

## Active Development Applications

(as of March 11, 2024)

| Project                                               | Application Type                   | Use ^                        | Size                                                                         | Next Step                         |
|-------------------------------------------------------|------------------------------------|------------------------------|------------------------------------------------------------------------------|-----------------------------------|
| <b>CONCEPT PLANS</b>                                  |                                    |                              |                                                                              |                                   |
| Sigma Sigma Sorority                                  | Concept Plan (Review Complete)     | Club / Lodging               | Additional uses to support national headquarters office                      | Formal Application submittal      |
| The Reserve at Blue Hill                              | Concept Plan (Review Complete)     | Multifamily                  | 212 units (31 affordable)                                                    | Formal Application submittal      |
| Aura South Elliott                                    | Concept Plan (Review Complete)     | Multifamily                  | 330 units                                                                    | Formal Application submittal      |
| Chapel Hill Transit Expansion                         | Concept Plan (Review Complete)     | Public Service Facilities    | 10-11 acres                                                                  | Formal Application submittal      |
| UNC Porthole Alley                                    | Concept Plan (Review Complete)     | University / Mixed-Use       | 130,000 sf                                                                   | Formal Application submittal      |
| <b>UNDER REVIEW - FORMAL APPLICATION</b>              |                                    |                              |                                                                              |                                   |
| Piedmont Electric Cooperative Substation              | Special Use Permit                 | Public Service Facilities    | Substation, 1.5 acres                                                        | Under Staff Review                |
| Tarheel Lodging Phase II                              | Form District Permit               | Mixed-Use                    | 283 units; 42,455 sf office                                                  | Under Staff Review                |
| Park Apartments Phase II                              | Form District Permit               | Multifamily / Mixed-Use      | 259 units; 16,254 sf nonresidential                                          | Under Staff Review                |
| Longleaf Trace                                        | Conditional Zoning                 | Multifamily                  | 48 affordable units, 62,000 sf                                               | Planning Comm. Review - March     |
| Aura Chapel Hill Lighting                             | Modification to Conditional Zoning | Multifamily / Mixed Use (MM) | Increase maximum allowed off-site illumination                               | Council Review - March            |
| <b>ZONING COMPLIANCE, PERMITTING AND CONSTRUCTION</b> |                                    |                              |                                                                              |                                   |
| St. Paul Village                                      | Conditional Zoning                 | Mixed-Use                    | 350 units (88 affordable); 608,000 sf including place of worship, recreation | waiting for Final Plans submittal |
| Chapel Hill Life Sciences Center                      | Conditional Zoning                 | Office/Retail                | Up to 381,424 sf lab/office/retail space                                     | waiting for Final Plans submittal |
| Chapel Hill Crossing                                  | Conditional Zoning                 | Multifamily / Townhomes (MM) | 290-334 units (39-43 affordable); 465,000 sf                                 | waiting for Final Plans submittal |
| Hillmont                                              | Conditional Zoning                 | Multifamily                  | Up to 500 units (45 affordable); 730,000 sf                                  | waiting for Final Plans submittal |
| Gateway                                               | Conditional Zoning                 | Multifamily                  | Up to 388 units (72 affordable); 586,485 sf                                  | waiting for Final Plans submittal |
| UNC Health Eastowne                                   | Conditional Zoning                 | Office                       | 1,100,000 sf office/medical office                                           | waiting for Final Plans submittal |
| 101 E Rosemary Street                                 | Conditional Zoning                 | Multifamily / Mixed Use      | 150 units (5 affordable); 119,471 sf                                         | waiting for Final Plans submittal |
| 150 E Rosemary Street                                 | Conditional Zoning                 | Office                       | 228,000 sf wet lab/office                                                    | waiting for Final Plans submittal |
| Harris Teeter Chapel Hill North                       | Special Use Permit                 | Commercial                   | 11,800 sf gas station/grocery                                                | waiting for Final Plans submittal |
| Jay Street Affordable Housing                         | Conditional Zoning                 | Multifamily                  | 48 affordable units; 61,032 sf                                               | waiting for Final Plans submittal |
| Carraway Village                                      | Special Use Permit                 | Mixed-Use                    | Develop 53.75 acres                                                          | Review of Additional Phases       |
| University Place Redevelopment                        | Special Use Permit                 | Mixed-Use                    | Redevelop 42 acres                                                           | Review of Additional Phases       |
| Dunkin Donuts Drive-Thru                              | Final Plans                        | Commercial                   | Add drive-thru                                                               | Under Staff Review                |
| 2200 Homestead                                        | Final Plans                        | Multifamily (MM)             | 89 affordable units; 130,385 sf                                              | Under Staff Review                |
| South Creek                                           | Final Plans                        | Multifamily / Mixed Use (MM) | 688-815 units (up to 101 affordable); 21,000-53,000 sf commercial/office     | Under Staff Review                |

|                                                                                             |                                            |                              |                                                           |                                 |
|---------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------|-----------------------------------------------------------|---------------------------------|
| Barbee Chapel Apartments                                                                    | Final Plans                                | Mutifamily                   | 350 units (22 affordable); 420,000 sf                     | Under Staff Review              |
| Starpoint Refuel                                                                            | Final Plans                                | Commercial                   | 3,270 sf gas station                                      | Under Staff Review              |
| Homestead Rd Tri-Point                                                                      | Final Plans                                | Townhomes (MM)               | 119 units (17 affordable); 226,500 sf                     | Under Staff Review              |
| 101-111 Erwin Road                                                                          | Final Plans                                | Mixed-Use (MM)               | 54 hotel rooms; 52 townhomes                              | Under Staff Review              |
| West Rosemary Street Hotel                                                                  | Final Plans                                | Commercial                   | 140 hotel rooms                                           | Under Staff Review              |
| PEACH Apartments                                                                            | Final Plans                                | Multifamily                  | 10 affordable units; 7,700 sf                             | Permitting / Construction Start |
| Columbia Street Annex                                                                       | Final Plans                                | Multifamily / Mixed Use      | 59 units; 62,188 sf                                       | Permitting / Construction Start |
| Gimghoul Castle                                                                             | Final Plans                                | Social Club                  | 1,200 sf addition                                         | Permitting / Construction Start |
| Trinity Court                                                                               | Final Plans                                | Multifamily                  | 54 affordable units; 66,488 sf                            | Permitting / Construction Start |
| 710 N Estes Townhomes                                                                       | Final Plans                                | Multifamily / Townhomes (MM) | 107 units; 218,538 sf                                     | Permitting / Construction Start |
| Putt-Putt Fun Center                                                                        | Final Plans                                | Commercial                   | 110,886 sf recreation/self-storage                        | Permitting / Construction Start |
| 1200 MLK                                                                                    | Final Plans                                | Mixed-Use                    | 52,358 sf gas station/self-storage; mobile homes retained | Permitting / Construction Start |
| Aura Blue Hill                                                                              | Form District Permit                       | Multifamily / Mixed-Use      | 301 units; 30,291 sf nonresidential                       | Permitting / Construction Start |
| Calyx II (Tekka) Glen Lennox                                                                | Development Agreement<br>Compliance Permit | Multifamily / Mixed-Use      | 291 units; 280,802 sf                                     | Permitting / Construction Start |
| Additional projects under construction, not listed here once substantial work has commenced |                                            |                              |                                                           |                                 |

^ (MM) indicates that the project includes a middle housing component - buildings with 2-4 attached units and/or for-sale townhomes

Residential by Type and Status

(as of March 11, 2024)

|                                                      | Total Dwelling Units | Affordable Dwelling Units | Middle Housing Units |
|------------------------------------------------------|----------------------|---------------------------|----------------------|
| Concept Plans                                        | 542                  | TBD                       | TBD                  |
| Under Review - Formal Application                    | 599                  | 48                        | 0                    |
| Zoning Compliance and Permitting (includes Entitled) | 4,182                | 648                       | 475                  |
| Under Construction                                   | 2,462                | 180                       | 182                  |

Notes

- \* Middle Housing, as calculated here, includes configurations of 2-4 units in a building as well as all for-sale townhomes
- \* The timing of review, permitting, and construction varies widely. The above data is not meant to represent when new development will be completed.
- \* In particular, multiphase projects such as Carraway Village, U Place, and Glen Lennox have timelines for build-out of 5-10 years or more following approval.
- \* Most proposed units under Formal Application review are subject to Council approval. Through the Conditional Zoning process, Council has discretion over the appropriate scale of development proposals.
- \* Following Concept Plan review, submittal of a Formal Application is uncertain. Staff has excluded some Concept Plans from this data where conversations indicate the project will not move forward. Additional Concept Plans may change in scale before Formal Application submittal.