

Blue Hill Development -- Original 2014 Projections

Source: Town of Chapel Hill Economic Development Office

Note: Projections based on local market conditions, long-term leases and the known interests of property owners

Projects assigned to phases based on year of anticipated completion and addition to tax roll

Projected Development, Years 0-4 (2014-2018)				
Project Name	Other Name	Property Type	Projected Residential Units	Projected Square Footage
Quality Inn	Tarheel Lodging/TRU	Hotel	0	200,000
The Park		Residential	775	680,000
The Park (comm site)		Retail	0	7,000
Former Theater	Berkshire	Residential	225	240,000
Former Theater	Berkshire	Retail	0	10,000
Ram's Plaza/CVS	Outparcel & CVS	Retail	0	13,000
			1,000	1,150,000

Projected Development, Years 4-10 (2018-2024)				
Project Name	Other Name	Property Type	Projected Residential Units	Projected Square Footage
University Inn		Hotel	0	100,000
		Retail	0	13,000
Regency Center		Retail	0	4,000
DHIC	Greenfield Place	Residential	101	80,550
			101	197,550

Projected Development, Years 10-15 (2024-2029)				
Project Name	Other Name	Property Type	Projected Residential Units	Projected Square Footage
Eastgate		Retail	0	20,000
		Office	0	75,000
		Residential	225	200,000
Ram's Plaza		Retail	0	300,000
		Office	0	75,000
		Residential	120	100,000
Volvo Dealership	Hillstone	Retail	0	100,000
			345	870,000

Total Projected Development, Years 0-15 (2014-2029)				
			Projected Residential Units	Projected Square Footage
			1,446	2,217,550
			Total Office	150,000
			Total Retail	467,000
			Total Hotel	300,000
			Total Residential	1,300,550

Note: 2014 projections also informed by 2011 TIA, which was informed by market analysis associated with Small Area Plan

## Blue Hill Development -- Actual to Date

March 2024

Source: Town of Chapel Hill Planning Department, Approved Applications

Note: Projects include those built, under construction and permitted; numbers based on permitted amounts

### Actual Development, Years 0-4 (2014 - 2018)

Project Name	Other Name	Property Type	Status	Projection	Residential Units	Net New Residential Units	Square Footage	Net New Square Footage
Ram's Plaza Outbuilding		Retail	Complete	Years 0-4	0	0	2,700	2,700
Former Theater	Berkshire	Residential	Complete	Years 0-4	266	266	307,000	307,000
Former Theater	Berkshire	Retail	Complete	Years 0-4	0	0	15,600	<b>11,539</b>
CVS		Retail	Complete	Years 0-4	0	0	13,013	13,013
Eastgate Building D	Former BP	Retail	Complete	<i>Not projected</i>	0	0	7,761	<b>6,109</b>
DHIC	Greenfield Place	Residential	Complete	Years 4-10	80	80	81,599	81,599
DHIC	Greenfield Commons	Residential	Complete	Years 4-10	69	69	77,775	77,775
					415	415	505,448	499,735

Note: Net New Square Footage reflects demolition of the Old BBQ Restaurant (4,061) and the Former BP Gas Station (1,652)

### Actual Development, Years 4-10 (2018 - 2024)

Project Name	Other Name	Property Type	Status	Projection	Residential Units	Net New Residential Units	Square Footage	Net New Square Footage
Trilogy	Hillstone / Former Volv	Residential	Complete	Years 10-15	328	328	400,411	400,411
Bell Chapel Hill	The Elliott / Fordham B	Residential	Complete	<i>Not projected</i>	272	272	291,015	291,015
Bell Chapel Hill	Former Days Inn	Hotel	Demolished	<i>Not projected</i>	0	0	0	<b>-23,418</b>
Tru Hotel	Tarheel Lodging	Hotel	Complete	Years 0-4	0	0	43,040	<b>37,075</b>
Hartley	Park Apartments Ph I	Residential	Complete	Years 0-4	414	216	544,984	<b>398,332</b>
Millennium Chapel Hill	University Inn	Lodging	Under construction	Years 4-10	0	0	37,153	<b>-26,139</b>
Millennium Chapel Hill	University Inn	Residential	Under construction	<i>Not Projected</i>	274	274	282,245	<b>282,245</b>
Aura Blue Hill		Residential	Approved	<i>Not Projected</i>	301	300	287,310	<b>284,410</b>
Aura Blue Hill		Commercial	Approved	<i>Not Projected</i>	0	0	33,120	<b>18,242</b>
					1,589	1,390	1,919,278	1,662,173

Note: Net Units and Net Square Footage reflects demolition of Hong Kong Buffet (5,965), Colony Apartments (146,652), University Inn (63,292), and other commercial buildings

Blue Hill Development -- Anticipated by 2029

March 2024

Source: Town of Chapel Hill Planning Department

Note: Projects include those in pre-application or conceptual phases; numbers are preliminary estimates and subject to change

Anticipated Development, Years 4-15 (2018 - 2029)							
Project Name	Other Name	Property Type	Original Projection	Anticipated Residential Units	Net Anticipated Residential Units	Anticipated Square Footage	Anticipated Net Square Footage
The Park Ph II	Park Apartments Ph II	Residential	Years 0-4	259	259	255,681	255,681
The Park Ph II		Office	Years 0-4	0	0	16,254	16,254
Tarheel Lodging		Residential	Not Projected	283	283	339,451	339,451
Tarheel Lodging		Office	Not Projected	0	0	42,455	1,703
				542	542	653,841	613,089

Note: Net Units and Net Square Footage reflects future demolition of Quality Inn

Redevelopment of Eastgate and Ram's Plaza were included in the 2014 Projections, but these projects are not yet in the pre-application or conceptual phases  
Other sites may redevelop in Years 8-15 that are not yet considered 'Anticipated'