needs of Raleigh for decades to come.

Better Situated than Peer Districts

Mixed-use districts are becoming ever-more popular, all with the same desire: walkable activities just steps from front doors, work, school. **North Hills** in Raleigh and **Fenton** in Cary are two peer districts whose humble start was very similar to that of Legacy. Ideal proximity to downtown Raleigh, access to regional connectivity, and capturing both Wake County’s and Johnston County’s energy – **Legacy Place is better situated than its peers in creating a highly-accessible, mixed-use district.**





Our Opportunity

# Overtake Past Stumbling Blocks

## A Divided History

The Southeast of Raleigh is home to some of the oldest, and closest-knit communities in the city. Post Civil-War, Southeast Raleigh, home to primarily Black residents, was just outside city limits. Under racist deed covenants and segregation, Black families were halted from living in Raleigh proper, **greatly limiting access to opportunity** as the US went through one of the largest periods of generating wealth. As Raleigh's borders have expanded and Southeast Raleigh has been absorbed into new city limits, the existing communities have been and continue to be displaced

from their communities. The gentrification of these neighborhoods is economically shifting this area – shattering affordability and what once was.

## The Rippling Inequities

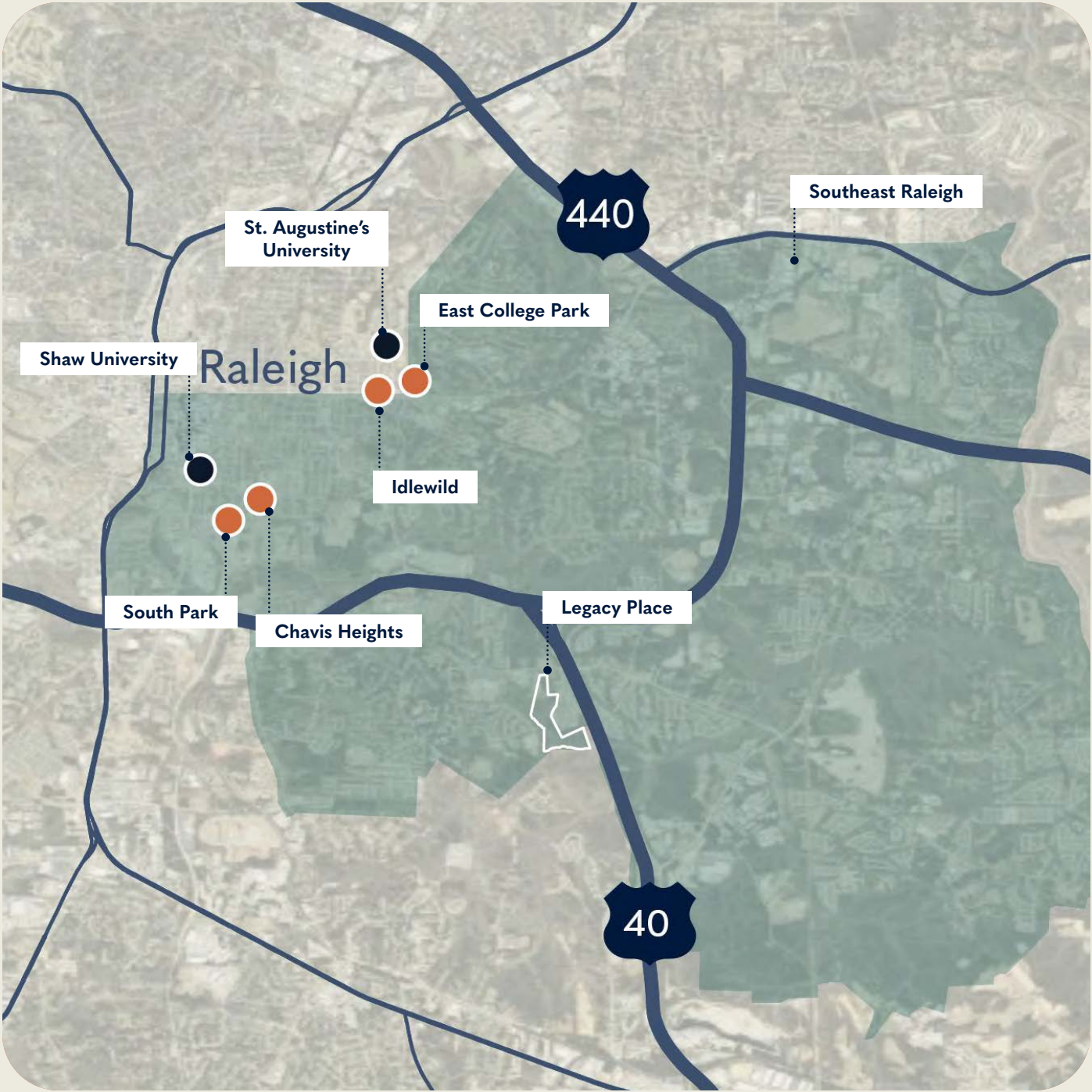
Today, **Southeast Raleigh continues to be overlooked**, facing challenges across infrastructure, education, and other crucial necessities. In this region - the **unemployment rate is 50% higher** compared to all of Wake County, and the **lifespan is 12 years shorter**. The need for accessible, equitable resources with the communities impacted involved is imperative.



John Chavis Park



Shaw University





## Our Opportunity

# The Ideal Location to Create Legacy

### Continuing Word of God's Legacy

Word of God Fellowship was founded by the late Bishop Frank & Pastor JoeNell Summerfield in 1988 as Ye Are the Temple. Since, it has served as a key community anchor, offering a K-12 Christian Academy and daycare services. As this land takes on its next destiny as Legacy Place, **the Word of God vision of building community and providing support in all facets will shine on.**

### Need for Affordable + Workforce Housing

Everyone deserves a place to call home. With sky-rocketing rent and home prices, this has become a financial barrier for

many individuals. Based on census data, the affordability of this entire area is highly imbalanced. **Looking at rent, the average available units are 112% above what households can afford**, with few options in rental properties and **for homeownership, the average home price is 207% above what households can afford.**

### Opportunity to Fulfill the Gap in Jobs

There is the need to fulfill the **shortage of 5,000 jobs.** Today – only 98 people live AND work in this area – despite the 13,000 people who work in this area. Job creation not requiring a Bachelor's degree, job training and trades schools,

and careers in retail, healthcare, and education are a must.

### Potential to Build Upon Southeast Raleigh Magnet's Push for STEM

Just steps from Legacy Place sits Southeast Raleigh Magnet High School – an institution prioritizing design, arts, and innovation to the teenagers of Raleigh. Honing in on technology, creativity, innovation, and leadership – Legacy Place has a unique opportunity to build upon this innovative tenacity.





# 02. The Innovative Heart of Southeast Raleigh

## Legacy Place Gateway

The gateway into  
Legacy Place

## Legacy Plaza

A gathering space  
for all to enjoy

## Education Commons

The front door to the  
K-12 Christian Academy

## Central Green Spine

Showcasing natural features  
in innovative ways

## Recreational Heart

The wellness core to  
Legacy Place

## Neighborhood Park

A place to play and catch  
up with neighbors



Our Vision

Legacy Place will be  
the Innovative Heart of  
Southeast Raleigh

With an eye for families, creators, movers, and shakers – Legacy Place is the place to spend an afternoon, a day, a weekend. Picking up fresh blueberries at the pop-up farmer’s market at Legacy Plaza, grabbing dinner before heading to the soccer fields, or commuting home from downtown – the offerings and convenience of Legacy Place are unmatched.



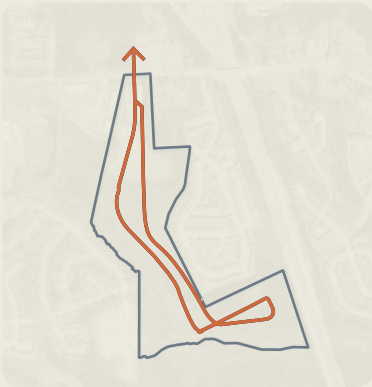


# 6 Key Design Strategies



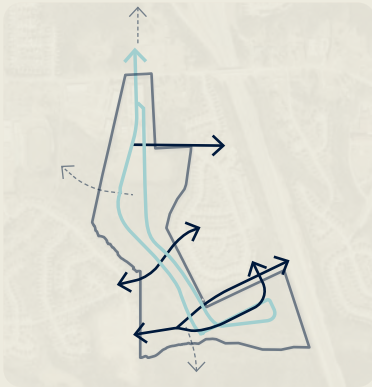
**01**  
**Identify Amenities + Uses Missing from the Community**

Lack of amenities in the surrounding context allow the opportunity to provide crucial necessities for the community: grocery stores, food and beverage options, housing, hubs for job creation, + public gathering spaces.



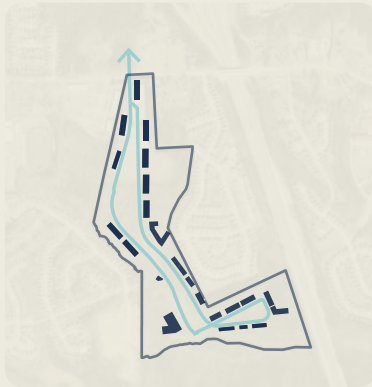
**02**  
**Carve a Main Street Spine around the Natural Amenities**

In an effort to protect and showcase the natural amenities, the main street wraps around the existing creek and riparian buffer.



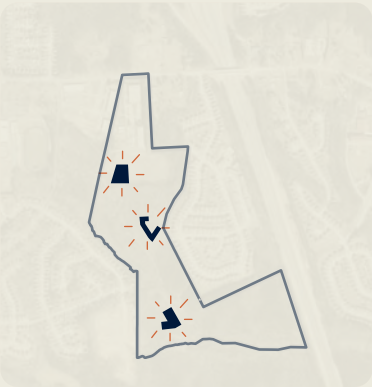
**03**  
**Connect Back into Existing Neighborhood Nodes**

With major neighborhoods terminating into the site – this provided a perfect opportunity to connect back into the existing fabric and pull the community in.



**04**  
**Front Main Street with Active, 24/7 Uses**

To allow for an active and energetic atmosphere, shops, dining, office, and other uses line the main street.



**05**  
**Punctuate with Key Anchors**

With an eye for community, the amenities that bring everyone together are situated in major centers of the site – allowing quick access to them and creating unique points of gravity.



**06**  
**Deploy Walkable Neighborhood Fabric with Thoughtful Density**

Density and amenity go hand-in-hand, and to support these beloved amenity centers, well-planned and scalable neighbors complete the site, bringing new homes and new neighbors to the heart of Legacy Place.



Our Vision

# Punctuated by 6 Key Moments

There are six key moments that bring Legacy Place’s vision to life. From a vibrant place to gather just steps from the church, to an intimately-scaled neighborhood park, boasting unmatched room to play and connect, these moments collectively add up to the potential of the innovative heart of Southeast Raleigh.



01 Legacy Plaza



02 Education Commons



03 Central Green Spine



04 Neighborhood Park



05 Legacy Place Gateway



06 Recreational Heart





Our Vision

# 01 Legacy Plaza

## Rooftop Amenities

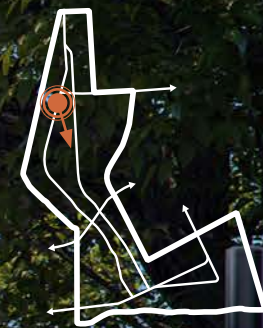
Lively, around-the-clock amenities for all residents

## Legacy Plaza

Ground level spaces for events and community

## Word of God

A community-anchored church at the center



Legacy  
Place



Our Vision

## 02 Educational Commons

### Word of God Christian Academy

A walkable, K-12 school packed with passion and education

### The Snack Stand

A fun place to grab a quick bite to eat

### Legacy Park

The site-wide place to play, learn, and grow





Our Vision

# 03 Central Green Spine



## Flagship Hotel

A place to stay for visitors and locals alike.

## Shopping + Dining

Community-focused retail and dining activate the street.

## Legacy Place - Beyond

A vibrant green space accessible for all.

## Meandering Creek

A tranquil creek flowing through the district.



Our Vision

## 04 Neighborhood Park



### Missing Middle Housing

A variety of accessible  
housing typologies

### Neighborhood Park

A lively park for all  
residents to enjoy



Our Vision

# 05 Legacy Place Gateway

## Residential Options

An array of housing options for all

## Vibrant Retail + Restaurants

A place to grab groceries, shop with friends, or eat a meal

## Legacy Row

Pedestrian-focused main street experience

## Eye to Word of God

Word of God is the heart of the district

## Multi-Use Paths

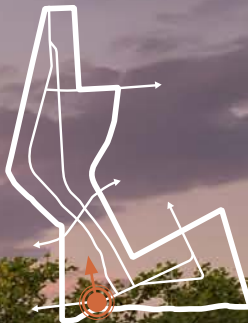
Multi-modal connectivity for all transportation types





Our Vision

06 Recreational Heart



Sports Complex

A complex for events, sports and the community

Around-the-Clock Main Street

Lively and activated main street for ongoing fun

Recreation Field

A large green space for sports





**03.**

# **Our Implementation**





Our Implementation

# Pairing Open Space with Natural Features

Building off of the surrounding forest and creek, Legacy Place allows the natural amenities to seep into the site. Legacy Place offers different green spaces from programmed play to naturalistic landscapes, all woven together through a multi-modal path. The flood plain and creek offer unique challenges that are to be showcased rather than overlooked. Pairing key program elements with unique nodes allows the design to harness the best aspects of the natural landscape.





Our Implementation

# An Interconnected Street Network

Legacy Place uses a connected street network to create site-wide activity and vibrancy. These three street types include a main street, neighborhood connectors, and alleys. The main street is lined with shopping, places to dine with family and friends, and innovative office options allowing for around-the-clock liveliness. The streets connecting back into existing communities are equipped with bike lanes, making commuting a breeze for these residents. Lastly, the alleys tuck heavily-vehicular traffic behind, promoting the most walkable and pedestrian-friendly place in all of Raleigh.





Our Implementation

# Primary Building Uses

A robust and thoughtful mix of uses provides enough density to support and maintain the well-cherished amenities Legacy Place will offer. Balance is achieved by pairing vibrant, ground-floor retail with apartments above - fulfilling the mixed-use destiny of this development. A full mix of housing provides missing middle housing and a variety of unit types – honoring the scale of the surrounding community while creating greater presence on Rock Quarry.





Our Implementation

# Ground Floor Building Use

To support the active character of the main street, restaurants coupled with shopping and green space spill out into public spaces. Widened sidewalks are designed with walkability in mind allowing for community members to get groceries, go to the doctor’s office, and shop all within one trip. Legacy Place also offers a variety of civic anchors throughout the site, including a church, K-12 school, innovation center, and recreation hub.





Our Implementation

# A Realized Master Plan Over 10 Key Phases

An Adaptable Phasing Strategy  
for Ideal Market Absorption

Legacy Place is phased strategically to allow for optimal market absorption while responding to the booming growth of Raleigh and the greater Triangle area. Through 10 key phases, current uses are able to be maintained during the construction of new facilities. Each phase is also designed in a manner to offer the sensation of “completeness”, no matter the phase.

Estimated Total At Full Build Out

Use	GSF	Units/Keys/Spots
Residential	2.8M GSF	2,600 Units
Retail	130K GSF	-
Education	60K GSF	-
Church	60K GSF	-
Innovation Hub	45K GSF	-
Sports Complex	60K GSF	-
Hotel	100K GSF	150 Keys
Parking	1.55M GSF	4,500 Spots

Total  
4.87M GSF

Construction Value  
\$1.2B - \$2.2B





Our Implementation

Phase 01: The Church + School

Word of God is the current gateway into the site, holding frontage on Rock Quarry Road while the K-12 Christian Academy sits not far behind. For Phase 01, the existing facilities would be maintained, while on a more central location on the site, the church and school would be constructed, along with a mixed-use tower to instantly bring vibrancy to Legacy Place.

	Existing	Phase 01	Phase 02	Phase 03	Phase 04	Phase 05	Phase 06	Phase 07	Phase 08	Phase 09	Phase 10	Totals
Multifamily		290K GSF 290 Units										290K GSF 290 Units
Retail		15K GSF										15K GSF
Office												
Civic	60K GSF	126K GSF										126K GSF
Hospitality												
Parking		234K GSF 669 Spots										234K GSF 669 Spots
Total GSF	60K GSF	665K GSF										665K GSF
Total \$ of Construction		\$166M - \$300M										\$166M- \$300M





Our Implementation

Phase 02: The Mixed-Use Gateway

Holding premiere frontage on Rock Quarry Road is imperative. Phase 02 consists of two mixed-use towers that front Rock Quarry, solidifying the entrance into Legacy Place. The existing church will have completely relocated to its new home south of the entry, helping define a more-active front door.

	Existing	Phase 01	Phase 02	Phase 03	Phase 04	Phase 05	Phase 06	Phase 07	Phase 08	Phase 09	Phase 10	Totals
Multifamily		290K GSF 290 Units	485K GSF 485 Units									775K GSF 775 Units
Retail		15K GSF	44K GSF									59K GSF
Office												
Civic	60K GSF	126K GSF										126K GSF
Hospitality												
Parking		234K GSF 669 Spots	200K GSF 566 Spots									432K GSF 1,234Spots
Total GSF	60K GSF	665K GSF	727K GSF									1.4 M GSF
Total \$ of Construction		\$166M - \$300M	\$182M - \$327M									\$348M- \$626M





Our Implementation

Phase 03: Abundance of Units + Retail

To help complete the eastern half of the main street entry, Phase 03 introduces another mixed-use tower that will bring energy into Legacy Place. The highly-active ground floor continues to offer key retailers and restaurants while providing residential apartments and amenities for all ages.

	Existing	Phase 01	Phase 02	Phase 03	Phase 04	Phase 05	Phase 06	Phase 07	Phase 08	Phase 09	Phase 10	Totals
Multifamily		290K GSF 290 Units	485K GSF 485 Units	294K GSF 294 Units								1.07M GSF 1,069 Units
Retail		15K GSF	44K GSF	15K GSF								74K GSF
Office												
Civic	60K GSF	126K GSF										126K GSF
Hospitality												
Parking		234K GSF 669 Spots	200K GSF 566 Spots	200K GSF 569 Spots								631K GSF 1,803 Spots
Total GSF	60K GSF	665K GSF	727K GSF	508K GSF								1.90 M GSF
Total \$ of Construction		\$166M - \$300M	\$182M - \$327M	\$127M - \$229M								\$475M- \$855M





Our Implementation

Phase 04: Mixed-Use + Innovation

One of the core goals of Legacy Place is to introduce innovation into Southeast Raleigh. Phase 04 accomplishes that will the creation of the innovation hub that links the new K-12 school and Southeast Raleigh Magnet High School. An additional 12 story, mixed-use tower provides the thoughtful density to these walkable amenities.

	Existing	Phase 01	Phase 02	Phase 03	Phase 04	Phase 05	Phase 06	Phase 07	Phase 08	Phase 09	Phase 10	Totals
Multifamily		290K GSF 290 Units	485K GSF 485 Units	294K GSF 294 Units	294K GSF 294 Units							1.36M GSF 1,363 Units
Retail		15K GSF	44K GSF	15K GSF	15K GSF							89K GSF
Office					45K GSF							45K GSF
Civic	60K GSF	126K GSF										126K GSF
Hospitality												
Parking		234K GSF 669 Spots	200K GSF 566 Spots	200K GSF 569 Spots	200K GSF 574 Spots							832K GSF 2,376 Spots
Total GSF	60K GSF	665K GSF	727K GSF	508K GSF	555K GSF							2.45 M GSF
Total \$ of Construction		\$166M - \$300M	\$182M - \$327M	\$127M - \$229M	\$139M - \$250M							\$614M- \$1.1B





Our Implementation

Phase 05: Completing the Main Street Spine

Capping off the main street and scaling down into the more intimate half of Legacy Place, Phase 05 steps down into a 7 story mixed-use mid-rise building. Remaining active on the ground floor through retail – this phase will provide more residential and parking opportunities.

	Existing	Phase 01	Phase 02	Phase 03	Phase 04	Phase 05	Phase 06	Phase 07	Phase 08	Phase 09	Phase 10	Totals
Multifamily		290K GSF 290 Units	485K GSF 485 Units	294K GSF 294 Units	294K GSF 294 Units	190K GSF 190 Units						1.55M GSF 1,553 Units
Retail		15K GSF	44K GSF	15K GSF	15K GSF	15K GSF						104K GSF
Office					45K GSF							45K GSF
Civic	60K GSF	126K GSF										126K GSF
Hospitality												
Parking		234K GSF 669 Spots	200K GSF 566 Spots	200K GSF 569 Spots	200K GSF 574 Spots	98K GSF 280 Spots						929K GSF 2,656 Spots
Total GSF	60K GSF	665K GSF	727K GSF	508K GSF	555K GSF	303K GSF						2.76 M GSF
Total \$ of Construction		\$166M - \$300M	\$182M - \$327M	\$127M - \$229M	\$139M - \$250M	\$76M - \$136M						\$689M- \$1.2B





Our Implementation

Phase 06: Ample Residential Choices

To break away from some of the higher density, Phase 06 brings housing diversity to Legacy Place. Large, four-story townhomes provide the flexibility and ability to adapt to diverse family structures dominate this phase while having a five-story wrap accompany it. Two-over-two townhomes also remain a possibility.

	Existing	Phase 01	Phase 02	Phase 03	Phase 04	Phase 05	Phase 06	Phase 07	Phase 08	Phase 09	Phase 10	Totals
Multifamily		290K GSF 290 Units	485K GSF 485 Units	294K GSF 294 Units	294K GSF 294 Units	190K GSF 190 Units	264K GSF 154 Units					1.8M GSF 1,707 Units
Retail		15K GSF	44K GSF	15K GSF	15K GSF	15K GSF						104K GSF
Office					45K GSF							45K GSF
Civic	60K GSF	126K GSF										186K GSF
Hospitality												
Parking		234K GSF 669 Spots	200K GSF 566 Spots	200K GSF 569 Spots	200K GSF 574 Spots	98K GSF 280 Spots	162K GSF 463 Spots					1.09M GSF 3,119 Spots
Total GSF	60K GSF	665K GSF	727K GSF	508K GSF	555K GSF	303K GSF	426K GSF					3.18 M GSF
Total \$ of Construction		\$166M - \$300M	\$182M - \$327M	\$127M - \$229M	\$139M - \$250M	\$76M - \$136M	\$107M - \$192M					\$796M- \$1.4B





Our Implementation

Phase 07: Retail, Residences, and Hospitality

With the proximity to the Walnut Creek Amphitheatre and the growing amenities on site, a hotel is necessary to accommodate visitors. Phase 07 consists of a flagship hotel along with two larger podium-style buildings – flooding the ground floor with shopping and dining to keep guests entertained while before the big show.

	Existing	Phase 01	Phase 02	Phase 03	Phase 04	Phase 05	Phase 06	Phase 07	Phase 08	Phase 09	Phase 10	Totals
Multifamily		290K GSF 290 Units	485K GSF 485 Units	294K GSF 294 Units	294K GSF 294 Units	190K GSF 190 Units	264K GSF 154 Units	262K GSF 262 Units				2.08M GSF 1,969 Units
Retail		15K GSF	44K GSF	15K GSF	15K GSF	15K GSF		30K GSF				134K GSF
Office					45K GSF							45K GSF
Civic	60K GSF	126K GSF										186K GSF
Hospitality								102K GSF 157 Keys				102K GSF 157 Keys
Parking		234K GSF 669 Spots	200K GSF 566 Spots	200K GSF 569 Spots	200K GSF 574 Spots	98K GSF 280 Spots	162K GSF 463 Spots	196K GSF 560 Spots				1.28M GSF 3,679 Spots
Total GSF	60K GSF	665K GSF	727K GSF	508K GSF	555K GSF	303K GSF	426K GSF	590K GSF				3.77 M GSF
Total \$ of Construction		\$166M - \$300M	\$182M - \$327M	\$127M - \$229M	\$139M - \$250M	\$76M - \$136M	\$107M - \$192M	\$148M - \$265M				\$943M- \$1.7B



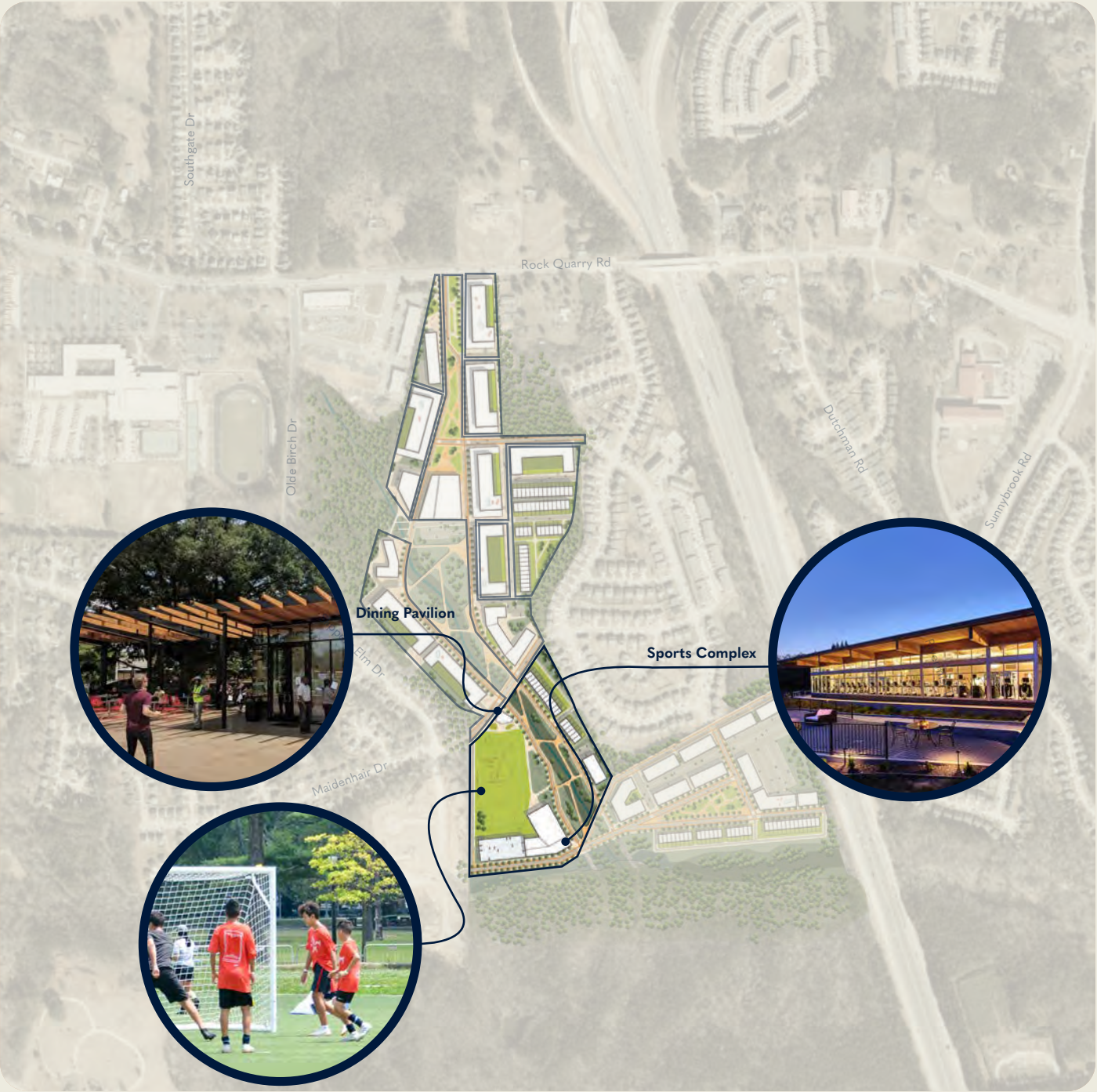


Our Implementation

Phase 08: The Sports Complex

This area of Southeast Raleigh is in need of a recreational outlet for families within its community. Phase 08 is tucked to the southwest of the site, providing enough room for ample outdoor recreation and a full-scale soccer field, along with a sports complex that any resident can benefit from.

	Existing	Phase 01	Phase 02	Phase 03	Phase 04	Phase 05	Phase 06	Phase 07	Phase 08	Phase 09	Phase 10	Totals
Multifamily		290K GSF 290 Units	485K GSF 485 Units	294K GSF 294 Units	294K GSF 294 Units	190K GSF 190 Units	264K GSF 154 Units	262K GSF 262 Units	103K GSF 62 Units			2.18M GSF 2,030 Units
Retail		15K GSF	44K GSF	15K GSF	15K GSF	15K GSF		30K GSF	2K GSF			136K GSF
Office					45K GSF							45K GSF
Civic	60K GSF	126K GSF							60K GSF			186K GSF
Hospitality								102K GSF 157 Keys				102K GSF 157 Keys
Parking		234K GSF 669 Spots	200K GSF 566 Spots	200K GSF 569 Spots	200K GSF 574 Spots	98K GSF 280 Spots	162K GSF 463 Spots	196K GSF 560 Spots	72K GSF 206 Spots			1.36M GSF 3,885 Spots
Total GSF	60K GSF	665K GSF	727K GSF	508K GSF	555K GSF	303K GSF	426K GSF	590K GSF	237K GSF			4.01 M GSF
Total \$ of Construction		\$166M - \$300M	\$182M - \$327M	\$127M - \$229M	\$139M - \$250M	\$76M - \$136M	\$107M - \$192M	\$148M - \$265M	\$59M - \$107M			\$1.0B - \$1.8B





Our Implementation

Phase 09: Lower-Scale Residential

Affordability was a major goal for the city of Raleigh and Legacy Place. In considering the adjacent neighborhoods, the southern portion of the site boasts lower-scale housing types for the community, varying from three-story townhomes and four-story walk up apartments.

	Existing	Phase 01	Phase 02	Phase 03	Phase 04	Phase 05	Phase 06	Phase 07	Phase 08	Phase 09	Phase 10	Totals
Multifamily		290K GSF 290 Units	485K GSF 485 Units	294K GSF 294 Units	294K GSF 294 Units	190K GSF 190 Units	264K GSF 154 Units	262K GSF 262 Units	103K GSF 62 Units	334K GSF 288 Units		2.5M GSF 2,318 Units
Retail		15K GSF	44K GSF	15K GSF	15K GSF	15K GSF		30K GSF	2K GSF			136K GSF
Office					45K GSF							45K GSF
Civic	60K GSF	126K GSF							60K GSF			186K GSF
Hospitality								102K GSF 157 Keys				102K GSF 157 Keys
Parking		234K GSF 669 Spots	200K GSF 566 Spots	200K GSF 569 Spots	200K GSF 574 Spots	98K GSF 280 Spots	162K GSF 463 Spots	196K GSF 560 Spots	72K GSF 206 Spots	98K GSF 280 Spots		1.48M GSF 4,165 Spots
Total GSF	60K GSF	665K GSF	727K GSF	508K GSF	555K GSF	303K GSF	426K GSF	590K GSF	237K GSF	432K GSF		4.44 M GSF
Total \$ of Construction		\$166M - \$300M	\$182M - \$327M	\$127M - \$229M	\$139M - \$250M	\$76M - \$136M	\$107M - \$192M	\$148M - \$265M	\$59M - \$107M	\$108M - \$95M		\$1.1B - \$2.0B





Our Implementation

Phase 10: Completing the Neighborhood

The final phase of Legacy Place continues the idea of affordability and completes the 74-acre neighborhood. Continuing with the theme of lower-scale residential to respect the adjacent neighborhoods, four-story walk up apartments enclose a neighborhood park.

	Existing	Phase 01	Phase 02	Phase 03	Phase 04	Phase 05	Phase 06	Phase 07	Phase 08	Phase 09	Phase 10	Totals
Multifamily		290K GSF 290 Units	485K GSF 485 Units	294K GSF 294 Units	294K GSF 294 Units	190K GSF 190 Units	264K GSF 154 Units	262K GSF 262 Units	103K GSF 62 Units	334K GSF 288 Units	319K GSF 89 Units	2.835M GSF 2,607 Units
Retail		15K GSF	44K GSF	15K GSF	15K GSF	15K GSF		30K GSF	2K GSF			136K GSF
Office					45K GSF							45K GSF
Civic	60K GSF	126K GSF							60K GSF			186K GSF
Hospitality								102K GSF 157 Keys				102K GSF 157 Keys
Parking		234K GSF 669 Spots	200K GSF 566 Spots	200K GSF 569 Spots	200K GSF 574 Spots	98K GSF 280 Spots	162K GSF 463 Spots	196K GSF 560 Spots	72K GSF 206 Spots	98K GSF 280 Spots	109K GSF 311 Spots	1.56M GSF 4,476 Spots
Total GSF	60K GSF	665K GSF	727K GSF	508K GSF	555K GSF	303K GSF	426K GSF	590K GSF	237K GSF	432K GSF	428K GSF	4.87 M GSF
Total \$ of Construction		\$166M - \$300M	\$182M - \$327M	\$127M - \$229M	\$139M - \$250M	\$76M - \$136M	\$107M - \$192M	\$148M - \$265M	\$59M - \$107M	\$108M - \$95M	\$107M - \$193M	\$1.2B - \$2.2B





# Meet the Team

## Legacy Alliance Group

### Word of God

Word of God Fellowship is a Word-centered, Spirit-filled, family-oriented church based in Raleigh, North Carolina. Serving as a pillar for the community over the last 25 years – it is a staple to Southeast Raleigh. Word of God Fellowship was founded by the late Bishop Frank & Pastor JoeNell Summerfield in 1988 as Ye Are the Temple.

### F7

F7 International Development is a community-focused development team led by James “Monte” Montague. They focus on all areas of development, from commercial to residential, from infrastructure to general contracting. The mission of F7 is to serve the community and people first. They are committed to fairness and integrity in every endeavor they take on.

### SMC Consulting

A team of seasoned investment bankers, capital advisors and real estate financial consultants led by Alex Cheng, SMC is a Charlotte-based firm that will contribute its expertise and connections to raise and manage the funding that’s required in the horizontal development stage, and negotiate with construction partners in various capacities to complete the project in each phase.

## LS3P

LS3P is a multidisciplinary firm offering planning, urban design, and architecture services to a wide variety of clients nationwide. Central to all regions of the Southeast with eleven offices in three states, LS3P is committed to bringing state-of-the-art design, planning, and expertise of a strong regional firm closer to our clients on a local level. The firm’s Urban Environments team is energized by solving cities’ toughest challenges. They bring together the intelligence of policy & planning, architecture & design, and development & real estate under one roof to supercharge four core areas of expertise: Urban Design, Urban Planning, Development Advisory, and Large-Scale Mixed-Use Design.





An architectural rendering of a modern urban development. On the left, a multi-story brick building with a 'PIZZA' sign and 'KETTLE'S' storefront is visible. A paved walkway runs alongside the building, with people walking and a person on a bicycle. To the right of the walkway is a landscaped area with a small stream, a stone bridge, and several large, leafy trees. People are seen walking and sitting on the grassy areas. In the background, more modern buildings are visible under a clear sky.

**04.**

# **Our Additional Opportunities**



Additional Opportunities

# The Opportunity to Connect to Southeast Magnet High School

Boasting unparalleled STEM-based education, just a street over sits Southeast Raleigh Magnet High School. By obtaining this western site, Legacy Place and Southeast can be linked by cutting-edge innovation. Students ready for robotics can walk over to the Innovation Hub after school, while also stopping by a coffee shop and other offerings convenient to a high school. This further opens the door for a larger tech and innovation campus within Legacy Place.

	Word of God Totals	Additional Opportunity	Totals
Multifamily	2.835M GSF 2,607 Units	300K GSF 300 Units	3.135M GSF 2,907 Units
Retail	136K GSF	48K GSF	184K GSF
Office	45K GSF		45K GSF
Civic	186K GSF		186K GSF
Hospitality	102K GSF 157 Keys		102K GSF 157 Keys
Parking	1.56M GSF 4,476 Spots	180K GSF 514 Spots	1.74M GSF 4,990 Spots
Total GSF	4.87 M GSF	520K GSF	5.3M GSF
Total \$ of Construction	\$1.2B - \$2.2B	\$130M - \$230M	\$1.3B - \$2.4B





Additional Opportunities

# The Potential to Increase Frontage off Rock Quarry

Rock Quarry Road serves as the front door for Legacy Place. By adding nearly 50% to that frontage, Legacy Place can better invite residents and visitors alike in.

	Word of God Totals	Additional Opportunity	Totals
Multifamily	2.835M GSF 2,607 Units	360K GSF 300 Units	3.2M GSF 2,907 Units
Retail	136K GSF	15K GSF	151K GSF
Office	45K GSF		45K GSF
Civic	186K GSF		186K GSF
Hospitality	102K GSF 157 Keys		102K GSF 157 Keys
Parking	1.56M GSF 4,476 Spots	190K GSF 542 Spots	1.75M GSF 5,018 Spots
Total GSF	4.87 M GSF	565K GSF	5.44M GSF
Total \$ of Construction	\$1.2B - \$2.2B	\$140M - \$250M	\$1.3B - \$2.5B





Additional Opportunities

# The Opportunity to Connect Shaw to Legacy Place Across Rock Quarry

Just across Rock Quarry Road, there are two sites that provide a combined value add to Legacy Place. With the potential for 1.7M GSF of residential units, prime for Shaw University students and young professionals, these sites would continue to bolster Legacy’s mission of accessibility.

	Word of God Totals	Additional Opportunity	Totals
Multifamily	2.835M GSF 2,607 Units	1.7M GSF 1,608 Units	4.5M GSF 4,215 Units
Retail	136K GSF	150K GSF	286K GSF
Office	45K GSF		45K GSF
Civic	186K GSF		186K GSF
Hospitality	102K GSF 157 Keys		102K GSF 157 Keys
Parking	1.56M GSF 4,476 Spots	1.2M GSF 3,428 Spots	2.8M GSF 7,905 Spots
Total GSF	4.87 M GSF	3.0M GSF	7.9M GSF
Total \$ of Construction	\$1.2B - \$2.2B	\$750M - \$1.35B	\$1.95B - \$3.5B





Additional Opportunities

## The Chance to Connect with Habitat for Humanity

Habitat for Humanity is our neighbor to the south, touting 147 acres of affordable and close-knit community. In understanding how Legacy Place's vision and Habitat's vision align, there is an ideal parallel in schools of thought. With impact to an anticipated 3-7 parcels, the vision of Legacy Place can continue southward toward Habitat - extending the main street in a residential manner while providing the Habitat community with walkable amenities they are not currently privy to.





A Place Where Legacy Starts.



A Place to Gather

A Place to Stay

A Place to Learn

A Place to Explore

A Place to Create

A Place to Call Home

A Place to Play







Vision Book // March 2023

