

RUS BUS FACT SHEET **Hoffman & Associates** *As of April 21, 2022*

OVERVIEW

The Raleigh Union Station Bus Facility Project, also known as RUS Bus, is a vibrant, transit-oriented project in downtown Raleigh integrating innovative transit improvements, multifamily residential with affordable housing, retail, hospitality and more. The project weaves together new regional transit services with bike- and pedestrian-friendly spaces as well as convenient access and connectivity to major transportation routes locally and regionally. RUS Bus is being developed by a partnership between Hoffman & Associates and GoTriangle, the Triangle's regional transit authority. The transit project is slated for completion in mid-2025 as the second phase of transit development associated with Raleigh Union Station.

As the Triangle area's population grows rapidly, the RUS Bus facility is critical to expanding local and regional transit services. After completion of RUS Bus facility, Raleigh Union Station will provide seamless connections between multiple modes of transportation, including Amtrak intercity passenger rail, planned commuter rail, bus rapid transit projects and local bus service. The facility also will be bike- and pedestrian-friendly.

TIMELINE:

- Remediation Demolition and Site Preparation: Spring 2022
- Groundbreaking: Spring 2023
- Transit Development Completion: Mid-2025
- Private Development Completion: Early 2026

BY THE NUMBERS

- \$275 million transit-oriented, mixed-use development across 1.7 acres in the heart of downtown Raleigh's Warehouse District
- Approximately 500,000 square feet total mixed-use space across two buildings
- Approximately 400 high-rise apartments, including 10% affordable residences for households at 80% of median family income
- 200-room hotel
- 18,000 square feet of retail space
- Parking structure with approximately 550 spaces

LOCATION:

- Located on West Street in downtown Raleigh's Warehouse District, a popular and growing neighborhood with abundant arts and nightlife that has attracted a variety of dining options, unique local retailers, and major tech companies, including Citrix among others.

- Situated adjacent to Raleigh Union Station, which provides daily Amtrak service throughout the East Coast and will be the central station of a regional commuter rail system.
- Close to local attractions including the Contemporary Art Museum, Red Hat Amphitheater, the Raleigh Convention Center, and the state Capitol complex.

DESIGN:

- RUS Bus will be inspired by the energy of the Warehouse District

TRANSIT:

- This highly anticipated transit hub will expand transportation services for the Triangle region. This will include new regional and local bus platforms, direct access to interstate rail services via a new pedestrian bridge, supportive infrastructure for a future Bus Rapid Transit station, and the pedestrian and bicycle-friendly connections between transit modes and the surrounding district
- An off-street passenger bus facility
- A new pedestrian bridge connecting Raleigh Union Station to RUS Bus
- Infrastructure for a future GoRaleigh Bus Rapid Transit station
- Pedestrian and bicycle enhancements on and around the RUS Bus site
- Tactile wayfinding and accessibility enhancements
- Capacity for future electric bus charging stations
- GoTriangle acquired the RUS Bus site – the former Dillon Supply property – in 2005 with support from a Federal Transit Administration (FTA) grant

RESIDENTIAL & RETAIL OFFERINGS

- RUS Bus will significantly expand housing options in the Warehouse District, including more affordable units.
- RUS Bus will contain the only high-rise residential buildings in the Warehouse District, which will create great views of the surrounding area.
- With connectivity as the focus of the project, residents can experience easy access to the transit hub, public spaces and retail in the area. Nearby amenities include the Morgan Street Food Hall, multiple fine dining options, Weaver Street Market and the Contemporary Art Museum
- RUS Bus will include 18,000 square feet of retail spaces including a variety of restaurant options, shopping and community experiences, to be announced.

DEVELOPMENT & DESIGN

- Developer: [Hoffman & Associates](#)
- Partner: [GoTriangle](#)
- Architect: [Perkins Eastman](#)
- Civil Engineer/Landscape Architect: [Stewart](#)

- Transportation Consultant: [Kimley-Horn](#)
- Transit Advisors: [RK&K](#)
- General Contractor: [Clancy & Theys](#)

CONNECT

- RUS Bus Website: rusbusnc.com
- Hoffman & Associates Website: hoffman-dev.com
- Hoffman & Associates Facebook: [@hoffmandev](#)
- Hoffman & Associates Twitter: [@hoffmandev](#)
- GoTriangle Website: gotriangle.org
- GoTriangle Facebook: [@gotriangle](#)
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