

## 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)		Commercial	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>		460,000
<i>Total Hotel</i>		300,000
<i>Total Residential</i>		1,300,550

## Blue Hill Development -- Actual to Date

Source: Town of Chapel Hill Planning & Development Services, 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		Net New Square
					Residential Units	Residential Units	Square Footage	Footage	
Ram's Plaza Outbuilding		Retail	Complete	Years 0-4	0	0	2,700	2,700	2,700
Former Theater	Berkshire	Residential	Complete	Years 0-4	266	266	307,000	307,000	307,000
Former Theater	Berkshire	Retail	Complete	Years 0-4	0	0	15,600	15,600	11,539
CVS		Retail	Complete	Years 0-4	0	0	13,013	13,013	13,013
Eastgate Building D	Former BP	Retail	Complete	<i>Not projected</i>	0	0	7,761	7,761	6,109
DHIC	Greenfield Place	Residential	Complete	Years 4-10	80	80	81,599	81,599	81,599
					346	346	427,673	427,673	421,960

Note: Net New Square Footage subtracts 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		Net New Square
					Residential Units	Residential Units	Square Footage	Footage	
DHIC	Greenfield Commons	Residential	Under construction	Years 4-10	69	69	77,775	77,775	77,775
Hillstone	Former Volvo	Residential	Under construction	Years 10-15	328	328	400,411	400,411	400,411
Fordham Blvd Apts	Former Days Inn	Residential	Under construction	<i>Not projected</i>	272	272	291,015	291,015	291,015
Fordham Blvd Apts	Former Days Inn	Hotel	Demolished	<i>Not projected</i>	0	0	0	0	(23,418)
					669	669	769,201	769,201	745,783

No Changes to Actual Development between October 2018 and March 2019.

Projects that are currently under review will be reflected as Actual Development once construction begins.

## Blue Hill Development -- Anticipated by 2029

Source: Town of Chapel Hill Planning & Development Services 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	
Quality Inn	TRU/Tarheel Lodging	Hotel	Years 0-4	0	0	43,040	<b>37,075</b>	
Tarheel Lodging		Residential	<i>Not Projected</i>	234	234	312,037	<b>271,285</b>	
Tarheel Lodging		Office	<i>Not Projected</i>	0	0	42,455	42,455	
The Park	Park Apartments Ph I	Residential	Years 0-4	418	220	527,922	<b>381,330</b>	
The Park	Park Apartments Ph II	Residential	Years 0-4	332	332	300,000	300,000	
Staples		Residential	<i>Not Projected</i>	300	300	270,000	270,000	
Staples		Retail	<i>Not Projected</i>	0	0	30,000	<b>-8,579</b>	
Legion & Ephesus Ch.		Retail	<i>Not Projected</i>	0	0	<i>Square Footage Unknown</i>		
Legion & Ephesus Ch.		Residential	<i>Not Projected</i>	<i>Units Unknown</i>		<i>Square Footage Unknown</i>		
University Inn		Hotel	Years 4-10	0	0	100,000	<b>36,708</b>	
				1,284	1,086	1,625,454	1,330,274	

Note: Net Units and Net Square Footage reflects future demolition of Hong Kong Buffet, Quality Inn, existing Park Apartments, Staples and associated outbuildings, and University Inn

Other sites may redevelop in Years 4-15 that are not anticipated at this time

Park Apartments divided into 2 entries based on applicant's proposed phasing.

Some updated square footages provided.

No Anticipated Projects added between October 2018 and March 2019.