

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 2021

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 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	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
					1,248	1,050	1,633,942	1,417,155

Note: Net Units and Net Square Footage reflects demolition of Hong Kong Buffet (5,965) and former Park Apartments (146,652), as well as future demolition of Quality Inn

Blue Hill Development -- Anticipated by 2029

March 2021

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	
University Inn		Lodging	Years 4-10	0	0	34,424	-28,868	
University Inn		Residential	<i>Not Projected</i>	298	298	344,244	344,244	
				934	934	980,668	534,553	

Note: Net Units and Net Square Footage reflects future demolition of Staples and associated outbuildings, and University 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 6-15 that are not yet considered 'Anticipated'