

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 | Old BBQ Restaurant | 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 |
| | | | <i>Total Office</i> | 150,000 |
| | | | <i>Total Retail</i> | 467,000 |
| | | | <i>Total Hotel</i> | 300,000 |
| | | | <i>Total Residential</i> | 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 2022

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 | Net New | | Square Footage | Net New Square Footage |
|-------------------------|--------------------|---------------|----------|----------------------|-------------------|-------------------|----------------|------------------------|
| | | | | | Residential Units | Residential Units | | |
| 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 | 11,539 |
| 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 | 6,109 |
| 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 | Net New | | Square Footage | Net New Square Footage |
|-----------------------|-------------------------|---------------|--------------------|----------------------|-------------------|-------------------|----------------|------------------------|
| | | | | | Residential Units | Residential Units | | |
| Trilogy | Hillstone / Former Volv | Residential | Complete | Years 10-15 | 328 | 328 | 400,411 | 400,411 |
| The Elliott | Fordham Blvd Apts | Residential | Complete | <i>Not projected</i> | 272 | 272 | 291,015 | 291,015 |
| The Elliott | Former Days Inn | Hotel | Demolished | <i>Not projected</i> | 0 | 0 | 0 | -23,418 |
| Tru Hotel | Tarheel Lodging | Hotel | Under construction | Years 0-4 | 0 | 0 | 43,040 | 37,075 |
| The Park | Park Apartments Ph I | Residential | Under construction | Years 0-4 | 414 | 216 | 544,984 | 398,332 |
| Tarheel Lodging | | Residential | Approved | <i>Not Projected</i> | 234 | 234 | 312,037 | 312,037 |
| Tarheel Lodging | | Office | Approved | <i>Not Projected</i> | 0 | 0 | 42,455 | 1,703 |
| Millenium Chapel Hill | University Inn | Lodging | Under construction | Years 4-10 | 0 | 0 | 37,153 | -26,139 |
| Millenium Chapel Hill | University Inn | Residential | Under construction | <i>Not Projected</i> | 274 | 274 | 282,245 | 282,245 |
| | | | | | 1,522 | 1,324 | 1,953,340 | 1,673,261 |

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

Blue Hill Development -- Anticipated by 2029

March 2022

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 | Park Apartments Ph II | Residential | Years 0-4 | 336 | 336 | 302,000 | 302,000 | |
| Staples | | Residential | <i>Not Projected</i> | 300 | 300 | 270,000 | 270,000 | |
| Staples | | Retail | <i>Not Projected</i> | 0 | 0 | 30,000 | -8,579 | |
| Aura Blue Hill | | Residential | <i>Not Projected</i> | 285 | 284 | 302,726 | 300,234 | |
| Aura Blue Hill | | Commercial | <i>Not Projected</i> | 0 | 0 | 30,291 | 11,010 | |
| | | | | 921 | 920 | 935,017 | 874,665 | |

Note: Net Units and Net Square Footage reflects future demolition of Staples and other small commercial buildings

*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'*