

# Capacity Analysis

Wednesday, September 28, 2022



**BUSINESS STREET**

# Topics

- 1. Recent trends**
- 2. Capacity analysis**
- 3. Strategic choices**

## **2. Capacity Analysis**

- **Analysis**
- **Results**

# 1. Housing Needs



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2. More housing for young families, middle-aged singles, empty nesters, and seniors.
3. More housing in walkable places where people will want to own.

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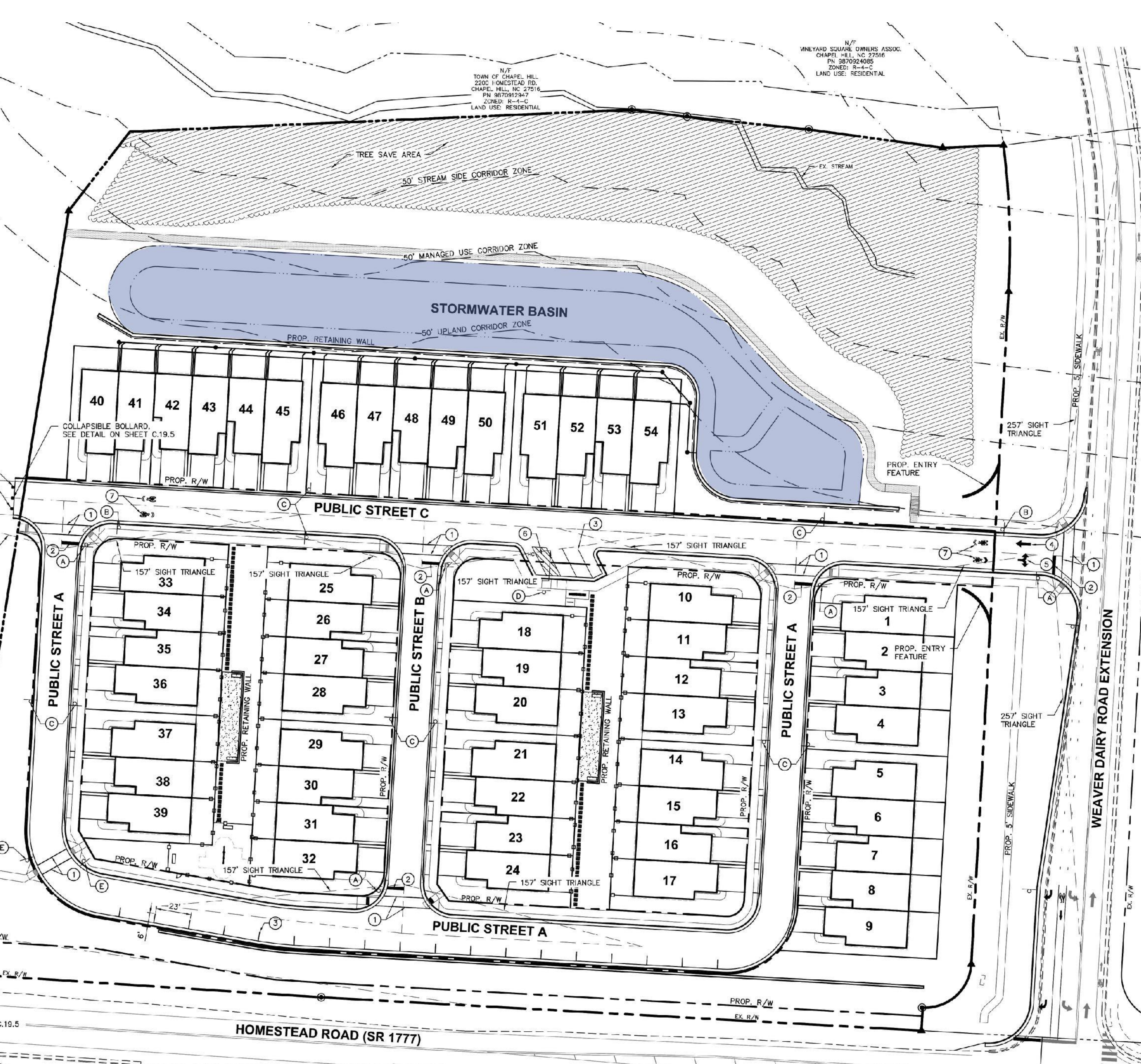
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6. Mapped potential greenways.

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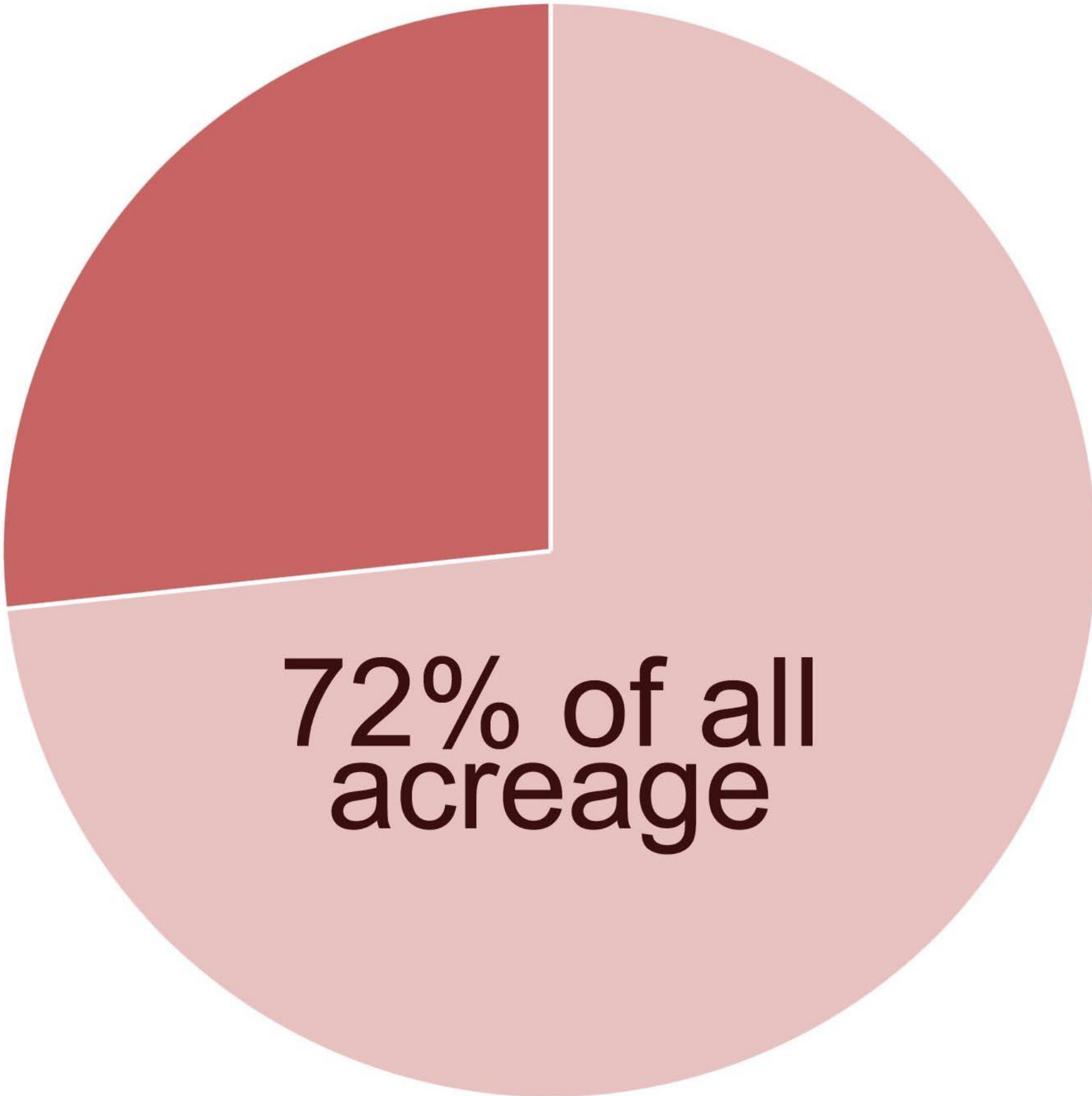




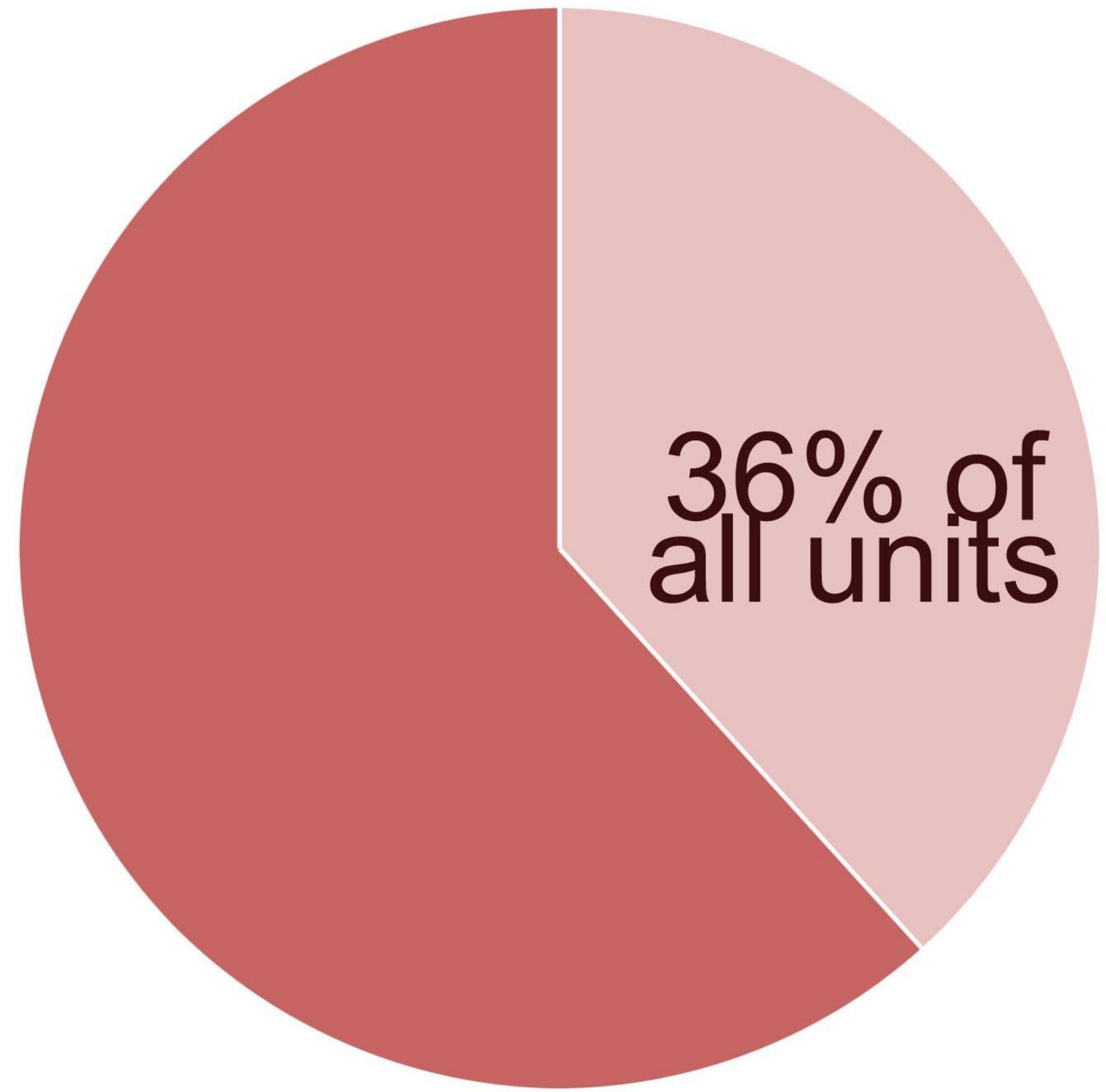
# Recent Projects

(from lowest to highest density)

<u>Project Name</u>	<u>Address</u>	<u>Project Status</u>	<u>DU's</u>	<u>Acres</u>	<u>Density</u>
Chandler Woods	8201 Merin Rd	6: Final Inspections / Complete	70	24.7	3
South Creek	1305 US 15 501 S	1B: Concept Plan Complete	650	120.0	5
Stanat's Place	2516 Homestead Rd.	2B: Advisory Boards / Council	44	8.2	5
Jay St.	110 JAY ST	3: Entitled	48	7.8	6
Weaver's Grove	7516 Sunrise Road	5B: Construction	219	35.2	6
Homestead Rd. Tri-Point	2217 Homestead Rd	1B: Concept Plan Complete	100	15.7	6
Bridgepoint	2214 Homestead Rd	5: Other Permits / Construction	54	8.3	7
Courtyards of Homestead	2209 Homestead Rd	6B: Complete	122	17.9	7
Glen Lennox	Fordham and E. 54	Partially completed	1,400	170.0	8
Summit Place	101 Erwin Rd	4: Final Plans Review	52	6.2	8
Homestead Gardens	2200 Homestead Rd	4: Final Plans Review	115	13.1	9
710 N Estes Townhomes	710 N Estes	2B: Advisory Boards / Council	71	8.0	9
Lullwater	Weaver Dairy Rd.	1B: Concept Plan Complete	469	49.8	9
Columbia St Annex	1150 S Columbia St.	4: Final Plans Review	52	4.2	12
Greenfield Place	1719 Legion Rd	6B: Complete	80	5.5	15
Hillmont	138 Stancell	1B: Concept Plan Complete	450	30.0	15
Trinity Court	751 Trinity Ct.	3: Entitled	54	3.2	17
Greenfield Commons	500 Formosa Ln	6B: Complete	69	3.6	19
5500 Old Chapel Hill Rd	5500 Old Chapel Hill Rd	2A: Formal Application Review	150	7.2	21
Aura Estes	1000 MLK	4: Final Plans Review	335	14.7	23
Gateway	19 E Lakeview Dr.	1A: Concept Plan Active	380	15.8	24
Huse St	5503 Old Chapel Hill Rd	1B: Concept Plan Complete	264	10.7	25
Azalea Retirement	700 Estes Dr, N	6B: Complete	152	6.1	25
Carraway	Eubanks Rd.	PH 1 Complete	400	14.0	29
Grove Park / Union	425 Hillsborough St	6B: Complete	382	12.4	31
Barbee Chapel	5101 Barbee Chapel Rd	1B: Concept Plan Complete	345	10.5	33
Park Apts.	1250 Ephesus Church Rd	5B: Construction	478	13.7	35
White Oak Dr.	11 White Oak Dr.	1A: Concept Plan Active	336	8.9	38
318 W. Rosemary Street	318 Rosemary St, W	5: Other Permits / Construction	58	1.3	45
Link Apartments	101 Brandon Rd.	Complete	215	4.4	49
Flats	607 MLK	1B: Concept Plan Complete	200	3.6	56
Aspen Hts.	701 MLK	2B: Advisory Boards / Council	112	2.0	56
Trilogy/ Hill Stone	1730 Fordham Blvd	6B: Complete	328	5.0	66
Cedars of CH, Ph 3	106 Green Cedar Ln	6B: Complete	307	4.1	75
Millenium/ University Inn	1301 Fordham Blvd	5: Other Permits / Construction	298	3.9	76
Fordham Blvd. Apts.	1300 Fordham Blvd	6B: Complete	273	3.3	82
Aura Blue Hill	1289 Fordham Blvd	2A: Formal Application Review	285	3.0	95
Link Rosemary	101 E Rosemary	2B: Advisory Boards / Council	151	0.7	216
Total			9,568	677	14



 Low-Density Development (1-9 units/ acre)



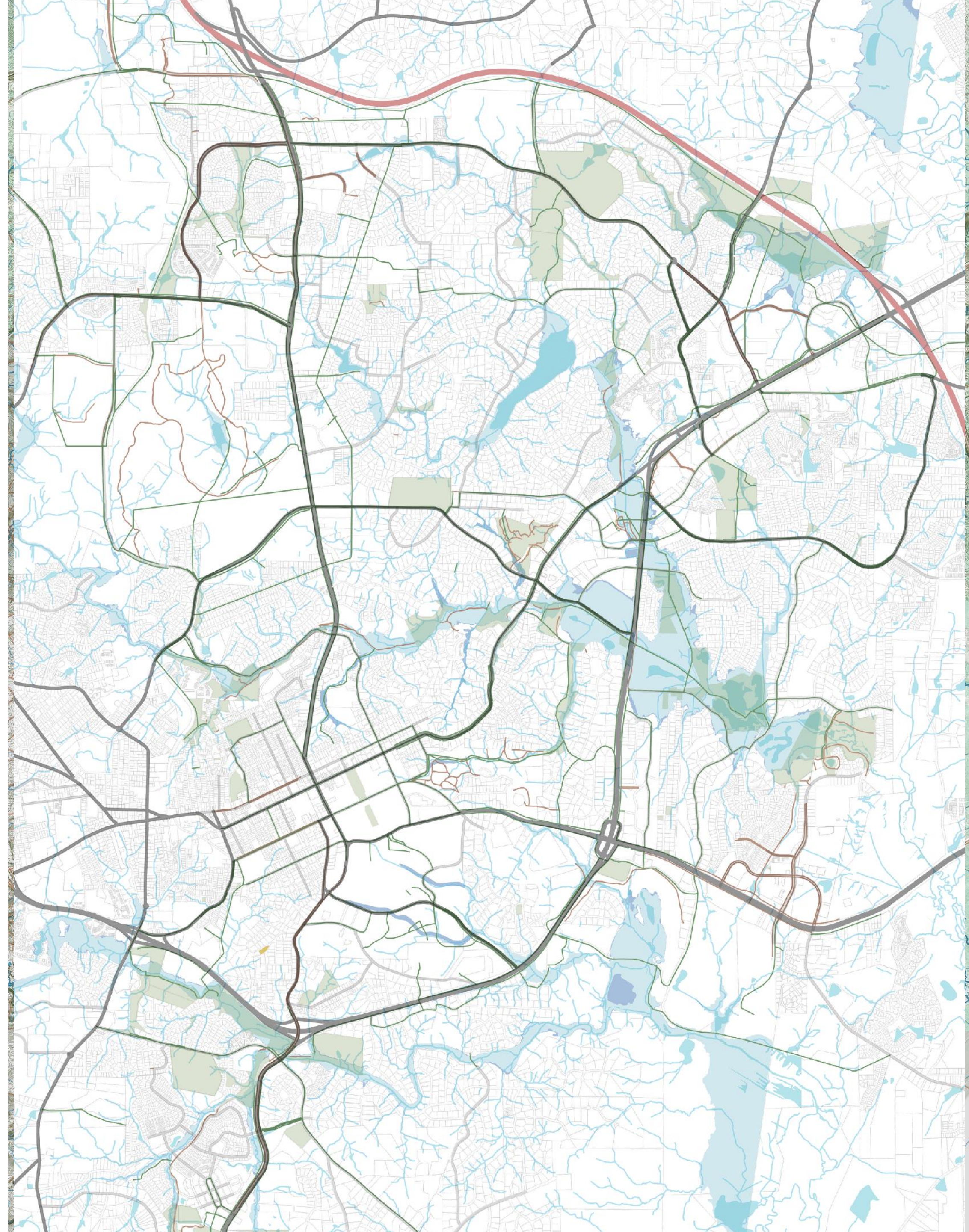
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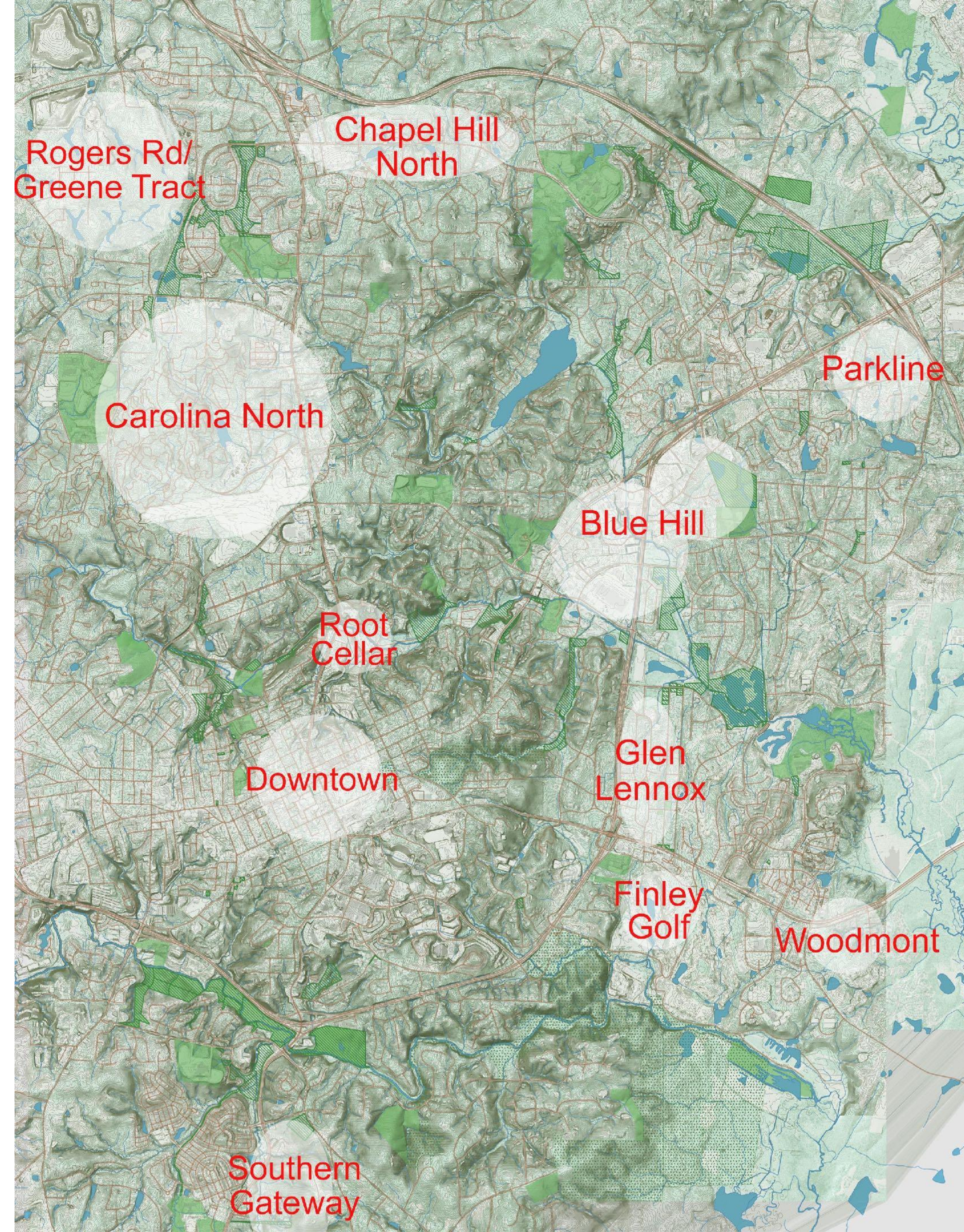




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3. With good planning, you have enough sites to meet needs for more than 50 years.





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Greene Tract

Chapel Hill  
North

Carolina North

Parkline

Blue Hill

Root  
Cellar

Downtown

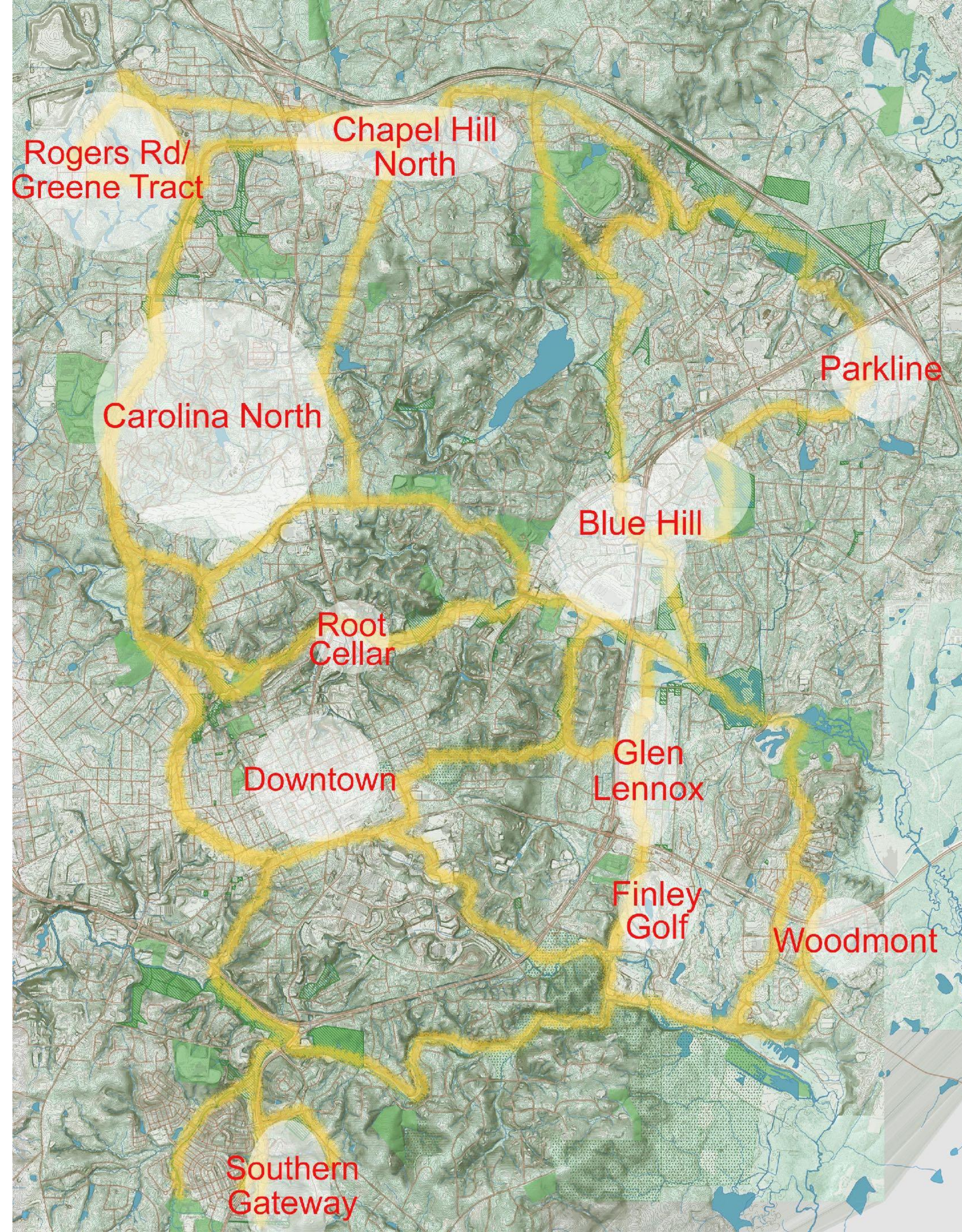
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Lennox

Finley  
Golf

Woodmont

Southern  
Gateway





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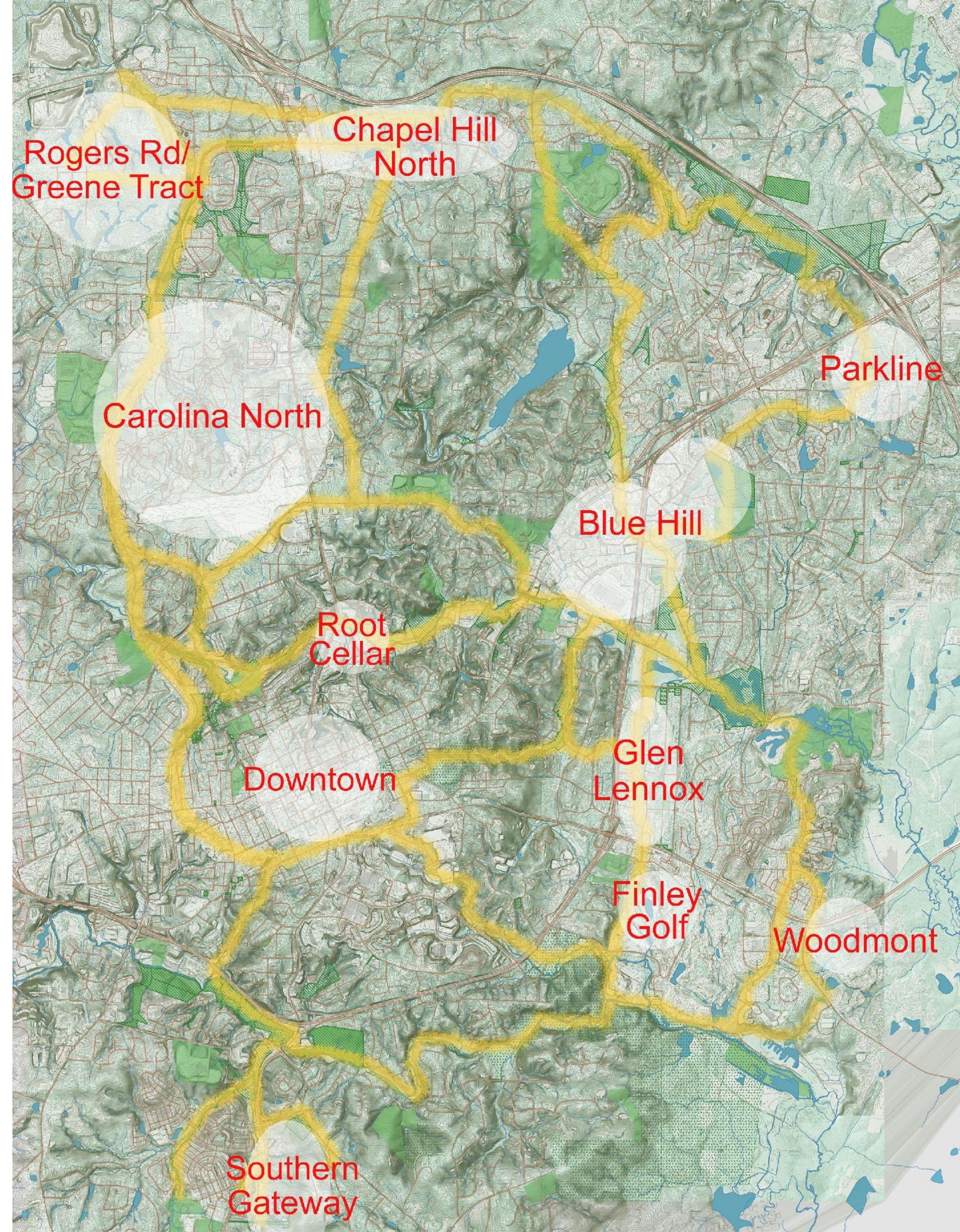
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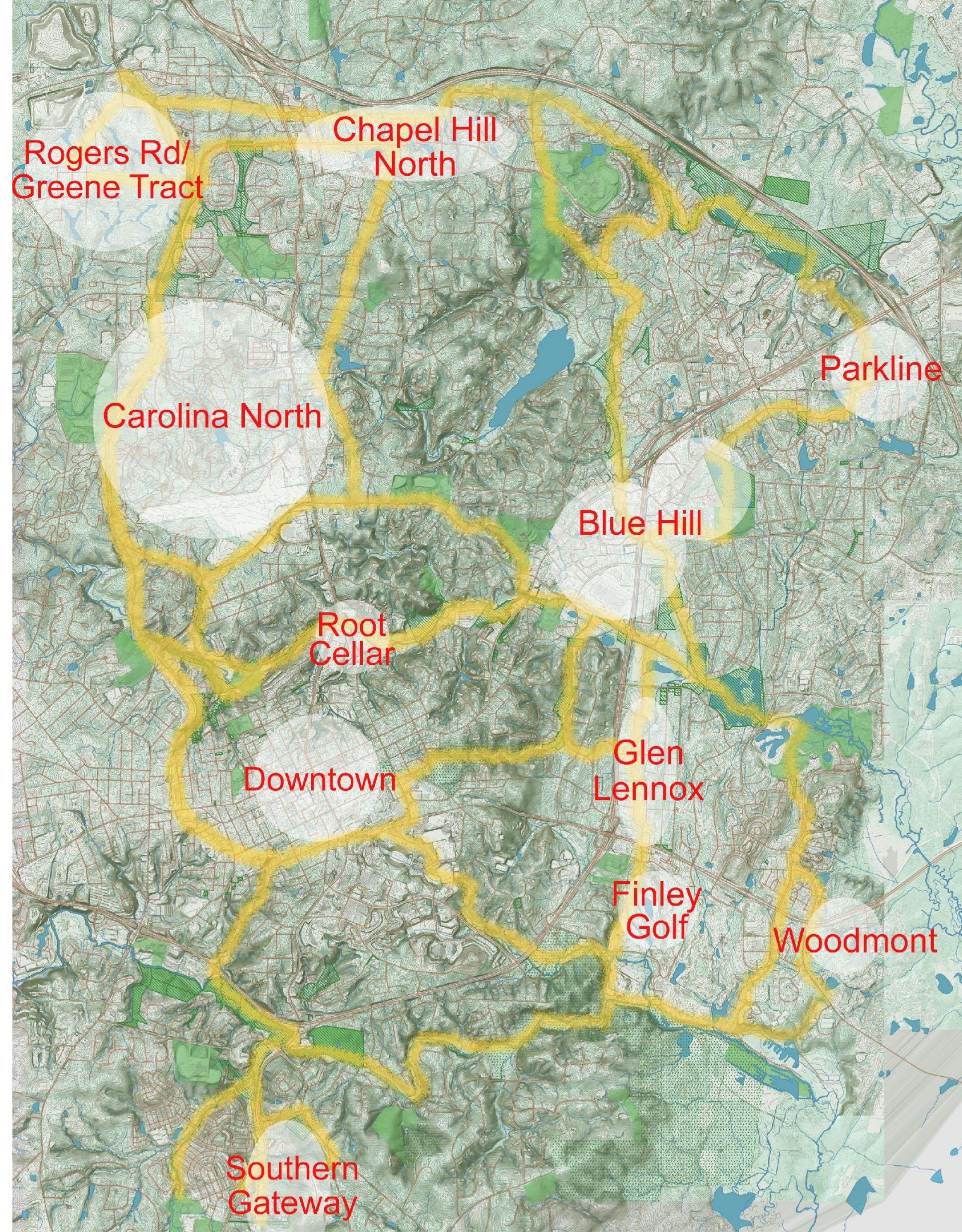




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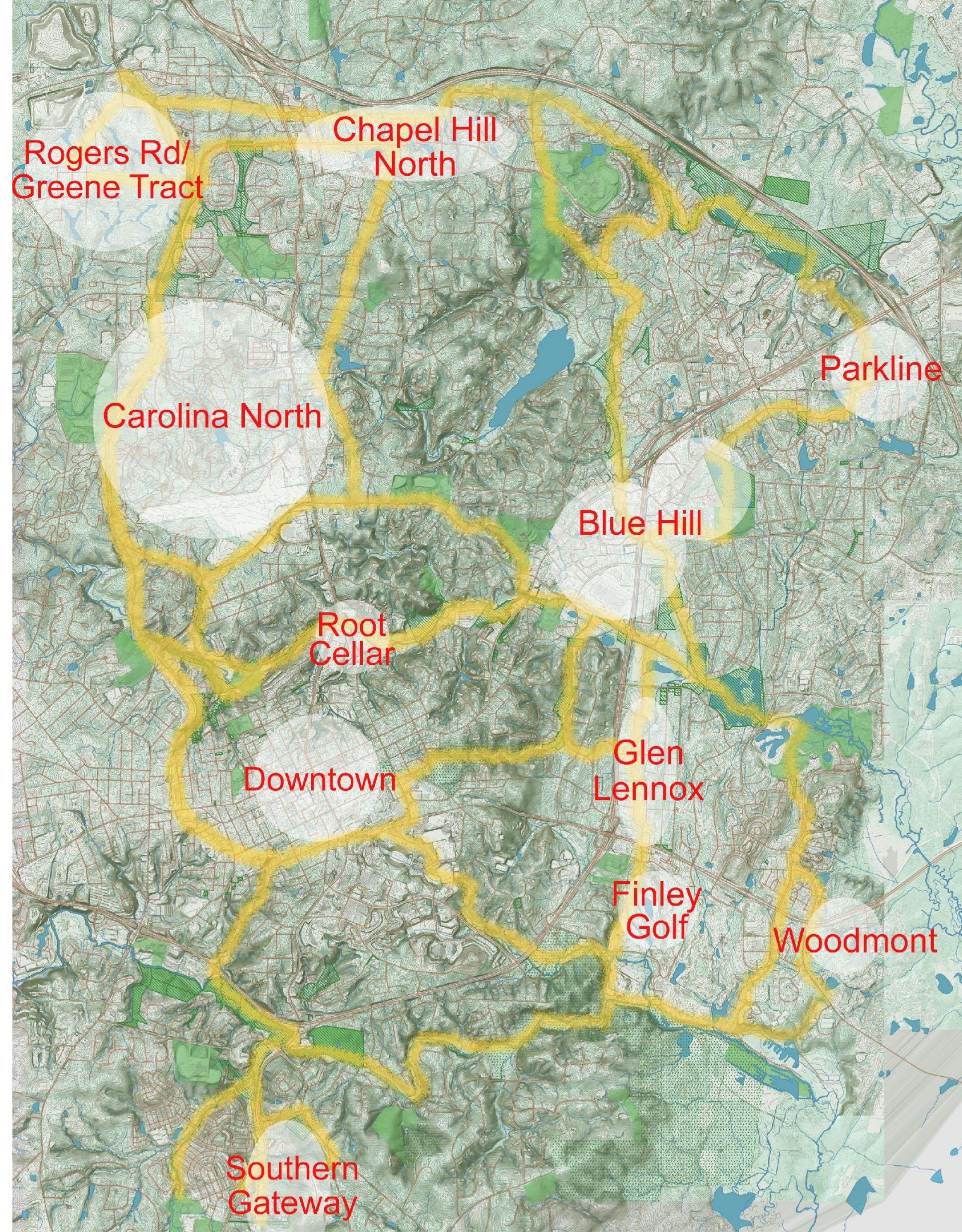
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6. The council needs to be strategic about how and where.







# 4. Choices



