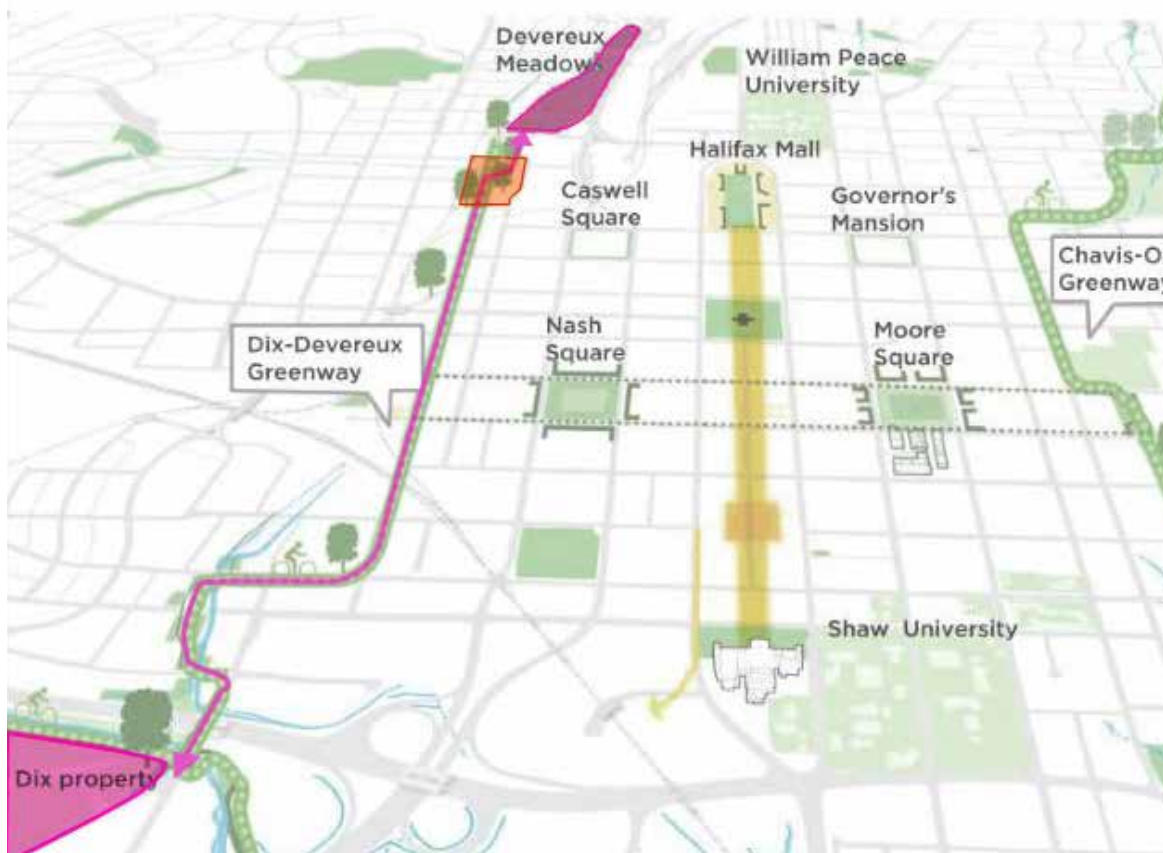
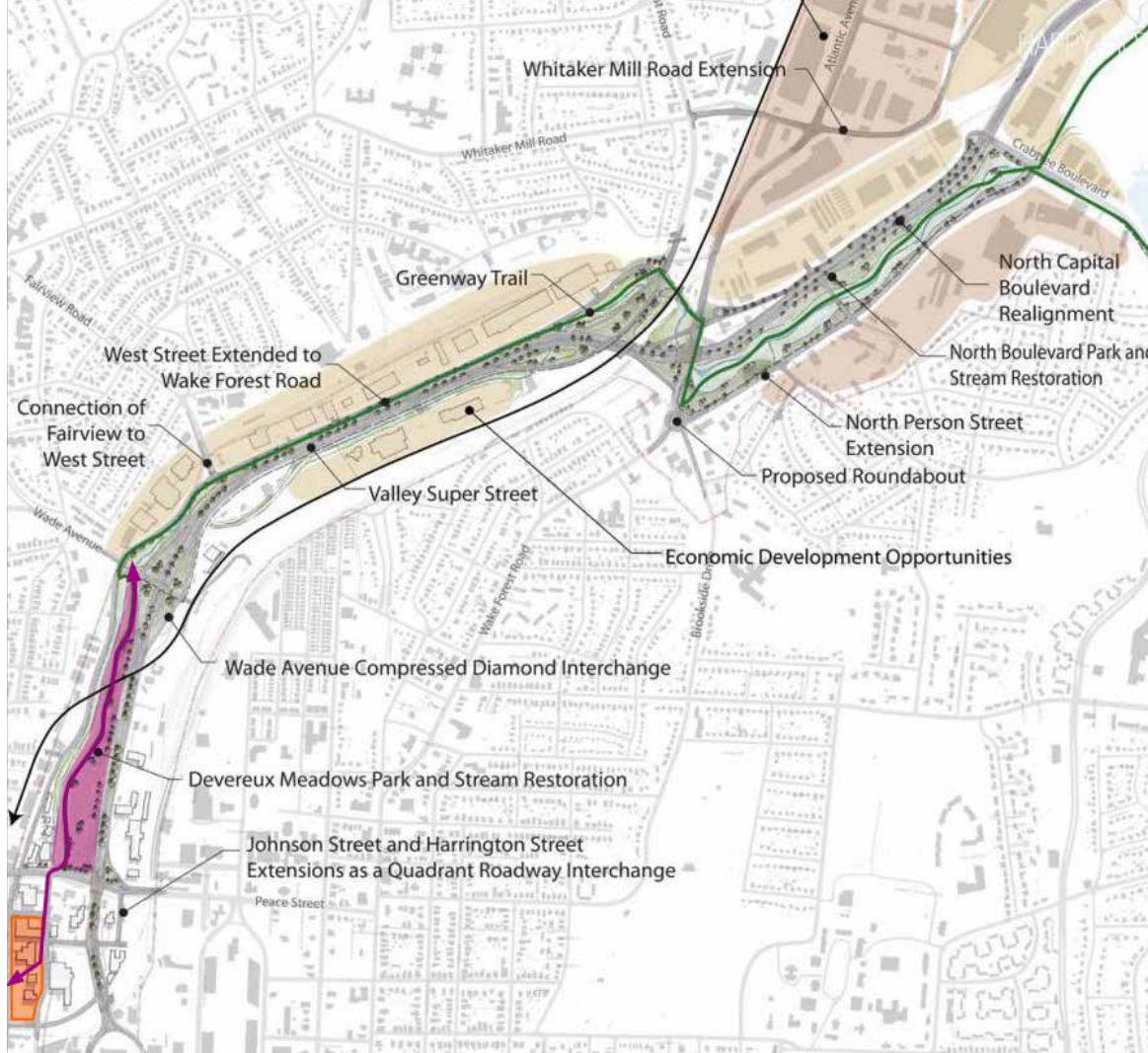


SMOKY HOLLOW

RALEIGH, NC

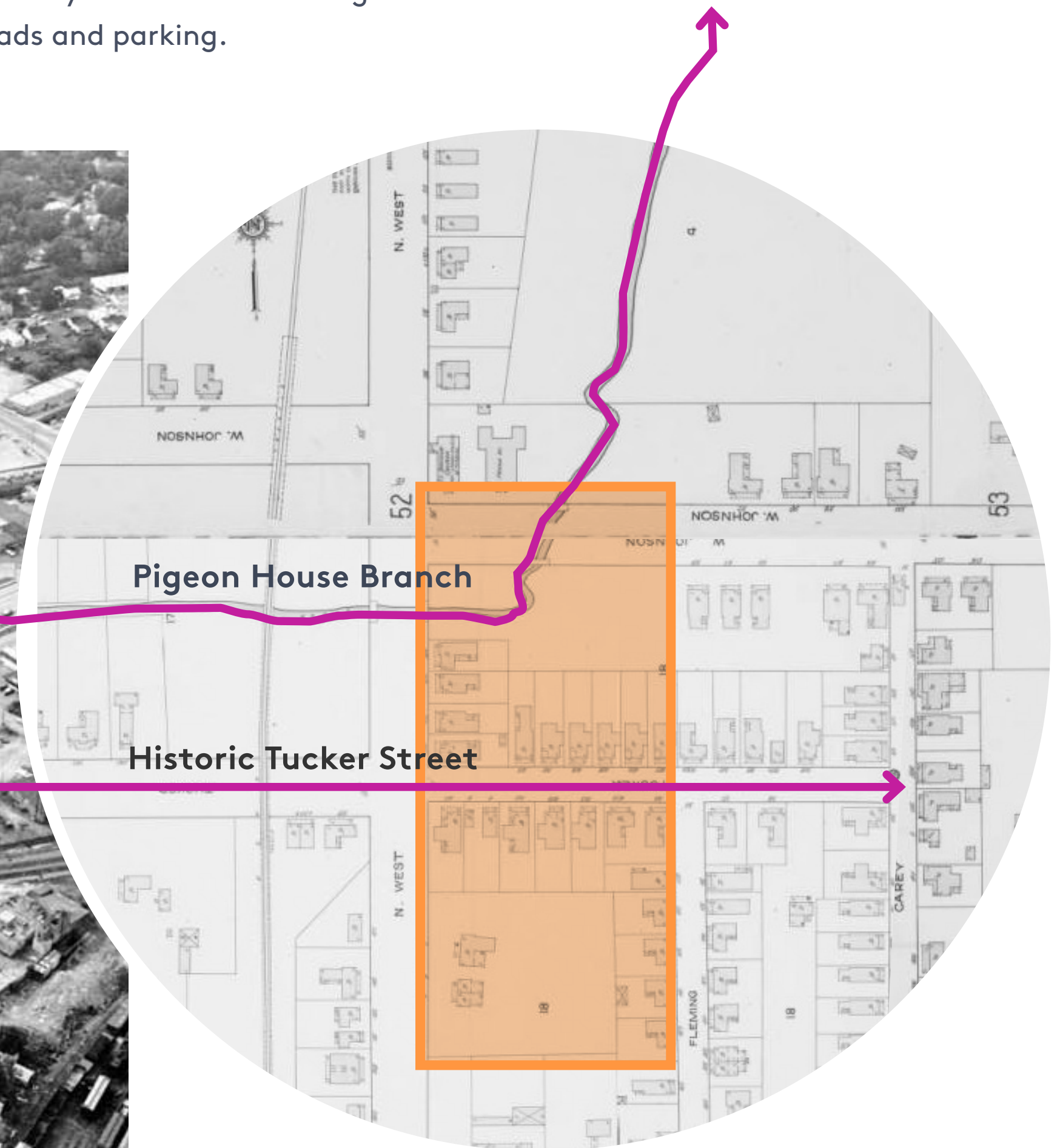


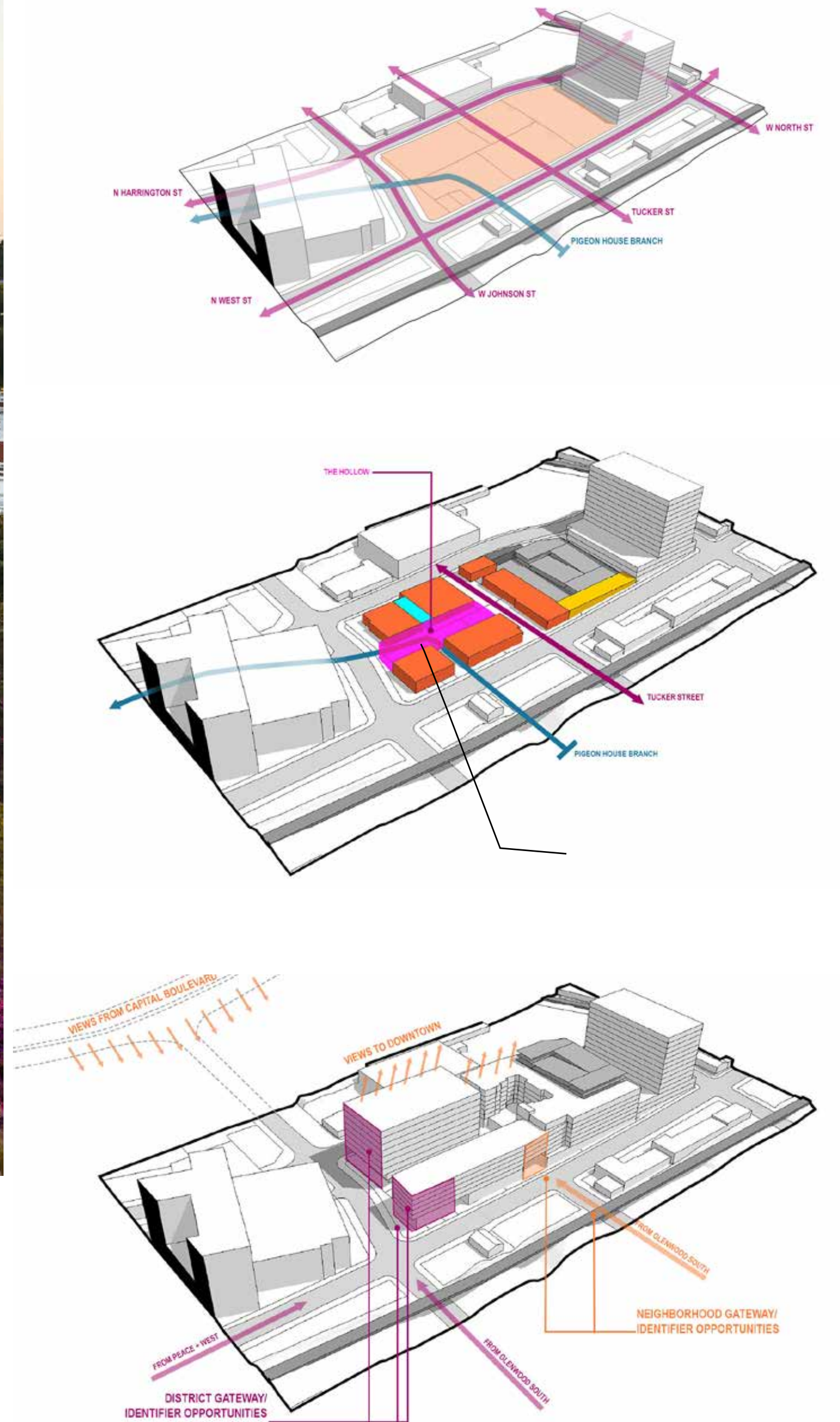
REGIONAL ANALYSIS



HISTORY

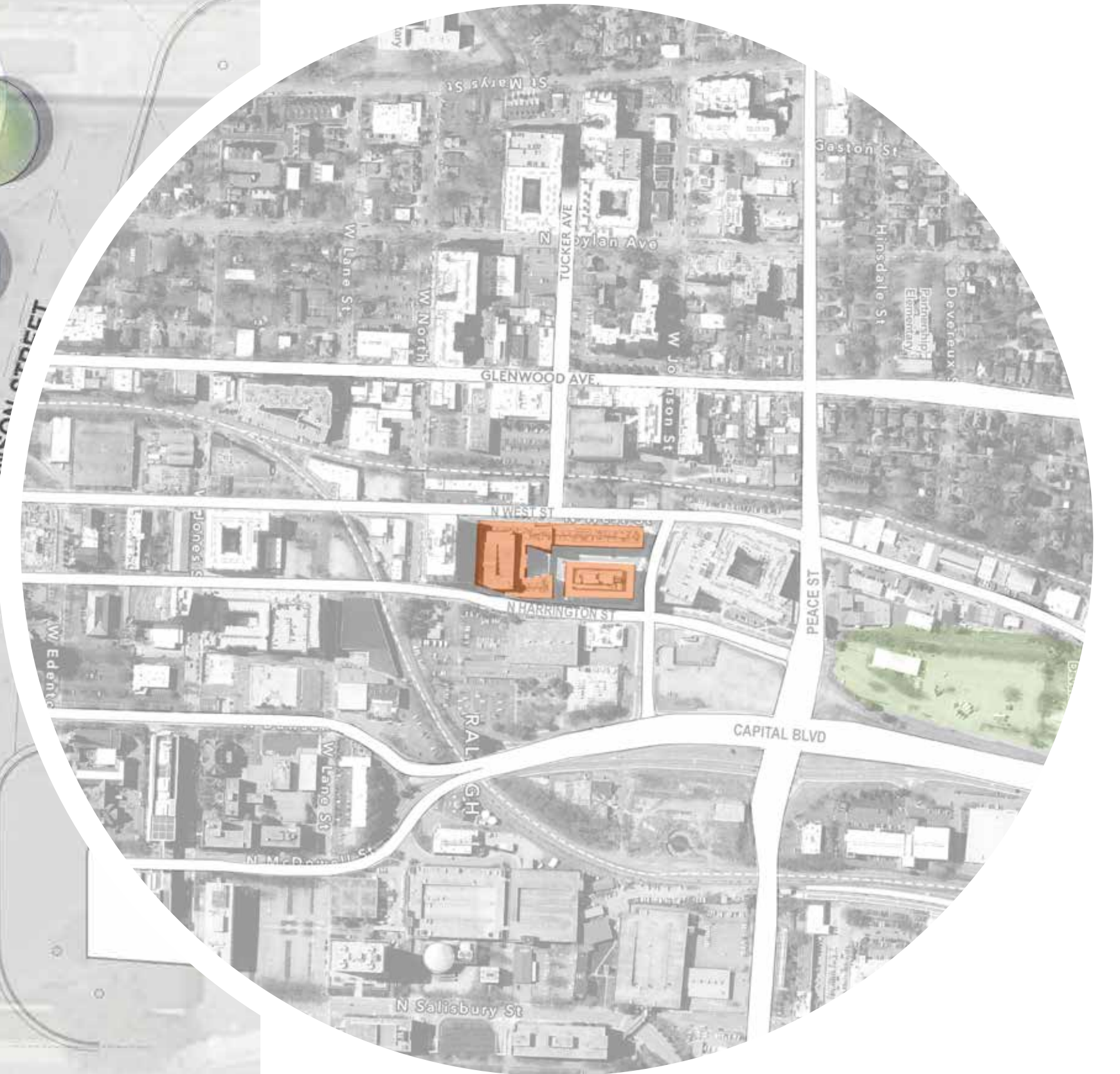
Surrounded by railroads and named for its smoke that would settle in this low-lying area, Smoky Hollow was a working class neighborhood characterized by small homes, churches, a winding creek and large industrial buildings that supported the railroad industry. Later, a minor league baseball stadium sat on its northern end. During the construction of Capital Boulevard in the 1950's, the neighborhood was transformed into a series of surface parking lot and one-story commercial buildings. The historic street grid was reconfigured and the Pigeon House Branch creek was diverted into an underground culvert to make way for roads and parking.





The revived Smoky Hollow begins with the extension of Tucker St. through the site - reintroducing the historic street grid. Additionally, Pigeon House Branch is reflected back up on the ground plane by a series of ephemeral rain gardens and landscaped areas. The buildings are carved open at the ground floor to highlight these moments and organized to create a new pedestrian plaza, called "The Hollow," that connects the new Tucker Alley to the Pigeon House Branch landscapes. These exterior spaces are subsequently activated by ground-floor retail and building amenities.

SITE PLAN





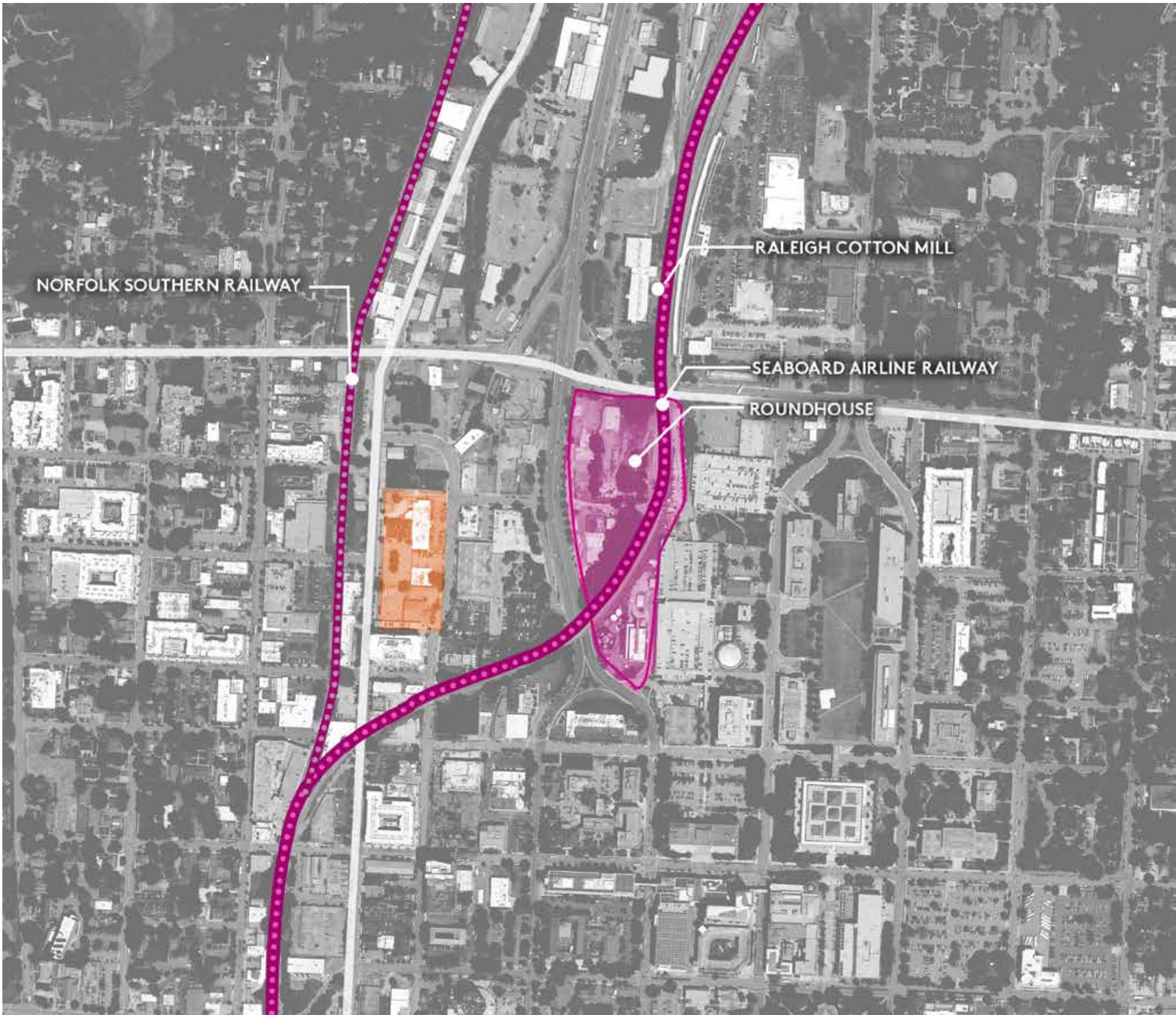
THE LINE
NOW LEASING

THE LINE

NOW OPEN

DESIGN INSPIRATION

Drawing upon the sites rich railroad history, as well as the rail lines and trestle bridges that run parallel to the site, the buildings design is both modern and referential. It is simultaneously a trestle bridge, a box car and an industrial warehouse.





SMOKY HOLLOW

THE LINE
NOW OPEN

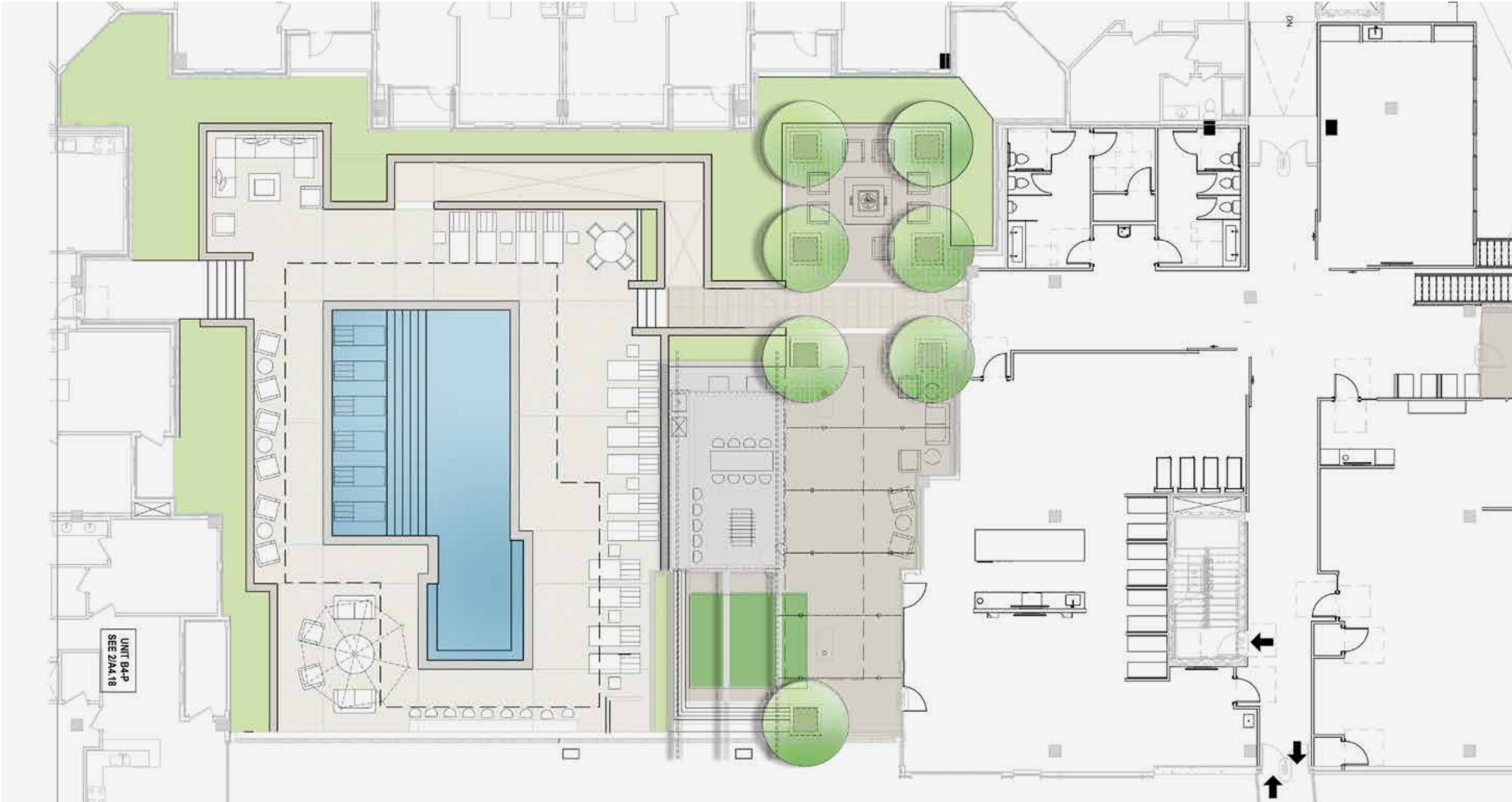
THE LINE

NOW LEASING





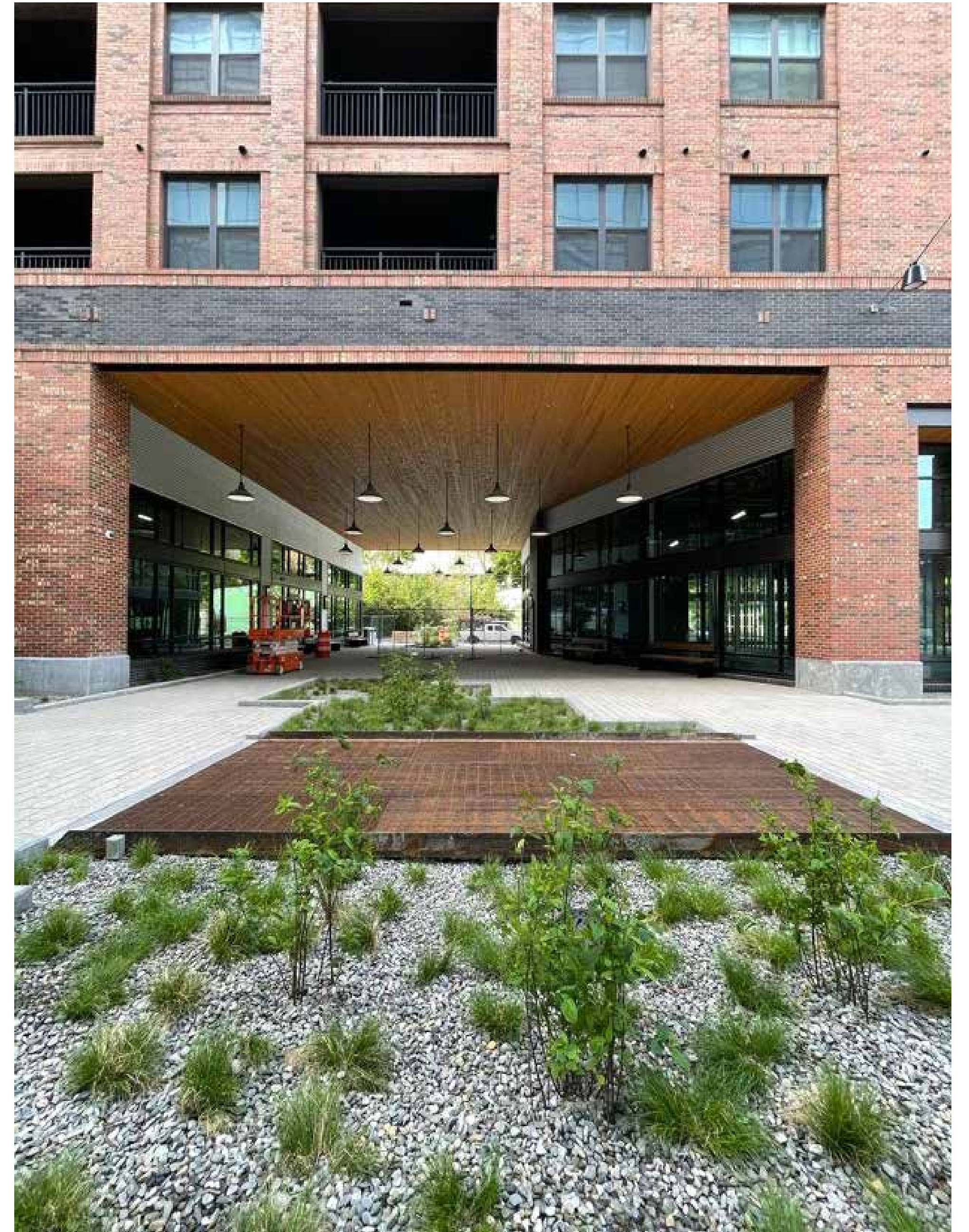
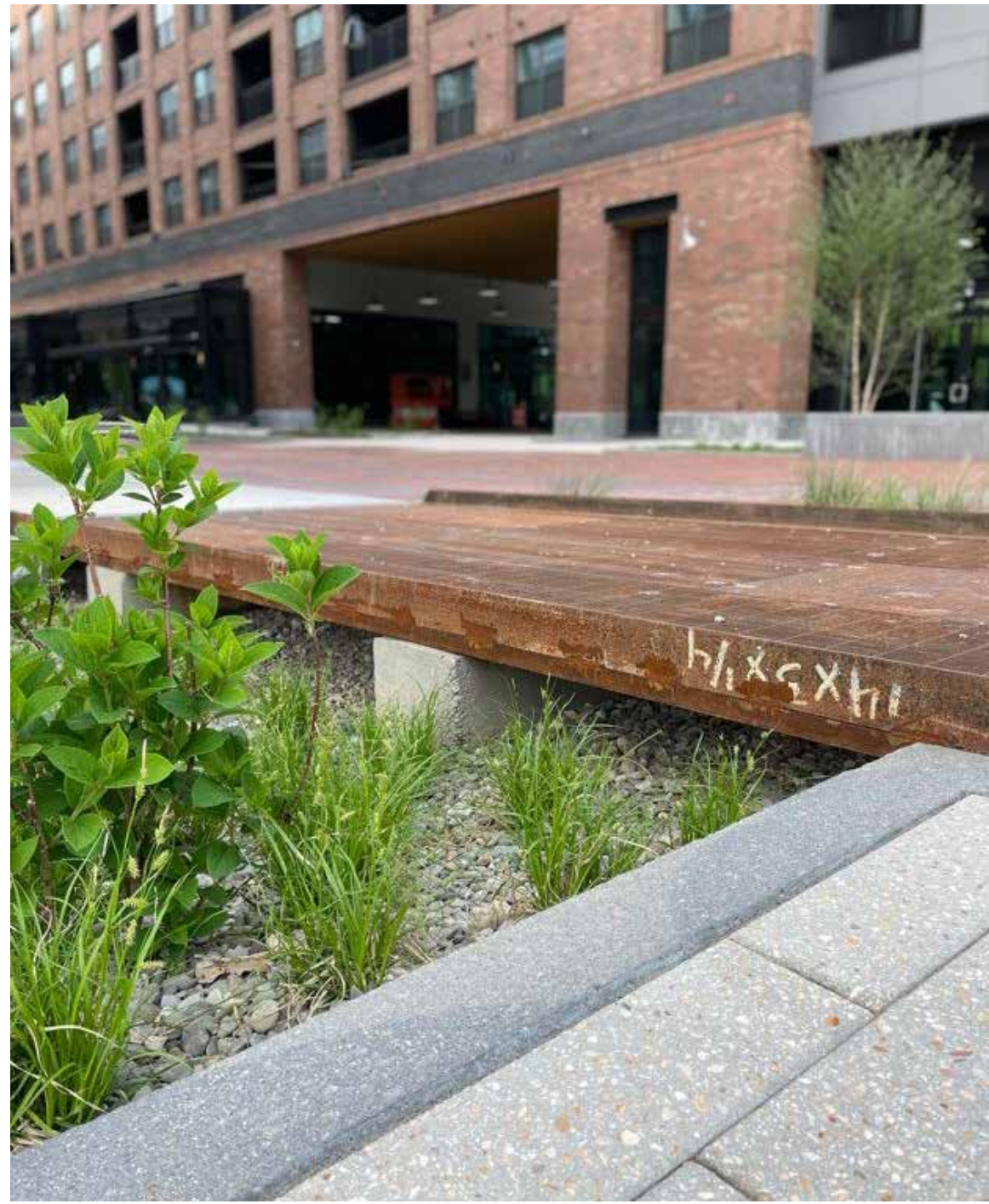
EXTERIOR AMENITIES



STORYTELLING DETAILS

Details and materials throughout the building and site design work together to tell the story of Smoky Hollow. Brick, concrete and steel recall the railroad industry that defined the neighborhoods early days. Native plantings in gravel beds harken back to the creek in which children would play. Murals and artwork reflect the shops and businesses that called this neighborhood home.







SMOKY HOLLOW

RALEIGH, NC

CLIENT
Kane Realty Corporation

USE
Mixed-Use
Multifamily/Retail

DETAILS
260 Units

SERVICES
Master Planning
Architecture
Landscape Architecture

COMPLETION
2021